<table>
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<th>Case Number</th>
<th>BOA-23457</th>
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<td>Hearing Date</td>
<td>12/13/22 (Con. from 10/25/2022)</td>
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**Case Report Prepared by:**
Austin Chapman

**Owner and Applicant Information:**
Applicant: Zach Burrow
Property Owner: SOUTH PEORIA NEIGHBORHOOD CONNECTION

**Action Requested:** Special Exception to allow a fence to exceed 4-feet in height inside a required street setback (Sec. 45.080-A)

**Location Map:**

**Additional Information:**
Present Use: Non-profit
Tract Size: 1.2 acres
Location: 5780 S. Peoria Ave.
Present Zoning: CS
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
HEARING DATE: 12/13/22 (Con. from 10/25/2022). Board requested applicant provide documentation of property.

APPLICANT: Zach Burrow

ACTION REQUESTED: Special Exception to allow a fence to exceed 4-feet in height inside a required street setback (Sec. 45.080-A)

LOCATION: 5780 S. Peoria Ave. ZONED: CS

PRESENT USE: Non-profit TRACT SIZE: 52289.64 SQ FT

LEGAL DESCRIPTION: PRT BLK 2 BEG SEC R TH W282.04 N170.29 E282.04 S170.32 POB & E25 VAC ST ADJ ON W, RIVERSIDE SOUTH COMPLEX CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a “Mixed-use Corridor” and an “Area of Growth”.

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Mixed-Use Corridors are Tulsa’s modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

STAFF ANALYSIS: The applicant is requesting a Special Exception to allow a fence to exceed 4-feet in height inside a required street setback (Sec. 45.080-A)
The applicant is seeking to construct a 6-foot iron ornamental fence within the street setback on the South and East around the property and a Black metal panel fence on the West and North boundaries of the property.

**SAMPLE MOTION:**

Move to ________ (approve/deny) a ____________________________

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):
  ____________________________________________________________________.
- **Suggested Condition:** Fence to be installed outside of the City-of-Tulsa right-of-way/ planned right-of-way.

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.
2018 IBC - 105.1 Permits - Required. Submit for "Zoning Clearance" approval.

Sec.45.080-A: Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Sec.70.120.

Review comment: Your proposed iron fence is approximately 6’ in height and is within the required street setback. Submit a revised site plan providing a fence 4’ in height or you may consider submitting a special exception, reviewed and approved by the Board of Adjustment per Sec.70.120, to increase the height to 6’. Contact INCOG/Tulsa Planning Office at 918-584-7526 for further instructions and next steps.

Sec.45.080-A: Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Sec.70.120.

Review comment: Please provide height of R-Panel fence.

This constitutes a Plan Review to date in response to the information submitted with and after 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 client. Any code items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that all code requirements are satisfied.
NOTES:
1.) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.
2.) Third rail required for Double Rings.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.

RAKING DIRECTIONAL ARROW
Welded panel can be raked 45° over 8' with arrow pointing down grade.

PROFUSION™ WELDING PROCESS
No exposed welds, Good Neighbor profile - Same appearance on both sides

MONTAGE™ RAIL
Specially formed high strength architectural shape.

E-COAT COATING SYSTEM
Base Material
Uniform Zinc Coating (Hot Dip)
Zinc Phosphate Coating
Epoxy Primer
Acrylic Topcoat

VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.