

**BOA-22990**

4.1



**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9310

Case Number: **BOA-22990**

**CZM:** 38

**CD:** 5

**HEARING DATE:** 09/22/2020 (Continued from 09/08/2020) 1:00 PM

**APPLICANT:** Nicole Watts

**ACTION REQUESTED:** Variance of the screening requirement between office use and Residential Zoning Districts (Sec. 40.260-D)

**LOCATION:** 5750 E. 15<sup>th</sup> ST. S. \_

**ZONED:** IM

**PRESENT USE:** Vacant

**TRACT SIZE:** 390412.02 SQ FT

**LEGAL DESCRIPTION:** A TRACT OF LAND THAT IS THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION TEN (10), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS THE NORTHWEST CORNER OF SAID NW/4 SE/4; THENCE NORTH 88°17'08" EAST ALONG THE NORTHERLY LINE OF SAID NW/4 SE/4 FOR 155.50 FEET; THENCE SOUTH 01°16'30" EAST PARALLEL WITH THE WESTERLY LINE OF SAID NW/4 SE/4 FOR 568.50 FEET; THENCE SOUTH 07°36'48" EAST FOR 92.43 FEET; THENCE NORTH 88°13'28" EAST FOR 18.00 FEET; THENCE SOUTH 01°41'56" EAST FOR 301.00 FEET; THENCE NORTH 87°53'51" EAST FOR 259.06 FEET; THENCE SOUTH 01°45'25" EAST FOR 360.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NW/4 SE/4, THE SAME BEING A POINT ON THE NORTHERLY LINE OF LOT THIRTY-SIX (36), BLOCK THREE (3), GLEASON VILLAGE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 88°18'26" WEST ALONG THE SOUTHERLY LINE OF SAID NW/4 SE/4, AND ALONG A NORTHERLY LINE OF SAID BLOCK 3, FOR 448.00 FEET TO THE SOUTHWEST CORNER OF SAID NW/4 SE/4, THE SAME BEING THE NORTHWEST CORNER OF LOT 43, BLOCK 3, OF SAID GLEASON VILLAGE, AND ALSO BEING A POINT ON THE EASTERLY LINE OF LOT TWO (2), BLOCK ONE (1), WEDGWOOD, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 01°16'30" WEST ALONG THE WESTERLY LINE OF SAID NW/4 SE/4, AND ALONG THE EASTERLY LINE OF SAID BLOCK 1, WEDGWOOD, AND ITS NORTHERLY EXTENSION THEREOF, FOR 1319.92 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

**RELEVANT PREVIOUS ACTIONS:**

**Subject property:** None

**Surrounding property:**

**BOA-18231;** On 11.10.98 the Board approved a Special Exception to waive the screening requirements along the Southern Boundary of the Property for a Warehousing and Wholesaling Use. Property located 5524 E. 15<sup>th</sup> Street S.

**BOA-16874;** On 12.13.94 the Board approved a variance of the required screening fence. Property located 5524 E. 15<sup>th</sup> Street.

4.2

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an “Employment “ land use designation and an “Area of Growth“.

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.

**Employment** areas contain office, warehousing, light manufacturing, and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located East of the SE/c of E. 15<sup>th</sup> St. and S. Yale Ave. The property is bounded on the West and South lot lines by a Single-family residential neighborhood.

**STAFF COMMENTS:** The applicant is requesting **Variance** of the screening requirement between office use and Residential Zoning Districts (Sec. 40.260-D)

**40.260-D** Whenever an office 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 ~~§65.079-C~~.

**2. F1, Screening Fence or Wall**

**a. Purpose**

An F1 screening fence or wall is required in those instances where a complete visual barrier is needed.

**b. Options**

F1 screening requirements may be met by either of the following options.

- (1) The installation of an opaque fence at least 6 feet in height and at least one tree per 25 linear feet of fence; or
- (2) The installation of a masonry wall with a minimum height of 6 feet.

