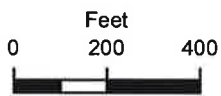


**SUBJECT TRACT**



**BOA-22989**

7.1

19-13 31



**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9331

Case Number: **BOA-22989**

**CZM:** 47

**CD:** 9

**HEARING DATE:** 09/08/2020 1:00 PM

**APPLICANT:** Joseph MacDonald

**ACTION REQUESTED:** Special Exception to allow for Commercial Vehicle sales and Service/ Personal vehicle sales & rental use in a CS district (Sec. 15.020, Table 15-2)

**LOCATION:** 1320 E 58 ST S; 1310 E 58 ST S

**ZONED:** CS

**PRESENT USE:** Vehicle Repair

**TRACT SIZE:** 22098.08 SQ FT

**LEGAL DESCRIPTION:** W106.62 E120 LT 7; E40 W170 LT 7, SOUTHLAWN ADDN

**RELEVANT PREVIOUS ACTIONS:**

**Subject Property:** None.

**Surrounding properties:**

**BOA-19099;** On 06.12.01 the Board **approved** a Special Exception to permit Vehicle repairs in the CS District. Property located 5929 S. Peoria.

**BOA-15653;** On 02.12.91 the Board **approved** a Special Exception to permit a Greenhouse and Landscaping Business in the CS District and a Variance to permit open air display of merchandise and **denied** a variance to waive the screening requirements along property line abutting an R District. Property located 5929 S. Peoria.

**BOA-13300;** On 9.20.84 the Board **approved** a Special Exception to permit Boat Sales in a CS District and the approve a variance of the screening requirement and to allow open air display of merchandise within 300' of an R District. Property located 5929 S. Peoria.

**BOA-11695;** On 10.15.81 the Board **denied** a Special Exception request to allow a Warehousing and Wholesaling use in the CS District. Property located 1320 East 58<sup>th</sup> St.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "Mixed-use Corridor " and an "Area of Growth".

**Mixed-Use Corridors** are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street.

7.2

Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located East of the SE/c of S. Peoria and E. 58<sup>th</sup> Street South. Per the photographs provided in your packet it appears the current auto maintenance use of the property is overly saturated in vehicles.

**STAFF COMMENTS:** The applicant is requesting **Special Exception** to allow for Commercial /Vehicle sales and Service/ Personal vehicle sales & rental use in a CS district (Sec. 15.020, Table 15-2)

The applicant is requesting a **Special Exception** to allow for Commercial /Vehicle Sales and Service/ Personal vehicle sales & rental use in a CS district (Sec. 15.020 Table 15-2)

Vehicle Sales and Service Uses are subject to the supplemental regulations of Sec. 40.400:

**Section 40.400**

**Vehicle Sales and Service**

**40.400-A** Whenever a vehicle sales and service use is located on a lot abutting an R- or AG-R-zoned lot, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of ~~§ 55.070-C~~.

**40.400-B** Whenever commercial or personal vehicle sales or rentals are within 300 feet of an R- or AG-R- zoned lot, off-street parking and vehicle display areas must comply with the parking area design standards of ~~Section 55.090~~.

Based on the size of the subject lot the Board may seek to limit the number of cars stored on site. The site plan provided by the applicant provided few details about how they would address the current conditions of the property. The applicant indicated that they property would not be discontinuing the current uses of the property but would be adding the vehicle sales use.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to allow for Commercial /Vehicle Sales and Service/ Personal vehicle sales & rental use in a CS district (Sec. 15.020 Table 15-2)

- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):  
\_\_\_\_\_.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



***Subject property (1320 E. 58<sup>th</sup> St.)***



***Subject property (1310 E. 58<sup>th</sup> St.)***



*Facing East on 58<sup>th</sup> St.*



*Facing West on 58<sup>th</sup> St.*

**Case No. 19099**

**Action Requested:**

Special Exception to permit vehicle repair in a CS district. SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS -- Use Unit 17, located 5929 S. Peoria.

**Presentation:**

**Joe Seibert**, 1371 E. 27<sup>th</sup> St., stated he owns property at 5929 S. Peoria, approximately 2 acres. He desires to lease out the property for various businesses. The front of the property will be used for the sale of hot tubs and spas. The back half of the first lot and all of the south lot they propose to lease for vehicle repair.

