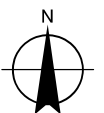


BOA-23348

19-13 20



6.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9320

CZM: 47

CD: 9

Case Number: **BOA-23348**

HEARING DATE: 06/28/2022 1:00 PM (Continued from 5/24/2022)

APPLICANT: Hana Momic

ACTION REQUESTED: Special Exception to permit an Accessory Dwelling Unit in the RS-1 District (Sec. 45.031-D); Variance to permit a Detached Accessory Dwelling exceeding 1-story or 18-feet in height and 10-feet to the top of the top plate in the rear setback (Sec. 90.090-C)

LOCATION: 3822 S ATLANTA PL E

ZONED: RS-1

PRESENT USE: Residential

TRACT SIZE: 13499.3 SQ FT

LEGAL DESCRIPTION: S100 N294 E135 NW SW SW SEC 20 19 13 .31AC,

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 South of the SW/c of E. 38th ST. S. and S. Atlanta Pl. The property's rear lot line abuts and a Church on the West side.

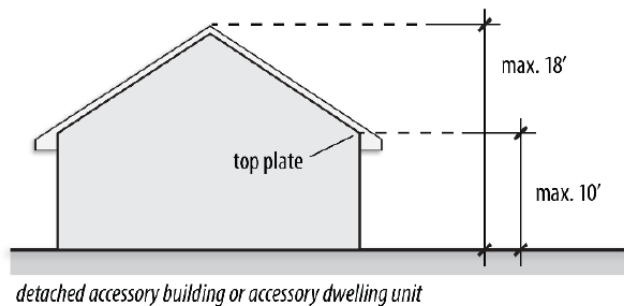
STATEMENT OF HARDSHIP: A 5-foot PSO easement runs diagonally across the middle of the backyard, thus preventing the living space to be adjacent to the new 2-car garage. The plans are for a 2-story 1 bedroom apartment over the garage. We are a family of 7. this includes elderly parent. They are currently sleeping in the formal dining room with no adjacent bathroom. The apartment will aide in their care and comfort as they have numerous health issues.

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit an Accessory Dwelling Unit in the RS-1 District (Sec. 45.031-D); **Variance** to permit a Detached Accessory Dwelling exceeding 1-story or 18-

feet in height and 10-feet to the top of the top plate in the rear setback (Sec. 90.090-C) included in your packet is a copy of Sec. 45.031 including the supplemental regulations for ADU's.

- a. Detached accessory buildings, including Accessory Dwelling Units, may be located in rear setbacks provided that:
- (1) 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; and

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 proposed structure includes a 10-foot plate height and a 25-foot ridge height.



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

The applicant has presented a hardship that is unique to the subject property and the board should confirm with applicant before making their decision that the variance of the height of the structure is the minimum variance that will afford relief.

SAMPLE MOTION:

Special Exception:

Move to _____ (approve/deny) a **Special Exception** to permit an Accessory Dwelling Unit in the RS-1 District (Sec. 45.031-D);

- 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.

Variance: Move to _____ (approve/deny) a **Variance** to permit a Detached Accessory Dwelling exceeding 1-story or 18-feet in height and 10-feet to the top of the top plate in the rear setback (Sec. 90.090-C)

- 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."*



Subject property



Facing South on Atlanta PL.



Facing North on Atlanta Pl.

supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5 or RM, zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see [§90.090-C2](#).

45.030-B Carports

Carports are allowed in R zoning districts. Any carport that occupies all or a portion of the street setback or street yard area must be approved in accordance with the special exception procedures of Section 70.120 and comply with the regulations of Section 90.090-C1.

Section 45.031 ADU, Accessory Dwelling Units in R, AG, and AG-R Districts

Section 45.031-A Definition

A dwelling unit that is located in an accessory building on the same lot as a detached house to which it is accessory and subordinate.

Examples of ADUs include carriage houses, garage apartments, and mother-in-law flats.

Section 45.031-B Purpose

1. The purpose of allowing accessory dwelling units within R, AG, and AG-R districts is to:
 - a. accommodate new housing units while preserving the character of existing neighborhoods;
 - b. allow efficient use of the city's existing housing stock and infrastructure;
 - c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and

- d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.
2. The ADU supplemental regulations are also intended to help ensure that that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

Section 45.031-C Applicability

These regulations apply to all accessory dwelling units, as defined by Section 45.031-A.

Section 45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

2. Number

No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation

An accessory dwelling unit may be created only through the following methods:

- a. Constructing an accessory dwelling unit on a lot with a new or existing detached house; or
- b. Converting or increasing existing floor area within an accessory building on a lot with an existing detached house.

4. Density (Minimum Lot Area and Lot Area per Unit)

No additional lot area or lot area per unit is required for the accessory dwelling unit.

5. Open space (Minimum open space per unit)

No additional open space is required for the accessory dwelling unit.

6. Accessory Dwelling Unit Size

- a. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

- b. RS-2, RS-3, RS-4, RS-5, and RM Districts

In RS-2, RS-3, RS-4, RS-5 or RM zoned lots used for detached houses, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks, see Section 90.090-C2.

7. Building and Fire Codes

All accessory dwelling units are subject to applicable building and fire codes.

8. Additional Regulations for Accessory Dwelling Units

a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the detached house. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the detached house.

d. Roof Pitch

The roof pitch any new accessory dwelling unit must be the same as the predominant roof pitch of the principal building.

Section 45.040 Compressed Natural Gas (CNG) Refueling Appliances

Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

Section 45.050 Dumpsters

45.050-A Regulations

Dumpsters established or placed on or after the effective date specified in [Section 1.030](#) are subject to the following regulations:

- 1.** Dumpsters may only be placed with the written permission of the owner of the subject property.
- 2.** Dumpsters must be located on a dustless, all-weather surface.
- 3.** Dumpsters may not:
 - a.** Obstruct motorized or non-motorized traffic;

Jeff S. Taylor
Zoning Official
Plans Examiner III
TEL(918) 596-7637
jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES

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

ZONING CLEARANCE PLAN REVIEW

Hana Momic
momicfam@gmail.com

3/26/2022

APPLICATION NO: ZON LOD 112738 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Project Location: 3822 S ATLANTA PL E

Description: Detached Garage/ADU

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 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 [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 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** ☒ **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 <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

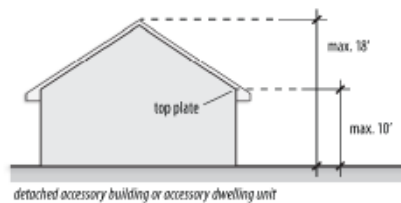
Note: As provided for in Section 70.130 you may request the Board of Adjustment to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official 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 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.

1. **Section 45.031-D Regulations Where Allowed.** Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

Review Comments: Apply to INCOG for a special exception to allow an Accessory Dwelling Unit in an RS-1 zoned area.

2. **4. Sec. 90.090-C. Detached Accessory Buildings, including Accessory Dwelling Units, in RE, RS, RD Districts and RM Zoned Lots Used for Detached Houses or Duplexes.**
 - a. Detached accessory buildings, including Accessory Dwelling Units, may be located in rear setbacks provided that:
(1) 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; and

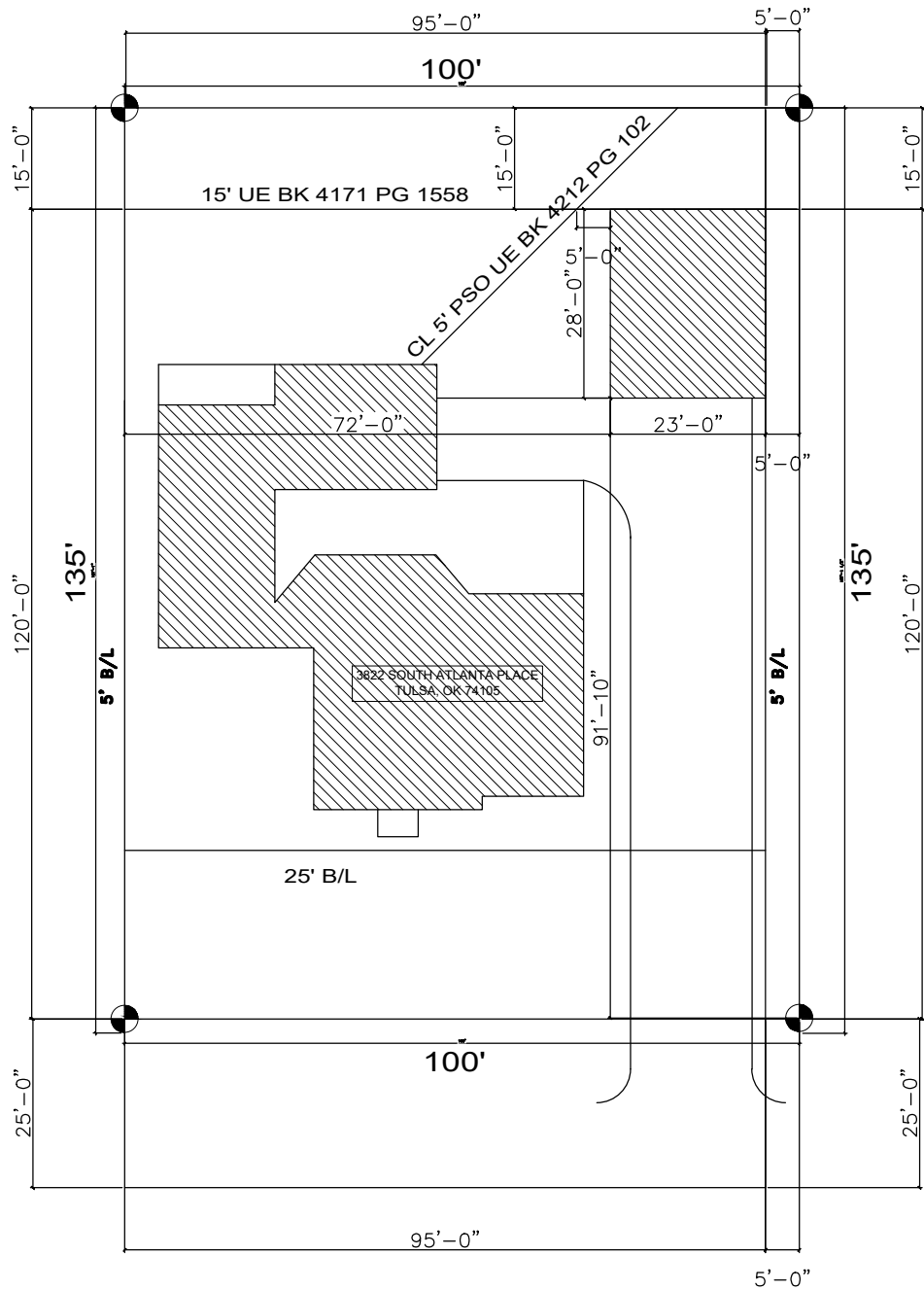
Figure 90-9: Maximum Height of Accessory Buildings, Including Accessory Dwelling Units In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)



3.

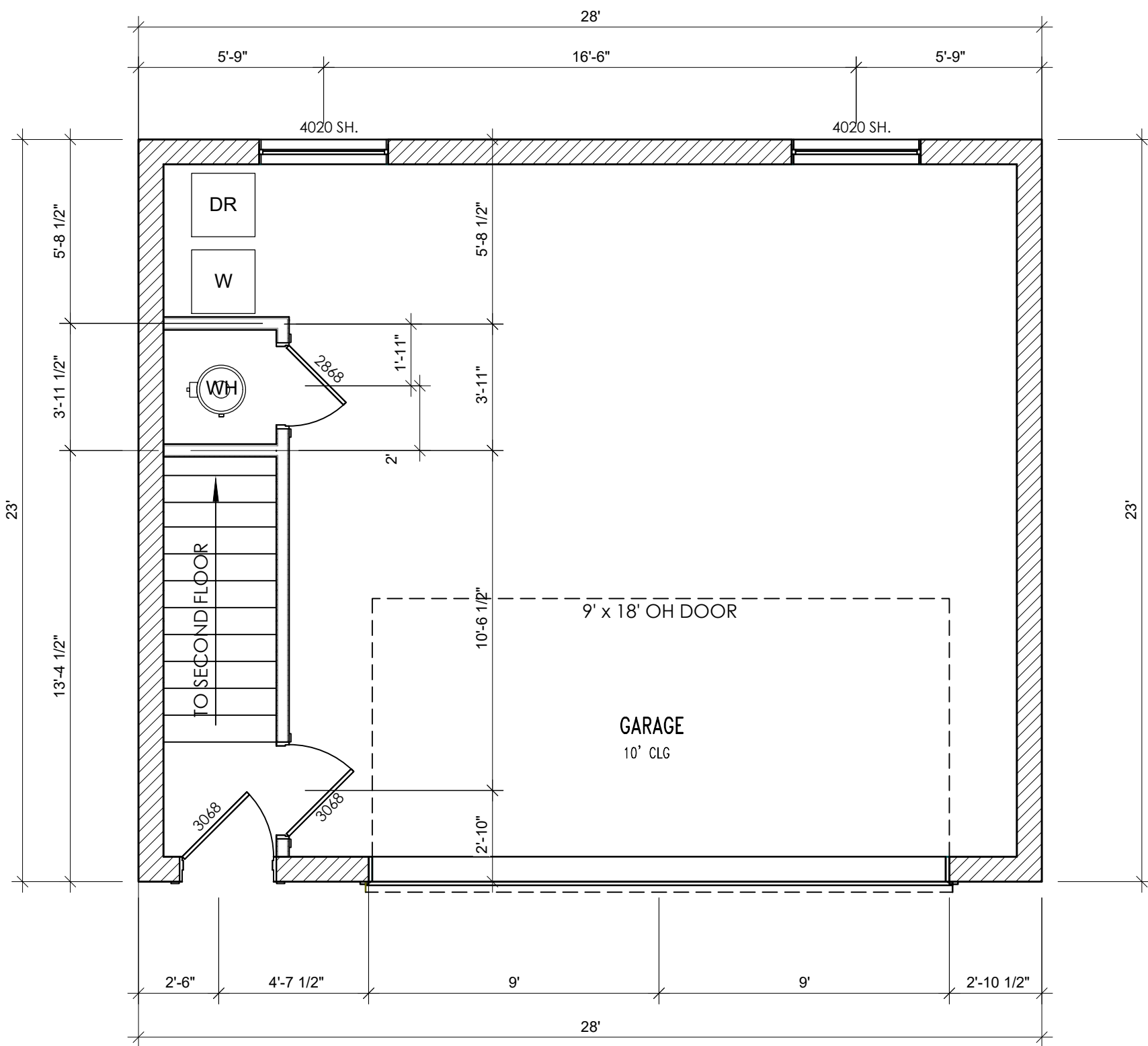
4.

Review Comments: The proposed Accessory Dwelling Unit (ADU) exceeds one floor in height and exceeds the allowed maximum of 10' to top plate and 18' maximum in height. Revise plans to indicate compliance or apply to INCOG for a variance to allow a 2-story structure in rear setback and to exceed 18' in total height.