**STATEMENT OF HARDSHIP:** The applicant has prepared as statement that is included in your packet.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a **Variance** of the screening requirement between office use and Residential Zoning Districts (Sec. 40.260-D)

- Finding the hardship(s) to be \_\_\_\_\_.

- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions \_\_\_\_\_.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*

Case No. 18230 (continued)

**Board Action:**

On **MOTION** of **DUNHAM**, the Board voted 5-0-0 (Cooper, Dunham, Turnbo, Perkins, White "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** Variance of minimum frontage requirement from 50' to 10'. **SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS – Use Unit 17** finding the hardship to be the fact that the property has been developed in this manner and the street was never constructed, per plan submitted, on the following described property:

Lot 7, Block 10, Tulsa Southeast Industrial District, Blocks 9 through 12 Inclusive, a resubdivision of Block C and part of Block A and B, Tulsa Southeast Industrial District Extended, an addition to the City of Tulsa, Tulsa County, State of Oklahoma.

\*\*\*\*\*

**Case No. 18231**

**Action Requested:**

Special Exception to waive the screening requirements along 15<sup>th</sup> St. where subject property abuts R zoned district and Special Exception to waive the screening requirements along the south boundary of the entire subject tract. **SECTION 1223.C. USE UNIT 23. WAREHOUSING AND WHOLESALING**, Use Conditions and **SECTION 1211.C. USE UNIT 11. OFFICES, STUDIOS AND SUPPORT SERVICES**, Use Conditions – Use Unit 23 & 11, located 5524 E. 15<sup>th</sup> St.

**Presentation:**

The applicant, **Larry W. Johnston**, submitted a site plan (Exhibit H-1) and stated that he is an architect who represents Public Service Company, 610 South Main, Ste. 200. Mr. Johnston stated that in 1994 PSO had a similar request for the same property and it was approved subject to future improvements being brought before the Board. Mr. Johnston stated that the screening requirement along 15<sup>th</sup> Street came into effect because the street designation was changed from a secondary arterial street to industrial collector street. The residential district from which the site must be screened is basically the west half of the property.

**Interested Parties:**

None.

Case No. 18231 (continued)

**Board Action:**

On **MOTION** of **DUNHAM**, the Board voted 5-0-0 (Cooper, Dunham, Turnbo, Perkins, White "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE** Special Exception to waive the screening requirements along 15<sup>th</sup> St. where subject property abuts R zoned district and Special Exception to waive the screening requirements along the south boundary of the entire subject tract. **SECTION 1223.C. USE UNIT 23. WAREHOUSING AND WHOLESALING, Use Conditions and SECTION 1211.C. USE UNIT 11. OFFICES, STUDIOS AND SUPPORT SERVICES, Use Conditions – Use Unit 23 & 11** finding that the 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, per plan submitted, on the following described property:

N/2 of NE/4 of SW/4, Section 10, T-19-N, R-13-E, except for railroad right-of-way, City of Tulsa, Tulsa County, State of Oklahoma.

\*\*\*\*\*

**Case No. 18232**

**Action Requested:**

Special Exception to allow Use Unit 2, a residential care treatment center for 6-12 children and adolescent clients. **SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS – Use Unit 2** and a Variance of the required parking from 19 to 16 spaces. **SECTION 1202.D. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES; Off-Street parking and Loading Requirements**, located 1333 N. Utica.

**Comments and Questions:**

Mr. Beach stated to the Board that the application was withdrawn by the applicant.

\*\*\*\*\*

**Case No. 18233**

**Action Requested:**

Special Exception for a church in an RS-3 zoned district. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS – Use Unit 5**, located 764 S. 145<sup>th</sup> E. Ave.

**Action Requested:**

Variance of the required screening fence - Use Unit 11, located 5524 East 15th Street.

**Presentation:**

The applicant, **Larry Johnston**, 610 South Main, Suite 200, stated that he is representing Public Service Company.

