

Chapman, Austin

From: Jason Gibson <jason@aligndesigngroup.com>
Sent: Monday, April 26, 2021 5:33 PM
To: Marc D. Collins
Cc: Kyle Gibson; irmacollins@yahoo.com; Chapman, Austin
Subject: Re: Board of Adjustment

Hi Marc,

Thanks for your prompt reply. I would like to step in here and note that the current steps being taken are the steps suggested by the City and INCOG. No other work has been completed on this job other than what is needed to begin the conversation about a possible variance. We are not, by any means, far down the road in this process. This current step (applying for a variance) is the step that opens this up for any of your input as a neighbor. We are happy to be a part of this process and indeed do our "front end work" as the governing bodies suggest we go about it.

Thank you,

Jason Gibson

On Mon, Apr 26, 2021 at 4:52 PM Marc D. Collins <marccollins@yahoo.com> wrote:

Hi Kyle,

Thank you for your email. We sure wish a contact was made much earlier.

First, I want it to be known that the fence that we installed that separates our yard from Mr. Zaloudek's is not the true divider/land markers. We had our property land staked and had fenced installed a few inches from the true dividing line. Please make note of this.

Again, thanks for your email.

It was not only a surprise to us but also to people we talked at the city with. Your website states on the homepage, "We believe that doing the front end work and hiring the right people pays off in the end. The effort by everyone along the way makes a real difference in every project.". It would have been nice if this was the case...doing front-end work.

This area is known for floods and Mr. Zaloudek's home has been flooded in the past. Any required code changes would directly go against the intent. You are stating the change would not impact intent, but we just have to disagree on this one.

One of your replies only addresses the home and not impact to property. I would suggest building on clearly marked allowable areas to not impact property value or intent of code.

Marc Collins, PMP® Mobile: (918)232-6347 email: MarcCollins@yahoo.com

On Monday, April 26, 2021, 01:00:19 PM MDT, Kyle Gibson <kyle@aligndesigngroup.com> wrote:

Hi Irma,

We wanted to reach out to you regarding your concerns about the proposed rear yard setback variance on the Zaloudek's property. We appreciate you contacting INCOG about your concerns. Our current proposal is to add garage space to the Zaloudek's home. The design will match the vocabulary of the existing home, and will be a single story addition. As I am sure you know, there is a substantial storm sewer easement running through their property and yours. Due to floodway constraints and the storm sewer easement, we feel that the addition as proposed does the best job of keeping us from infringing on neighbor's privacy as well as achieving the homeowner's goals for their home. As a local Architecture Firm, we take building within context seriously and always strive to appease concerned neighbors along the way. Please feel free to reach out to us if you have any further questions or clarifications. We would also be happy to show you 3D renderings of the proposed designs should we be able to move forward with the project.

Thank you for your concern and communication

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Kyle Gibson
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Jason Gibson, RA, NCARB, LEED AP
Principal Architect
Align Design Group
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P. 918-499-0454

1. We are surprised our neighbor did not reach out to us initially to discuss this matter with us. When the Zaloudek family moved into our neighborhood in 2016 my husband reached out to Mr. Zaloudek and we introduced ourselves.

At this current time, we are simply looking into options available to the Zaloudeks. We are currently proposing an addition that will be used as garage space for the homeowners and serve to enclose their backyard entertaining space, serving a double purpose as privacy and usable square footage for the property owners.

2. The 25' rear setback is established as zoning code in the city of Tulsa.
Of course we are aware of this, which is why we are applying for a variance. The subject property is a uniquely shaped lot that has multiple rear yard setbacks and a substantial storm sewer easement. A relief from one of these setbacks would not put the property at risk of violating the intent of the current zoning code.

3. This room addition would impact the value of our home/property.
The proposed addition is for additional garage space to the current home. As proposed, the addition would be roughly 135' from the neighbor's home. The current proposal is adding square footage away from the neighboring home.

4. This room addition would infringe upon our personal privacy.

The proposed addition would actually provide a physical barrier between the subject property's backyard and patio space and the neighboring property's backyard.

Rear setback for subject property abuts a side setback for the rear yard neighbors. By code, rear yard neighbors could build within 5' of the fence line. Due to utility easements, we are still maintaining approx. 10' setback from the fenceline.

Our project is approximately 135' from neighboring dwelling. See attached exhibits.

5. The Zaloudek residence has alternative building options within zoning code and within their property such as adding a 2nd floor for additional square footage to their home and/or adding room addition to the west of their current home as they have already hired an architect/builder that could easily design such plans.

The additional square footage is for single story garage and shop space for the homeowner. We are not proposing additional bedrooms or livable, conditioned area.

Due to floodplain boundaries, and an existing storm sewer easement, the design is focused on impacting floodplain as little as possible.

