

BOA-23080

8.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 8328

Case Number: **BOA-23080**

CZM: 56

CD: 8

HEARING DATE: 02/09/2021 1:00 PM

APPLICANT: Gary Holmes

ACTION REQUESTED: Variance to allow a Detached Accessory Building to exceed 10 feet in height to the top of the top plate. (Section 90.090-C)

LOCATION: 10204 S RICHMOND PL E

ZONED: RS-1

PRESENT USE: Residential

TRACT SIZE: 18038.27 SQ FT

LEGAL DESCRIPTION: LT 17 BLK 4, FOREST OAKS

RELEVANT PREVIOUS ACTIONS: None.

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

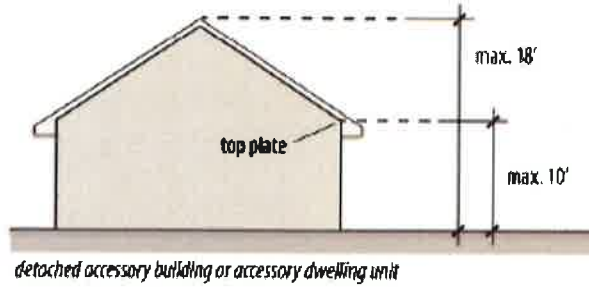
An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective 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 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 North of the NW/ c of E. 103rd St. S. and the cul de sac of S. Richmond Pl.

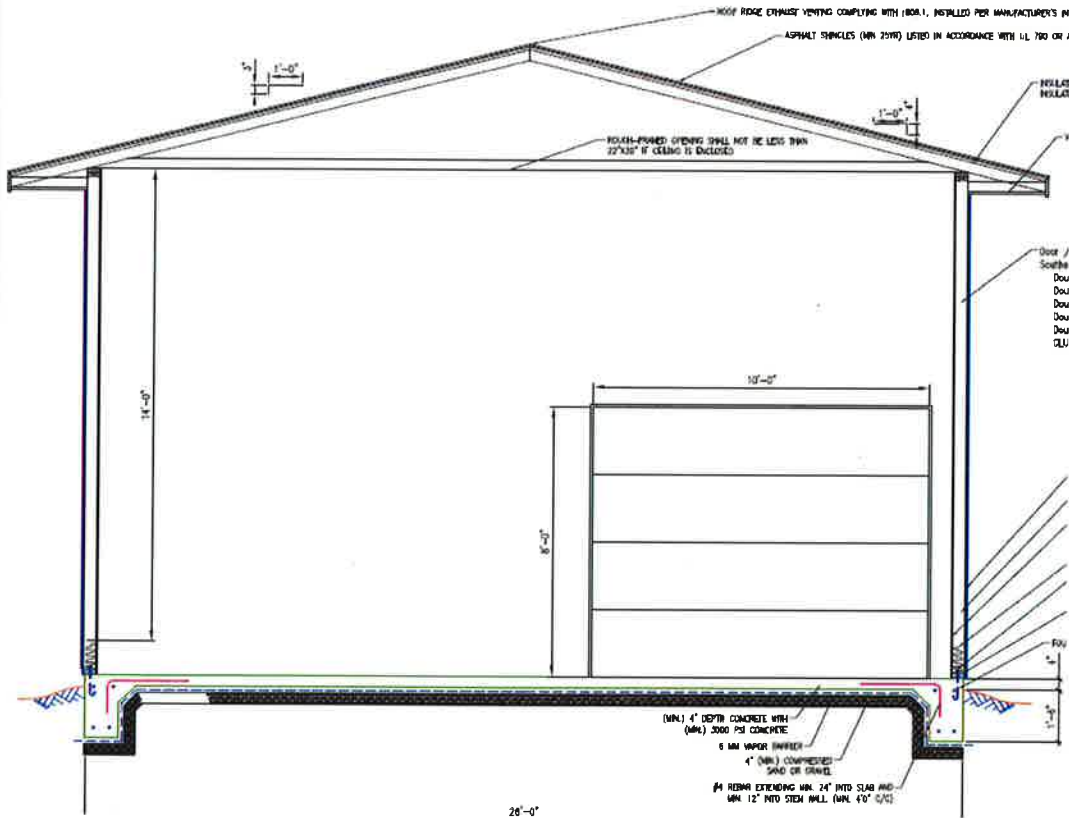
STAFF COMMENTS: The applicant is requesting a **Variance** to allow a Detached Accessory Building to exceed 10 feet in height to the top of the top plate. (Section 90.090-C)

Figure 90-9: Maximum Height of Accessory Buildings, Including Accessory Dwelling Units In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



(2) Building coverage in the rear setback does not exceed the maximum limits established in Table 90-2:

The applicant is requesting a 14' high top plate.



STATEMENT OF HARDSHIP: The fore mentioned property has two rear setbacks which greatly limits the areas in which an Accessory Building (AB) can be built. To be outside of the rear setback, the (AB) must be at least 25' from the rear setback. This makes it impossible to build the designed AB outside of the 25' rear setback while also staying outside of the 35' front setback. All residents in Cal-de-Sac including myself prefer to have AB built as far as possible from front setback. Constructing the AB as far back as possible from the front setback will better keep with the current look and layout of the area and allows for the residents in Cal-de-Sac to maintain the best view of the entire area. There is no other area on the property that can allow for similar sized AB. Additionally, I believe the designed AB meets the intent of the code, because the overall height is within the allowable height.

