

**BOA-23024**

19-14 08

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# BOARD OF ADJUSTMENT CASE REPORT

STR: 9408

Case Number: **BOA-23024**

CZM: 39

CD: 6

**HEARING DATE:** 11/10/2020 1:00 PM

**APPLICANT:** David Reed

**ACTION REQUESTED:** Variance to increase the permitted height from 35' to 47' in a RS-3 Zoning District (Sec. 5.030, Table 5-3)

**LOCATION:** 12150 E 11 ST S

**ZONED:** RS-2, CS, RS-3

**PRESENT USE:** High School

**TRACT SIZE:** 1852962.87 SQ FT

**LEGAL DESCRIPTION:** See attached.

## **RELEVANT PREVIOUS ACTIONS:**

### **Subject property:**

**BOA-23006** On 09.22.20 the Board **approved** Special Exception to expand a High School Use in an R District and modify a previously approved site plan (BOA-17718) to allow for the construction of a gymnasium (Section 5.020, Table 5-2; 70.120) and a Special Exception to permit an alternative compliance parking ratio to reduce the required number of parking spaces for a High School Use (Sec. 55.050-K; Sec. 55.020 Table 55-1). During this hearing the applicant, Cedar Creek Consulting, did not mention the Height of the building.

**BOA-17718** and **17718 A:** The board **approved** an expansion of the school use on 05.13.97 and subsequently **approved** a site plan revision on 09.27.11. The most recent approved site plan is included in your packet.

**BOA-3188:** On 05.20.59 the Board **approved** the original construction of East Central High School. This structure exceeds the 35' height limit.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Stability".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique

6.2

qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located on E. 11<sup>th</sup> street South between S. 120<sup>th</sup> and S. 124<sup>th</sup> E. Ave.

**STAFF COMMENTS:** The applicant is requesting a Variance to increase the permitted height from 35' to 47' in a RS-3 Zoning District (Sec. 5.030, Table 5-3)

Chapter 5 | Residential Districts  
Section 5.030 | Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Max. Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35	-	35

The existing High School built in 1966 exceeds the 35' height limit.

**STATEMENT OF HARDSHIP:** The subject property is a school and is needing to provide it's student body and community a new facility to meet the requirements to support basketball and volleyball events as voted on by the tax payers in the school district. The hardship is to meet the minimum height requirements for these two sports the structure needs to be at least 47' tall.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Variance** to increase the permitted height from 35' to 47' in a RS-3 Zoning District (Sec. 5.030, Table 5-3)

- 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.”*

East Central Legal Description

TRACT 1:

From GENERAL WARRANTY DEED, Recorded in Book 2979 @ Page 43;  
The Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section Eight (8), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

LESS AND EXCEPT

From DEDICATION DEED Public Highway, Recorded in Book 3678 @ Page 19;

All that part of the E/2 E/2 NW/4 NE/4 of Section 8, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows, to-wit: Beginning at the Northeast Corner of said E/2 E/2 NW/4 NE/4; Thence S0°10'30"E along the East Boundary of said E/2 E/2 NW/4 NE/4 a distance of 682.66 feet; Thence N24°47'42"W a distance of 0.00 feet; Thence to the right along a curve of radius 330.00 feet a distance of 141.80 feet; Thence N0°10'30"W parallel to and 30.00 feet from the East Boundary of said E/2 E/2 NW/4 NE/4 a distance of 545.27 feet to a point in the North Boundary of said E/2 E/2 NW/4 NE/4; Thence Due East a distance of 30.00 feet to the Point of Beginning, containing 0.439 acres.

ALSO LESS AND EXCEPT

From DEDICATION DEED Public Highway, Recorded in Book 5323 @ Page 2387;

The South 25.25 feet of the North 50 feet of the following described tract of land: The Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section Eight (8), Township Nineteen North (T-19-N), Range Fourteen East (R-14-E) of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

TRACT 2:

From GENERAL WARRANTY DEED, Recorded in Book 6003 @ Page 142;

Property situated in the NW/4 of Section 8, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government Survey thereof and being more particularly described as follows:

The East 130 feet of the North 660 feet of the NE/4 NE/4 NW/4 of said Section 8, less and except any roadway dedication thereof.

