



# CITY OF Tulsa

Board of Adjustment

**Case Number: BOA-23486**

**Hearing Date: 01/24/2023 1:00 PM**

**Case Report Prepared by:**

Austin Chapman

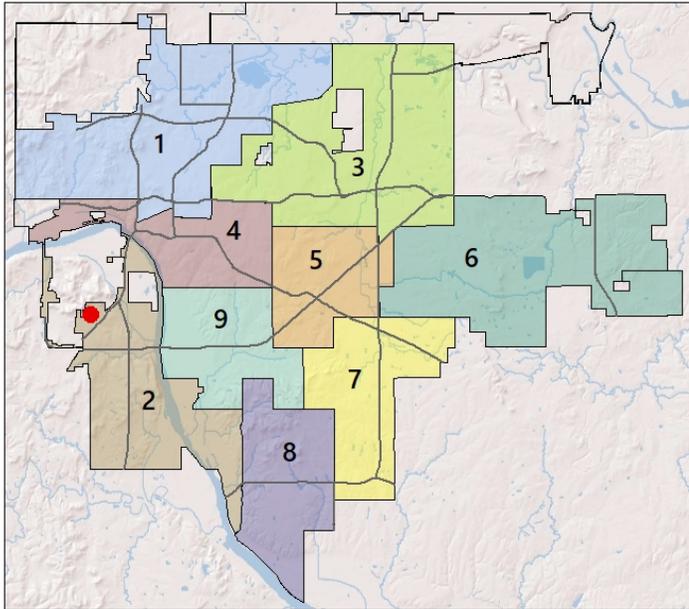
**Owner and Applicant Information:**

**Applicant:** Minum Productions , Inc.  
"Reservation Dogs"

**Property Owner:** Tulsa Public  
Schools

**Action Requested:** Special Exception to permit a Temporary Office Use in the RS-3 District. (Sec. 50.020-D)

**Location Map:**



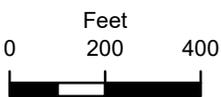
**Additional Information:**

**Present Use:** School

**Tract Size:** 3.51 acres

**Location:** 3205 W. 39 St. S.

**Present Zoning:** RS-3



Subject Tract

**BOA-23486**

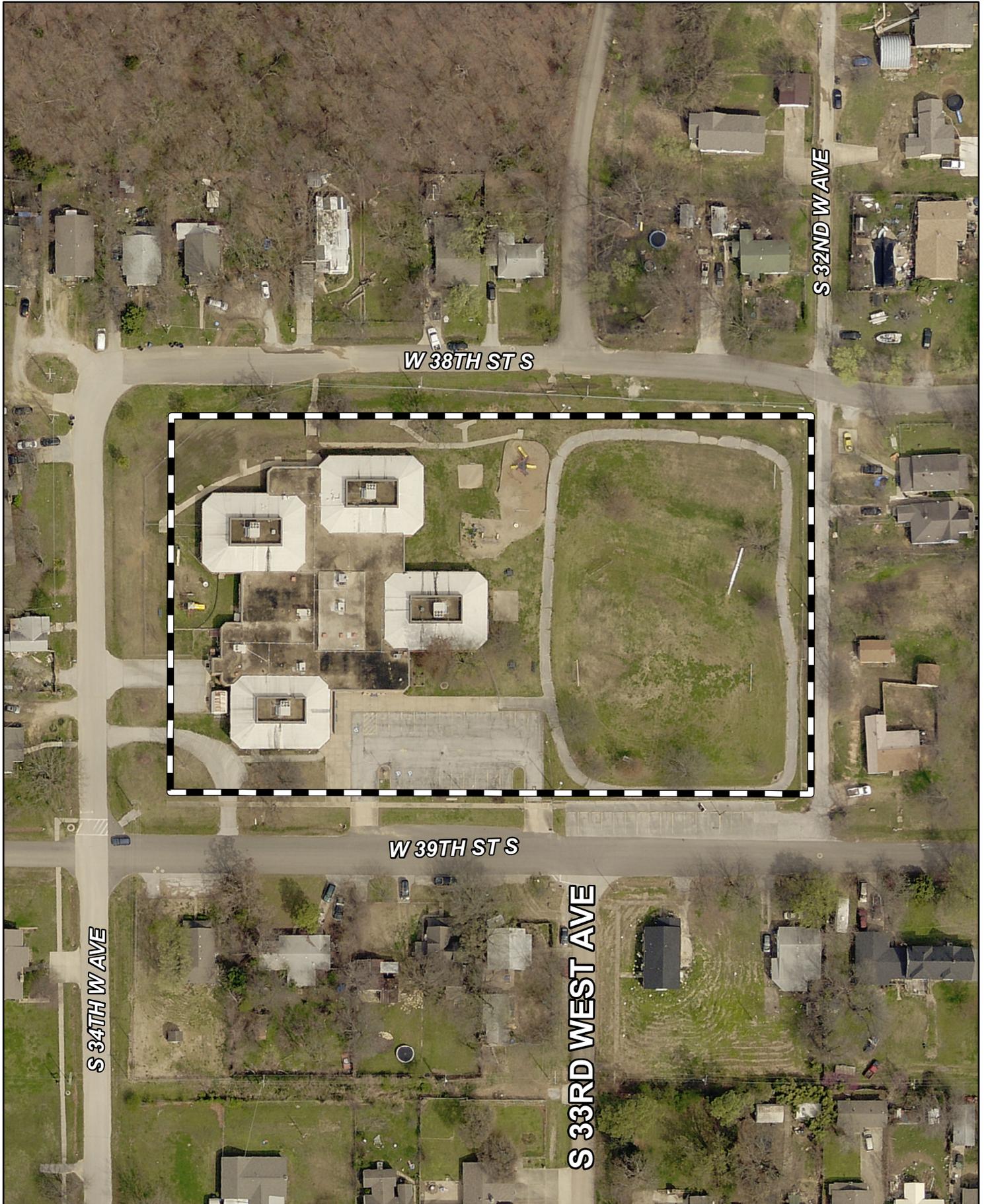
19-12 21  
19-12 22

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

Aerial Photo Date: 2020/2021



5.2



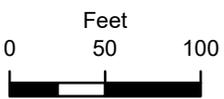
W 38TH ST S

S 32ND W AVE