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to allow a Detached Accessory Building to exceed 10 feet in height to the top of the top plate. (Section 90.090-C)

- 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.



Facing South on Richmond Place



Subject Property

LETTER OF DEFICIENCY COMMENTS:

Permit Number: **BLDR-070666-2020**

Comments

90.90.C: Detached Accessory Buildings. Detached accessory buildings may be located in rear setbacks in RE, RS and RD districts, provided that the building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate.

Corrective Action

Review Comments: Revise plans to indicate that the detached accessory building will not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate or apply to the BOA for a variance to allow an accessory structure to exceed 10 feet in height to the top of the top plate and 18 feet in overall height.



Reference: 20 1018 12294 South Richmond Residential Garage Foot Detail with Under

PROJECT INFORMATION

HOLMES RESIDENCE DETACHED GARAGE
 LOT SEVENTEEN (17), BLOCK FOUR (4), FOREST OAKS
 A SUBDIVISION THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
 10204 SOUTH RICHMOND PLACE, TULSA, OK 74137
SITE PLAN

DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	SHEET NUMBER
08-20-23	G. HOLMES	C. MANIKETTI	G. HOLMES	N.T.S.	1 OF 5

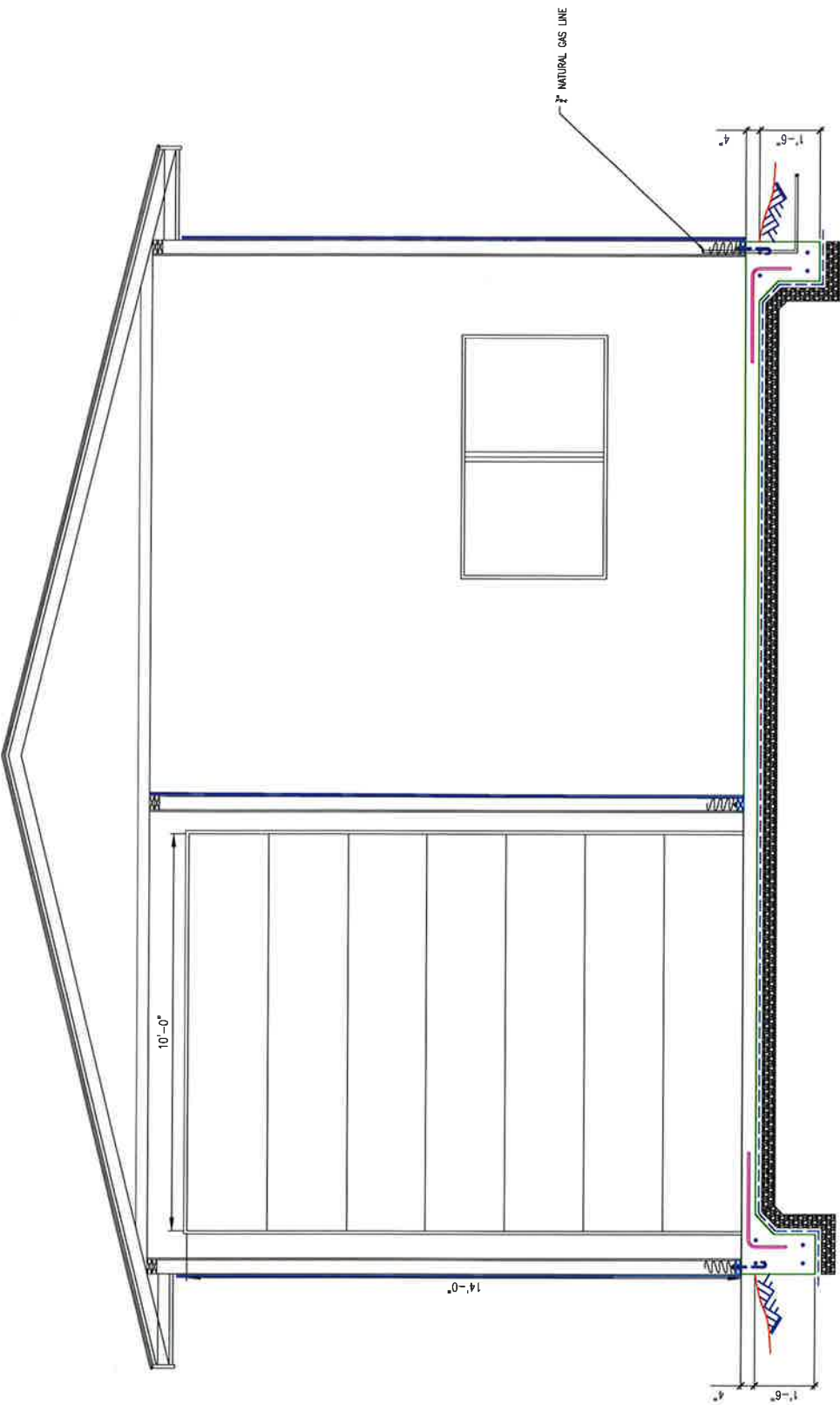
NO.	DATE	REVISION
1	10/13/20	REVISED TRUSSES LOWERING OVERALL HEIGHT 12"
0	8/30/20	DRAINAGE + GUTTERS (P1)