TRACT 3:

From GENERAL WARRANTY DEED, Recorded in Book 6003 @ Page 142;

Property situated in the NW/4 of Section 8, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government Survey thereof and being more particularly described as follows:

The North 300 feet of the NE/4 NE/4 NE/4 NW/4 of said Section 8, less and except the East 130 feet thereof, and less and except any roadway dedications thereof.

ALSO LESS AND EXCEPT

From WARRANTY DEED, Recorded in Book 2190 @ Page 12;

West Twenty-five feet (25') of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Section Eight (8), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, according to the Government Survey thereof.

ALSO LESS AND EXCEPT

From GENERAL WARRANTY DEED, Recorded in Book 2190 @ Page 14;

The North Fifty (50) feet of the East One-hundred and Seventy-five (175) feet of the West Two-hundred (200) feet of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the

Northwest Quarter (NW/4) of Section Eight (8), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, according to the Government Survey thereof, for the express purpose and to be forever used as a public thoroughfare and/or street and highway, and for no other purpose.

TRACT 4:

From WARRANTY DEED, Recorded as Document Number 2019017271;  
Part of the West Two-hundred (200) feet of the East Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (E/2 NE/4 NE/4 NW/4) of Section Eight (8), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit: Beginning 300 feet South of the Northwest Corner of above tract; Thence South 65 feet; Thence East 200 feet; Thence North 65 feet; Thence West 200 feet to the Point of Beginning.

LESS AND EXCEPT

From WARRANTY DEED, Recorded in Book 2190 @ Page 12;  
West Twenty-five feet (25') of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Section Eight (8), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, according to the Government Survey thereof.

TRACT 5:

From WARRANTY DEED, Recorded as Document Number 2018091252;  
A tract of land more particularly described as follows: Beginning at a point 365 feet South and 25 feet East of the Northwest Corner of the West 200 feet of the East Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter (E/2 NE/4 NE/4 NW/4) of Section Eight (8), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, Thence South 55'; Thence East 175'; Thence North 55'; Thence West 175' to the Point of Beginning.

TRACT 6:

From WARRANTY DEED, Recorded as Document Number 2018091253;  
Lot One (1), GEMO ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof. (Plat #4407)



*Existing Tennis Courts on Subject property*



*Existing School Property*



Dr. Knarr presented plans of the proposed parking lot and answered questions asked by the protestants.

Bill Jones, Attorney for the protestants presented a petition to the Board of persons living near the property in questions.

After considerable discussion it was,

MOVED by Galbreath (Shaul) that this matter be approved.

Roll call: Galbreath - yea

Shaul - yea

Cohen - yea

Norman - No

Avery - Abstained from voting as he was not familiar with the property in question.

MOTION - Denied application for lack of 2/3 vote.

3187-A ✓  
Southeast Faith Baptist Church, Inc. - Lots 4, 5, 6, 18, 19, 20, 21, 22, 23, 24, Block 13, Eastmoor Park Addition

This being the date set down for public hearing on the application of the Southeast Faith Baptist Church, Inc. for permission to use Lots 4, 5, 6, 18, 19, 20, 21, 22, 23, 24, Block 13, Eastmoor Park Addition for church purposes. There being no protest offered it was,

MOVED by Shaul (Norman) that this matter be approved.  
All members voting yea. Carried.

3188-A ✓  
School District No. 12 NW, NE, OF Section 8-19-14

This being the date set down for public hearing on the application of Independent School District No. 12, Tulsa County, Oklahoma for permission to operate and construct a public school on the NW 1/4, NE 1/4, of Section 8-19-14. There being no protest offered it was,

MOVED by Norman (Galbreath) that this matter be approved.  
All members voting yea. Carried.

Case No. 3190-A ✓  
Bethel Baptist Temple Part of the NE 1/4, of Section 34-19-12

This being the date set down for public hearing on the application of the Bethel Baptist Temple, Inc. for permission to erect a church on the East 300 feet from the East line of Yukon lying between Skelly Drive on the South, and 51st Street on the North, in the NE 1/4, of Section 34-19-12. The applicant requested that this matter be withdrawn.

MOVED by Norman (Shaul) that this matter be withdrawn.  
All members voting yea. Carried.