**Mike Hornsby**, 212 East 6th Street, informed that PSO invited the neighborhood to review the plans for the project and two individuals attended the meeting.

Mr. Johnston submitted a plot plan (Exhibit P-1) and explained that the project involves the installation of a 30,000 propane tank for refueling PSO vehicles, and it was discovered during the permitting process that screening is required along the residential boundary. Mr. Johnston informed that the installation of a fence would block visibility for vehicles leaving the site. A landscape plan (Exhibit P-2) and photographs (Exhibit P-3) were submitted.

**Comments and Questions:**

Ms. Russell asked the applicant if he is requesting that the screening requirement along the south boundary be waived, and he answered in the affirmative.

Mr. Bolzle stated that he is not opposed to waiving the screening requirement for this improvement, but would not be amenable to waiving the screening for future construction.

**Protestants:**

None.

**Board Action:**

On **MOTION** of **BOLZLE**, the Board voted 4-0-0 (Abbott, Bolzle, Doverspike, Turnbo, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** of the required screening fence - Use Unit 11; per plans submitted; subject to Board approval being required for further improvements; finding that a fence would block visibility at the exit on 15th Street; and that approval of the request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

N/2, NE/4, SW/4, Section 10, T-19-N, R-13-E, less and except the RRR Way, City of Tulsa, Tulsa County, Oklahoma.



*Subject property currently under construction*



*Subject property currently under construction*



*Facing West on 15<sup>th</sup> Street*



*Facing East on 15<sup>th</sup> Street*



August 6, 2020

City of Tulsa Board of Adjustment  
2 West 2<sup>nd</sup> Street  
#800  
Tulsa, OK 74103

Re: ONEGas Training Facility – 5750 E 15<sup>th</sup> Street

Chairman and Members of the Board-

ONEGas is in the process of building a new training facility on their current 40-acre tract of land located on the south side of 15<sup>th</sup> Street between Yale and Sheridan. The site is zoned IM and has been the location for ONG's office building, maintenance facility and yard for a number of years.

Recently ONEGas went through the lot split process to sub-divide their 40-acre tract into two tracts: one 7.33-acre tract containing this new Training Facility and one 32.89-acre tract that contains all of ONG's existing facilities. See attached filed deeds.

During the permitting process, the Owner was required to provide F1 screening compliant with Sec.65.070-C2 along all property lines that abut R zone districts, which results in roughly 663' along the western property line and the entire southern property line for a length of 488', please refer to Exhibit A. Per Sec.070-A, *the purpose of the screening requirements is intended to partially or completely shield expressly identified uses and site features from view of abutting streets or other abutting lots.* Per Sec 65.070-C2, F1 screening is either the installation of an opaque fence at least 6' of height and at least one tree per 25 linear feet of fence; or the installation of a masonry wall with a minimum height of 6'.

Many features of this site are unique. First, it has been operating as an office / industrial site for numerous years. Second, the residential lots are set 10' – 24' above the elevation of the Training Facility site. Finally, the residential lots are established with mature trees in their back yards with many lots already containing wood privacy fences. The proposed building is only 14' in height, please refer to Exhibit B.

Therefore, we request the Board to approve a Variance to this screening requirement based on the follow hardships and reasons:

1. The residential lots are set 10' – 24' higher than the finished floor of the building. The intent of the screening is to shield the office use from the residential lots. The only thing that would be shielded would be the roof of the building. A typical 6' person standing at the building will not be able to look into the residential lots, thus the natural topography and existing trees are already providing the intent of the screening.
2. There are many existing residential lots that already contain a 6' wood privacy fence.
3. ONEGas does not want a wood privacy fence. They feel that the fence is high in maintenance and that it does not provide the security that they need. ONEGas is proposing to install an 6' chain link fence around their perimeter in order to provide the proper level of security for their property.