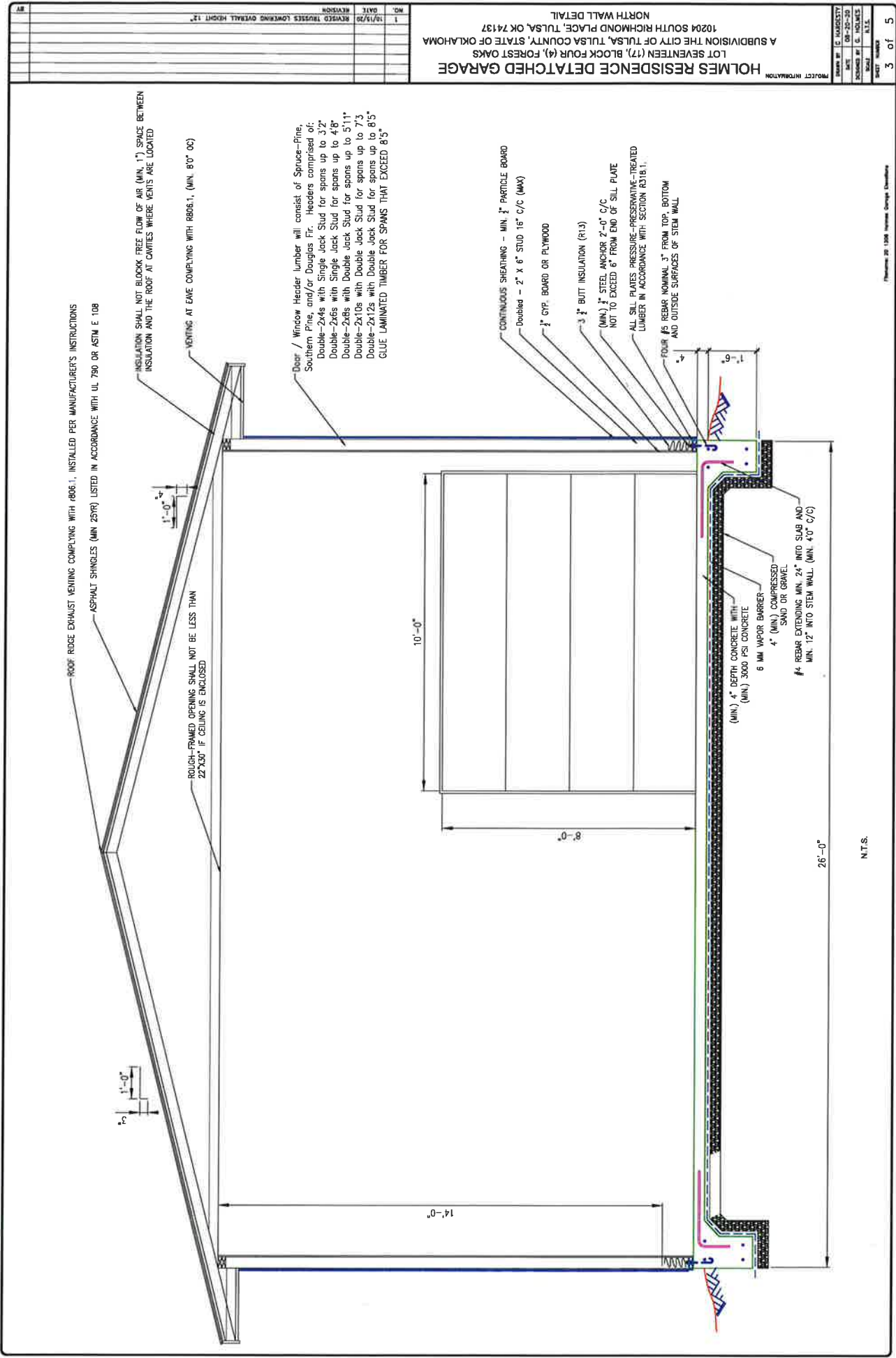
8.7

DATE	11/12/20
SCALE	1/4" = 1'-0"
PROJECT #	1024
CLIENT	W. J. HOLMES
DESIGNER	C. J. HOLMES
DRAWN BY	C. J. HOLMES
CHECKED BY	C. J. HOLMES
DATE	11/12/20
NO.	1

HOLMES RESIDENCE DETACHED GARAGE
 PROJECT INFORMATION
 10204 SOUTH RICHMOND PLACE, TULSA, OK 74137
 A SUBDIVISION THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
 LOT SEVENTEEN (17), BLOCK FOUR (4), FOREST OAKS

NO.	DATE	REVISION
1	12/15/20	REVISED TRUSSES LOWERING OVERALL HEIGHT 1'-2"