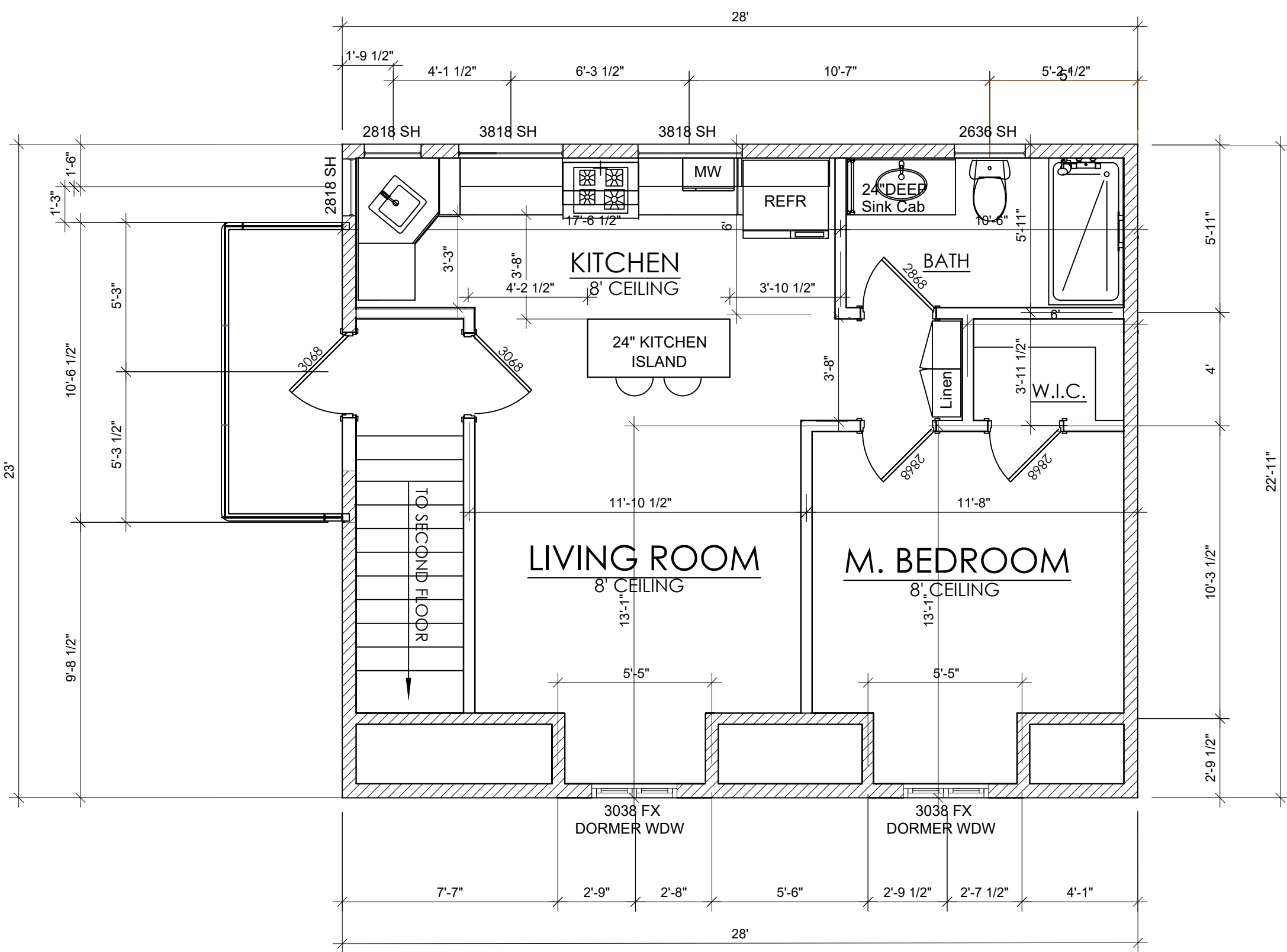


1 SITE PLAN
Scale: 1" = 20'

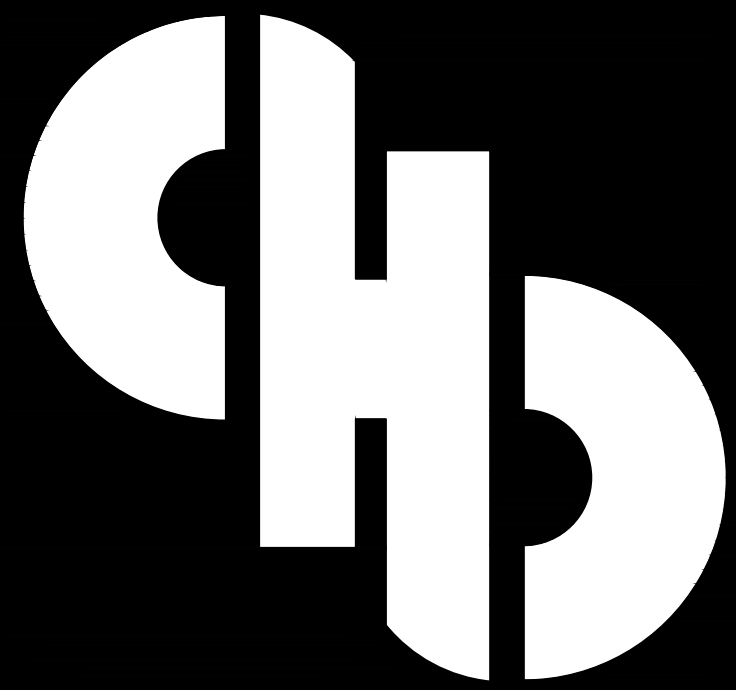




1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



creative
home
designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
(405) 270-6417

120 E. TONHAWA
SUITE 103
NORMAN, OK 73069
(405) 857-9059

6112 S. MEMORIAL DR.
TULSA, OK 74133
(918) 943-5154

www.creativehomedesigns1.com

MOMIC

MOMIC APARTMENT
GARAGE

December 20, 2021

T.OYLER

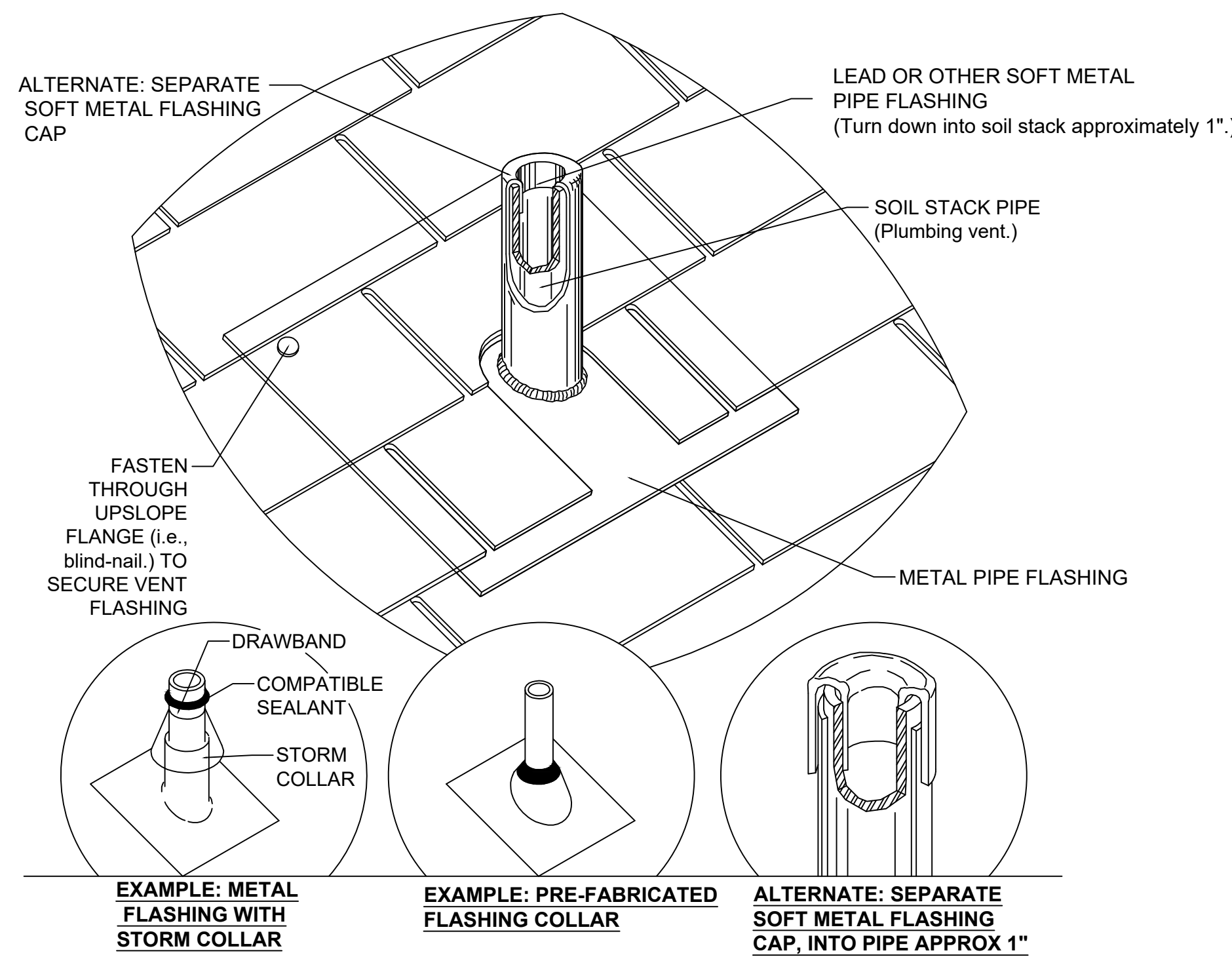
BUILDING ADDRESS

SQUARE FOOTAGE

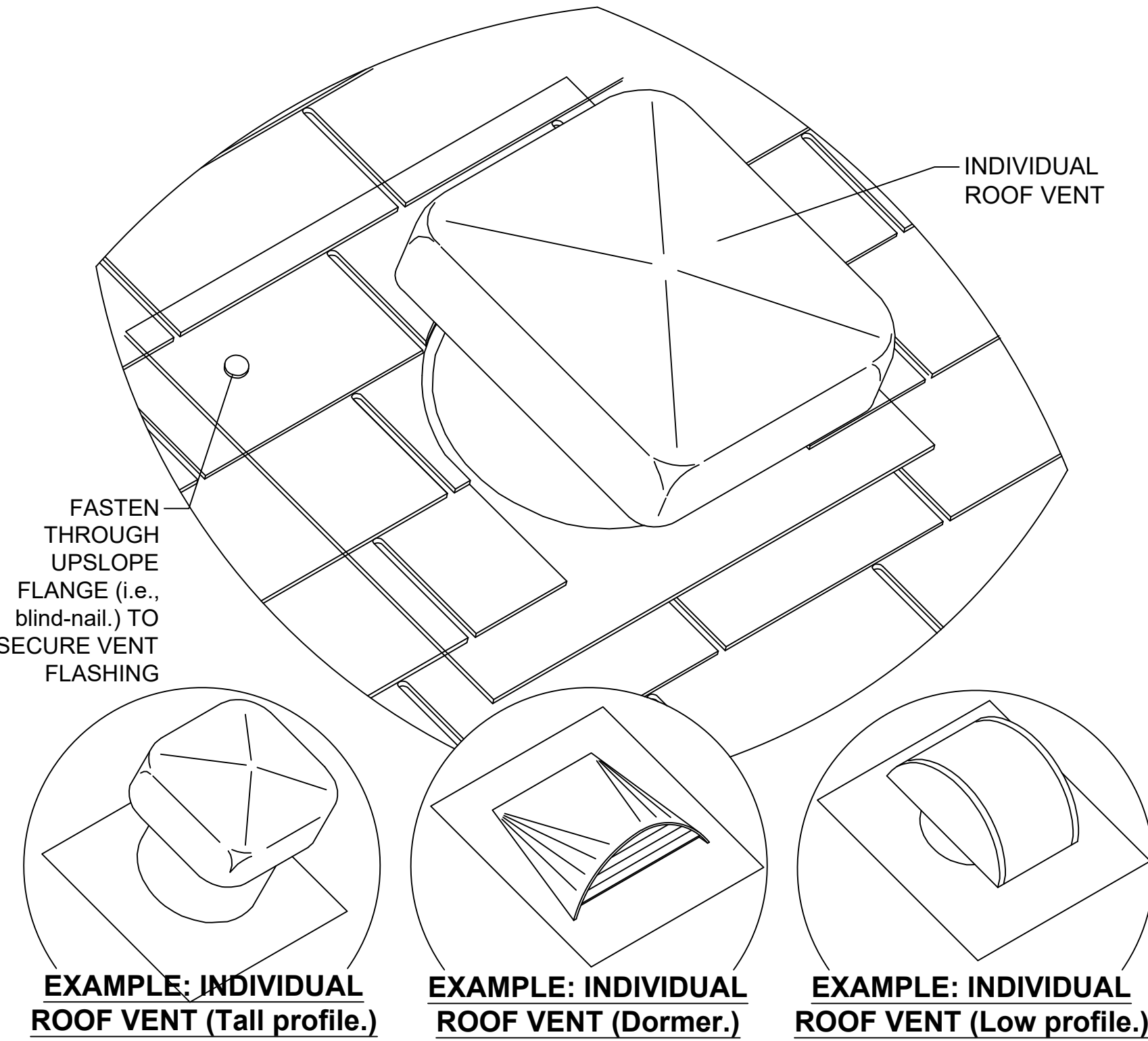
TOTAL LIVING:
657(VENEER)