Case No. 17717 (continued)

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; Abbott, Bolzle "absent") to **APPROVE** a **Special Exception** to allow car wash in a CS district. **SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS** - Use Unit 17 and a **Variance** of setback of the required setback from the centerline of Sheridan Road from 100' to 80' to allow a car wash. **SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS**; per plan submitted exclusive to anything pertaining to the rental storage; subject to the carport remaining open and no vending machines of food items except cold drinks, finding that the approval of this application will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will be in harmony with the spirit and intent of the Code.

AND

**Board Action:**

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; Abbott, Bolzle "absent") to **CONTINUE** the balance of Case No. 17717 to June 10, 1997, at 1:00 p.m.; on the following described property:

Lots 1-2 and W 30.72' of Lot 3, Block 1, and Lots 1, 2 & W 30.72' of Lot 3, Block 2, and 60' of vacated 22nd St., Cozy Acres Addition, City of Tulsa, Tulsa County, Oklahoma.

**Case No. 17718**

**Action Requested:**

Special Exception for school use on new property and existing property. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 2, A Variance of total number of required parking spaces from 1375 to 916. **SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES**; Off-Street Parking and Loading Requirements and a Variance to allow parking on a lot other than the lot containing the principal use. **SECTION 1301.D. OFF-STREET PARKING AND OFF-STREET LOADING; GENERAL REQUIREMENTS**, located 12150 East 11th Street.

**Comments and Questions:**

Mr. Beach informed the Board that after the case was advertised, a final site plan was submitted and the parking has been reduced further then advertised. Mr. Beach explained that the applicant will need additional relief for the parking. He stated the Board may want to consider only a portion of the stadium today, which would be the southside so the applicant can get started with construction. He indicated that with the readvertising, the balance of the case could be heard May 27, 1997.

Case No. 17718 (continued)

Mr. Gardner stated that the applicant has 800 seats on the northside of the stadium, which will require 200 parking spaces and the applicant is 72 parking spaces short of what was advertised today. Mr. Gardner suggested that the Board could continue the balance of this application in order for INCOG to readvertise the 844 parking spaces. Mr. Gardner explained that the applicant has a lease for 200 parking spaces on the northside of 11th Street.

**Presentation:**

The applicant, **A. Blaine Imel**, represented by Jim Spear, Tulsa Public Schools, submitted a site plan (Exhibit O-1) and stated the application is for a new sports complex at East Central High School. He explained that the proposed stadium will be the home field for East Central High School as well as Hale High School. He stated the school is purchasing an additional lot west of the subject site to add 300 parking spaces to bring the total parking spaces to 844. He explained that he also has an agreement with Daylight Donuts and Lowrance Electronics to use their parking lots for events at the sports complex.

**Comments and Questions:**

Ms. Turnbo asked the applicant if the requirement for parking spaces is 1375? He answered affirmatively. He explained that the 1375 parking spaces represents the school parking and the stadium parking. He stated the stadium will be used exclusively after school hours. Mr. Spear explained that the stadium is a track and football field and the football stadium would not be used concurrently with the school during school hours. He stated that he needs enough parking to handle the stadium, which is approximately 1,000 seats.

In response to Ms. Turnbo, Mr. Spear stated that the school has 512 parking spaces on the existing school site presently. The proposed site has the additional 332 parking spaces to bring it up to 844 parking spaces.

Mr. Gardner stated that there will be a total of 4,000 seats at the stadium when it is completed. He explained that there are 3,200 on the southside and 800 on the northside. Mr. Gardner indicated that if the stadium has 4,000 seats they will need 1,000 parking spaces. He explained that presently they have 844, plus several hundred that the school leases to the north side of the subject property. When the application was advertised, the school thought they would have 914 parking spaces, however there are 72 parking spaces less than predicted. He suggested that the Board consider only the parking on the southside of the stadium, which they can meet the requirements, then consider the parking on the northside of the stadium in two (2) weeks when the re-advertisement is completed for the 844 number. He stated that the Board could limit the use of the stadium for hours when the school is not in use.

**Protestants:**

**Bill Gillespie**, 1133 South 120th East Avenue, stated that there is an easement through the subject property's parking lot that does not appear on the site plan. He commented it would be unwise to have a powerline easement with teenagers parking in the parking lot. Mr. Gillespie commented that the description is not accurate and requested the Board to take his concerns into consideration before acting on this application.