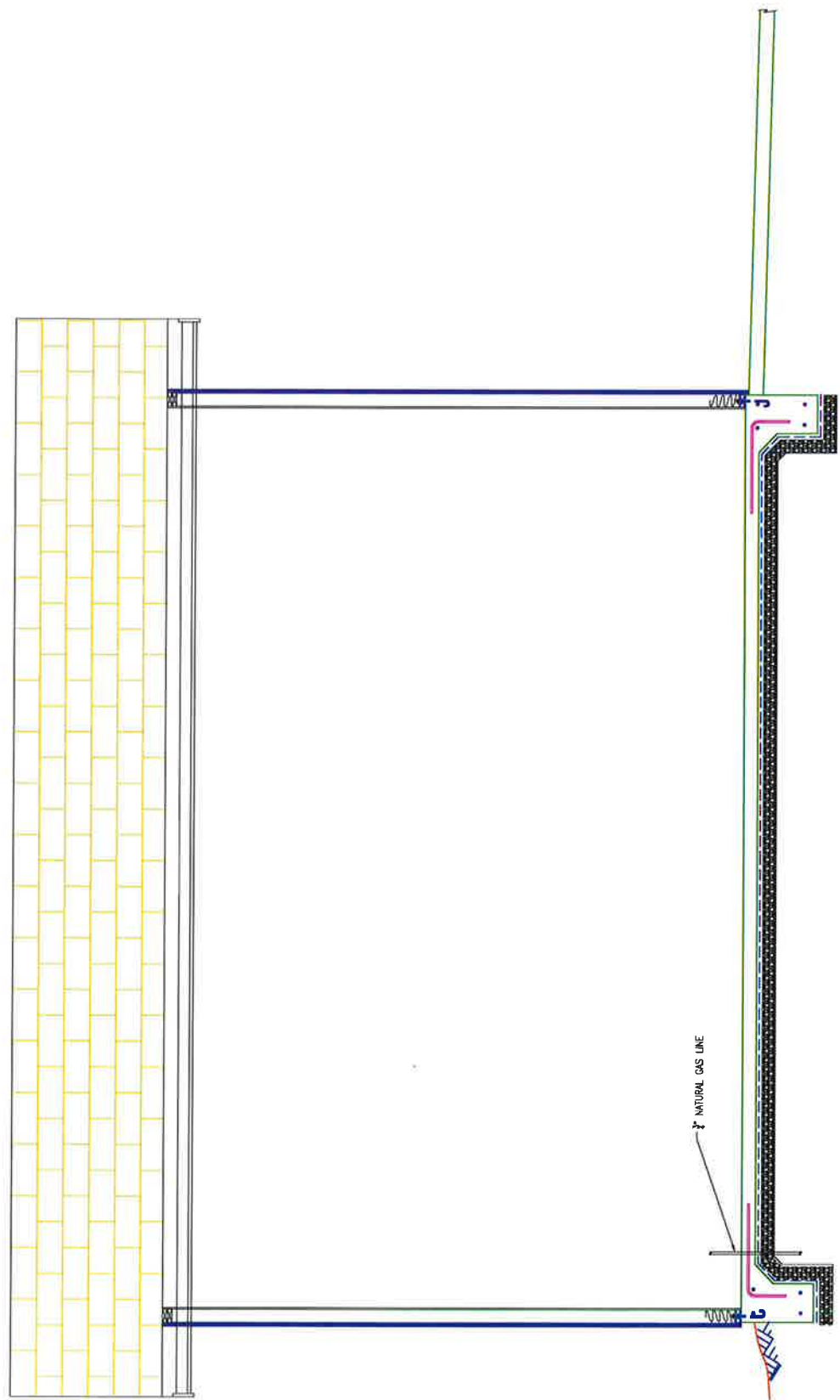




Platinum 201108 HomeGage Classics

EAST WALL ELEVATION (FACING WEST)

SCALE: 3/8"=1'-0"



HOLMES RESIDENCE DETACHED GARAGE
 LOT SEVENTEEN (17), BLOCK FOUR (4), FOREST OAKS
 A SUBDIVISION THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
 10204 SOUTH RICHMOND PLACE, TULSA, OK 74137
 EAST WALL DETAIL