71 SQ FT
80 SQ FT
571 SQ FT
577 SQ FT
531 SQ FT
564 SQ FT

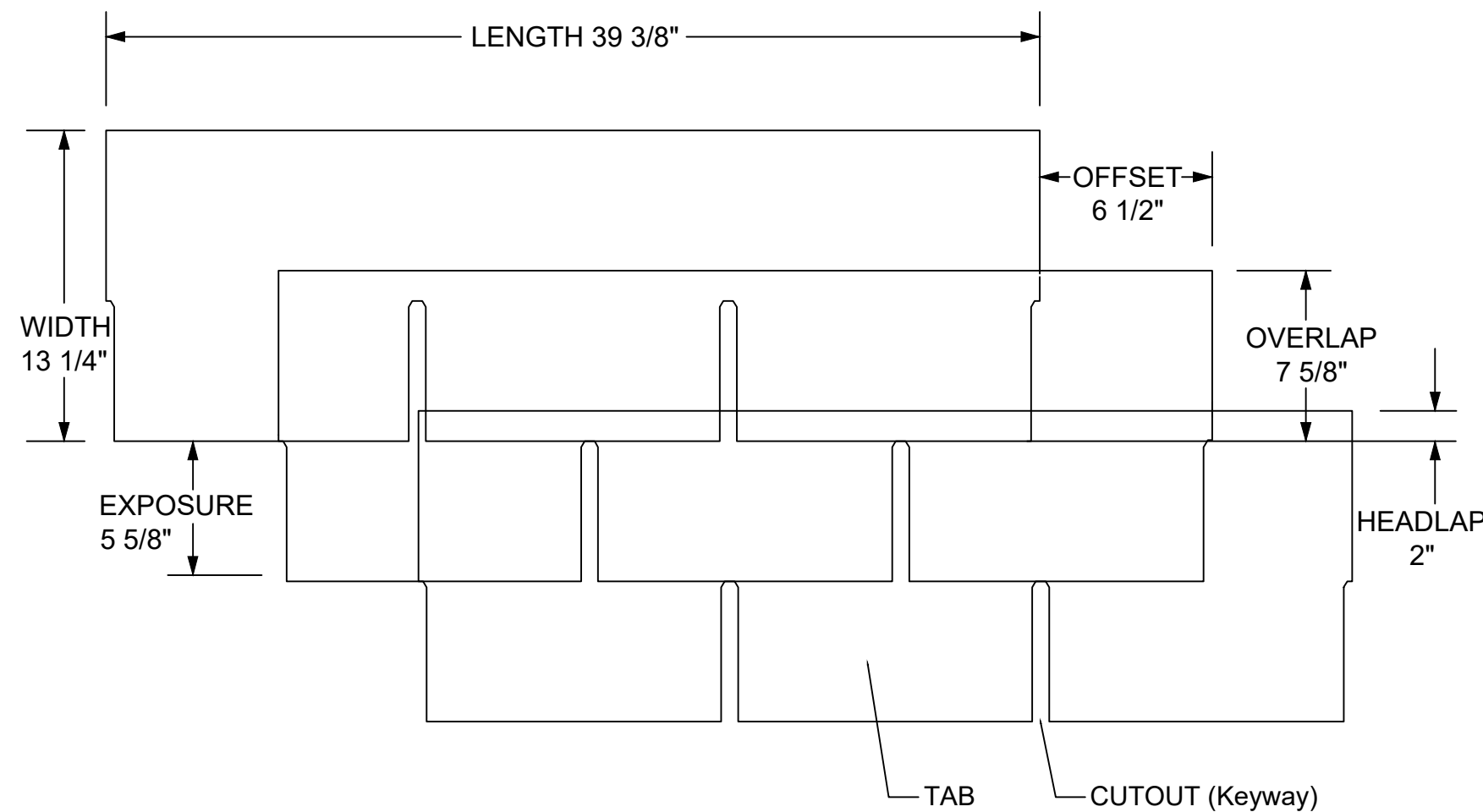
FIRST FLOOR FRAME:
FIRST FLOOR VENEER:
SECOND FLOOR FRAME:
SECOND FLOOR VENEER:
CAR GARAGE FRAME:
CAR GARAGE VENEER:



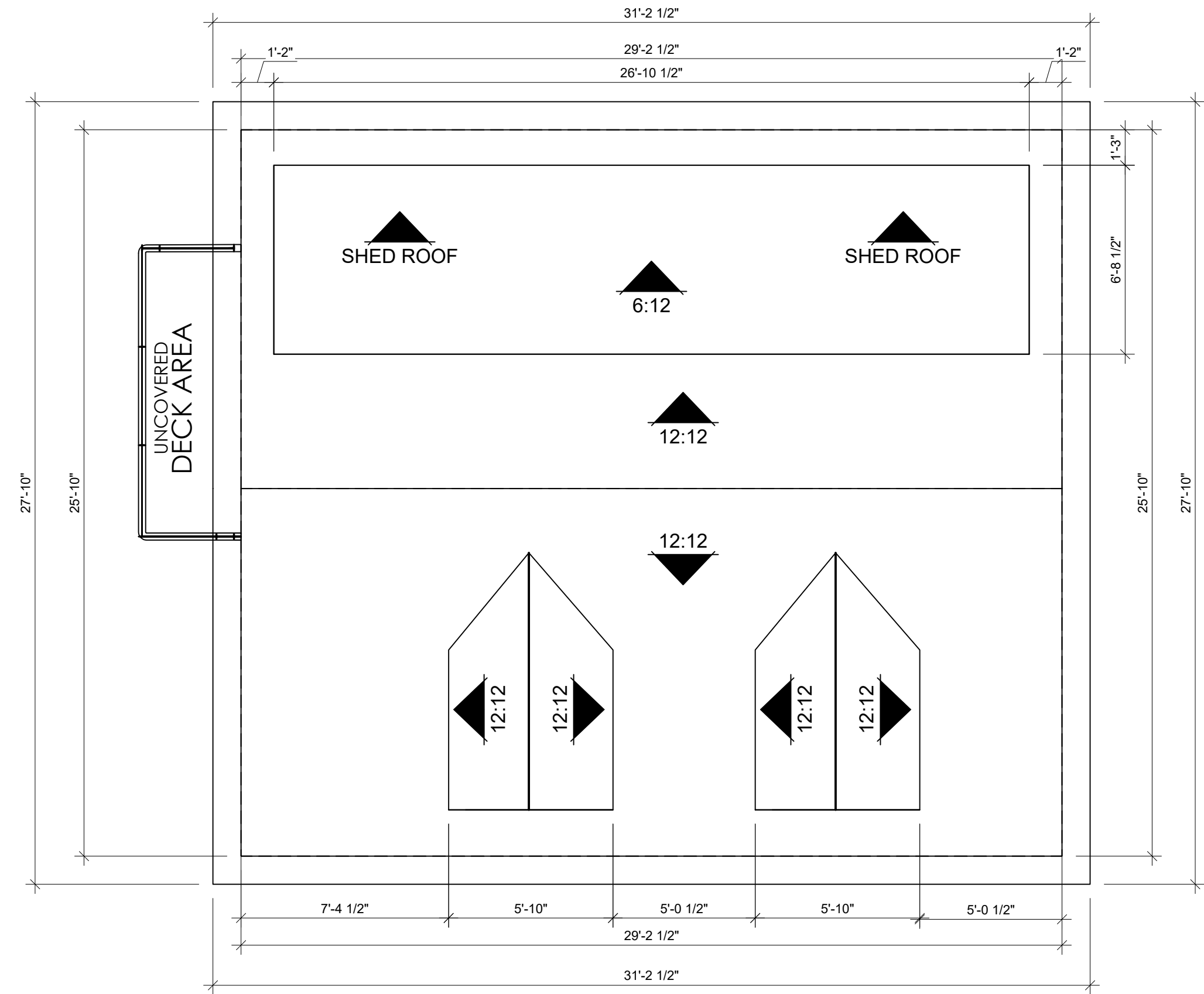
SOIL PIPE STACK DETAIL
NTS



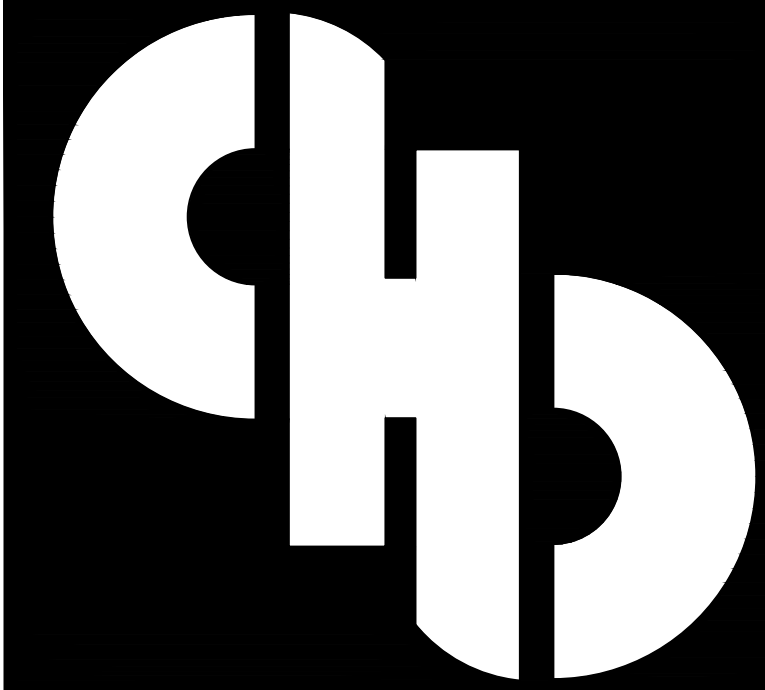
ROOF VENT DETAIL
NTS



BASIC SHINGLE COURSE - LAMINATED
NTS



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



creative
home
designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
(405) 270-6417

120 E. TONHAWA
SUITE 103
NORMAN, OK 73069
(405) 857-9059

6112 S. MEMORIAL DR.
TULSA, OK 74133
(918) 943-5154

www.creativehomedesigns1.com

MOMIC

MOMIC APARTMENT
GARAGE

December 20, 2021

T.OYLER

BUILDING ADDRESS

SQUARE FOOTAGE

TOTAL LIVING:
657(VENEER)

71 SQ FT
80 SQ FT
571 SQ FT
577 SQ FT
531 SQ FT
564 SQ FT

FIRST FLOOR FRAME:
FIRST FLOOR VENEER:
SECOND FLOOR FRAME:
SECOND FLOOR VENEER:
CAR GARAGE FRAME:
CAR GARAGE VENEER:

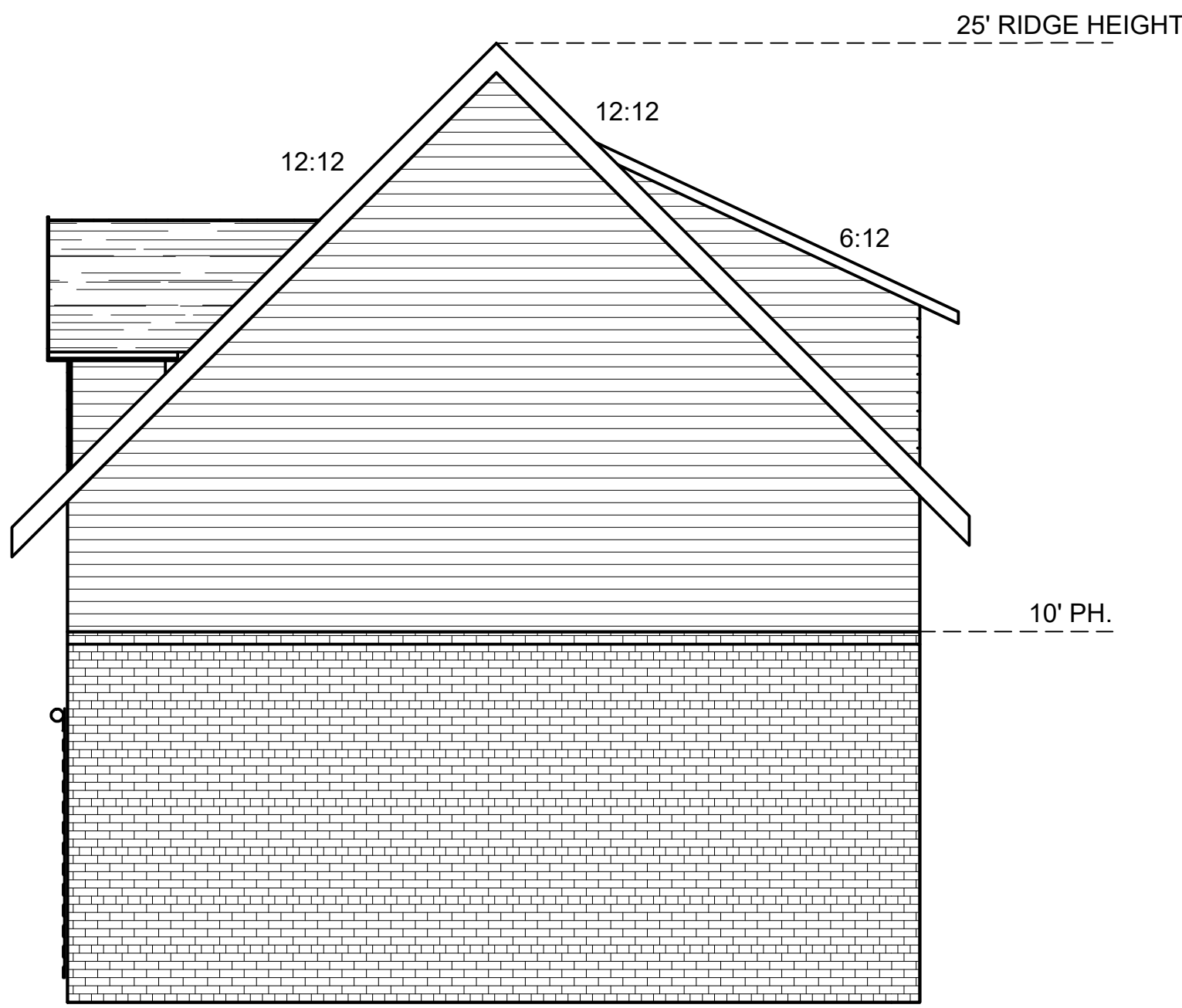
2

ELEVATION NOTES:

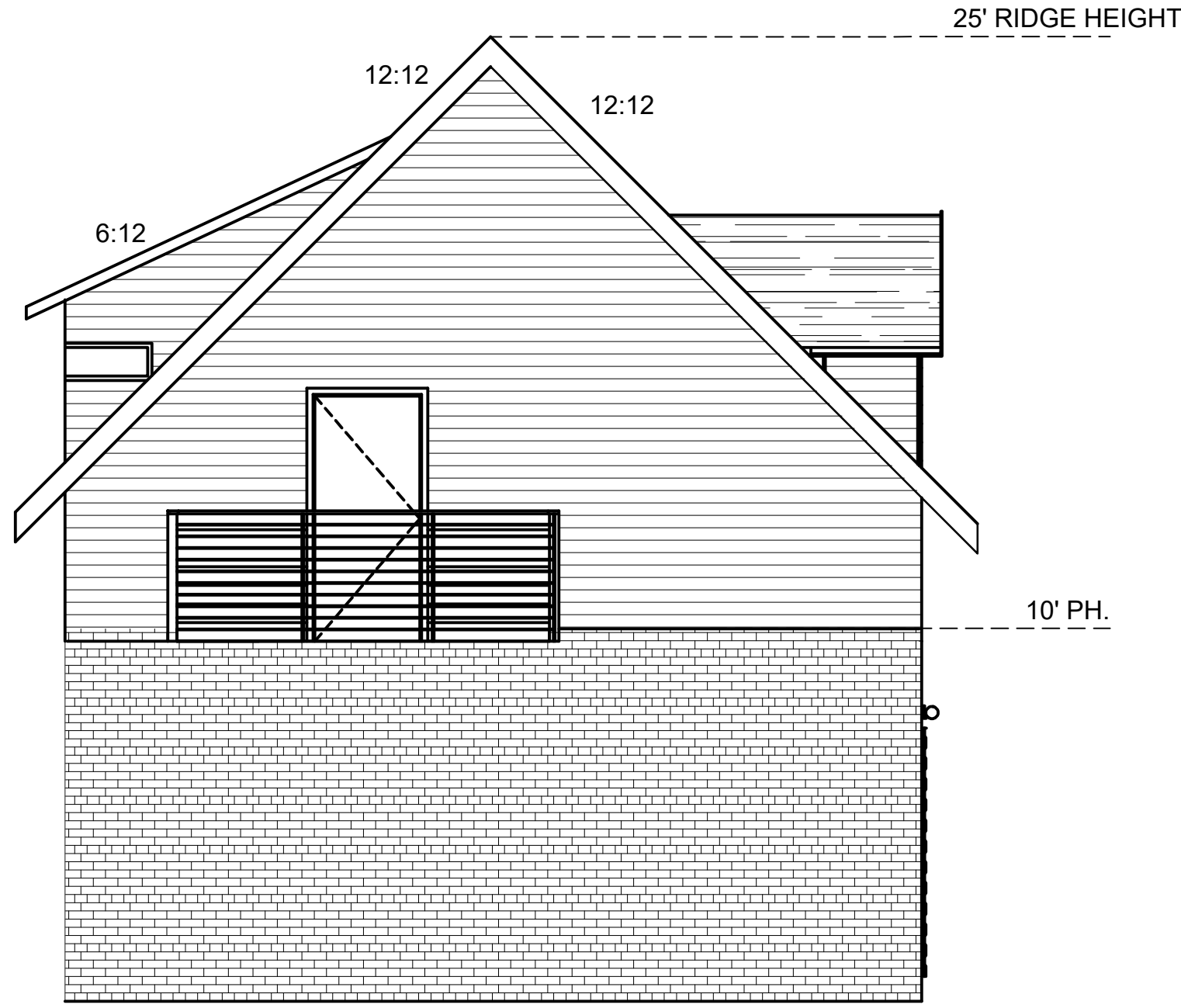
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.