**Frazier Gonzales**, of Broken Arrow, proposes to run an auto repair shop and detailing.

**Comments and Questions:**

Mr. Dunham commented that there couldn't be any outside storage or display of merchandise, including no autos for sale, inoperable vehicles for an undue amount of time. He also asked about the mention of a mini-storage on the south half of the tract. Mr. Gonzales replied that he was not going ahead with that idea. Mr. Dunham noted that the only building the applicant would occupy would be the one in the back. Mr. Gonzales responded in the affirmative. Mr. Cooper asked if there would be a paint booth. Mr. Gonzales replied there would not be a paint booth.

**Interested Parties:**

There were no interested parties present who wished to speak.

**Board Action:**

On **MOTION** of Dunham, the Board voted 3-0-0 (White, Dunham, Cooper "aye"; no "nays"; no "abstentions"; Turnbo, Perkins "absent") to **APPROVE** a **Special Exception** to permit vehicle repair in a CS district, noting this is only for the rear building and with condition of no outside storage or display of merchandise for sale, and no inoperable vehicles be permitted on the premises in excess of 48 hours, finding that it will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, on the following described property:

Lot 8 and 9, less W 15' thereof for street, Southlawn Addition, City of Tulsa, Tulsa County, State of Oklahoma.

\*\*\*\*\*

Action Requested:

Special Exception to permit a Use Unit 15 (greenhouse and landscaping business) in a CS District - **Section 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS - Use Unit 15.**

Variance to waive the screening requirements along property line abutting an R District, and a variance to permit open air storage or display of merchandise offered for sale within 300' of an adjoining R District - **Section 1215. OTHER TRADES AND SERVICES - Use Unit 15;** located at 5929 South Peoria.

Presentation:

The applicant, **Elvin Neal**, 7542 South Urbana Place, Tulsa, Oklahoma, stated that his parents previously operated a flower sales business in the area, and requested permission to construct one greenhouse and begin operation of a plant sales business at the above stated location. Mr. Neal stated that he plans to expand the business over the years, with a maximum of 10 greenhouses.

Comments and Questions:

In response to Ms. Bradley, the applicant stated that the boats will be removed from the property within the next 10 days.

Ms. Bradley inquired as to the type of merchandise that will be stored on the property, and Mr. Neal stated that plants and fertilizer will be stored outside the building.

Ms. White asked the applicant why he is requesting a waiver of the screening requirement along the residential boundary, and he stated that a wire fence is already in place along the residential boundary line. Ms. White pointed out that the Code requires solid screening between the commercial use and the residential area.

Protestants: None.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-0 (Bozile, Bradley, Fuller, White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to **APPROVE** a Special Exception to permit a Use Unit 15 (greenhouse and landscaping business) in a CS District - **Section 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS - Use Unit 15;** **APPROVE** a Variance to permit open air storage or display of merchandise offered for sale within 300' of an adjoining R District - **Section 1215. OTHER TRADES AND SERVICES - Use Unit 15;** and **DENY** a Variance to waive the screening requirements along property line abutting an R District - **Section 1215. OTHER TRADES AND SERVICES - Use Unit 15;** finding the greenhouse and landscaping business, as presented, to be compatible with the surrounding uses in the area; on the following described property:

Lots 8 and 9, Southlawn Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 13298 (continued)

Lot 12, Block 1, Orf's Tracts, an addition to the City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 13299

Action Requested:

Variance--Section 430.1--Bulk and Area Requirements in the RS, RD, and RM Districts--Use Unit 1205--Request a variance of the 50' setback from the centerline of Rosedale to 23' to permit an addition to an existing church in an RM-2 zoned district under the provisions of Section 1670; and a

Variance--Section 1205.3--Use Conditions--Request a variance of the minimum lot area of 1 acre to 13,000 sq. ft.

Presentation:

The applicant, Reverend Ira Pisachobbe, 24 South Rosedale, presented the application on behalf of Bowen Indian Church, and requested that the variances be allowed to permit an addition to their existing church building. He submitted a site plan (Exhibit E-1).

Protestants: None

Comments:

The staff discussed the required 5' sideyards for property abutting residential property.

Mr. Gardner informed that the requested variance of 50' to 23' would encroach City right-of-way.