**Applicant's Rebuttal:**

**Mr. Spear** stated that there is a PSO easement running through the subject property, however, the school will be working with PSO regarding moving the poles. He explained that during the normal business hours of the school the students will not be allowed to park on the subject property. He proposes to fence and use post/wire barriers around the subject parking lot. He explained that the school already has ample parking for the students during regular school hours. Mr. Spear stated that the subject parking lot will be used for marching and ROTC practices during the school hours.

**Board Action:**

On **MOTION** of **DUNHAM**, the Board voted 3-0-0 (Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; Abbott, Bolzle "absent") to **APPROVE** a **Special Exception** for school use on new property and existing property. **SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS** - Use Unit 2, a **Variance** of total number of required parking spaces. **SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES; Off-Street Parking and Loading Requirements and a Variance** to allow parking on a lot other than the lot containing the principal use. **SECTION 1301.D. OFF-STREET PARKING AND OFF-STREET LOADING; GENERAL REQUIREMENTS;** subject to limiting the major events in the stadium to be held at times other than normal school hours; subject to a tie contract; and that only the 3200 seats on the southside of the stadium be approved at this time based on the 844 parking spaces being provided, **AND CONTINUE** the balance of Case No. 17718 to May 27, 1997 at 1:00 p.m.; finding that the approval of this application will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will be in harmony with the spirit and intent of the Code, on the following described property:

Case No. 17718 (continued)

W, NE, LESS, Beg NW/c, TH E to NE/c, TH S 682.66, NLY CRV RT 141.80, N495.27, to PT 505 NL NE TH W TO PT 505 NWC NE TH N POB SEC 8, T-19-N, R-14-E, and property situated in the NW/c, Sec. 8, T-19-N, R-14-E, I.B.M., Tulsa County, Oklahoma, according to the U.S. Government Survey thereof and being more particularly described as follows: E 130', N 660', NE/4, NE/4, NW/4, of said Sec. 8, less and except any roadway dedication thereof; (B&N Corp.); N 300', NE/4, NE/4, NE/4, NW/4, said Sec. 8, less and except the E 130' thereof, and less and except any roadway dedications thereof; (B&N Corp.), City of Tulsa, Tulsa County, Oklahoma.

Case No. 17719

Action Requested:

Special Exception to permit a 10 bus-bay transit center in a CBD district. **SECTION 1301.D. OFF-STREET PARKING AND OFF-STREET LOADING; GENERAL REQUIREMENTS**, located 3rd Street to 4th Street and South Denver to South Cheyenne.

Presentation:

The applicant, **James H. Kramer**, represented by Bill Collins, 717 South Houston, submitted a boundary survey (Exhibit P-1), Geometric Plan (Exhibit P-2) and a site plan (Exhibit P-3). Mr. Collins stated that the proposal is 16,000 SF of covered platform for the use of transit and to transfer passengers from one bus to another. He explained that the proposed site will replace the transit transfer at Denver Avenue on the east and west sides. This proposal will take the transfer function off the street and locate it on a City block. There will be approximately 4,600 SF of enclosed space for the waiting area with restrooms and vending machines inside. He stated that there will also be a security office and ticket office located at the proposed transit transfer.

Board Action:

On **MOTION** of **TURNBO**, the Board voted 3-0-0 (Dunham, Turnbo, White, "aye"; no "nays" no "abstentions"; Abbott, Bolzie "absent") to **APPROVE** a **Special Exception** to permit a 10 bus-bay transit center in a CBD district. **SECTION 1301.D. OFF-STREET PARKING AND OFF-STREET LOADING; GENERAL REQUIREMENTS**; per plan submitted; finding that the use is consistent with the District 1 Plan and the approval of this application will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will be in harmony with the spirit and intent of the Code, on the following described property:

S 50', Lots 1-3, E 10' of vacated alley and Lots 4-6, W 10' of vacated alley, Block 122, original townsite of the City of Tulsa, Tulsa County, Oklahoma.

district from 24 spaces to zero spaces (Sections 1211.D & 1215.D) to the meeting of October 11, 2011; for the following property:

**E40 N5 LT 22 & E40 LT 23 & E40 LT 24 LESS PRT E40 LT 24 BEG NEC TH W40 S9.3 SE40 N18 POB BLK 1, FIFTEENTH STREET ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

**Mr. White re-entered the meeting at 4:03 P.M.**

**17718-A—Gregory Helms**

**FILE COPY**

**Action Requested:**

Minor Special Exception to modify previously approved plan to allow for construction of locker room at athletic fields of an existing school. **Location:** 12150 East 11<sup>th</sup> Street South

**Mr. Tidwell left the meeting at 4:06 P.M.**

**Presentation:**

**Greg Helms**, 329 South Elm Street, Jenks, OK; stated the subject property is East Central High School and is a proposed new locker room. In this locker room there will be two men's lockers, two women's lockers, and provide handicapped accessible concession stands and public restrooms that will serve the baseball and softball fields. Currently those fields are not served by restrooms and the concession stand is a trailer that is rolled into detention area. The building is approximately 12,000 square feet and will be approximately 24 feet tall at the peak of the roof. There will be 13 parking spaces eliminated and the building will require 15 parking spaces so there will be 28 spaces added to the site.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **STEAD**, the Board voted 4-0-1 (Henke, Stead, Van De Wiele, White "aye"; no "nays"; Tidwell "abstaining") to **APPROVE** the request for a Minor Special

BOA 71718-A

Exception to modify previously approved plan to allow for construction of locker room at athletic fields of an existing school; subject to per plan 11.9. Finding 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; for the following property:

**NW NE LESS BEG NWC TH E TO NEC TH S682.66 NLY CRV RT 141.80 N495.27 TO PT 50S NL NE TH W TO PT 50S NWC NE TH N POB SEC 8 19 14 38.08ACS,EAST CENTRAL HGTS, EAST CENTRAL HGTS RESUB B7, EAST PORT ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

**Mr. Tidwell re-entered the meeting at 4:09 P.M.**

**21326—Greg Helms**

**Action Requested:**

Special Exception to allow UU5 in an AG district to allow construction of a new locker room adjacent to athletic fields of an existing school (Section 301). Location: 3101 West Edison Street

**Presentation:**

**Greg Helms**, 329 South Elm Street, Jenks, OK; stated the subject property is Central High School and is a 2010 School Bond Project for a locker room. The locker room will be approximately 12,000 square feet and approximately 22 feet tall. There will be football, track, and soccer locker rooms for boys and for girls. The locker room will be located where the existing practice football field is now so no parking will be taken.

**Interested Parties:**

**Larry Robinson**, 2843 West Haskell Place, Tulsa, OK; stated that the money being spent on locker rooms should be used for the betterment of the school. Ms. Stead stated the money being spent on the locker rooms is not an area the Board of Adjustment has control over because the Board of Education decides how to spend the money. The only reason the Board of Education is before the Board of Adjustment is because there is an approval that is required to be able to build the locker room in the current location.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Henke, Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions") to **APPROVE** the request for a Special