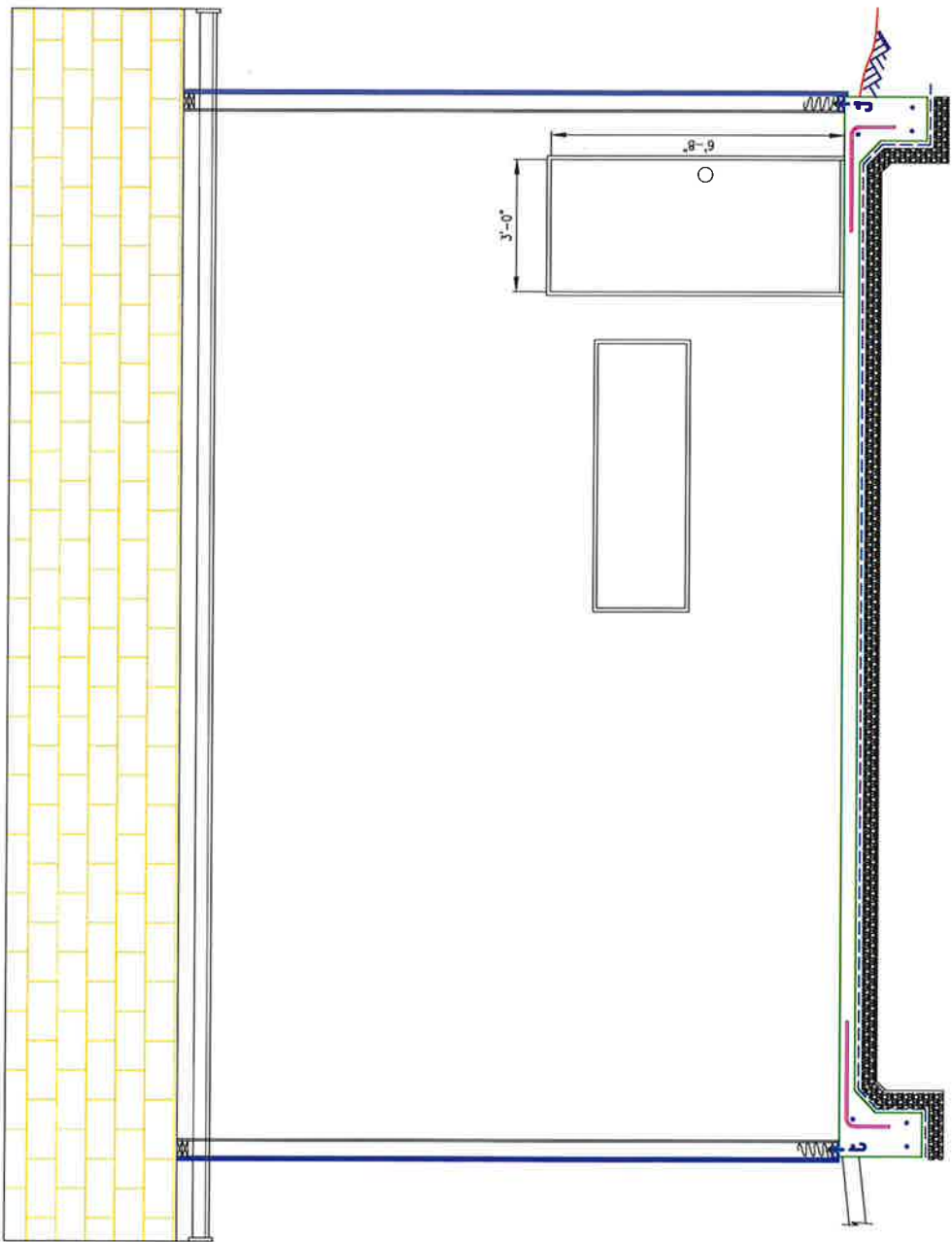
NO.	DATE	REVISION
1	10/15/20	REVISED TRUSSES LOWERING OVERALL HEIGHT 12"

OWNER	C. HARGRETT
DATE	09-20-20
DESIGNED BY	E. POLAKIS
CHECKED BY	E. POLAKIS
SCALE	AS SHOWN

BT

HOLMES RESIDENCE DETACHED GARAGE
 LOT SEVENTEEN (17), BLOCK FOUR (4), FOREST OAKS
 A SUBDIVISION THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
 10204 SOUTH RICHMOND PLACE, TULSA, OK 74137
 WEST WALL DETAIL

NO.	DATE	REVISION
1	10/19/20	REVISD TRUSSES LOWERING OVERALL HEIGHT 12"



WEST WALL ELEVATION (FACING EAST)
 SCALE: 3/8"=1'-0"





MiTek USA, Inc.
16023 Swingley Ridge Rd
Chesterfield, MO 63017
314-434-1200

Re: B200386

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc.. under my direct supervision based on the parameters provided by Pryor Truss Company.

Pages or sheets covered by this seal: I43547899 thru I43547900

My license renewal date for the state of Oklahoma is January 31, 2022.

Oklahoma COA: 1758



November 9, 2020

Fox, Steve

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers file reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

Job	Truss	Truss Type	Qty	Ply		143547899
B200386	A	HOWE	12	1	26' Common 3/12, 2'OC Job Reference (optional)	

Pryor Truss Company, Pryor, OK 74361

8 240 s Mar 9 2020 MiTek Industries, Inc. Mon Nov 9 11:42:39 2020 Page 1

ID: SrzoOTvrKtWcGtlELc_5qyzHGga-wNRNBFEd?17ZPI25Qz4YP58PUNnPuYhQbGTQ15yKwbk



Scale: 1/4"=1'

