



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23558

Hearing Date: 08/08/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

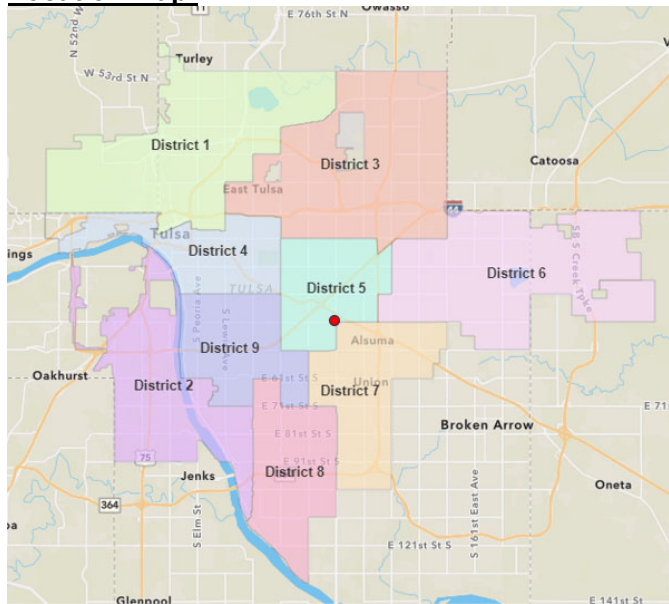
Owner and Applicant Information:

Applicant: Thomas L. Vogt Thomas W. Cannon

Property Owner: Andrew J. And Judith A. Brotton

Action Requested: Special Exception to permit a Religious Assembly Use in the IL District (Sec. 15.020, Table 15-2)

Location Map:



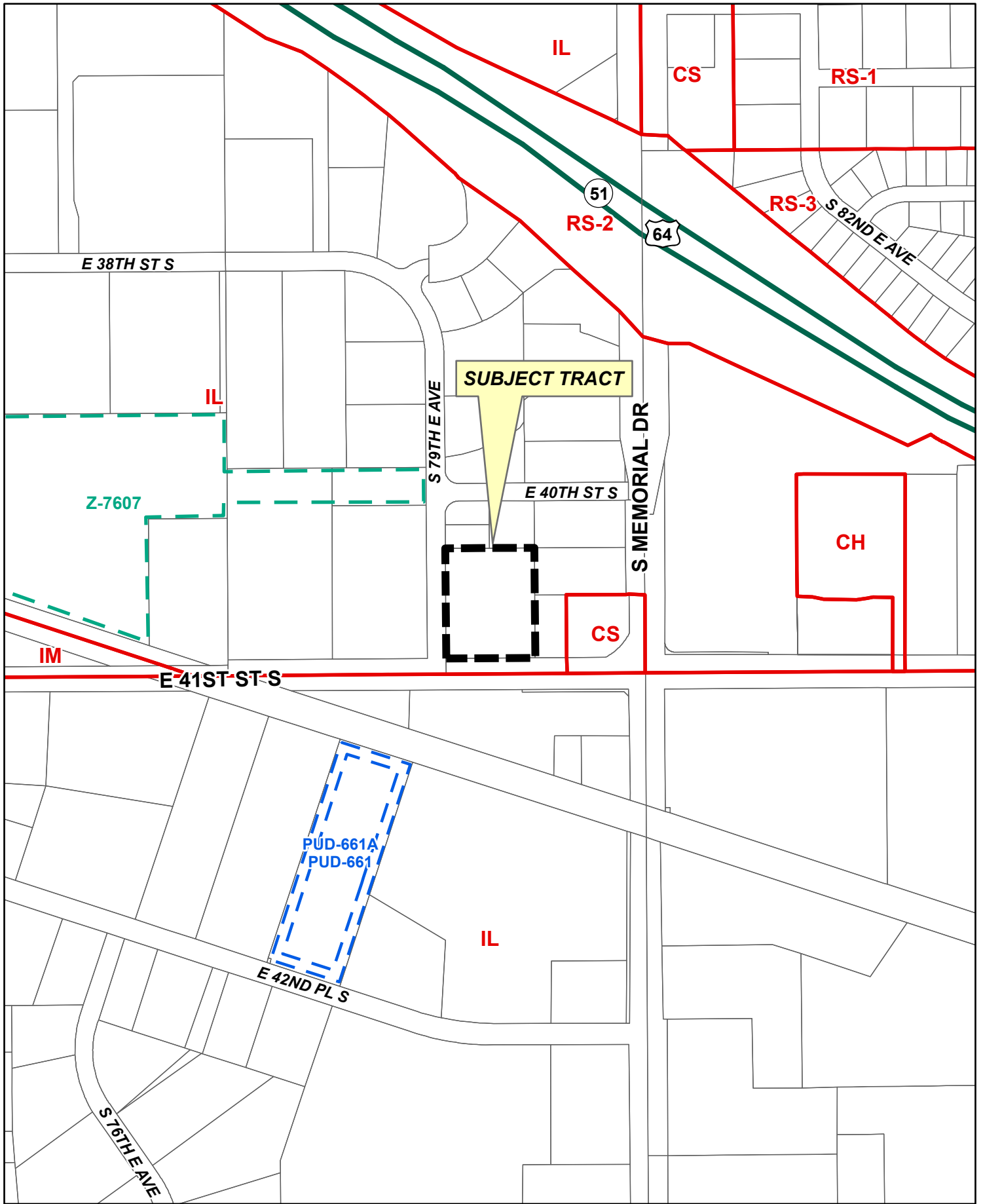
Additional Information:

Present Use: Former Dance Hall

Tract Size: 2.27 acres

Location: 7901 E 41 ST S

Present Zoning: IL



SUBJECT TRACT

E 38TH ST S

Z-7607

PUD-661A
PUD-661

IL

IL

CS

RS-1

51
RS-2

64

RS-3

S 82ND E AVE

IL

S 79TH E AVE

E 40TH ST S

S MEMORIAL DR

CH

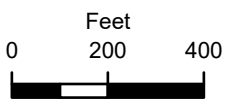
CS

IM

E 41ST ST S

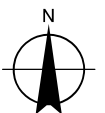
E 42ND PL S

S 76TH E AVE



BOA-23558

19-13 23



8.2



S 79TH E AVE

E 40TH ST S

SUBJECT TRACT

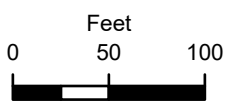
E 41ST ST S

BOA-23558

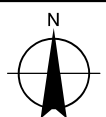
19-13 23

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

Aerial Photo Date: 2021



 Subject Tract



8.3

BOARD OF ADJUSTMENT
CASE REPORT

STR: 9323
CD: 5

Case Number: **BOA-23558**

HEARING DATE: 08/08/2023 1:00 PM

APPLICANT: Thomas L. Vogt ; Thomas W. Cannon

ACTION REQUESTED: Special Exception to permit a Religious Assembly Use in the IL District (Sec. 15.020, Table 15-2)

LOCATION: 7901 E 41 ST S

ZONED: IL

PRESENT USE: Former Dance Hall

TRACT SIZE: 99086.34 SQ FT

LEGAL DESCRIPTION: A tract of land in the SE/4 of the SE/4 of Section 23, Township 19 North, Range 13 East, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows: Beginning at a point on the South line of the SE/4 of the SE/4 of Section 23, Township 19 North, Range 13 East, Tulsa County, State of Oklahoma, said point being 350 feet West of the Southeast corner of said SE/4 of the SE/4; thence North and parallel to the East line of the said SE/4 of the SE/4 a distance of 400 feet to a point; thence West and parallel to the South line of the SE/4 of the SE/4 a distance of 313.12 feet to a point; thence Southerly 400 feet to a point on the South line of Section 23; thence East a distance of 313.09 feet to the point of beginning, LESS the West 30 feet thereof and the South 50 feet thereof dedicated for street purposes.

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-8343; On 09.05.74 the Board approved a Special exception to permit Use Units 12,13 and 14 and a Use Variance to use the property for Use Unit 19 to permit a ballroom with retail uses.

Surrounding property:

BOA-16076; On 08.25.92 the Board **approved** a Special Exception to permit a Sexually Oriented Business (Use Unit 14) in an Industrial District. Property located 7925 E. 41st St. S. Immediately east of the subject property.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Employment" Land Use Designation

The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The "Industrial Site Suitability" map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

STAFF ANALYSIS: Applicant is requesting to permit a Special Exception to permit a Religious Assembly Use in the IL District (Sec. 15.020, Table 15-2) :

35.040-M Religious Assembly

Religious services involving public assembly that customarily occur in churches, synagogues, temples, mosques and other facilities used for religious worship.