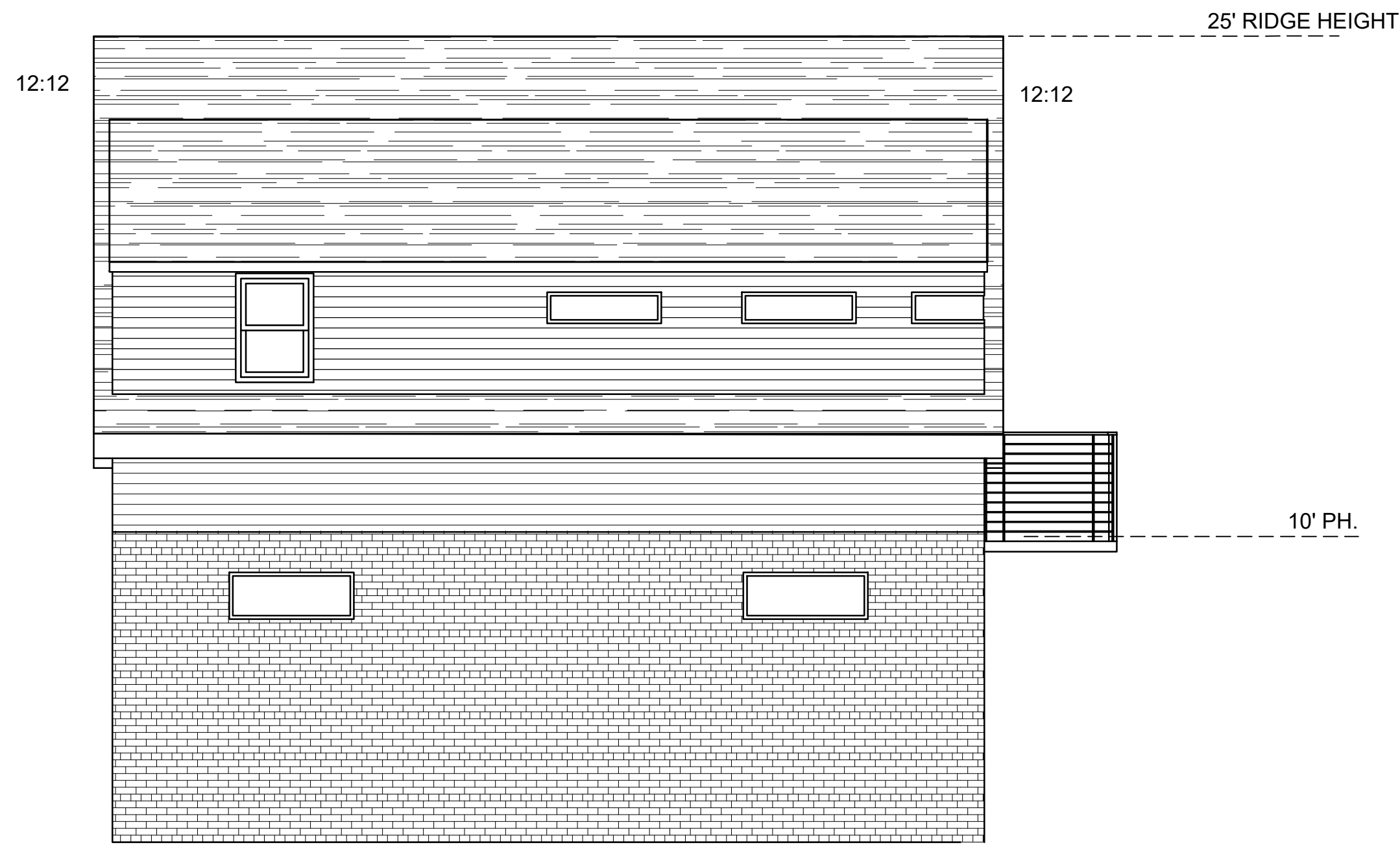
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



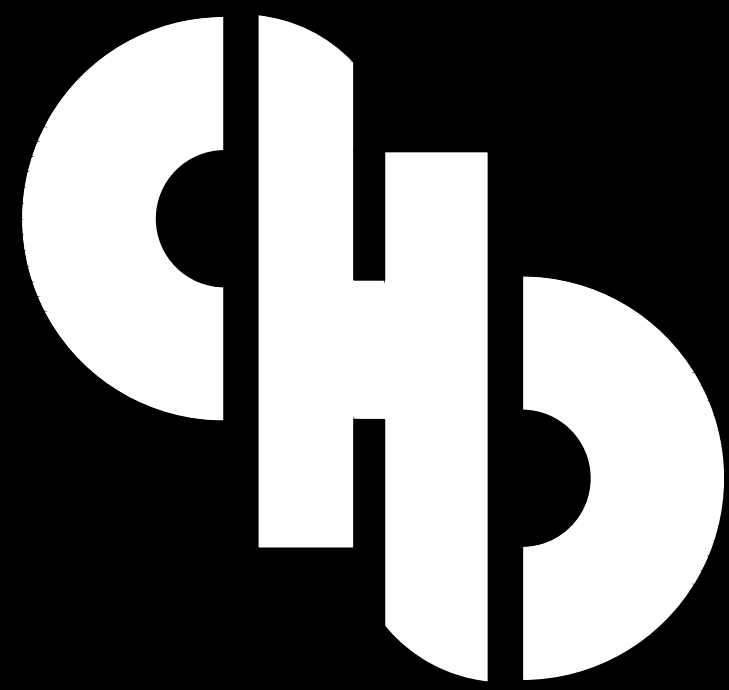
3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



4 BACK ELEVATION
SCALE: 1/4" = 1'-0"



creative
home
designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
(405) 270-6417

120 E. TONHAWA
SUITE 103
NORMAN, OK 73069
(405) 857-9059

6112 S. MEMORIAL DR.
TULSA, OK 74133
(918) 943-5154

www.creativehomedesigns1.com

MOMIC

MOMIC APARTMENT
GARAGE

December 20, 2021

T.OYLER

BUILDING ADDRESS

SQUARE FOOTAGE

TOTAL LIVING:
657(VENEER)

FIRST FLOOR FRAME: 71 SQ FT
FIRST FLOOR VENEER: 80 SQ FT
SECOND FLOOR FRAME: 571 SQ FT
SECOND FLOOR VENEER: 577 SQ FT
CAR GARAGE FRAME: 531 SQ FT
CAR GARAGE VENEER: 564 SQ FT

3

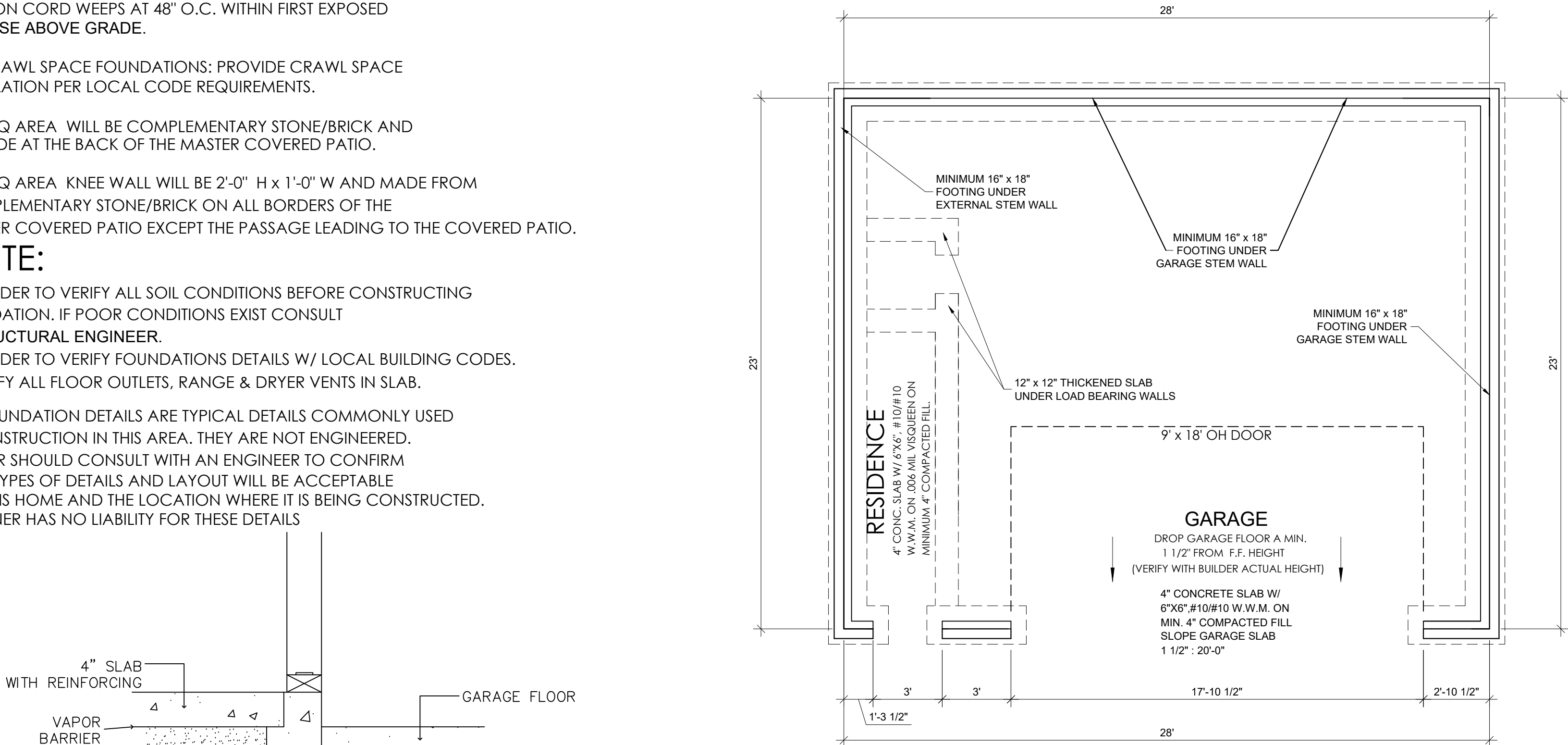
FOUNDATION NOTES:

1. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
2. ASSUMED SOIL SHALL BE SAND OR GRAVEL WITH MINIMUM TRACES OF DRY CLAY WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.
3. UNLESS OTHERWISE NOTED, ALL 4" SLABS ON GRADE SHALL BE 3000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" SAND OR GRAVEL FILL MINIMUM WITH 6"X6", #10/#10 W.W.M. ON .006 MIL VISQUEEN.
4. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
5. PLACE 1/2" DIAMETER X (8" OR 12") SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 40" O.C. AND AT EACH CORNER AND BOTH SIDES OF OPENINGS.
6. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.
8. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
9. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS.
10. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" O.C. VERTICALLY.
11. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE ABOVE GRADE.
12. CRAWL SPACE FOUNDATIONS: PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.
13. 88Q AREA WILL BE COMPLEMENTARY STONE/BRICK AND 10' WIDE AT THE BACK OF THE MASTER COVERED PATIO.
14. 88Q AREA KNEE WALL WILL BE 2'-0" H x 1'-0" W AND MADE FROM COMPLEMENTARY STONE/BRICK ON ALL BORDERS OF THE MASTER COVERED PATIO EXCEPT THE PASSAGE LEADING TO THE COVERED PATIO.

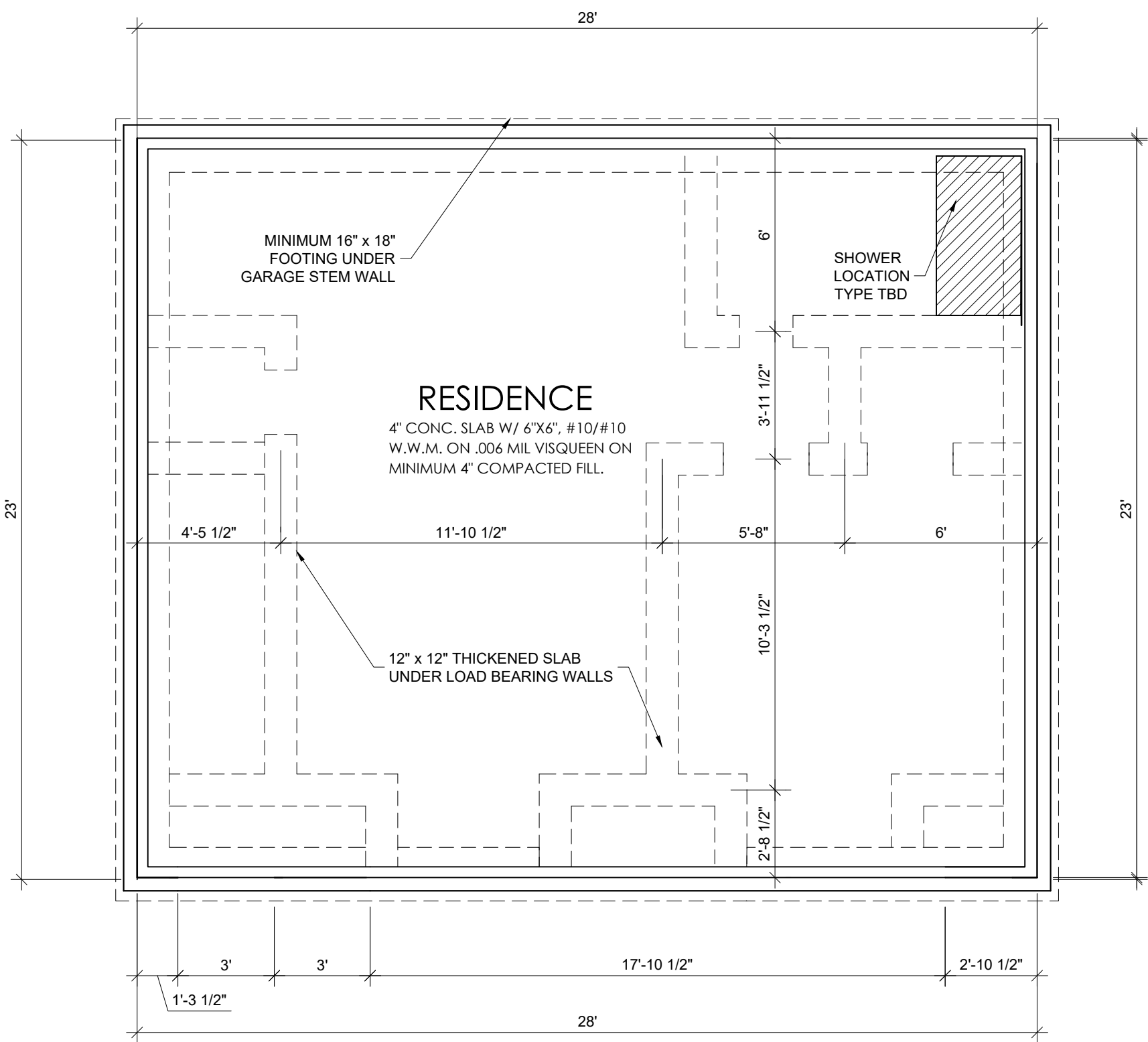
NOTE:

- 1.- BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS EXIST CONSULT A STRUCTURAL ENGINEER.
- 2.- BUILDER TO VERIFY FOUNDATIONS DETAILS W/ LOCAL BUILDING CODES.
3. VERIFY ALL FLOOR OUTLETS, RANGE & DRYER VENTS IN SLAB.