**Wallace Engineering**  
Structural Consultants, Inc.  
123 North Martin Luther King Jr. Boulevard  
Tulsa, Oklahoma 74103  
918.584.5858, 800.364.5858  
www.wallacesc.com

Thank you for your time on this matter.

Thank you!

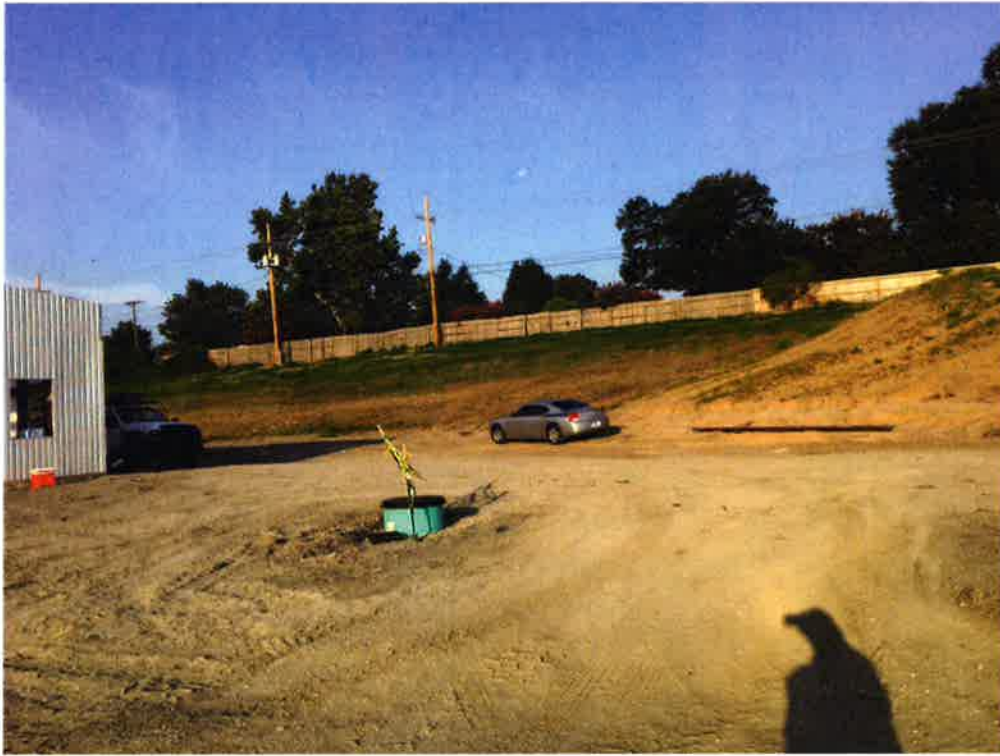
Sincerely,  
WALLACE ENGINEERING • STRUCTURAL CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read "Nicole Watts". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Watts".

A. Nicole Watts, P.E., CFM  
Project Manager

VIEW AT THE WEST PROPERTY LINE





VIEW AT THE SOUTH PROPERTY LINE





## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

Application No. **BLDC-050554-2019**

**1. Sec.40.260-D:** Whenever an office 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 §65.070-C.

**Review comment:** Resubmit a site plan that provides F1 screening compliant with Sec.65.070-C2. This screening must be in place for all parts of the property that abut R zoned districts, not just the portion of the property in which the new construction is proposed. The required trees for F1 screening should be distributed evenly along the required F1 fence. As an option, you may seek an alternative compliance screening plan from INCOG per Section 65-100.D, or you may request a variance for this screening requirement from the BOA.

**2. Resolved**

**3. Resolved**

**4. Resolved**

**Note:** Please direct all questions concerning variances, special exceptions, alternative landscape plans, alternative compliance parking ratios and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. 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.

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.

**Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online**

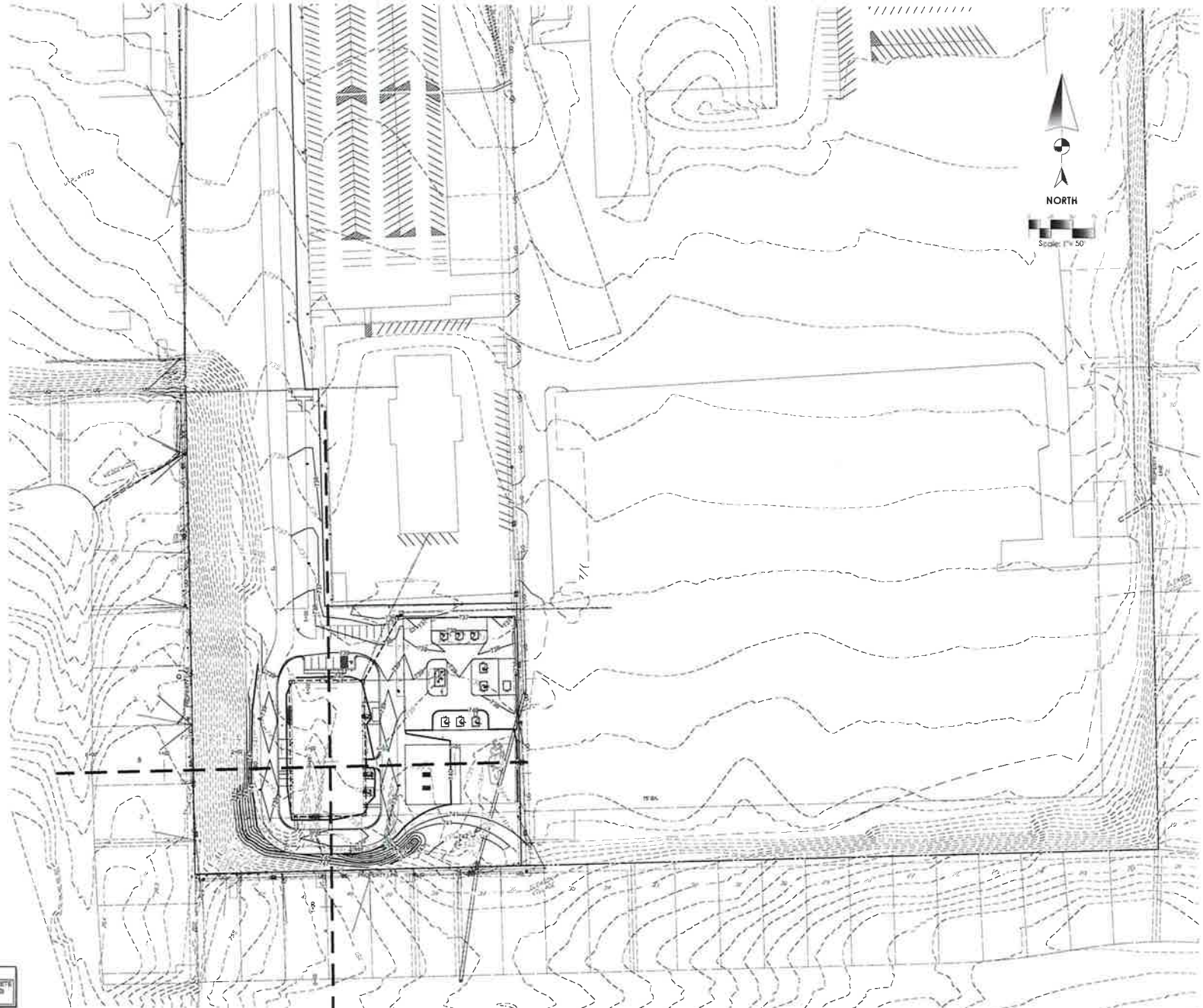
## END –ZONING CODE REVIEW

**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.



4.17



Benchmark 1  
 CHISELED SQUARE IN CONCRETE  
 IN 47500 TYP. E228400 4770  
 ELEVATION = 725.87 (MAY06)



ALL CONSTRUCTION FOR THE ENERGY ASSIGNMENT MUST COMPLY WITH THE ENERGY REGULATORY BOARD'S REGULATIONS AND THE OREGON STATE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS REGULATIONS.