Board Action:

On MOTION of VICTOR and SECOND by CLUGSTON, the Board voted 4-0-0 (Chappelle, Clugston, Smith, Victor, "aye"; no "nays"; no "abstentions"; Purser, "absent") to APPROVE a Variance (Section 430.1--Bulk and Area Requirements in the RS, RD and RM Districts--Under the Provisions of Use Unit 1205) of the 50' setback from the centerline of Rosedale to 25' to permit an addition to an existing church in an RM-2 zoned district under the provisions of Section 1670; and a Variance (Section 1205.3--Use Conditions) of the minimum lot area of 1 acre to 13,000 sq. ft.; per site plan submitted; on the following described property:

Lots 25 through 28, Block 12, Overlook Park, an addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 13300

Action Requested:

Special Exception--Section 710--Principal Uses Permitted in a Commercial District--Use Unit 1217--Request a special exception to allow boat sales in a CS zoned district, under the provisions of Section 1680; and a

Case No. 13300 (continued)

Variance--Section 1217.3 (a)--Request a variance of the required screening requirement from an abutting "R" district; and a

Variance--Section 1217.3 (b)--Request a variance to allow open air storage and display of merchandise for sale within 300' of an abutting "R" district, all located at 5929 South Peoria.

Presentation:

Bruce Straub, 4815 South Harvard, represented the owners of O'Reilly Marine, and informed the Board that the reason for the request was to allow an additional building to be constructed behind the boat dealership for the maintenance of boats. He stated that the owner sells only pleasure boats, and has no sea-going vessels on his property. The property is being platted, and a plot plan was submitted (Exhibit F-1).

Protestants: None

Comments and Questions:

Mr. Victor asked Mr. Straub why a variance of screening requirements was advertised. Mr. Straub submitted pictures indicating a "natural screening" provided by shrubs and trees between the subject property and the abutting residential district (Exhibit F-2).

Board Action:

On MOTION of VICTOR and SECOND by CHAPPELLE, the Board voted 4-0-0 (Chappelle, Clugston, Smith, Victor, "aye"; no "nays"; no "abstentions"; Purser, "absent") to APPROVE a Special Exception (Section 710--Principal Uses Permitted in a Commercial District--Under the Provisions of Section 1680; and a Variance (Section 1217.1 (a)) of the required screening requirements from an abutting "R" district, providing that no vegetation within the East 20' of the south 150' on the SE portion of the property be removed; and a Variance (Section 1217.3 (b)) to allow open air storage and display of merchandise for sale within 300' of an "R" district; subject to CS zoning; per plot plan submitted; on the following described property:

Lots 8 and 9 of Southlawn Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 13301

Action Requested:

Variance--Section 430.1--Bulk and Area Requirements in an RS, RD and RM Districts--Use Unit 1206--Variance of the setback of 60' from the centerline of Oswego to 40' to permit construction of an addition to a dwelling under construction in an RS-1 zoned district, under the provisions of Section 1670, located at the SW/c of 62nd Street and Oswego.

Presentation:

Don Kirberger, 4901 South Sheridan, stated his intention to build an addition to his home (which is under construction) in the form of a

Case No. 11665 (continued)

Discussion:

Chairman Lewis asked Mr. Moody if the plot plans were changed showing the entrances on the east. Mr. Moody stated that the plot plans were correct, but the elevation was not accurate. Chairman Lewis asked that a new elevation plan be submitted to the Board when available.

Case No. 11695

Action Requested:

Variance - Section 710 - Principal Uses Permitted in Commercial Districts - Section 1223 - Warehousing and Wholesaling - Under the Provisions of Section 1670 - Request for a variance to permit a warehouse in a CS District, located at 1320 East 58th Street.

Presentation:

Mr. Jones advised the Board that this case was continued from the November 12, 1981, meeting so the Board could make a site visit.

Paul Messick, 1320 East 58th Street, was present to address the Board and advised that Messick Construction has been at the present location for 12 years and needs to build a storage building to accommodate their expanding needs. Mr. Messick stated clearly that the proposed addition is not a public warehouse. The proposed site is located in the middle of three (3) commercial uses as of now, with Messick Construction on the east, Sonic Drive-in to the west and Green Thumb Garden Center to the south.

Board Comments and Questions:

Mr. Smith said that he had looked at the site and found that the operation was very neat in appearance.

Mrs. Purser asked if the proposed building would be attached to the existing building, and Mr. Messick stated that it was a separate building. Mr. Messick also stated that it is a one-story building, approximately 20' high, with a mezzanine floor in the center.

Chairman Lewis asked about the elevation and Mr. Messick stated that the building would be on the south side of 58th Street with the lower half being masonry and the upper half being metal.

Chairman Lewis asked what was located north of the subject property and Mr. Messick said there was a vacant lot with CS zoning.

Mrs. Miller stated that the office building located to the east of the subject property also belongs to Mr. Messick and is in the process of constructing office buildings.

The Board asked Mr. Messick if he could do without the upper half, or at least part of the upper section, but Mr. Messick felt that he needed it all for storage.

Mrs. Purser told Mr. Messick that he needed to prove a hardship.