Applicant is proposing to use the former dance hall on the property as a church. Applicant has presented a site plan showing no exterior changes to the site layout.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to permit a Religious Assembly Use in the IL District (Sec. 15.020, Table 15-2)

- 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.



Facing East on 41st Street from Subject Property



Subject property

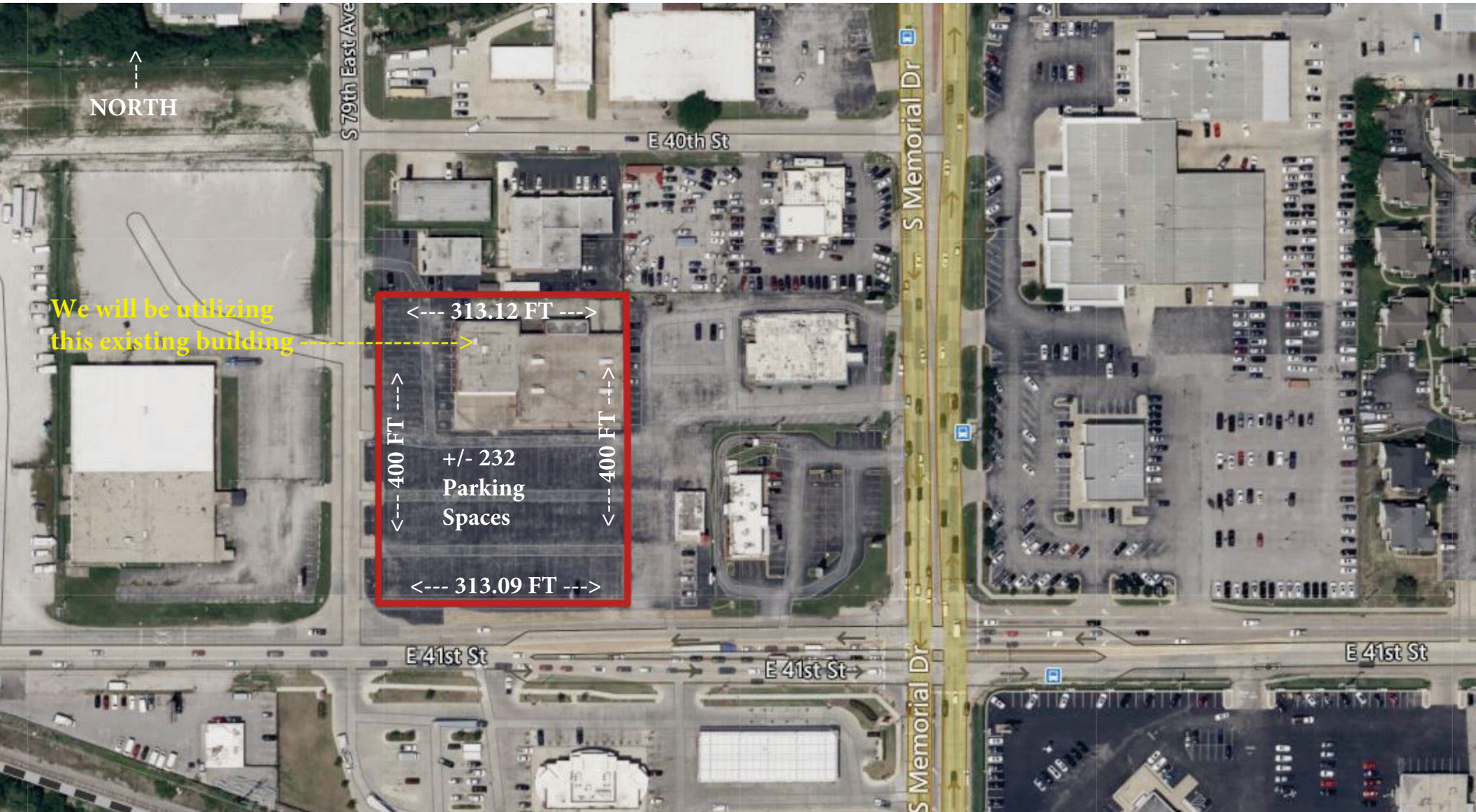
Exhibit "A"

Legal Description

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NORTH

We will be utilizing this existing building

313.12 FT

400 FT

+/- 232
Parking
Spaces

400 FT

313.09 FT