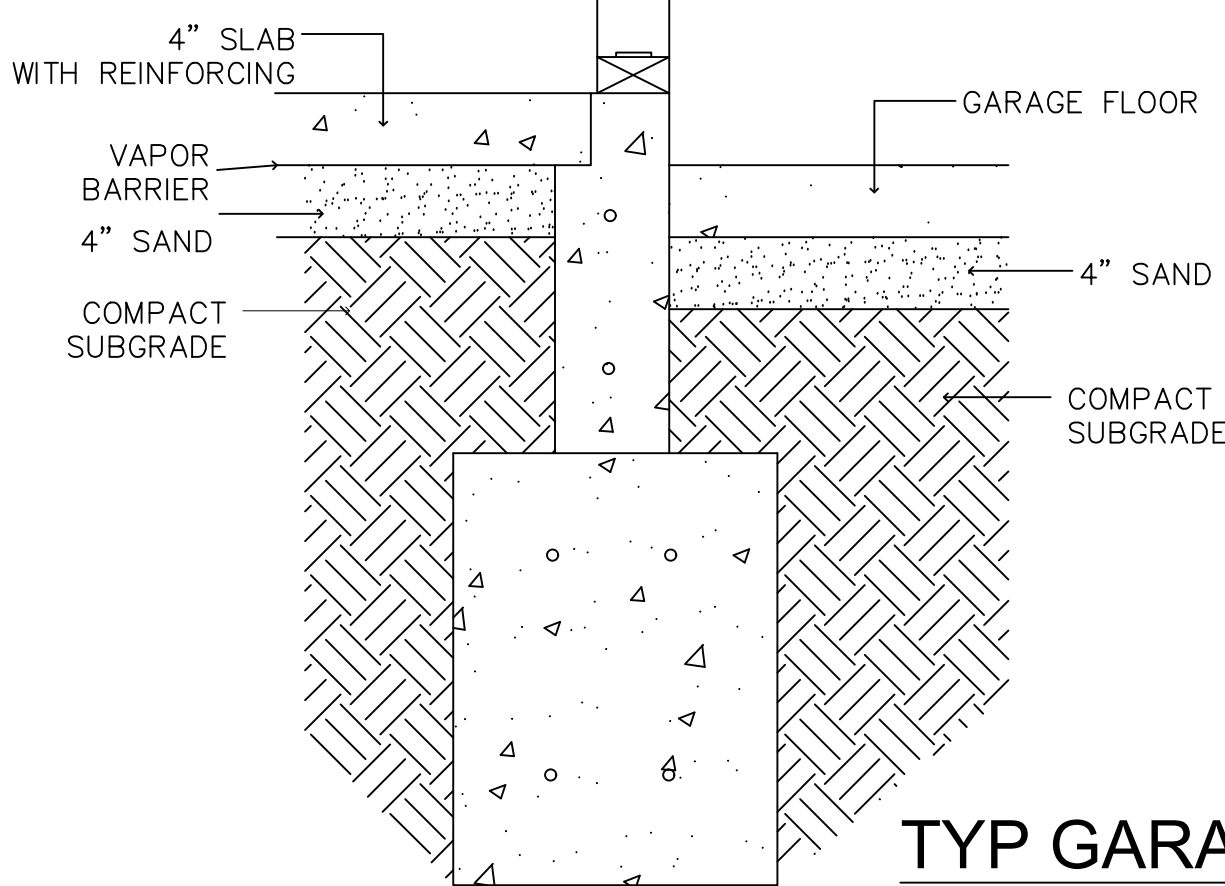
ALL FOUNDATION DETAILS ARE TYPICAL DETAILS COMMONLY USED IN CONSTRUCTION IN THIS AREA. THEY ARE NOT ENGINEERED. BUILDER SHOULD CONSULT WITH AN ENGINEER TO CONFIRM THESE TYPES OF DETAILS AND LAYOUT WILL BE ACCEPTABLE FOR THIS HOME AND THE LOCATION WHERE IT IS BEING CONSTRUCTED. DESIGNER HAS NO LIABILITY FOR THESE DETAILS.



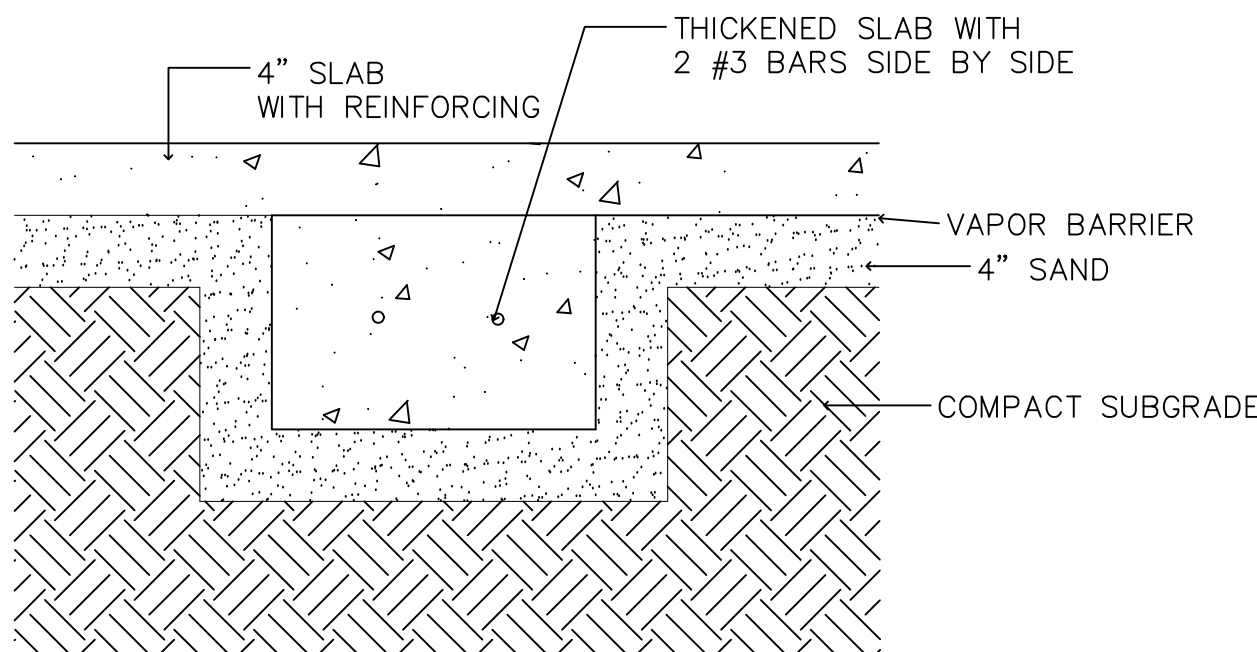
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



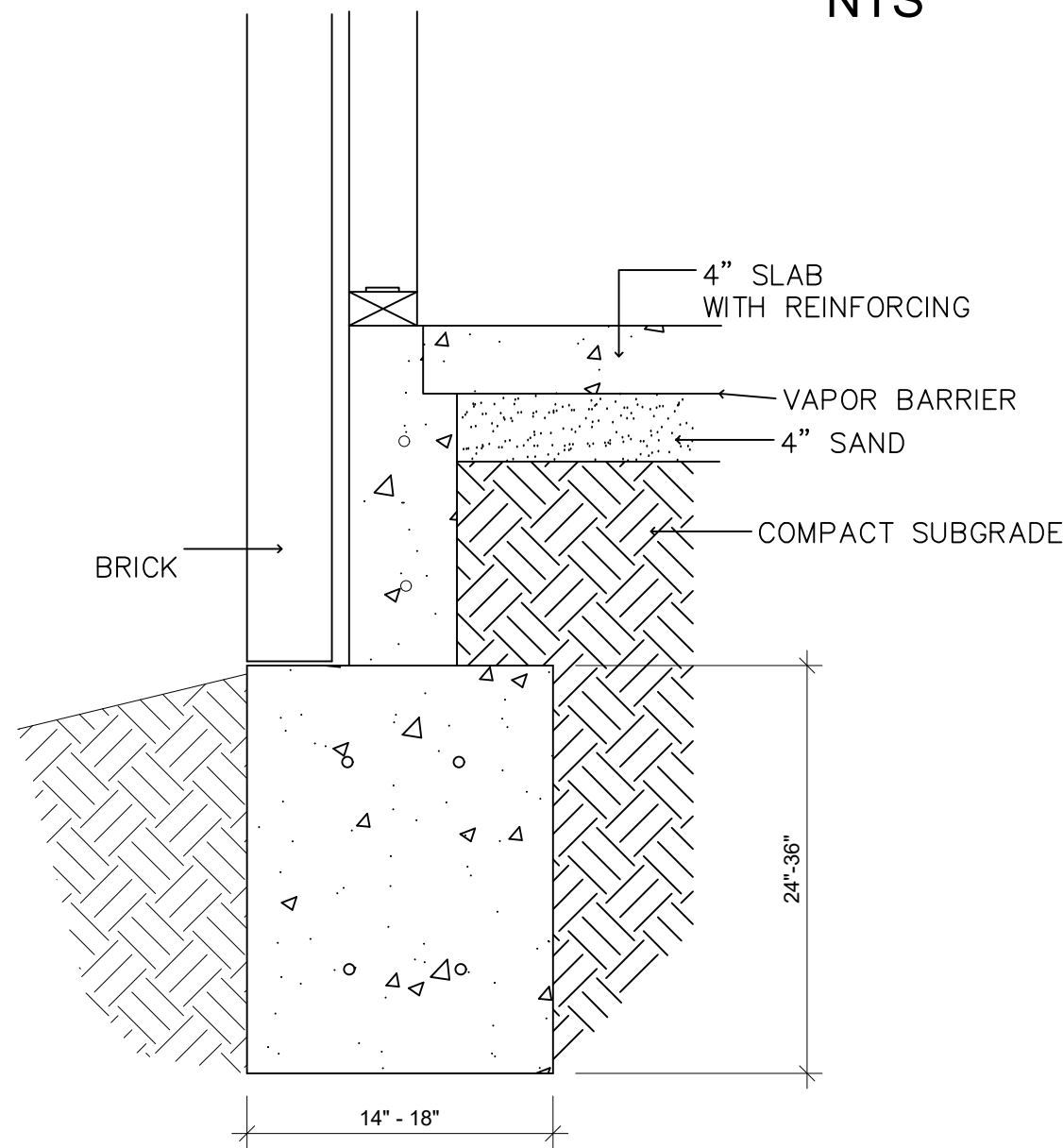
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



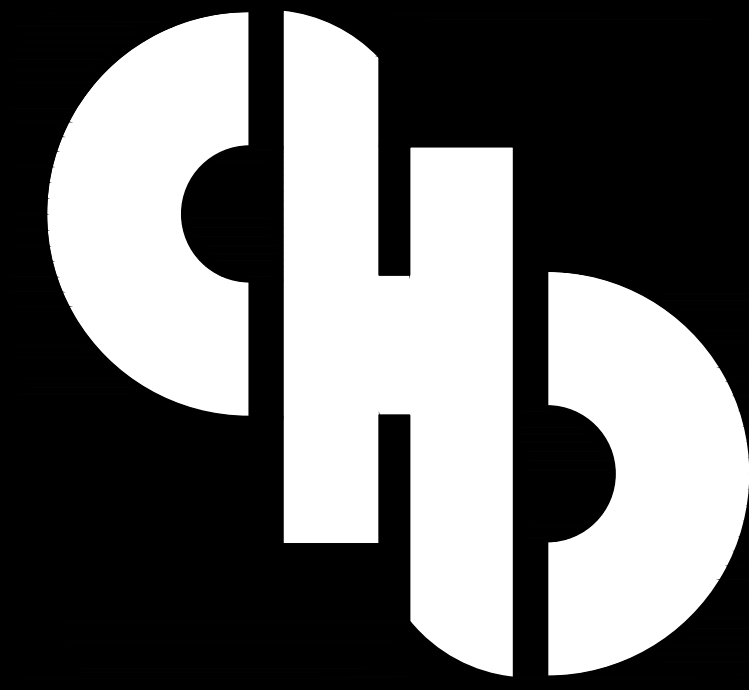
TYP GARAGE DETAIL
NTS



TYP THICKENED SLAB
NTS



TYP EXTERNAL TRENCH
NTS



creative
home
designs

100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
(405) 270-6417

120 E. TONHAWA
SUITE 103
NORMAN, OK 73069
(405) 857-9059

6112 S. MEMORIAL DR.
TULSA, OK 74133
(918) 943-5154

www.creativehomedesigns1.com

MOMIC

MOMIC APARTMENT
GARAGE

December 20, 2021

T.OYLER

BUILDING ADDRESS

SQUARE FOOTAGE

TOTAL LIVING:
657(VENEER)