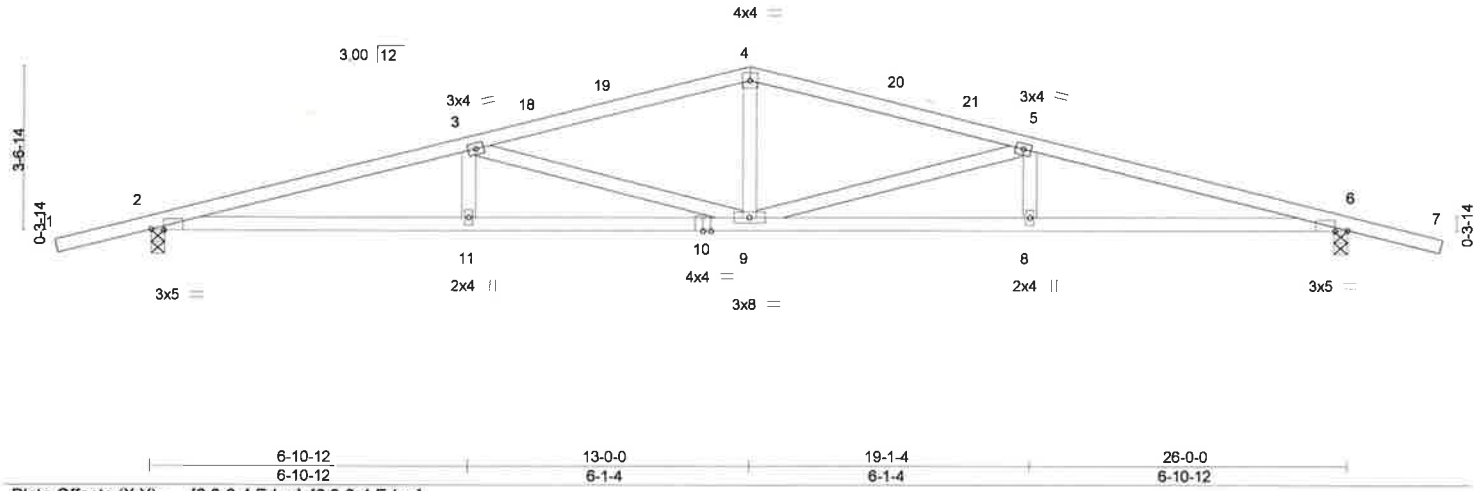


Plate Offsets (X,Y)--	[2-0-3-4,Edge], [6-0-3-4,Edge]
-----------------------	--------------------------------

LOADING (psf)	SPACING-	CSL.	DEFL.	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof) 20.0	2-0-0	TC 0.46	Vert(LL) -0.20	8-9	>999	240	MT20	244/190
Snow (Pf/Pg) 11.6/15.0	Plate Grip DOL 1.15	BC 0.69	Vert(CT) -0.42	8-9	>741	180		
TCDL 10.0	Lumber DOL 1.15	WB 0.82	Horz(CT) 0.10	6	n/a	n/a		
BCLL 0.0	Rep Stress Incr YES	Matrix-MS						
BCDL 10.0	Code IRC2015/TPI2014						Weight: 112 lb	FT = 7%

LUMBER-
 TOP CHORD 2x4 SP No.1
 BOT CHORD 2x4 SP No.1
 WEBS 2x4 SP No.3

BRACING-
 TOP CHORD Structural wood sheathing directly applied or 3-0-8 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (size) 2=0-3-8, 6=0-3-8
 Max Horz 2=-55(LC 13)
 Max Uplift 2=-179(LC 16), 6=-179(LC 16)
 Max Grav 2=1162(LC 2), 6=1162(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-3185/396, 3-4=-2191/306, 4-5=-2191/306, 5-6=-3185/395
 BOT CHORD 2-11=-315/3064, 9-11=-315/3064, 8-9=-332/3064, 6-8=-332/3064
 WEBS 3-11=0/256, 4-9=0/698, 5-8=0/256, 3-9=-1056/157, 5-9=-1056/158

- NOTES-**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; B=45ft; L=26ft; eave=4ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2) -2-0-7 to 1-1-0, Interior(1) 1-1-0 to 13-0-0, Exterior(2) 13-0-0 to 16-0-0, Interior(1) 16-0-0 to 28-0-7 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - TCLL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=15.0 psf (ground snow); Pf=11.6 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Partially Exp.; Ct=1.10; Min. flat roof snow load governs.
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 11.6 psf on overhangs non-concurrent with other live loads.
 - Plates checked for a plus or minus 3 degree rotation about its center.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=179, 6=179.



November 9, 2020

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE.
 Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

16023 Swingley Ridge Rd
 Chesterfield, MO 63017

8.13

Job	Truss	Truss Type	Qty	Ply		143547900
B200386	A-GE	GABLE	2	1	26' Gable 3/12 Job Reference (optional)	