Chairman Lewis stated that the appearance of the proposed building would look like an industrial-type building. He also advised Mr. Messick of the problem, being the height of the building.

Case No. 11695 (continued)

Mrs. Miller stated that Mr. Messick is permitted only a one-story building to the east. The Board granted him 28% floor area ratio on the OL portion. Mr. Messick has an existing office building for his construction business. Mrs. Miller stated that there was no height restriction for the CS; the only requirement is 50% floor area ratio.

Protestant:

James Wilson, 6520 South Lewis Avenue, was present to address the Board representing Goodmore and Wilson Construction who has a contract for purchase on the land directly north of the subject property. The construction company has plans to build an office building on the CS zoned land which is presently vacated. Mr. Wilson stated that he would not want the proposed building next to his office.

Comments:

Discussion ensued as to the amount of floor area ratio and total footage on the lot.

Mr. Jones stated that the legal description described the property as being 150' x 40'.

Chairman Lewis asked Mr. Messick if he would like to continue the case to redesign the building plans to make the building one-story, and Mr. Messick could not agree to the suggestion.

Board Action:

On MOTION of PURSER and SECOND by VICTOR, the Board voted 4-0-0 (Lewis, Purser, Victor, Wait, "aye"; no "nays"; no "abstentions"; (Smith was out of the room) to deny a Variance (Section 710 - Principal Uses Permitted in Commercial Districts - Section 1223 - Warehousing and Wholesaling - Under the Provisions of Section 1670) to permit a warehouse in a CS District, on the following described property:

The East 40' of the West 170' of Lot 7, Southlawn Addition, to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 11696

Action Requested:

Appeal From The Decision of The Building Inspector - Under the Provisions of Section 1650 - Appeals From The Building Inspector - Appeal the decision of the Building Inspector for refusing to permit the drilling of an oil well in an AG District with storage tanks; and an

Exception - Section 310 - Principal Uses Permitted in Agriculture Districts - Section 1224 - Mining and Mineral Processing - Under the Provisions of Section 1680 - Request for an exception to permit the drilling of an oil well with storage tanks in an AG District; and a

Variance - Section 310 - Principal Uses Permitted in Agriculture Districts - Section 1224 - Mining and Mineral Processing - Under the Provisions of Section 1670 - Request for a variance to permit oil well drilling and storage tanks in an AG District, located at 71st and the Okmulgee Beeline.

Presentation:

Mr. Jones advised the Board that this case was continued from the November 12.3.81:351(12)

7.11

DANA L. BOX  
ZONING  
PLANS EXAMINER

TEL (918)596-9657  
danabox@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

## ZONING CLEARANCE PLAN REVIEW

LOD Number: 1

June 19, 2020

Joseph MacDonald  
1310 E. 58<sup>th</sup> St.  
Tulsa, OK 74105

Phone: 539-292-7645

APPLICATION NO: **ZCO-063501-2020**

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: 1310 E. 58<sup>th</sup> St.

Description: Auto Sales

### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

### IMPORTANT INFORMATION

1. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.
2. SUBMIT TWO (2) SETS OF DRAWINGS IF SUBMITTED USING PAPER, OR SUBMIT ELECTRONIC REVISIONS IN "SUPPORTING DOCUMENTS", IF ORIGINALLY SUBMITTED ON-LINE, FOR REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
3. INFORMATION ABOUT THE ZONING CODE, BOARD OF ADJUSTMENT (BOA), PLANNING COMMISSION (TMAPC), AND THE TULSA PLANNING OFFICE AT INCOG CAN BE FOUND ONLINE AT [WWW.TULSAPLANNING.ORG](http://WWW.TULSAPLANNING.ORG); IN PERSON AT 2 W. 2ND ST., 8TH FLOOR, IN TULSA; OR BY CALLING 918-584-7526 AND ASKING TO SPEAK TO SOMEONE ABOUT THIS LETTER OF DEFICIENCY.
4. A COPY OF A "RECORD SEARCH" **IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

7.12

## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT [www.tulsaplanning.org/plans/TulsaZoningCode.pdf](http://www.tulsaplanning.org/plans/TulsaZoningCode.pdf)

ZCO-063501-2020

1310 E. 58<sup>th</sup> St.

June 19, 2020

Note: As provided for in Section 70.130 you may request the Board of Adjustment (BOA) to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to a representative at the Tulsa Planning Office 918-584-7526 or [esubmit@incog.org](mailto:esubmit@incog.org). It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

**Sec.15.020 Table 15-2:** The proposed Used Car Lot is categorized as a Commercial-Vehicle Sales and Service-Personal Sales and Rentals and is located in a CS zoning district. This stated use is only permitted in the CS zoning district by Special Exception per *Sec.15.020 Table 15-2: O, C, and I District Use Regulations*.