TRAINING CENTER

5750 E 15TH ST  
 TULSA, OKLAHOMA



HORIZ. SCALE: 1" = 60'  
 VERT. SCALE: 1" = 10'  
 ATLAS P&G L. INC.  
 MANAGER: ANW  
 DRAWN BY: LSJ  
 DATE: 8/16/2009

BOARD OF ADJUSTMENT  
 GRADING PLAN

EXHIBIT B





Tulsa County Clerk - Michael Willis

Doc # 2020068494 Page(s): 3  
07/23/2020 02:38:57 PM  
Receipt # 20-43747  
Fee: \$ 22.00

Space reserved for recording purposes only

# WARRANTY DEED

OKLAHOMA STATUTORY FORM

KNOW ALL BY THESE PRESENTS:

That **ONE Gas, Inc., an Oklahoma corporation**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of confirming lot-split approval for record, does hereby grant, bargain, sell and convey unto **ONE Gas, Inc., an Oklahoma corporation** (hereinafter the "Grantee"), the real property and premises described in the appendix (herein the "Property"), situated in **Tulsa County, State of Oklahoma**, together with all the improvements thereon and the hereditaments and appurtenances thereunto belonging, and warrants the title to the same,

TO HAVE AND TO HOLD said described Property unto the Grantee and its successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, except and subject expressly to easements, rights of way, and special assessments not yet due.

*No documentary stamp tax due - 68 O.S.2011 §3201 (consideration less than \$100)*

SIGNED and DELIVERED this 20<sup>th</sup> day of July, 2020.

ONE Gas, Inc.

By: [Signature]  
Mark Bender

Senior Vice President - Administration and CIO



STATE OF OKLAHOMA )  
COUNTY OF TULSA ) ss. *Acknowledgment*

This instrument was acknowledged before me this 20 day of July, 2020, by Mark Bender as Senior Vice President - Administration and CIO of ONE Gas, Inc.

(SEAL) **STEPHANIE MCCLANAHAN**  
Notary Public, State of Oklahoma  
Commission # 00016049  
Commission Expires October 13, 2020

[Signature]  
Notary Public

Commission No./Expiration: 10/13/20

*Appendix: Legal Description and Certification*

{2145855;}

Return after recording to:

ONE Gas, Inc.  
ATTN: Shelly Gallaway  
Senior Project Manager  
Building Operations / Facility Planning  
15 East 15th Street - Tulsa, OK 74103

4.19



This conveyance implements the lot split approved by the Tulsa Metropolitan Area Planning Commission in Lot Split LS- 21291, in accordance with TMAPC Resolution 2764:979. Date 6/12/20 by [Signature] TMAPC Official

Engineering • Land Surveying  
Land Planning • 3D Scanning • UAV Mapping  
6111 E. 32nd Place Tulsa, OK. 74135 (918)-665-3600