W 39TH ST S

S 34TH W AVE

S 33RD WEST AVE



Subject Tract

**BOA-23486**

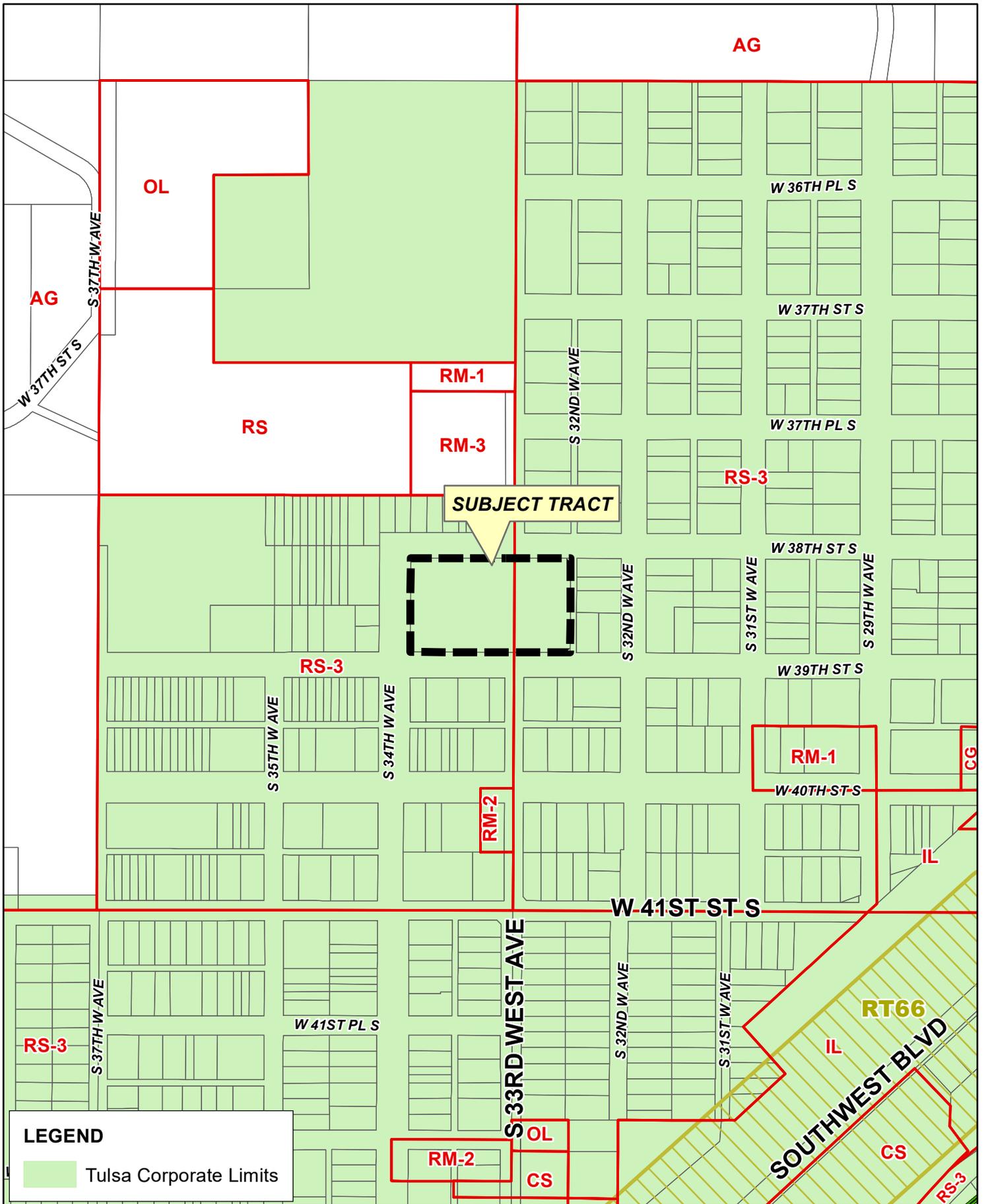
19-12 21  
19-12 22

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

Aerial Photo Date: 2020/2021



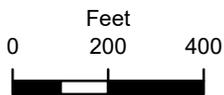
5.3



**BOA-23486**

19-12 21  
19-12 22

5.4



**LEGEND**  
 Tulsa Corporate Limits

# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 9221

**Case Number:** BOA-23486

**CD:** 2

**HEARING DATE:** 01/24/2023 1:00 PM

**APPLICANT:** Minum Productions , Inc. "Reservation Dogs"

**ACTION REQUESTED:** Special Exception to permit a Temporary Office Use in the RS-3 District. (Sec. 50.020-D)

**LOCATION:** 3205 W 39 ST S

**ZONED:** RS-3

**PRESENT USE:** School

**TRACT SIZE:** 152848.31 SQ FT

**LEGAL DESCRIPTION:** ALL BLK 6 & W30 VAC STREET ADJ ON E; LTS 4 THRU 6 & E30 VAC STREET ADJ ON W BLK 35, YARGEE ADDN, RED FORK CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

## **RELEVANT PREVIOUS ACTIONS:**

### **Subject property:**

**BOA-23284;** On 02.02.2022 the Board **approved** a Special Exception to permit a Temporary Office Use in the RS-3 District for up to 180 days.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "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.

**STAFF ANALYSIS:** The applicant is requesting a Special Exception to permit a Temporary Office Use in the RS-3 District for up to 180 days. (Sec. 50.020-D)

The requested Special Exception is intended to permit the former school to be used as the temporary production office for a television series. Per the applicant the use would take place entirely indoors.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a Temporary Office Use in the RS-3 District (Sec. 50.020-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.