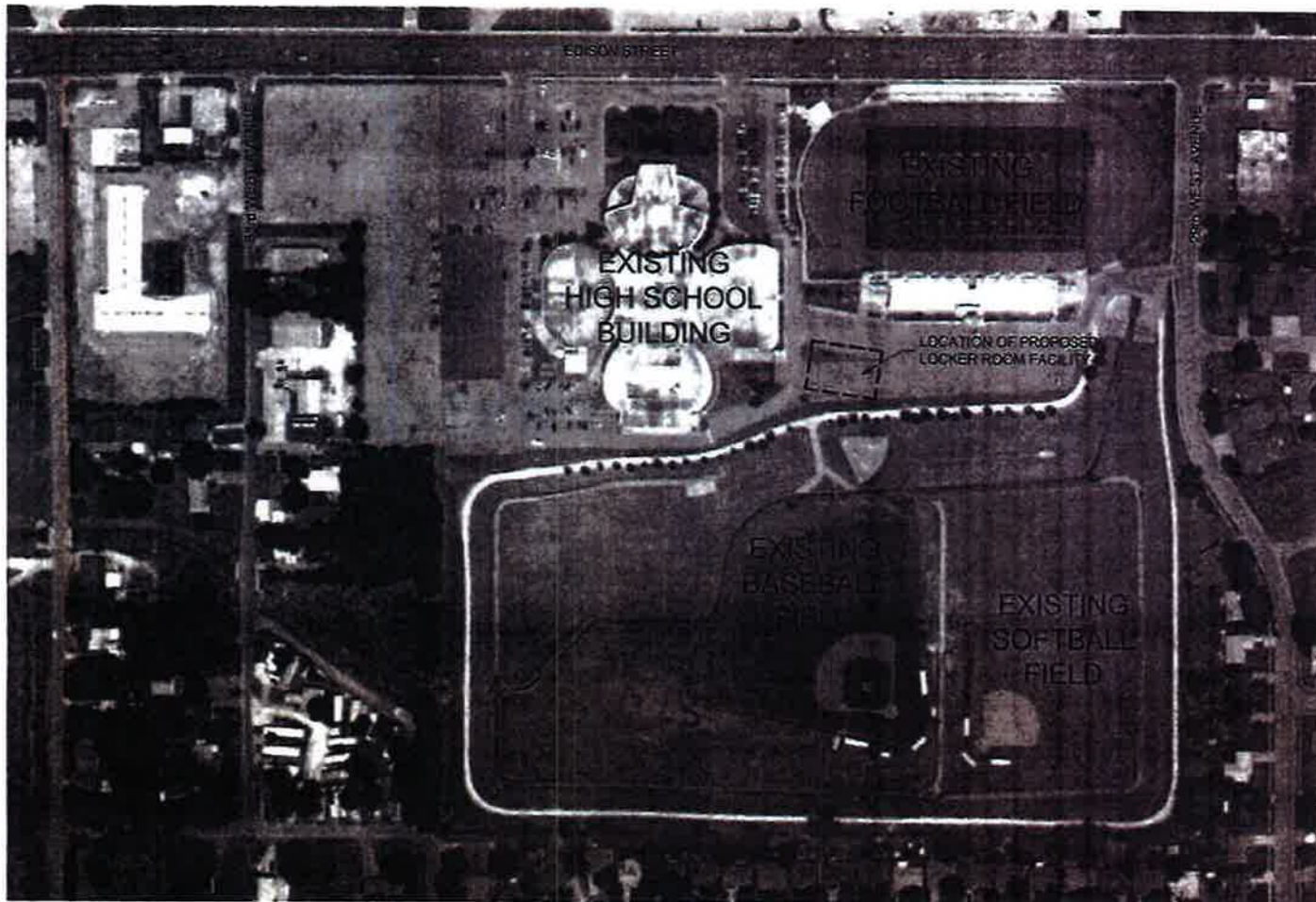


TULSA

PUBLIC SCHOOLS

EAST CENTRAL  
HIGH SCHOOL

12150 EAST 11th STREET  
TULSA, OKLAHOMA



1 AERIAL SITE PLAN  
NOT TO SCALE



PROPOSED  
LOCKER ROOM  
AUGUST 2011

6.16

BoA-17718-A



T U L S A

PUBLIC SCHOOLS

EAST CENTRAL  
HIGH SCHOOL

12150 EAST 11th STREET  
TULSA, OKLAHOMA

EXISTING  
HIGH SCHOOL  
BUILDING

EXISTING  
FOOTBALL FIELD

LOCATION OF PROPOSED  
LOCKER ROOM FACILITY

MAIN BUILDING FLOOR PLAN

PROPOSED CHANGING ROOMS

2 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 100'-0"



PROPOSED  
LOCKER ROOM  
AUGUST 2011

BoA-17718-A

6.17

**CHUCK LANGE**  
ZONING OFFICIAL  
PLANS EXAMINER

TEL (918)596-9688  
clange@cityoftulsa.org



## DEVELOPMENT SERVICES

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

### ZONING CLEARANCE PLAN REVIEW

September 30, 2020

Phone: 918-902-7768

**LOD Number: 1**  
**David Reed**  
**1401 S Denver Ave**  
**Tulsa, OK 74119**

**APPLICATION NO: BLDC-068546-2020**

*(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)*

**Location: 12150 E 11 ST**  
**Description: Accessory arena & gym**

#### 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 [TULSAPLANNING.ORG](http://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  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)

6.18

## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT [WWW.CITYOFTULSA-BOA.ORG](http://WWW.CITYOFTULSA-BOA.ORG)

BLDC-068546-2020

12150 E 11 st

September 30, 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 at 918-584-7526 or [esubmit@incog.org](mailto:esubmit@incog.org). It is your responsibility to submit to our office 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.

