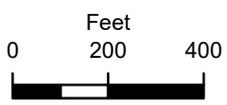
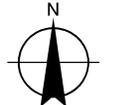


SUBJECT TRACT

BOA-23344



20-12 34



12.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 0234

Case Number: **BOA-23344-OSAGE**

CD: 1,

HEARING DATE: 05/10/2022 1:00 PM

APPLICANT: Concept Builders, Inc.

ACTION REQUESTED: Special Exception to permit Detached Houses in the CS District (Sec.15.020-H, Table 15-2.5)

LOCATION: West side of N. Country Club Dr. in between West Jasper St. and W. Haskell Pl. (Multiple Lots)

ZONED: RS-3

PRESENT USE: Vacant

TRACT SIZE:

LEGAL DESCRIPTION: Lots 3, 4, 5, 7, 8 Block 2 Country Club Addition

RELEVANT PREVIOUS ACTIONS:

Subject property: None.

Surrounding properties:

BOA-19945; On 11/23/2004 the Board approved a Special Exception to allow Single-family Residential Use in the CS district located NW/c of Country Club Drive and W. Independence.

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 properties are five lots located West side of N. Country Club Dr. in between West Jasper St. and W. Haskell Pl. There is no commercial activity in the area and it is unclear the original intent of the Commercial Zoning at that location.

STAFF COMMENTS: The applicant is requesting Special Exception to permit Detached Houses in the CS District (Sec.15.020-H, Table 15-2.5)

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit Detached Houses in the CS District (Sec.15.020-H, Table 15-2.5)

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

_____:

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



Subject Properties



Subject Properties

LEGEND

- CL - CENTERLINE
- B/L - BUILDING LINE
- U/E - UTILITY EASEMENT
- S/E - SERVICE ENTRANCE
- R/W - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- B/E - BURIED ELEC. ESMT
- L/E - LANDSCAPE ESMT
- D/E - DRAINAGE ESMT
- WE - WATERLINE ESMT
- TRANSFRMR - TRANSFORMER



MORTGAGE INSPECTION REPORT
NOT A LAND OR BOUNDARY SURVEY



SCALE: 1"=30'

SELLER: Housing Authority of the City of Tulsa

BUYER: CBG Investments, LLC

CLIENT: Charter Title & Escrow Company, LLC



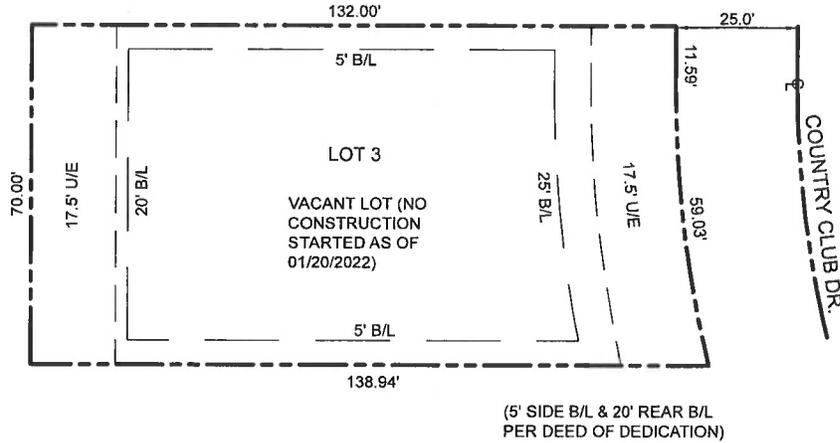
FLOOD PLAIN STATEMENT:

THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) PER FLOOD INSURANCE RATE MAP 40113C1242K EFFECTIVE APRIL 02, 2008. ZONE X (UNSHADED) DEFINED AS AREA OF MINIMAL CHANCE OF FLOOD HAZARD.