***Subject property***



# TULSA PUBLIC SCHOOLS

EQUITY CHARACTER EXCELLENCE TEAM JOY

February 1, 2021

Minim Productions, Inc.  
ATTN: Mr. Dylan Brodie

Dear Mr. Brodie,

Pending approval by the appropriate authorities, including the board of Tulsa Public Schools, the district intends to make Park Elementary School available to Minim Production, Inc., for their business use during the filming of the series "Reservation Dogs" in a nearby location. The district has also begun working with Minim Production to develop opportunities for students to gain exposure and experiences relating to film production as a result of this short-term engagement. Though the specific terms of the building's use will be described in appropriate facility use and lease agreements, the production company will be authorized to conduct its business solely within the elementary school itself.

Sincerely,

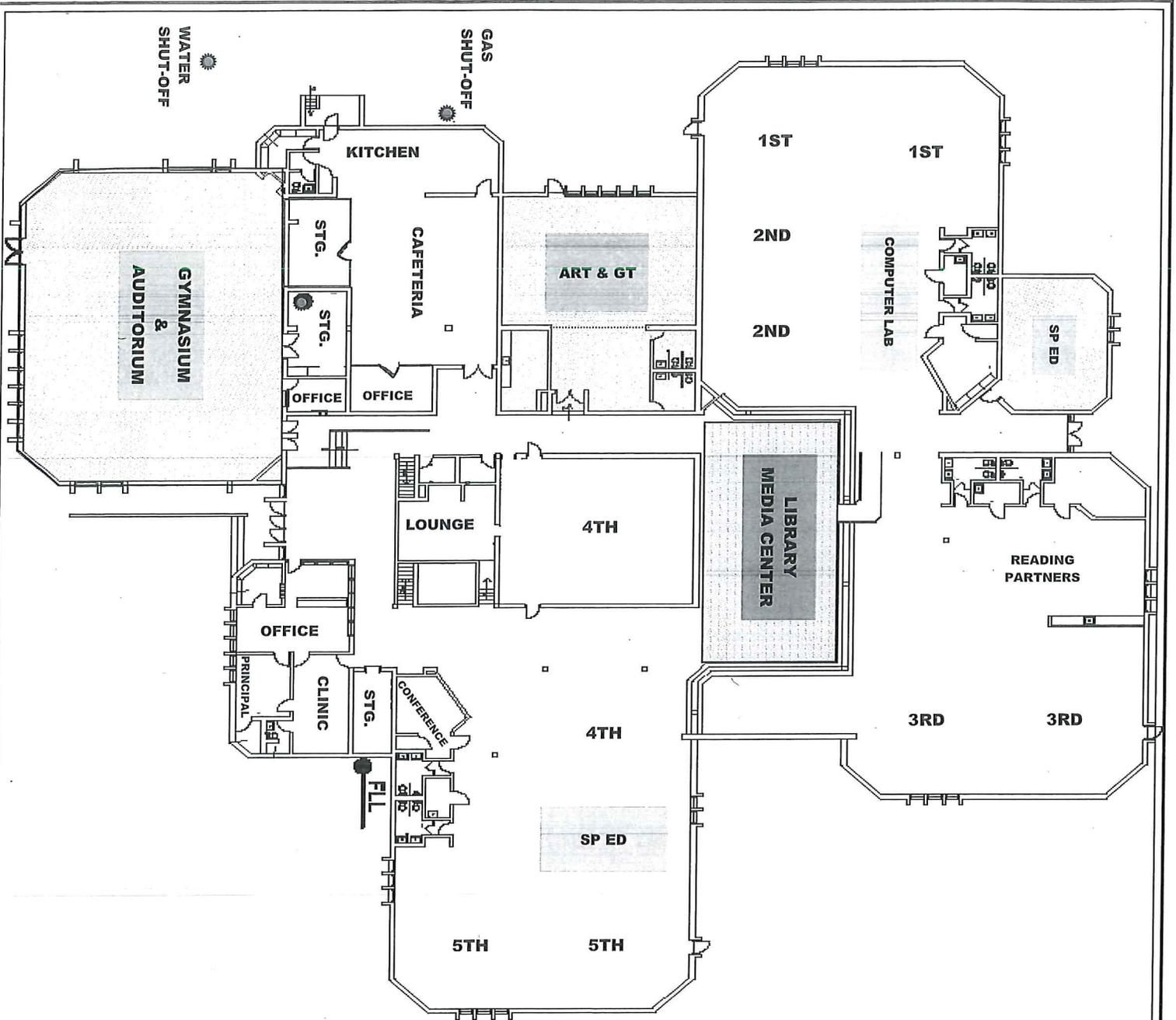
Jorge Robles  
Chief Finance and Operations Officer