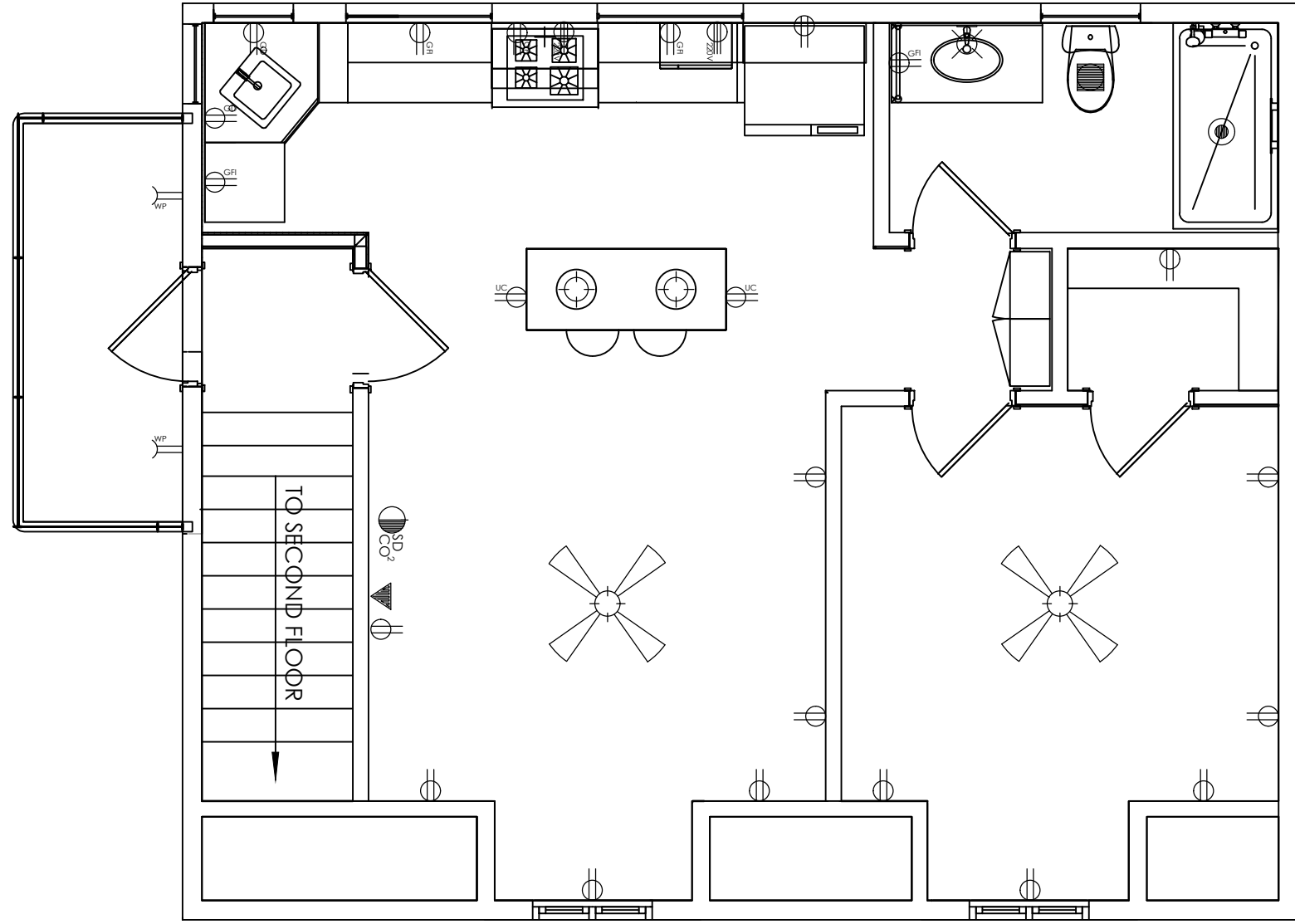
71 SQ FT
60 SQ FT
571 SQ FT
577 SQ FT
531 SQ FT
564

FIRST FLOOR FRAME:
FIRST FLOOR VENEER:
SECOND FLOOR FRAME:
SECOND FLOOR VENEER:
CAR GARAGE FRAME:
CAR GARAGE VENEER:

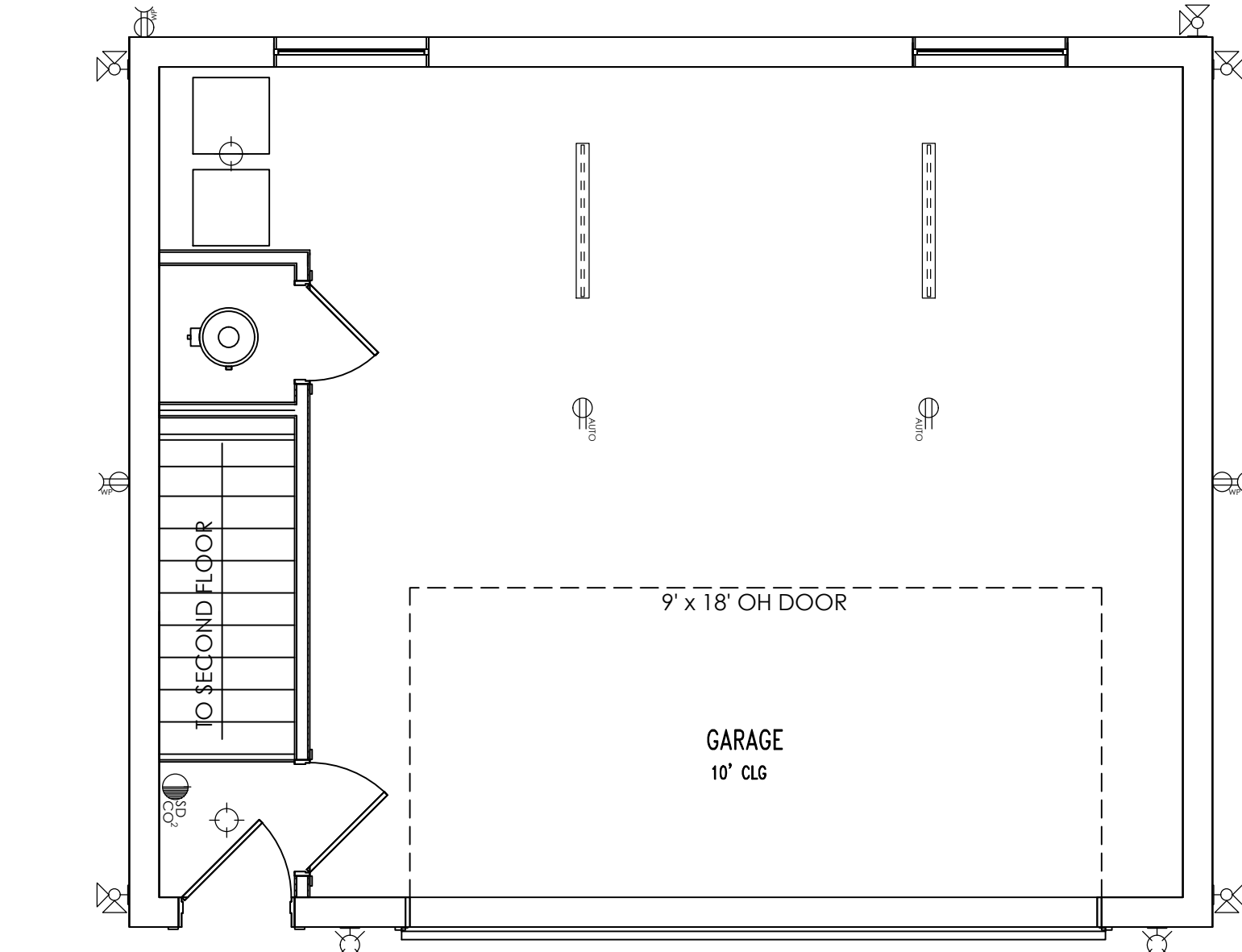
4

CREATIVE HOME DESIGN assumes no liability for any HOME constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design. Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

ELECTRICAL/LIGHTING SYMBOLS	
	110V DUPLEX OUTLET
	110V WEATHER PROOF-NO FAULT
	220V DUPLEX OUTLET
	110V GROUND FAULT INTERRUPTOR
	RECESSED CAN LIGHT
	RECESSED SPOT LIGHT
	TRACK LIGHT (IDEAL SPECIFIED)
	CEILING FAN W/ LIGHT KIT
	EXTERIOR FLOOD LIGHT
	WALL MOUNTED LIGHT
	LED LIGHT
	SINGLE PHASE SWITCH
	DINMER SWITCH
	THREE(3) PHASE SWITCH (3 WAY)
	FOUR(4) PHASE SWITCH (3 WAY)
	JAMB SWITCH
	DOOR CHIME
	SMOKE DETECTOR
	SMOKE AND CARBON MONOXIDE DETECTOR



1 UPPER ELECTRICAL
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"



100 N. BROADWAY
SUITE 100
EDMOND, OK 73034
(405) 270-6417

120 E. TONHAWA
SUITE 103
NORMAN, OK 73069
(405) 857-9059

6112 S. MEMORIAL DR.
TULSA, OK 74133
(918) 943-5154

www.creativehomedesigns1.com

MOMIC

MOMIC APARTMENT
GARAGE

December 20, 2021

T.OYLER

BUILDING ADDRESS

SQUARE FOOTAGE

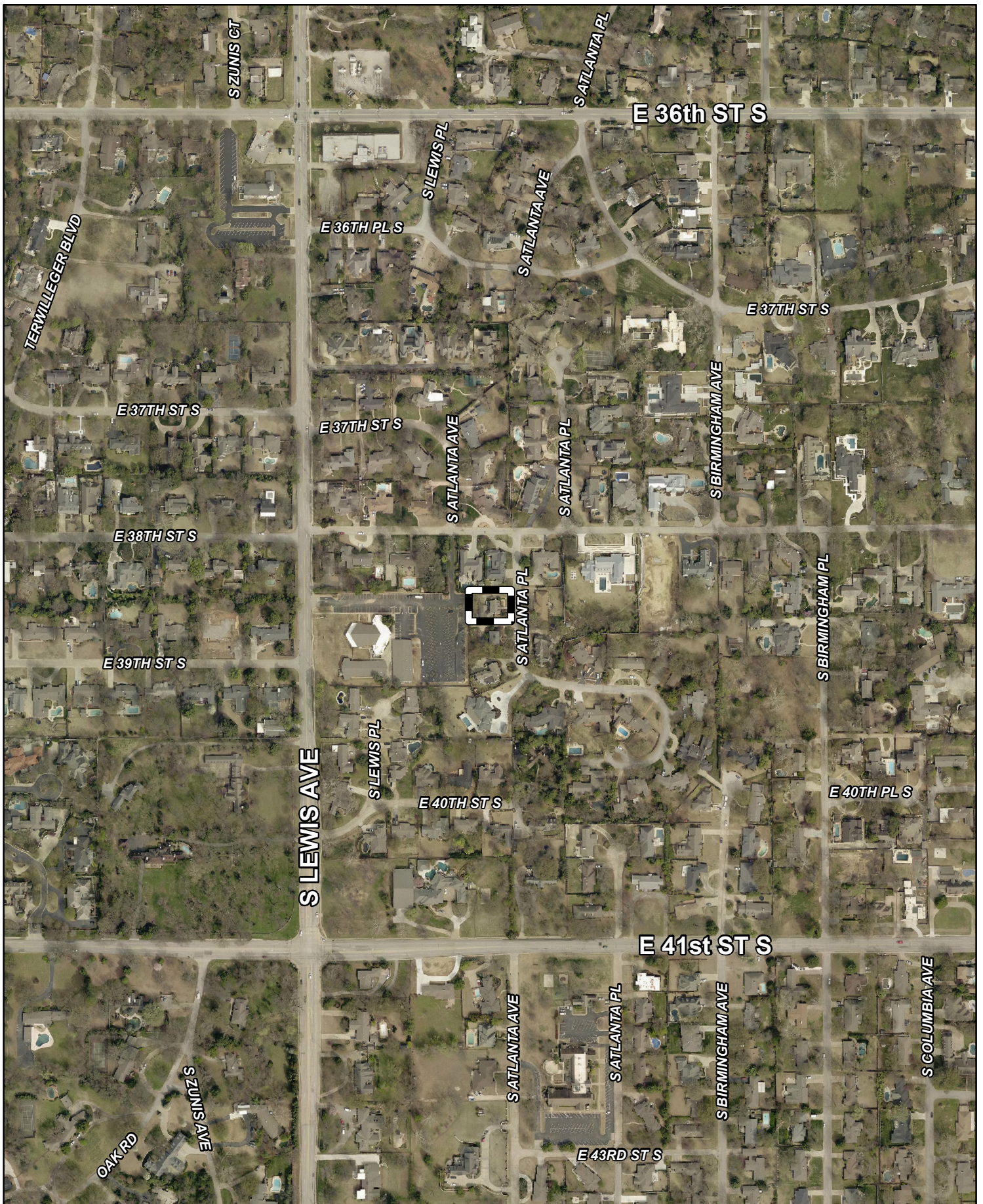
TOTAL LIVING:
657(VENEER)

FIRST FLOOR FRAME:
FIRST FLOOR VENEER:
SECOND FLOOR FRAME:
SECOND FLOOR VENEER::
CAR GARAGE FRAME:
CAR GARAGE VENEER::

71 SQ. FT.
80 SQ. FT.
571 SQ. FT.
577 SQ. FT.
531 SQ. FT.
564 SQ. FT.

Neighbor Communications

1. Jenifer Norman, 2512 E 38th St, Tulsa, OK 74105
2. Keith & Laura Colgan, 2506 E 38th St, Tulsa, OK 74105
3. Robert & Jennifer McMahon, 2522 E 38th St, Tulsa, OK 74105
4. Jodi Govrik, 3821 S Atlanta Pl, Tulsa, OK 74105
5. Todd & Jacqueline Coker, 3839 S Atlanta Pl, Tulsa, OK 74105
6. Sandy Trujillo, 3828 S Atlanta Pl, Tulsa, OK 74105
7. Lorenzo Collins & Lindy Hawes, 3832 S Atlanta Pl, Tulsa, OK 74105
8. Douglas Thompson, 2430 E 38th St, Tulsa, OK 74105
9. Battlecreek Church Midtown, 3819 S Lewis Ave, Tulsa, OK 74105
10. William Lobeck & Kathryn Taylor, 2532 E 38th St, Tulsa, OK 74105
11. Kristen & Jon Brightmire, 3740 S Atlanta Pl, Tulsa, OK 74105
12. Bruce Norton, 2505 E 38th St, Tulsa, OK 74105
13. David & Jennifer Wong, 3836 S Atlanta Pl, Tulsa, OK 74105
14. Wayne & Sharon Pyle, 3849 S Atlanta Pl, Tulsa, OK 74105
15. Catherine & Mona Shannon, 2429 E 38th St, Tulsa, OK 74105
16. Michael & Ann Stone, 3844 S Atlanta Pl, Tulsa, OK 74105
17. Leslie Johnston, 3859 S Atlanta Pl, Tulsa, OK 74105
18. Daniel Rice & Shelby Helmerich, 3848 S Atlanta Pl, Tulsa, OK 74105
19. Thomas & Lindsay Hutchison, 3865 S Atlanta Pl, Tulsa, OK 74105
20. William Ansteth & Rebecca Thomas, 3873 S Atlanta Pl, Tulsa, OK 74105
21. Howard Allen, 3907 S Atlanta Pl, Tulsa, OK 74105
22. Scott Eslicker, 3911 S Atlanta Pl, Tulsa, OK 74105
23. Michael & Laurie Davie, 3919 S Atlanta Pl, Tulsa, OK 74105
24. Roger Haglund & Jacqueline O'Neil, 3927 S Atlanta Pl, Tulsa, OK 74105
25. Charles Zoellner & K Chera, 3868 S Atlanta Pl, Tulsa, OK 74105



0 Feet 200 400



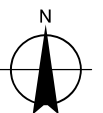
Subject
Tract

BOA-23348

19-13 20

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

Aerial Photo Date: 2020/2021



6.19



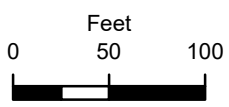
S LEWIS PL

S ATLANTA AVE

S ATLANTA PL

E 38TH ST S

S ATLANTA PL



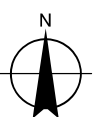
**Subject
Tract**

BOA-23348

19-13 20

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

Aerial Photo Date: 2020/2021



6.20

Hana Momic
3822 S Atlanta Place
Tulsa, OK 74105

Hello, Neighbor!