SURVEYOR'S NOTE:

THE FOLLOWING FOUND IN TITLE OPINION #21110055, DATED 01/11/2022: DOES AFFECT THE PROPERTY:

- #F ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF COUNTRY CLUB ADDITION I, PLAT BK 1217 PG 825 DOES NOT AFFECT THE PROPERTY:
- #E BK 1050 PG 672



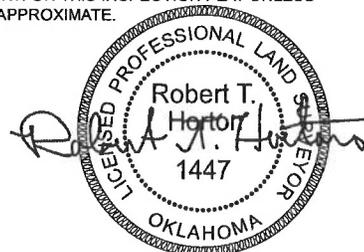
DATE OF FIELD INSPECTION:
JANUARY 20TH, 2022

LEGAL DESCRIPTION:
LOT THREE (3), BLOCK TWO (2), COUNTRY CLUB ADDITION I, A SUBDIVISION IN THE CITY OF TULSA, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
ALSO KNOWN AS:
TBD COUNTRY CLUB DRIVE, TULSA, OK

CERTIFICATION:
THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR CHARTER TITLE & ESCROW COMPANY, LLC. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: JANUARY 21ST, 2022

BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2022
(918) 271-5793



LEGEND	
CL	CENTERLINE
B/L	BUILDING LINE
U/E	UTILITY EASEMENT
S/E	SERVICE ENTRANCE
R/W	RIGHT-OF-WAY
MAE	MUTUAL ACCESS ESMT
B/E	BURIED ELEC. ESMT
L/E	LANDSCAPE ESMT
D/E	DRAINAGE ESMT
W/E	WATERLINE ESMT
TRNSFRMR	TRANSFORMER



MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY



SCALE: 1"=30'

SELLER: Housing Authority of the City of Tulsa

BUYER: CBG Investments, LLC

CLIENT: Charter Title & Escrow Company, LLC



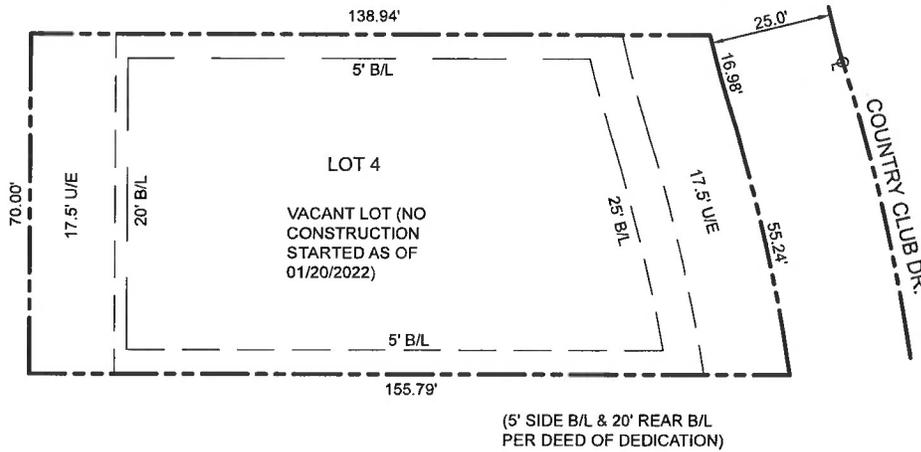
FLOOD PLAIN STATEMENT:

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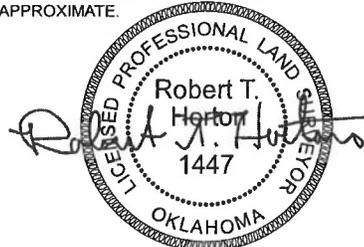
DATE OF FIELD INSPECTION:
JANUARY 20TH, 2022

LEGAL DESCRIPTION:
LOT FOUR (4), BLOCK TWO (2), COUNTRY CLUB ADDITION I, A SUBDIVISION IN THE CITY OF TULSA, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
ALSO KNOWN AS:
TBD COUNTRY CLUB DRIVE, TULSA, OK

CERTIFICATION:
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BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5818 EXPIRES 6/30/2022
(918) 271-5793



LEGEND

- ⊙ - CENTERLINE
- B/L - BUILDING LINE
- U/E - UTILITY EASEMENT
- S/E - SERVICE ENTRANCE
- R/W - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- B/E - BURIED ELEC. ESMT
- L/E - LANDSCAPE ESMT
- D/E - DRAINAGE ESMT
- WE - WATERLINE ESMT
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MORTGAGE INSPECTION REPORT
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SCALE: 1"=30'