**Review Comment:** Submit an approved Special Exception by the Board of Adjustment (BOA) per *Sec.70.120 Special Exceptions*.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:  
<http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

Please notify the reviewer via email when your revisions have been submitted

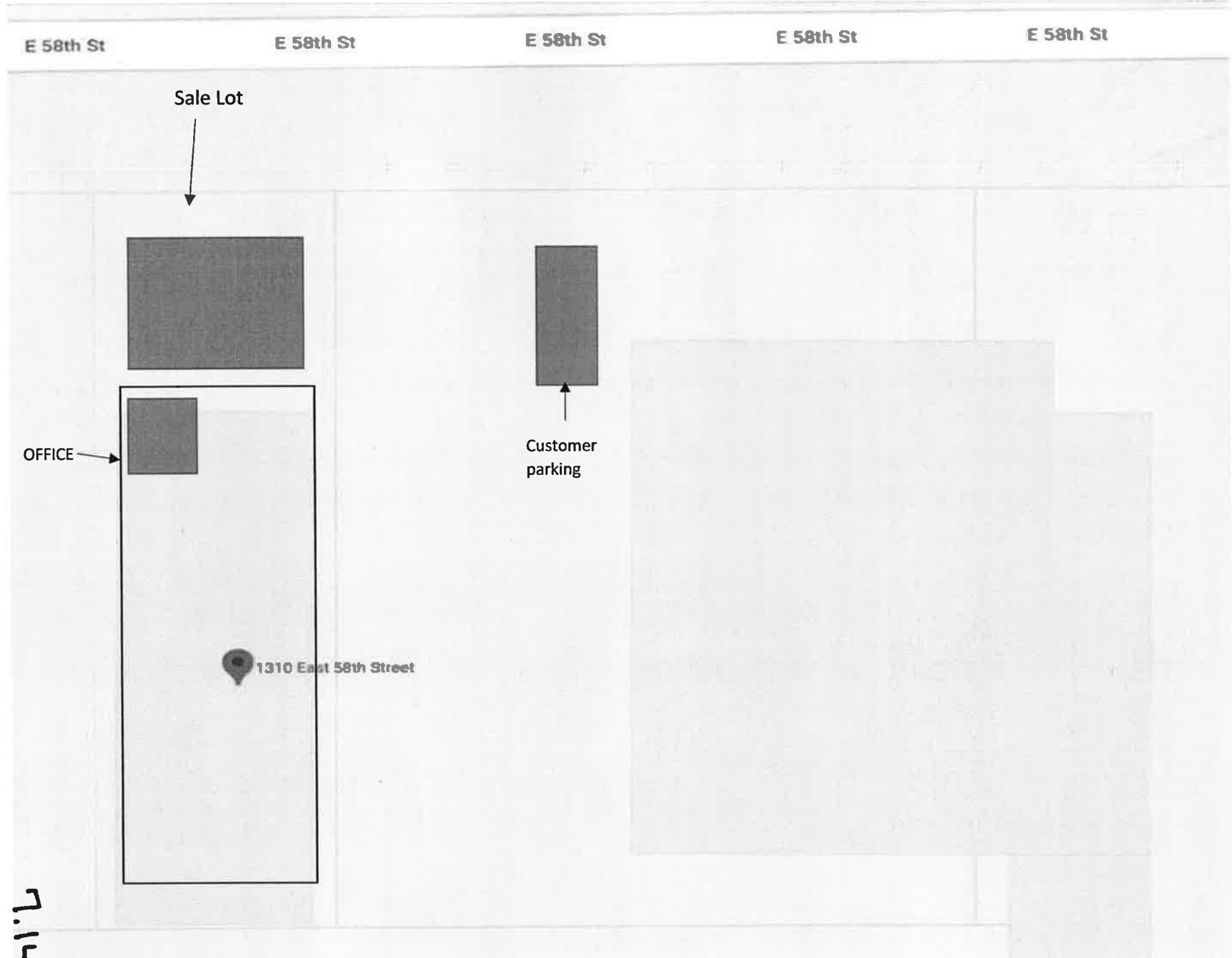
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

A hard copy of this letter is available upon request by the applicant.

## END – ZONING CODE REVIEW

**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.



7.14



Subject  
Tract

**BOA-22989**

19-13 31

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018





Subject  
Tract

**BOA-22989**

19-13 31

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

7.16