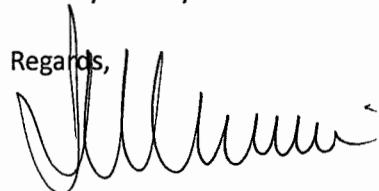
My name is Hana Momic and I live at 3822 S Atlanta Place with my husband, three children, and my parents. My husband and I chose to down-size much earlier than anticipated and prior to our two adult sons "leaving the nest". Until this happens, we are hoping to take advantage of some dead space at the end of our driveway and create a beautiful, seamless extension of our home with a separate 2-car garage and 2nd story 1-bedroom apartment above the new garage.

I'm writing this letter to inform you of my intent to file for a zoning clearance for a 2-story accessory dwelling unit. It will be a 28'(W) x 23' (D) x 25' (H) 2-story structure, identical to our main residence, with the same brick, dormers, and elevation (see attached drawing). Due to the 5' PSO easement running diagonally across the middle of our backyard, we cannot build the dwelling portion anywhere but above the new garage. This apartment is for my parents. They need to have their own space, privacy, and adjacent bathroom. They have some health issues so this space will help aide in their care and comfort. This will also enable us to park all of our vehicles in the four garage spaces and bottom of the driveway. We want to comply with the City of Tulsa parking ordinance while keeping our street clear of vehicles for prolonged periods. We love our new home (and neighbors!) and take great pride in being a part of this beautiful neighborhood.

My only ask from you is if you have no concerns about my 2-story garage apartment (or if you're completely indifferent), please print and sign your name at the bottom of this letter along with your address. I've enclosed a self-addressed envelope for you to mail back to me (or drop in my door mail slot). Please feel free to stop by or call me at any time, especially those neighbors I haven't had the pleasure of meeting just yet. I welcome any and all conversations. I look forward to getting started with this exciting venture with the support of my neighbors.

Thank you for your time.

Regards,



Hana Momic
918-938-2491

Jenifer Norman
2512 E 38th St
Tulsa, OK



Hana Momic
3822 S Atlanta Place
Tulsa, OK 74105

Hello, Neighbor!

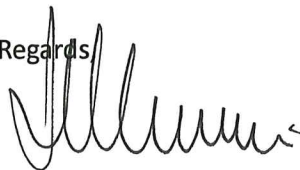
My name is Hana Momic and I live at 3822 S Atlanta Place with my husband, three children, and my parents. My husband and I chose to down-size much earlier than anticipated and prior to our two adult sons "leaving the nest". Until this happens, we are hoping to take advantage of some dead space at the end of our driveway and create a beautiful, seamless extension of our home with a separate 2-car garage and 2nd story 1-bedroom apartment above the new garage.

I'm writing this letter to inform you of my intent to file for a zoning clearance for a 2-story accessory dwelling unit. It will be a 28' (W) x 23' (D) x 25' (H) 2-story structure, identical to our main residence, with the same brick, dormers, and elevation (see attached drawing). Due to the 5' PSO easement running diagonally across the middle of our backyard, we cannot build the dwelling portion anywhere but above the new garage. This apartment is for my parents. They need to have their own space, privacy, and adjacent bathroom. They have some health issues so this space will help aide in their care and comfort. This will also enable us to park all of our vehicles in the four garage spaces and bottom of the driveway. We want to comply with the City of Tulsa parking ordinance while keeping our street clear of vehicles for prolonged periods. We love our new home (and neighbors!) and take great pride in being a part of this beautiful neighborhood.

My only ask from you is if you have no concerns about my 2-story garage apartment (or if you're completely indifferent), please print and sign your name at the bottom of this letter along with your address. I've enclosed a self-addressed envelope for you to mail back to me (or drop in my door mail slot). Please feel free to stop by or call me at any time, especially those neighbors I haven't had the pleasure of meeting just yet. I welcome any and all conversations. I look forward to getting started with this exciting venture with the support of my neighbors.

Thank you for your time.

Regards,



Hana Momic
918-938-2491



JENNIFER & ROB MCMAHON

2522 E. 38TH ST
TULSA, OK 74105

Hana Momic
3822 S Atlanta Place
Tulsa, OK 74105

Hello, Neighbor!

My name is Hana Momic and I live at 3822 S Atlanta Place with my husband, three children, and my parents. My husband and I chose to down-size much earlier than anticipated and prior to our two adult sons "leaving the nest". Until this happens, we are hoping to take advantage of some dead space at the end of our driveway and create a beautiful, seamless extension of our home with a separate 2-car garage and 2nd story 1-bedroom apartment above the new garage.

I'm writing this letter to inform you of my intent to file for a zoning clearance for a 2-story accessory dwelling unit. It will be a 28'(W) x 23' (D) x 25' (H) 2-story structure, identical to our main residence, with the same brick, dormers, and elevation (see attached drawing). Due to the 5' PSO easement running diagonally across the middle of our backyard, we cannot build the dwelling portion anywhere but above the new garage. This apartment is for my parents. They need to have their own space, privacy, and adjacent bathroom. They have some health issues so this space will help aide in their care and comfort. This will also enable us to park all of our vehicles in the four garage spaces and bottom of the driveway. We want to comply with the City of Tulsa parking ordinance while keeping our street clear of vehicles for prolonged periods. We love our new home (and neighbors!) and take great pride in being a part of this beautiful neighborhood.

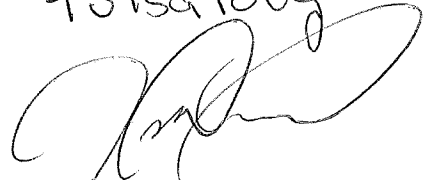
My only ask from you is if you have no concerns about my 2-story garage apartment (or if you're completely indifferent), please print and sign your name at the bottom of this letter along with your address. I've enclosed a self-addressed envelope for you to mail back to me (or drop in my door mail slot). Please feel free to stop by or call me at any time, especially those neighbors I haven't had the pleasure of meeting just yet. I welcome any and all conversations. I look forward to getting started with this exciting venture with the support of my neighbors.

Thank you for your time.

Regards,



Hana Momic
918-938-2491

JOHN + Jodi Gove
3821 S Atlanta Pl
Tulsa, OK 74105
918-200-4086
tulsa_tough83@gmail.com


Hana Momic
3822 S Atlanta Place
Tulsa, OK 74105

Hello, Neighbor!

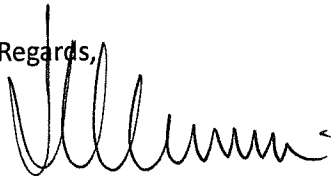
My name is Hana Momic and I live at 3822 S Atlanta Place with my husband, three children, and my parents. My husband and I chose to down-size much earlier than anticipated and prior to our two adult sons "leaving the nest". Until this happens, we are hoping to take advantage of some dead space at the end of our driveway and create a beautiful, seamless extension of our home with a separate 2-car garage and 2nd story 1-bedroom apartment above the new garage.

I'm writing this letter to inform you of my intent to file for a zoning clearance for a 2-story accessory dwelling unit. It will be a 28' (W) x 23' (D) x 25' (H) 2-story structure, identical to our main residence, with the same brick, dormers, and elevation (see attached drawing). Due to the 5' PSO easement running diagonally across the middle of our backyard, we cannot build the dwelling portion anywhere but above the new garage. This apartment is for my parents. They need to have their own space, privacy, and adjacent bathroom. They have some health issues so this space will help aide in their care and comfort. This will also enable us to park all of our vehicles in the four garage spaces and bottom of the driveway. We want to comply with the City of Tulsa parking ordinance while keeping our street clear of vehicles for prolonged periods. We love our new home (and neighbors!) and take great pride in being a part of this beautiful neighborhood.

My only ask from you is if you have no concerns about my 2-story garage apartment (or if you're completely indifferent), please print and sign your name at the bottom of this letter along with your address. I've enclosed a self-addressed envelope for you to mail back to me (or drop in my door mail slot). Please feel free to stop by or call me at any time, especially those neighbors I haven't had the pleasure of meeting just yet. I welcome any and all conversations. I look forward to getting started with this exciting venture with the support of my neighbors.

Thank you for your time.

Regards,



Hana Momic
918-938-2491

Jackie & Todd Coker
Jackie Coker
3839 S. Atlanta Pl.
Tulsa, OK 74105

Hana Momic
3822 S Atlanta Place
Tulsa, OK 74105

Hello, Neighbor!

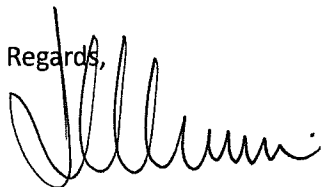
My name is Hana Momic and I live at 3822 S Atlanta Place with my husband, three children, and my parents. My husband and I chose to down-size much earlier than anticipated and prior to our two adult sons "leaving the nest". Until this happens, we are hoping to take advantage of some dead space at the end of our driveway and create a beautiful, seamless extension of our home with a separate 2-car garage and 2nd story 1-bedroom apartment above the new garage.

I'm writing this letter to inform you of my intent to file for a zoning clearance for a 2-story accessory dwelling unit. It will be a 28'(W) x 23' (D) x 25' (H) 2-story structure, identical to our main residence, with the same brick, dormers, and elevation (see attached drawing). Due to the 5' PSO easement running diagonally across the middle of our backyard, we cannot build the dwelling portion anywhere but above the new garage. This apartment is for my parents. They need to have their own space, privacy, and adjacent bathroom. They have some health issues so this space will help aide in their care and comfort. This will also enable us to park all of our vehicles in the four garage spaces and bottom of the driveway. We want to comply with the City of Tulsa parking ordinance while keeping our street clear of vehicles for prolonged periods. We love our new home (and neighbors!) and take great pride in being a part of this beautiful neighborhood.

My only ask from you is if you have no concerns about my 2-story garage apartment (or if you're completely indifferent), please print and sign your name at the bottom of this letter along with your address. I've enclosed a self-addressed envelope for you to mail back to me (or drop in my door mail slot). Please feel free to stop by or call me at any time, especially those neighbors I haven't had the pleasure of meeting just yet. I welcome any and all conversations. I look forward to getting started with this exciting venture with the support of my neighbors.

Thank you for your time.

Regards,



Hana Momic
918-938-2491

Sandra Trujillo
Sandra Trujillo
3828 So. Atlanta Pl
Tulsa, OK 74105

Hana Momic
3822 S Atlanta Place
Tulsa, OK 74105

Hello, Neighbor!

My name is Hana Momic and I live at 3822 S Atlanta Place with my husband, three children, and my parents. My husband and I chose to down-size much earlier than anticipated and prior to our two adult sons "leaving the nest". Until this happens, we are hoping to take advantage of some dead space at the end of our driveway and create a beautiful, seamless extension of our home with a separate 2-car garage and 2nd story 1-bedroom apartment above the new garage.

I'm writing this letter to inform you of my intent to file for a zoning clearance for a 2-story accessory dwelling unit. It will be a 28'(W) x 23' (D) x 25' (H) 2-story structure, identical to our main residence, with the same brick, dormers, and elevation (see attached drawing). Due to the 5' PSO easement running diagonally across the middle of our backyard, we cannot build the dwelling portion anywhere but above the new garage. This apartment is for my parents. They need to have their own space, privacy, and adjacent bathroom. They have some health issues so this space will help aide in their care and comfort. This will also enable us to park all of our vehicles in the four garage spaces and bottom of the driveway. We want to comply with the City of Tulsa parking ordinance while keeping our street clear of vehicles for prolonged periods. We love our new home (and neighbors!) and take great pride in being a part of this beautiful neighborhood.


My only ask from you is if you have no concerns about my 2-story garage apartment (or if you're completely indifferent), please print and sign your name at the bottom of this letter along with your address. I've enclosed a self-addressed envelope for you to mail back to me (or drop in my door mail slot). Please feel free to stop by or call me at any time, especially those neighbors I haven't had the pleasure of meeting just yet. I welcome any and all conversations. I look forward to getting started with this exciting venture with the support of my neighbors.

Thank you for your time.

Regards,



Hana Momic
918-938-2491



D.W. THOMPSON
2430 E. 38th ST.

Hana Momic
3822 S Atlanta Place
Tulsa, OK 74105

Hello, Neighbor!

My name is Hana Momic and I live at 3822 S Atlanta Place with my husband, three children, and my parents. My husband and I chose to down-size much earlier than anticipated and prior to our two adult sons "leaving the nest". Until this happens, we are hoping to take advantage of some dead space at the end of our driveway and create a beautiful, seamless extension of our home with a separate 2-car garage and 2nd story 1-bedroom apartment above the new garage.

I'm writing this letter to inform you of my intent to file for a zoning clearance for a 2-story accessory dwelling unit. It will be a 28'(W) x 23' (D) x 25' (H) 2-story structure, identical to our main residence, with the same brick, dormers, and elevation (see attached drawing). Due to the 5' PSO easement running diagonally across the middle of our backyard, we cannot build the dwelling portion anywhere but above the new garage. This apartment is for my parents. They need to have their own space, privacy, and adjacent bathroom. They have some health issues so this space will help aide in their care and comfort. This will also enable us to park all of our vehicles in the four garage spaces and bottom of the driveway. We want to comply with the City of Tulsa parking ordinance while keeping our street clear of vehicles for prolonged periods. We love our new home (and neighbors!) and take great pride in being a part of this beautiful neighborhood.

My only ask from you is if you have no concerns about my 2-story garage apartment (or if you're completely indifferent), please print and sign your name at the bottom of this letter along with your address. I've enclosed a self-addressed envelope for you to mail back to me (or drop in my door mail slot). Please feel free to stop by or call me at any time, especially those neighbors I haven't had the pleasure of meeting just yet. I welcome any and all conversations. I look forward to getting started with this exciting venture with the support of my neighbors.

Thank you for your time.

Regards,



Hana Momic
918-938-2491

Looks good & welcome to
the neighborhood.

Thanks,

Bruce Norton
2505 E. 38th St
74105

6.27

Hana Momic
3822 S Atlanta Place
Tulsa, OK 74105

Hana & Vladimir Momic
3822 S. Atlanta Pl.
Tulsa, OK 74105-8224

Hello, Neighbor!