SELLER: Housing Authority of the City of Tulsa

BUYER: CBG Investments, LLC

CLIENT: Charter Title & Escrow Company, LLC



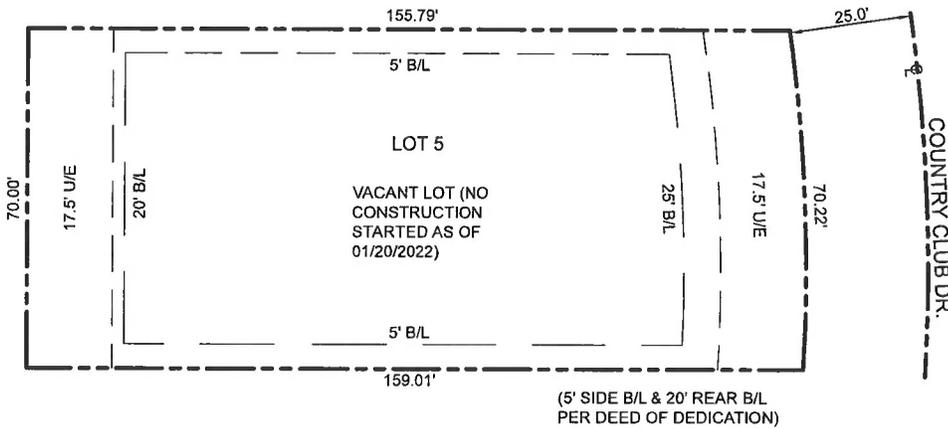
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DATE OF FIELD INSPECTION:
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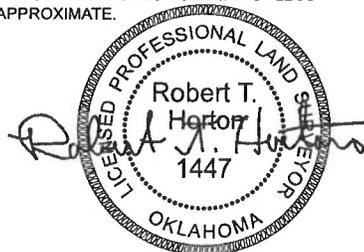
LOT FIVE (5), BLOCK TWO (2), COUNTRY CLUB ADDITION I, A SUBDIVISION IN THE CITY OF TULSA, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
ALSO KNOWN AS:
TBD COUNTRY CLUB DRIVE, TULSA, OK

CERTIFICATION:

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BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2022
(918) 271-5793



LEGEND

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4677 SOUTH 83RD EAST AVENUE
TULSA, OKLA. 74145

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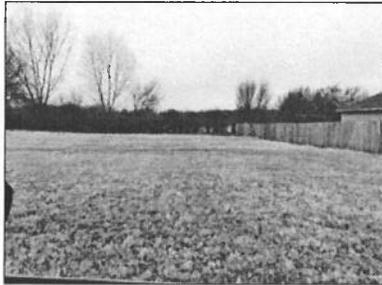


SCALE: 1"=30'

SELLER: Housing Authority of the City of Tulsa

BUYER: CBG Investments, LLC

CLIENT: Charter Title & Escrow Company, LLC



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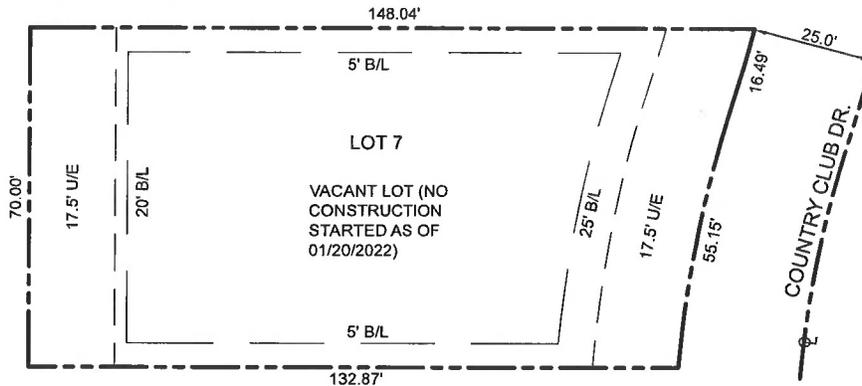
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DOES NOT AFFECT THE PROPERTY:

- #E BK 1050 PG 672



(5' SIDE B/L & 20' REAR B/L PER DEED OF DEDICATION)

DATE OF FIELD INSPECTION:

JANUARY 20TH, 2022

LEGAL DESCRIPTION:

LOT SEVEN (7), BLOCK TWO (2), COUNTRY CLUB ADDITION I, A SUBDIVISION IN THE CITY OF TULSA, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO KNOWN AS:

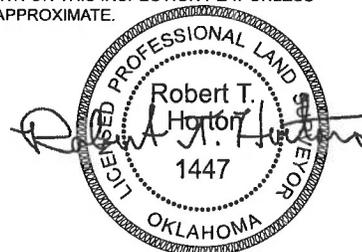
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BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2022
(918) 271-5793