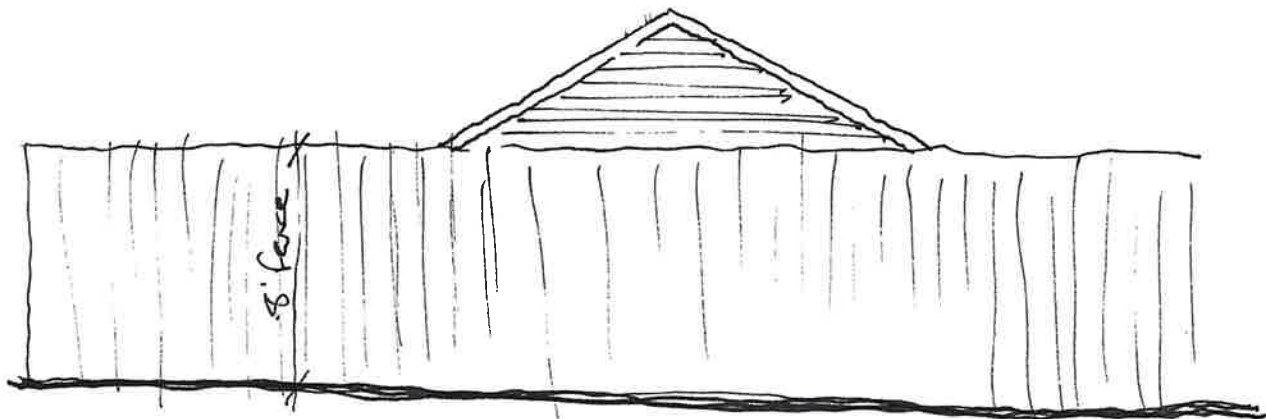
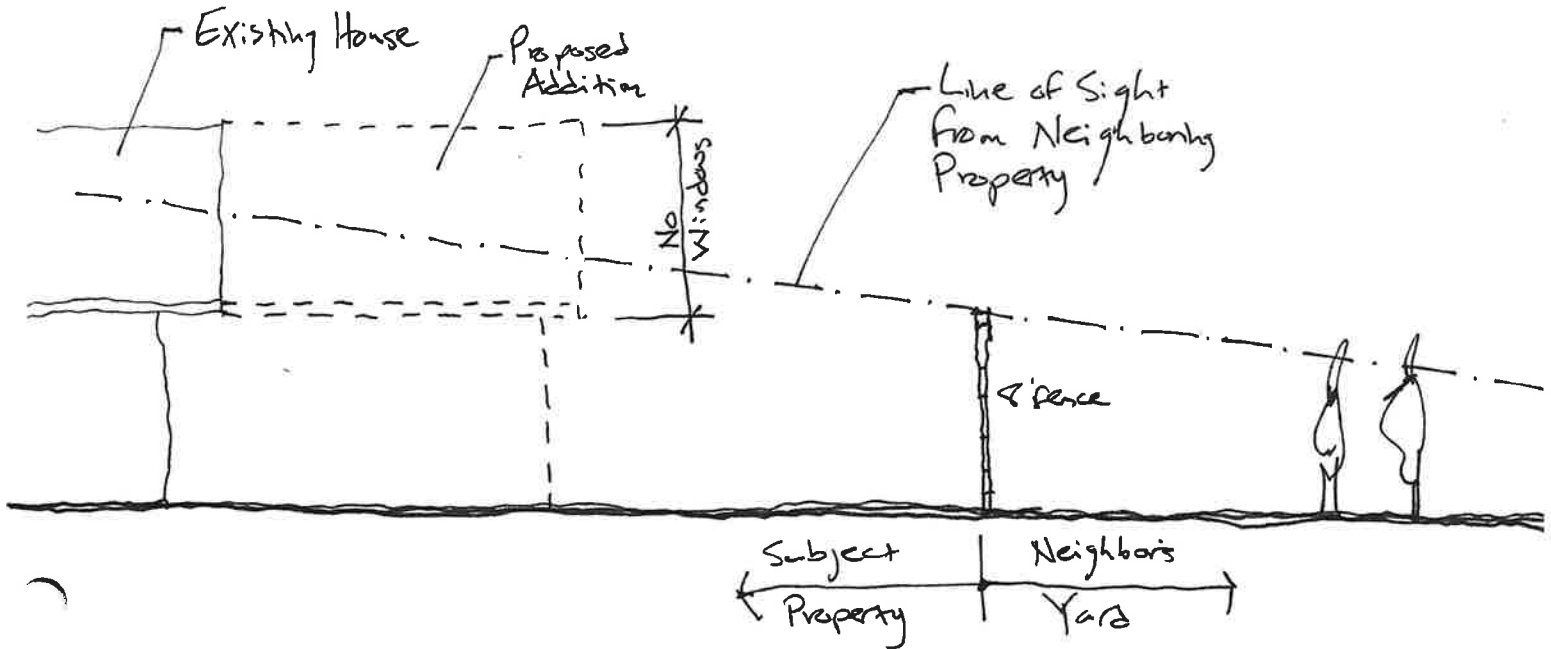
Existing non conformity is already in the rear setback, extending the garage to the west would still infringe on rear setback and further into the floodplain. This would also put the addition closer to the neighboring property's dwelling.

If we were proposing conditioned space such as a bedroom, A second story addition would infringe on personal privacy far more than the proposed work.



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Proposed View from
Neighboring Property.



4623 SOUTH FLORENCE AVENUE

MARC AND IRMA COLLINS