1. **Sec.5.030 Table 5-3:** You are proposing a building that is 47 ft in height and is located in an RS-3 zoning district. The maximum height of building in this district is 35 ft.

**Review comment:** Submit building elevation plans providing a 35 ft maximum height for the proposed building. You may wish to consider a Variance to increase the height to 47 ft.

**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.

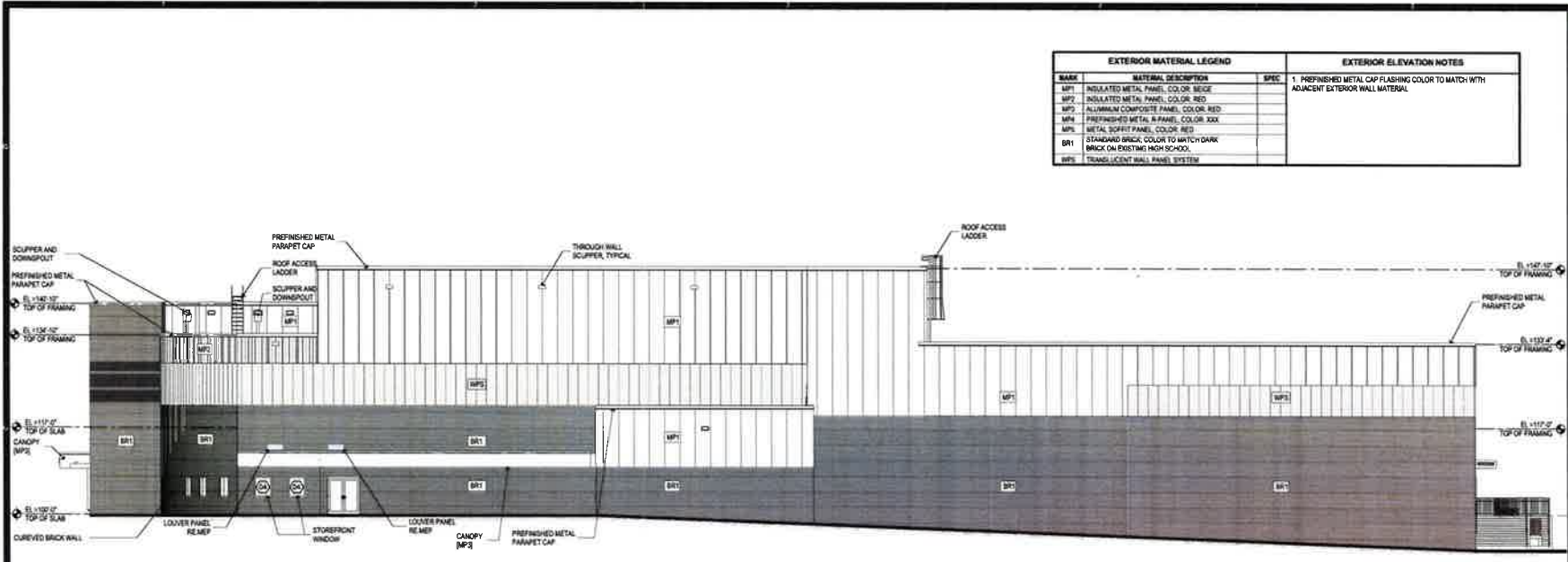
## END – ZONING CODE REVIEW

**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.





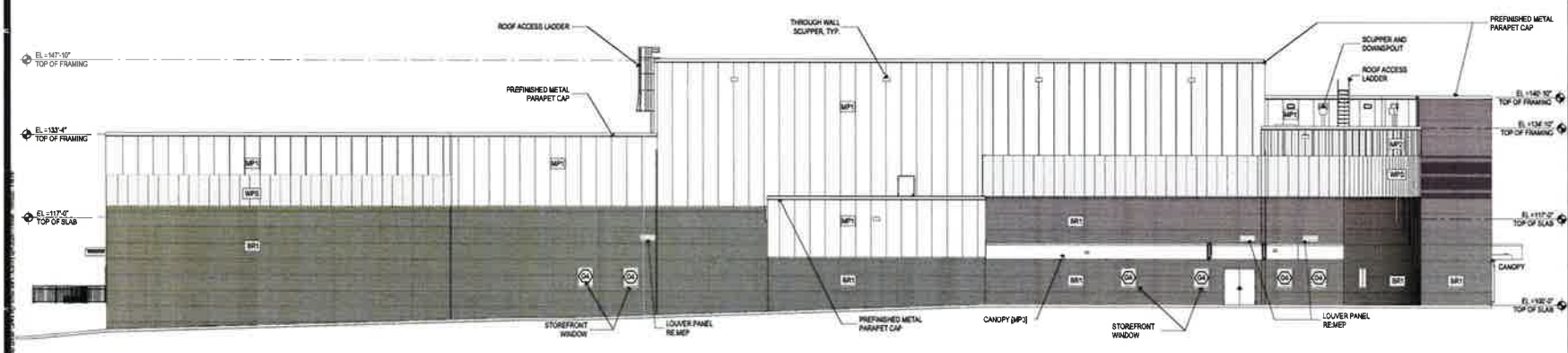


EXTERIOR MATERIAL LEGEND		EXTERIOR ELEVATION NOTES
MARK	MATERIAL DESCRIPTION	SPEC
IMP1	INSULATED METAL PANEL, COLOR BEIGE	
IMP2	INSULATED METAL PANEL, COLOR RED	
AMP	ALUMINUM COMPOSITE PANEL, COLOR RED	
MP1	PREFINISHED METAL PANEL, COLOR XXX	
MP2	METAL SCUFF PANEL, COLOR RED	
BR1	STANDARD BRICK, COLOR TO MATCH DARK BRICK ON EXISTING HIGH SCHOOL	
IMP3	TRANSLUCENT WALL PANEL SYSTEM	

1. PREFINISHED METAL CAP FLASHING COLOR TO MATCH WITH ADJACENT EXTERIOR WALL MATERIAL

**C1 WEST ELEVATION**

332' - 1/4"



**A1 EAST ELEVATION**

332' - 1/4"

**SCOTT'S ARCHITECTURE & INTERIOR DESIGN**  
 1015 Green Ave. Suite 101  