**DESTINATION EXCELLENCE**

3027 SOUTH NEW HAVEN AVENUE | TULSA, OKLAHOMA 74114

918.746.6800 | [www.tulsaschools.org](http://www.tulsaschools.org)

5.7



**\*\*All Interior Space to be Used by Minim Productions for Social Distancing Safety\*\***

**LEGEND:**

MDF = MAIN DATA FRAME      GM = GAS METER SHUT-OFF  
 DMARC = SWB-FOR TELEPHONE      WM = WATER METER SHUT-OFF  
 FLL = FIBER LOCATION LINE      ELEC = ELECTRICAL BOX SHUT-OFF  
 DF = INTERMEDIATE DATA FRAME  
 ● = LOCATION MARK  
 — = FIBER LINE INTO BUILDING

- T 1 STORAGE
- T 2 READING
- T 3
- T 4 COUNSELOR



TPS  
 UPDATED  
 5/2016

**PARK ELEMENTARY SCHOOL**

**3205 WEST 39 STREET**

**TULSA PUBLIC SCHOOLS**  
 INDEPENDENT SCHOOL DISTRICT NUMBER ONE

**5.8**

**PARK ELEMENTARY -  
3205 W 39th St,  
Tulsa, OK 74107**





**CITY OF TULSA  
RESIDENTIAL TEMPORARY USE  
PERMIT APPLICATION**

Date: 02/01/2022  
A/P#: \_\_\_\_\_

ADDRESS: 3205 W. 39th Street, Tulsa, OK 74107

DESCRIPTION OF RESTRICTIONS, LIMITATIONS (WHOLE BUILDING, FIRST FLOOR, ETC.):  
Minim Productions, Inc. plans to use the property for office use and storage space during the production of  
Reservations Dogs Season 2. There will be no outdoor activities on the property; all activities will occur indoors.

TIME PERIOD FOR WHICH THE TEMPORARY USE PERMIT IS BEING REQUESTED (NOT TO EXCEED THIRTY CALENDAR DAYS):

02/01/2022 TO 06/30/2022  
(MM/DD/YYYY) (MM/DD/YYYY)

THE REASON WHY THE WORK CANNOT BE COMPLETED PRIOR TO OCCUPANCY:

**CONTRACTOR**

I, the undersigned, do hereby certify that the information furnished is complete and accurate; furthermore I acknowledge that all final inspections shall be obtained prior to the expiration of this permit.

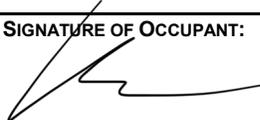
PLEASE PRINT

NAME OF APPLICANT:	SIGNATURE OF APPLICANT:	DATE:

**OCCUPANT**

I do hereby certify that I am the proposed occupant, and I am aware that the required final inspections have not been completed on the building or structure, and I am aware of the limitations and restrictions imposed by this permit. Further, I will not alter, remove, repair or change anything covered by the current IRC building code and I acknowledge that the required final inspections shall be obtained prior to the expiration of this permit.

PLEASE PRINT

NAME OF OCCUPANT:	SIGNATURE OF OCCUPANT:	DATE:
Minim Productions, Inc.		02/01/2022

Expiration Date: \_\_\_\_\_