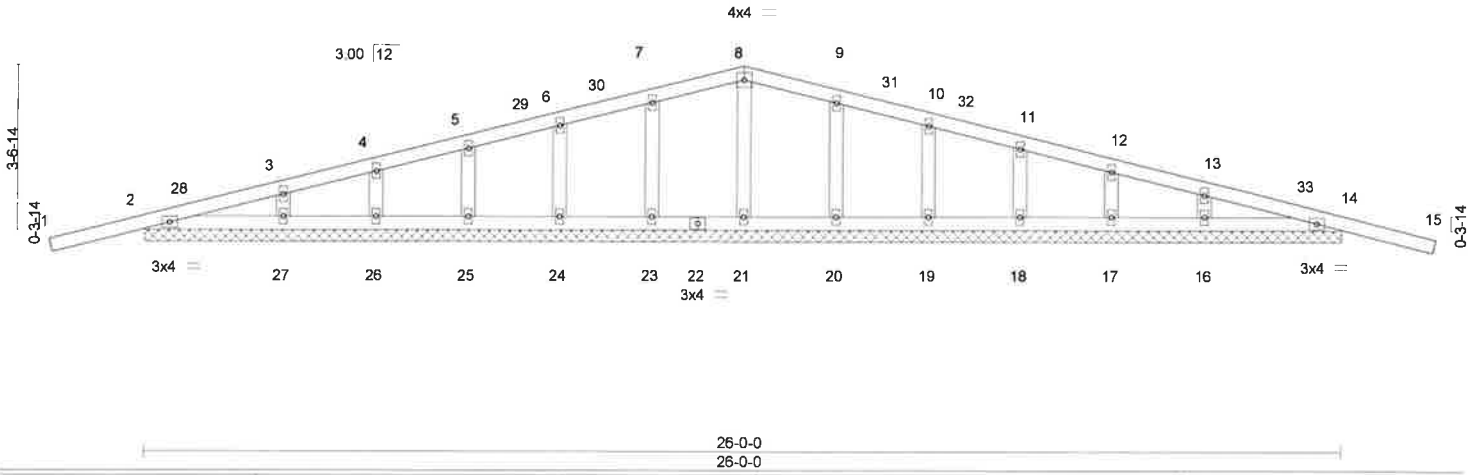
Pryor Truss Company, Pryor, OK 74361

8 240 s Mar 9 2020 MiTek Industries, Inc. Mon Nov 9 11:42:40 2020 Page 1

ID: SrzoOTvrKtWcGtIElc_5qyzHGga-Oa?IObFGmLFQ11dHzgbnxJhe6nHZdbGZqwDzPXyKwbj



Scale: 1/4"=1'



LOADING (psf)	SPACING-	CSI.	DEFL.	PLATES	GRIP
TCLL (roof) 20.0	2-0-0	TC 0.21	in (loc) l/defl L/d	MT20	244/190
Snow (Pf/Pg) 11.6/15.0	Plate Grip DOL 1.15	BC 0.05	Vert(LL) -0.02 15 n/r 120		
TCDL 10.0	Lumber DOL 1.15	WB 0.03	Vert(CT) -0.03 15 n/r 120		
BCLL 0.0	Rep Stress Incr YES	Matrix-S	Horz(CT) 0.00 14 n/a n/a		
BCDL 10.0	Code IRC2015/TPI2014			Weight: 112 lb	FT = 7%

LUMBER-	BRACING-
TOP CHORD 2x4 SP No.1	TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD 2x4 SP No.1	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
OTHERS 2x4 SP No.3	

REACTIONS. All bearings 26-0-0.
 (lb) - Max Horz 2--55(LC 13)
 Max Uplift All uplift 100 lb or less at joint(s) 23, 24, 25, 26, 20, 19, 18, 17 except 2--120(LC 12), 14--127(LC 13)
 Max Grav All reactions 250 lb or less at joint(s) 21, 23, 24, 25, 26, 27, 20, 19, 18, 17, 16 except 2--275(LC 2), 14--275(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

- NOTES-**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCCL=6.0psf; BCDL=6.0psf; h=25ft; B=45ft; L=26ft; eave=4ft. Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2) -2-0-7 to 0-11-9, Interior(1) 0-11-9 to 13-0-0, Exterior(2) 13-0-0 to 16-0-0, Interior(1) 16-0-0 to 28-0-7 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
 - TCLL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=15.0 psf (ground snow); Pf=11.6 psf (flat roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Partially Exp.; Ct=1.10; Min. flat roof snow load governs.
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 11.6 psf on overhangs non-concurrent with other live loads.
 - All plates are 2x4 MT20 unless otherwise indicated.
 - Plates checked for a plus or minus 3 degree rotation about its center.
 - Gable requires continuous bottom chord bearing.
 - Gable studs spaced at 2-0-0 oc.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 23, 24, 25, 26, 20, 19, 18, 17 except (jt=lb) 2=120, 14=127.



November 9, 2020

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 5/19/2020 BEFORE USE.
 Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 2670 Crain Highway, Suite 203 Waldorf, MD 20601

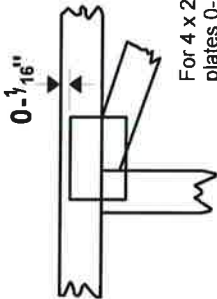


8.14

Symbols

PLATE LOCATION AND ORIENTATION

Center plate on joint unless x, y offsets are indicated. Dimensions are in ft.-in.-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.



* Plate location details available in MiTek 20/20 software or upon request.