LEGEND

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- D/E - DRAINAGE ESMT
- W/E - WATERLINE ESMT
- TRNSFRMR - TRANSFORMER

BAKER

SURVEYING, LLC

4677 SOUTH 83RD EAST AVENUE
TULSA, OKLA. 74145

MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY

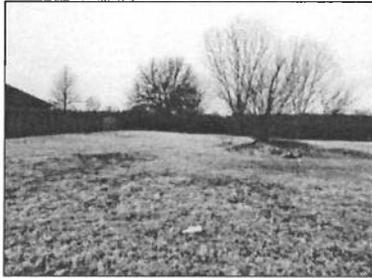


SCALE: 1"=30'

SELLER: Housing Authority of the City of Tulsa

BUYER: CBG Investments, LLC

CLIENT: Charter Title & Escrow Company, LLC



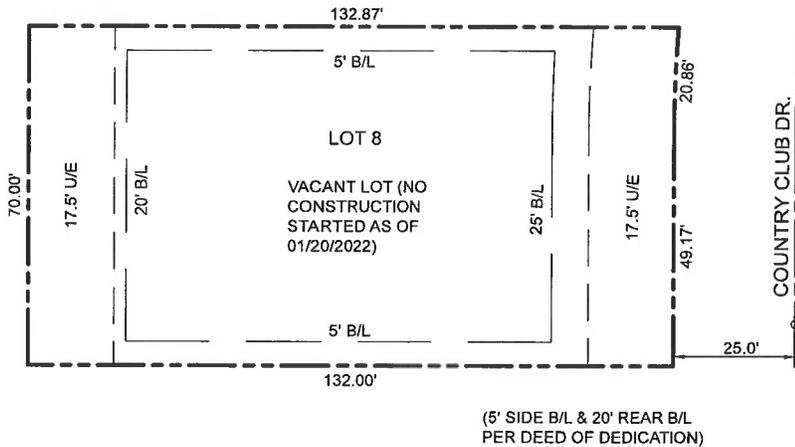
FLOOD PLAIN STATEMENT:

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- #E BK 1050 PG 672



DATE OF FIELD INSPECTION:

JANUARY 20TH, 2022

LEGAL DESCRIPTION:

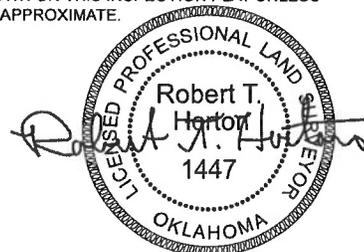
LOT EIGHT (8), BLOCK TWO (2), COUNTRY CLUB ADDITION I, A SUBDIVISION IN THE CITY OF TULSA, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
ALSO KNOWN AS:
TBD COUNTRY CLUB DRIVE, TULSA, OK

CERTIFICATION:

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4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2022
(918) 271-5793



Lauren Parker
PLANS EXAMINER

TEL (918) 596-9499
lauren.parker@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

ZONING CLEARANCE PLAN REVIEW

LOD Number: 01

March 15, 2022

Jesse Powell
Concept Builders Inc.
1236 s Lewis E
Tulsa, OK 74104

Phone: (918) 948-1808

APPLICATION NO: BLDR-110542-2022 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 736 N Country Club Dr W
Description: New Single Family

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)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd 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 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.
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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918)584-7526.
3. A COPY OF A "RECORD SEARCH" **IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(Continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.CITYOFTULSA-BOA.ORG

Application No. BLDR-110542-2022

736 N Country Club Dr W

March 15, 2022

Note: As provided for in Section 70.130 you may request the Board of Adjustment 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 an INCOG representative at 584-7526. 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. 15.020-H Residential Building Types

Per Table 15-2.5, a Detached House use is allowed in a CS zoning district only if approved in accordance with the special exception procedures of Section 70.120.

Review Comment: The proposed Detached House use is located in a CS district and requires a special exception granted by the BOA. Please contact an INCOG representative at 918-584-7526 for further assistance in obtaining a special exception. If approved, submit a copy of the approved special exception as a revision to your application.

- 2. Site Plan:** Provide a dimension for the proposed driveway. There should be two dimension lines on the driveway: one near the house (street setback) and one at the street outlet not including curb flares (ROW). Revise the site plan and resubmit

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

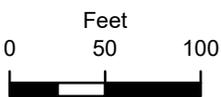
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

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.