 Tulsa, OK 74116  
 Tel: 918.438.0000  
 Fax: 918.438.0001  
 "The Team You Trust"

**ARCHITECTURE & INTERIOR DESIGN**  
 Sparks Reed Architecture & Interior  
 18 E. Hillman Ave.  
 Sapulpa, OK 74066  
 918.684.4827

**STRUCTURAL ENGINEER**  
 380 Engineering Plaza, PLLC  
 400 Overland Avenue  
 Oklahoma City, OK 73108  
 405.254.4987

**CIVIL ENGINEER**  
 Clark Creek Consulting Inc.  
 3400 South Greenway Blvd.  
 Oklahoma City, OK 73112  
 405.264.4272

**Mechanical, Plumbing, Electrical Engineer**  
 Allen Engineering Group, LLC  
 1421 South Center Ave.  
 Tulsa, OK 74118  
 918.244.2565

**EAST CENTRAL HIGH SCHOOL ARENA AND AUXILIARY GYM**  
 12150 E. 11 St. Tulsa, OK 74128

**TULSA** **Cardinals**  
 PUBLIC WORKS

DATE	NO.	DESCRIPTION

**BUILDING ELEVATIONS**  
**CONSTRUCTION DOCUMENTS**

2018 CD  
 J.A. JOR  
 OK  
 10/6/2020  
 Registered Professional Engineer  
 STATE OF OKLAHOMA  
 TULSA, OK  
 LICENSED ARCHITECT

**A202**

EAST CENTRAL HIGH SCHOOL ARENA AND AUXILIARY GYM

6.22





Subject Tract

**BOA-23024**

19-14 08

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

Aerial Photo Date: February 2018



6.24