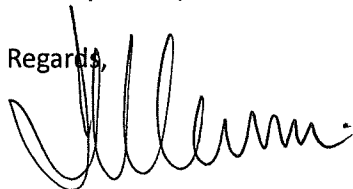
My name is Hana Momic and I live at 3822 S Atlanta Place with my husband, three children, and my parents. My husband and I chose to down-size much earlier than anticipated and prior to our two adult sons "leaving the nest". Until this happens, we are hoping to take advantage of some dead space at the end of our driveway and create a beautiful, seamless extension of our home with a separate 2-car garage and 2nd story 1-bedroom apartment above the new garage.

I'm writing this letter to inform you of my intent to file for a zoning clearance for a 2-story accessory dwelling unit. It will be a 28'(W) x 23' (D) x 25' (H) 2-story structure, identical to our main residence, with the same brick, dormers, and elevation (see attached drawing). Due to the 5' PSO easement running diagonally across the middle of our backyard, we cannot build the dwelling portion anywhere but above the new garage. This apartment is for my parents. They need to have their own space, privacy, and adjacent bathroom. They have some health issues so this space will help aide in their care and comfort. This will also enable us to park all of our vehicles in the four garage spaces and bottom of the driveway. We want to comply with the City of Tulsa parking ordinance while keeping our street clear of vehicles for prolonged periods. We love our new home (and neighbors!) and take great pride in being a part of this beautiful neighborhood.

My only ask from you is if you have no concerns about my 2-story garage apartment (or if you're completely indifferent), please print and sign your name at the bottom of this letter along with your address. I've enclosed a self-addressed envelope for you to mail back to me (or drop in my door mail slot). Please feel free to stop by or call me at any time, especially those neighbors I haven't had the pleasure of meeting just yet. I welcome any and all conversations. I look forward to getting started with this exciting venture with the support of my neighbors.

Thank you for your time.

Regards,



Hana Momic
918-938-2491

Good luck with your project!

Welcome to the neighborhood.

3919 S. ATLANTA PL.
TULSA, OK 74105

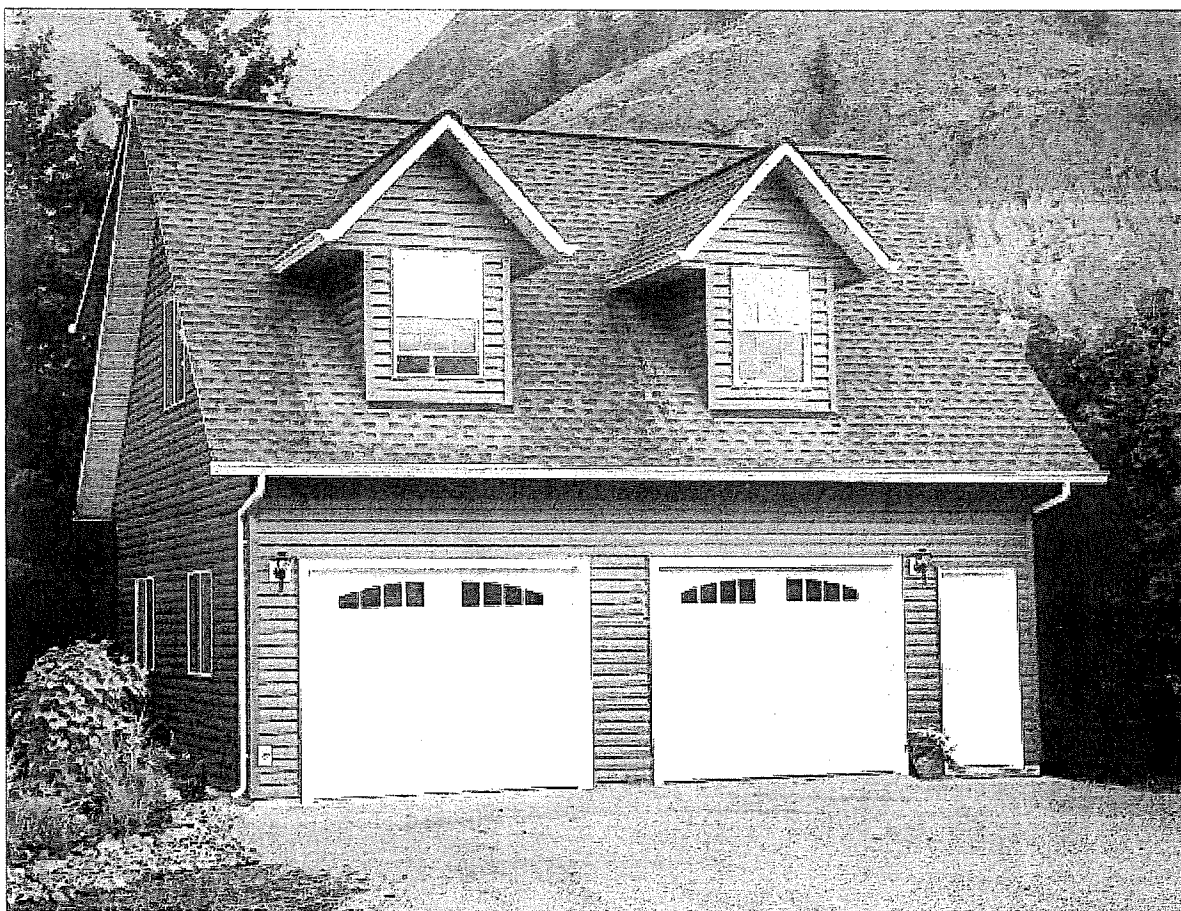


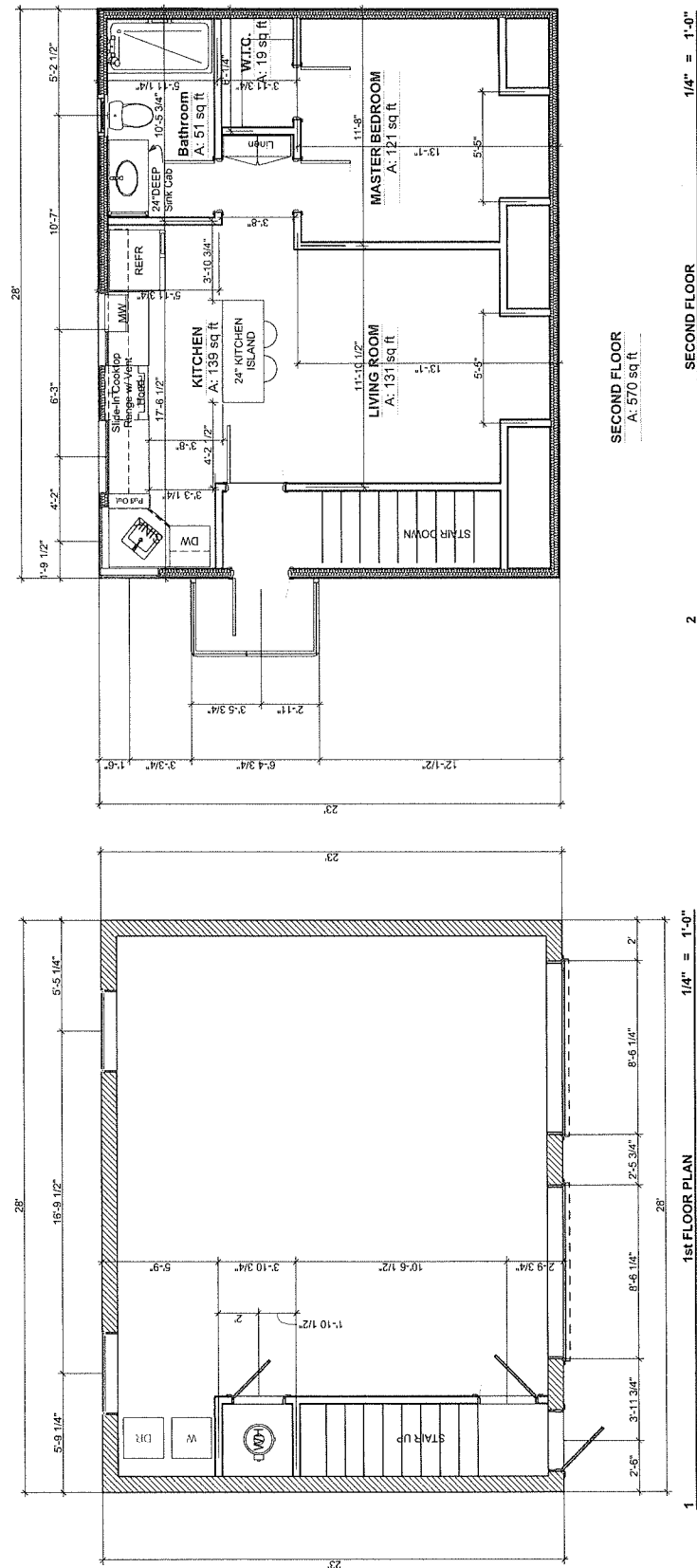
MICHAEL & LAURIE 6.28

Neighbor Communications

1. Jenifer Norman, 2512 E 38th St, Tulsa, OK 74105 — personal service
2. Keith & Laura Colgan, 2506 E 38th St, Tulsa, OK 74105 — ~~door~~ personal
3. Robert & Jennifer McMahon, 2522 E 38th St, Tulsa, OK 74105 — personal service
- ♥ 4. Jodi Govrik, 3821 S Atlanta Pl, Tulsa, OK 74105 — personal
5. Todd & Jacqueline Coker, 3839 S Atlanta Pl, Tulsa, OK 74105 — personal
6. Sandy Trujillo, 3828 S Atlanta Pl, Tulsa, OK 74105 — personal service
7. Lorenzo Collins & Lindy Hawes, 3832 S Atlanta Pl, Tulsa, OK 74105 — mail slot
8. Douglas Thompson, 2430 E 38th St, Tulsa, OK 74105 — personal
9. Battlecreek Church Midtown, 3819 S Lewis Ave, Tulsa, OK 74105
- mail ✱ 10. William Lobeck & Kathryn Taylor, 2532 E 38th St, Tulsa, OK 74105 — mail
11. Kristen & Jon Brightmire, 3740 S Atlanta Pl, Tulsa, OK 74105 — personal svc
12. Bruce Norton, 2505 E 38th St, Tulsa, OK 74105 — personal
13. David & Jennifer Wong, 3836 S Atlanta Pl, Tulsa, OK 74105 — personal
14. Wayne & Sharon Pyle, 3849 S Atlanta Pl, Tulsa, OK 74105 — personal
15. Catherine & Mona Shannon, 2429 E 38th St, Tulsa, OK 74105 — personal
16. Michael & Ann Stone, 3844 S Atlanta Pl, Tulsa, OK 74105 — on door
17. Leslie Johnston, 3859 S Atlanta Pl, Tulsa, OK 74105 — on mailbox
18. Daniel Rice & Shelby Helmerich, 3848 S Atlanta Pl, Tulsa, OK 74105 — mail slot
19. Thomas & Lindsay Hutchison, 3865 S Atlanta Pl, Tulsa, OK 74105 — personal
20. William Ansteth & Rebecca Thomas, 3873 S Atlanta Pl, Tulsa, OK 74105 — Phillip Ansteth + site plan
- mail — 21. Howard Allen, 3907 S Atlanta Pl, Tulsa, OK 74105
22. Scott Eslicker, 3911 S Atlanta Pl, Tulsa, OK 74105 — personal svc
23. Michael & Laurie Davie, 3919 S Atlanta Pl, Tulsa, OK 74105 — front door
24. Roger Haglund & Jacqueline O'Neil, 3927 S Atlanta Pl, Tulsa, OK 74105 — mail slot
25. Charles Zoellner & K Chera, 3868 S Atlanta Pl, Tulsa, OK 74105 — on door

3873 S Atlanta Pl —
 2410 — person on door
 2430 — left Clayton Koss





© These plans are the sole property of Spectacular Homes. All Rights Reserved. No part of these plans may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopy, without permission in writing by Spectacular Homes LLC. Violators will be prosecuted to the full extent of the law.

CONCEPT DESIGN

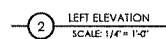
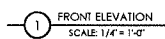
DATE: 12/9/2021

DATE: 12/31/2021
COPYRIGHT

SHEET TITLE

**MOMIC DETACHED
APARTMENT
GARAGE**

©CREATIVE HOME DESIGNS 2021
Reproduction of these plans, in any form, without the written
consent of the Designer, is prohibited.



3. GUTTERS AND DOWNSPOUTS SHALL BE SHORT SHOWN FOR CLAP. DOWNPOUTS SHALL BE LOCATED TOWARD THE FRONT AND REAR OF THE HOUSE. LOCATIONS SHALL BE DETERMINED BY THE ARCHITECT. LOCATIONS FOR DOWNPOUT, FRONT WALL OF HOUSE, BEHIND PORCH, COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY DOWNPOUT LOCATIONS. IF ANY NECESSARY, CUSTOMER MUST HOUSE WITH ARCHITECT.
4. PLUMBING AND HVAC VENTS SHALL BE GROUPED BY ATTIC TO UNF. ROOF PENETRATIONS IS TO NOT BE LOCATED A WAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE. GUTTERS SHALL BE FINISHED TO MATCH ROOF COLOR.
5. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
6. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CORRECTIONS, SET BACK, ROOF, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS ACCORDING TO APPLICABLE CONSTRUCTION PRACTICES.
7. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION & ROOF VENTS PER LOCAL GOVERNMENT CODE. INSTALL CONTINUOUS ROOF VENTILATION AND PROVIDE ADEQUATE ATTIC VENTILATION AND APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

creative
home
designs

6112 S. MEMORIAL DR
TULSA, OK 74133
(918) 943-5154

MOMIC

December 20, 2021

T.OYLER

BUILDING ADDRESS

TOTAL LIVING:
657(VENEER)

FIRST FLOOR FRAME
FIRST FLOOR VENEER
SECOND FLOOR FRAME
SECOND FLOOR VENEER
CAR GARAGE FRAME
CAR GARAGE VENEER

3

From: [Keith Colgan](#)
To: [Chapman, Austin](#)
Subject: case BOA-23348
Date: Monday, May 16, 2022 3:46:33 PM

Good afternoon Austin,

By way of introduction my name is Keith Colgan and I own the property North- Northwest of the petitioning party in the above case, (my address is 2506 E. 38th St.). We just returned home from a two week trip abroad and found the notice dated 4/29/2022 for the 5/10/22 hearing.

If we would have had more advance notice, we would have arranged representation to express opposition to providing a Special Exception based on the following:

- Decreased privacy - The structure will be placed in a position which places the 2nd story above the existing fence and vegetation line, essentially along the north 1/3 to 1/2 of our pool.
- In order to build the structure, they will need to remove a large, slow-growth tree, (and of course our view will no longer be of the tree, but the side of living structure instead).
- Potential impact on our vegetation due to altered sun exposure
- Decrease in property value due to all the above

I would appreciate a discussion to understand the current status of the case and available options.

Thank you in advance for your assistance.

Regards,
Keith Colgan
mobile - 918.859.2249

REVISED SITE PLAN