PLATE SIZE

4 x 4

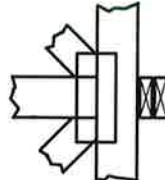
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING

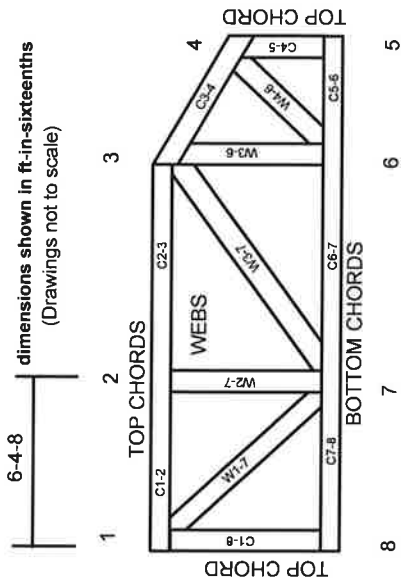


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:

- ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
- DSB-89: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.
- BCSI:

Numbering System



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

- ICC-ES Reports:
- ESR-1311, ESR-1352, ESR1988
- ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

© 2012 MiTek® All Rights Reserved



MiTek Engineering Reference Sheet: MIL-7473 rev. 5/19/2020

General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.
21. The design does not take into account any dynamic or other loads other than those expressly stated.



 Subject Tract

BOA-23080

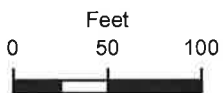
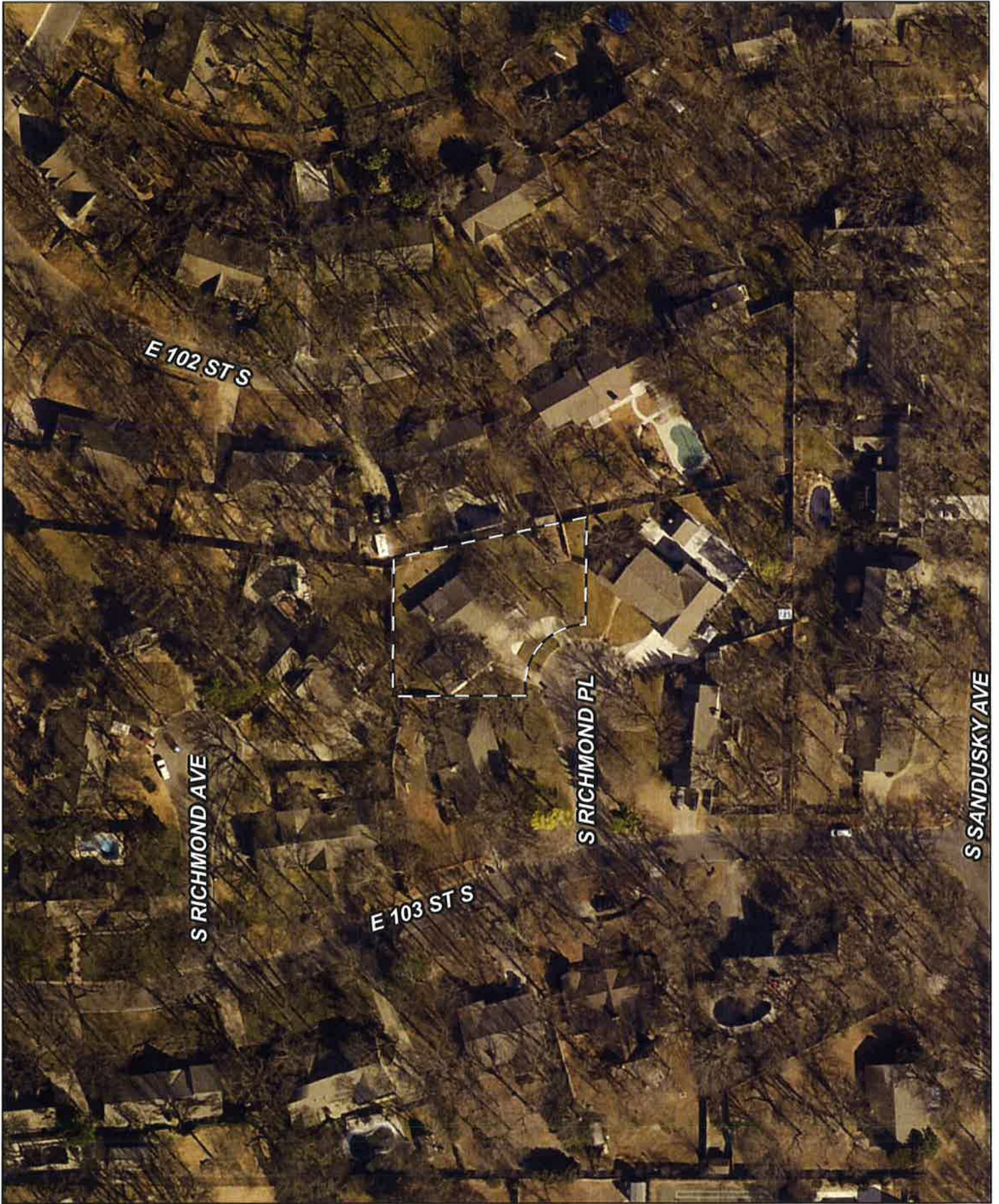
18-13 28

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

Aerial Photo Date: February 2018



8.16



Subject Tract

BOA-23080

18-13 28

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

Aerial Photo Date: February 2018



8.17

**THIS PAGE
INTENTIONALLY
LEFT BLANK**