 Subject Tract

BOA-23344

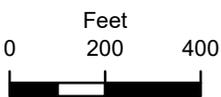
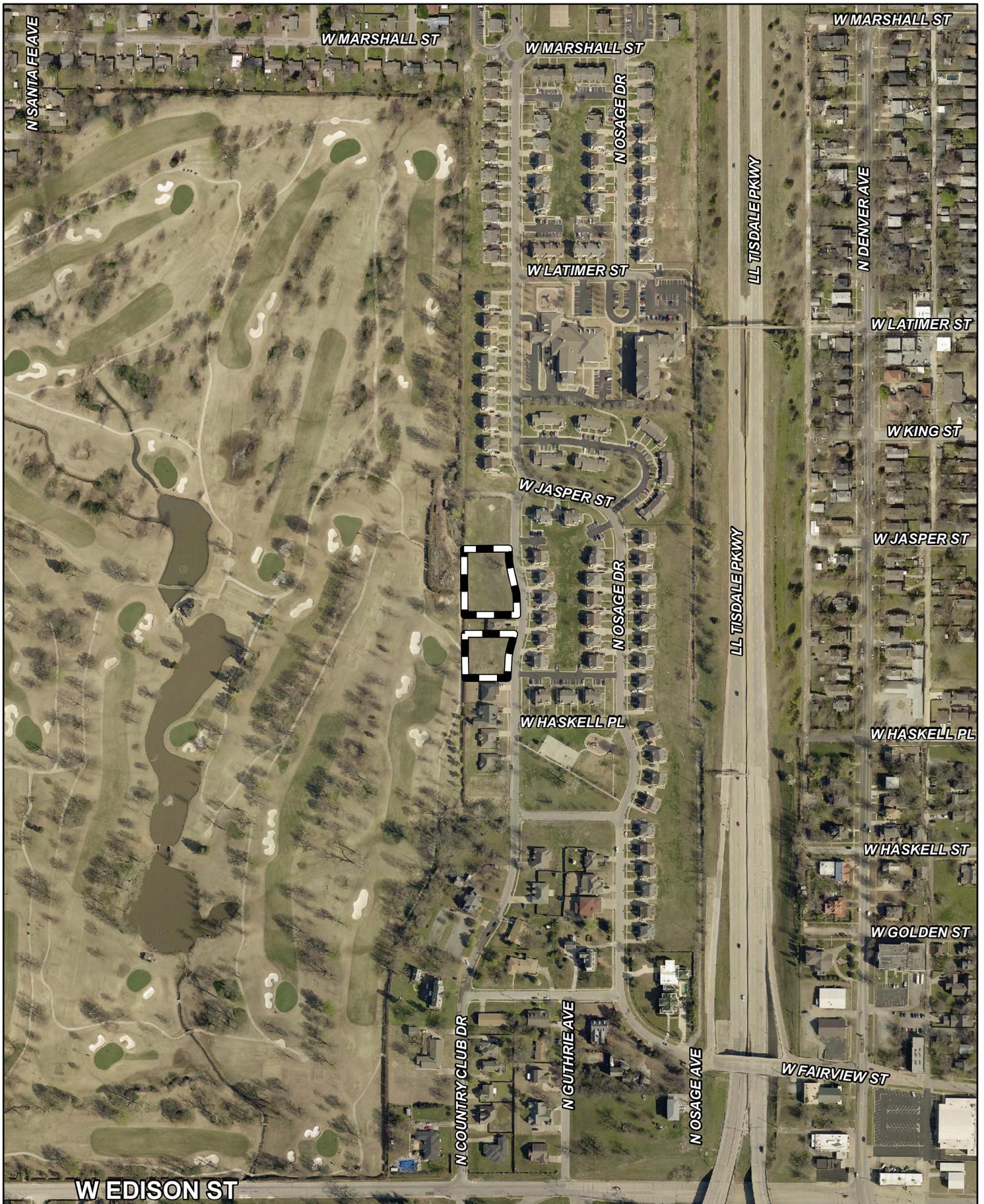
20-12 34

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

Aerial Photo Date: 2020/2021



12.12



 Subject Tract

BOA-23344

20-12 34

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

Aerial Photo Date: 2020/2021



12.13