**"TRACT A" LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION TEN (10), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE NORTHWEST NORNER OF SAID NW/4 SE/4; THENCE NORTH 88°17'08" EAST ALONG THE NORTHERLY LINE OF SAID NW/4 SE/4 FOR 155.50 FEET; THENCE SOUTH 01°16'30" EAST PARALLEL WITH THE WESTERLY LINE OF SAID NW/4 SE/4 FOR 568.50 FEET; THENCE SOUTH 07°36'48" EAST FOR 92.43 FEET; THENCE NORTH 88°13'28" EAST FOR 18.00 FEET; THENCE SOUTH 01°41'56" EAST FOR 301.00 FEET; THENCE NORTH 87°53'51" EAST FOR 259.06 FEET; THENCE SOUTH 01°45'25" EAST FOR 360.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NW/4 SE/4, THE SAME BEING A POINT ON THE NORTHERLY LINE OF LOT THIRTY-SIX (36), BLOCK THREE (3), GLEASON VILLAGE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 88°18'26" WEST ALONG THE SOUTHERLY LINE OF SAID NW/4 SE/4, AND ALONG A NORTHERLY LINE OF SAID BLOCK 3, FOR 448.00 FEET TO THE SOUTHWEST CORNER OF SAID NW/4 SE/4, THE SAME BEING THE NORTHWEST CORNER OF LOT 43, BLOCK 3, OF SAID GLEASON VILLAGE, AND ALSO BEING A POINT ON THE EASTERLY LINE OF LOT TWO (2), BLOCK ONE (1), WEDGWOOD, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 01°16'30" WEST ALONG THE WESTERLY LINE OF SAID NW/4 SE/4, AND ALONG THE EASTERLY LINE OF SAID BLOCK 1, WEDGWOOD, AND ITS NORTHERLY EXTENSION THEREOF, FOR 1319.92 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 319,114 SQUARE FEET OR 7.33 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASED ON THE RESPECTIVE PLATS OF GLEASON VILLAGE AND WEDGWOOD AND AS TRANSLATED TO GRID BEARINGS AND THE OKLAHOMA STATE PLANE COORDINATE SYSTEM WITH THE SOUTHERLY LINE OF THE NW/4 SE/4 AS SOUTH 88°18'26" WEST.

LEGAL DESCRIPTION CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS OF THE STATE OF OKLAHOMA.

3.23.2020  
DATE

SISEMORE & ASSOCIATES  
BY SHAWN A. COLLINS

  
SHAWN A. COLLINS  
PLS No. 1788, STATE OF OKLAHOMA  
C. A. NO. 2421 EXPIRES 6/30/2021





Subject Tract

**BOA-22990**

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

Aerial Photo Date: February 2018

19-13 10



4.22

Danny Whiteman  
Zoning Official  
Plans Examiner II

TEL (918) 596-9664  
dwhiteman@cityoftulsa.org



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

## ZONING CLEARANCE PLAN REVIEW

LOD No. 2

2/20/2020

Robert Guess  
KKT Architects  
2200 S. Utica Pl.  
Tulsa, OK 74114

APPLICATION NO: BLDC-050554-2019 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)  
Project Location: 5750 E. 15<sup>th</sup> St.  
Description: New commercial building

### 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. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" [  IS  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)

9-6-20

City Of Tulsa  
Tulsa Board of Adjustment  
Stuart Van De Wiele, Chairman

Re: Board Number: BOA-22990  
Variance of the screening requirement at 5750 E. 15<sup>th</sup> St

Ladies and Gentlemen:

I am Sue Lackey of 1721 So. Fulton Ave., and I have written to protest the issuance of a variation of the City of Tulsa's screening requirement between office and residential zoning.

I have been told this variance is for this property to have a 6' chain-link fence put up right behind our residential fencing. This would make it impossible to do work on the back of our fence, or for us to keep it clean of weeds, grasses and wild critters.

I was told that the company would be taking care of the property and that we would have no problems. I have been here for ten years with that same company on that property. I have had to call them several times to remind them to mow, as the whole area would be overgrown and several feet tall. In that ten years the brush-hog has never been closer than 3' to 4' of the fence line. I have had to mow, weed eat or spray that area behind my fence frequently, as do the other families. If they have not taken care of it before, what will change now.

I am concerned that the company has not always practiced good neighbor relations, and have turned a deaf ear when we have called about other problems.

Now they are coming to the you, wanting to change the City zoning rules, after they have already built the building. Perhaps if the Company had talked to us first this issue could have been resolved sooner.

I am not opposed to a wooden fence, with some space between the fences, as I think this would keep the weeds down, the noise lessened and no one would know if they ever mowed again.

I sincerely ask that you consider this request and deem it not justified.

Respectively,  
*Sue Lackey*  
Sue Lackey,  
Wedgewood Area