



CITY OF  
**Tulsa**  
Board of Adjustment

**Case Number:** BOA-23591

**Hearing Date:** 10/24/2023 1:00 PM

**Case Report Prepared by:**

Sean Wallace

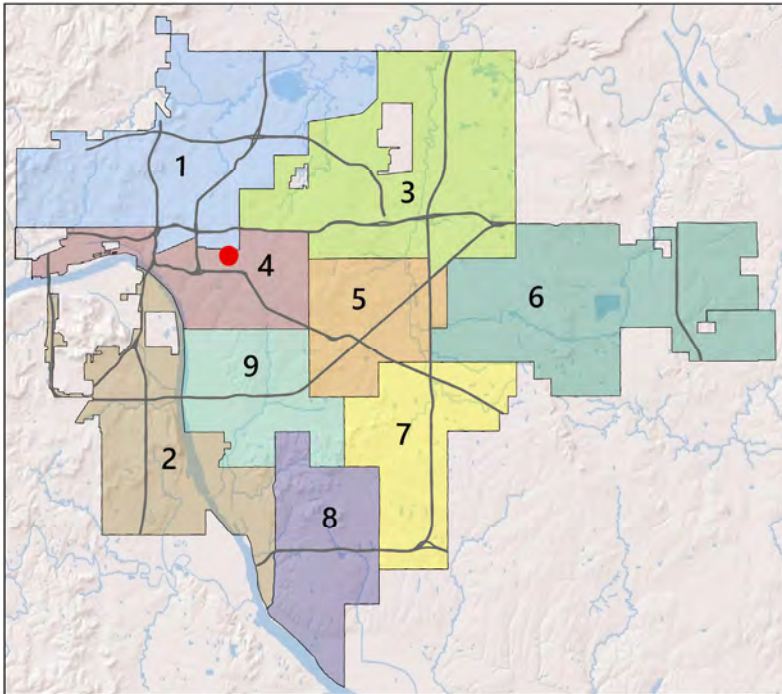
**Owner and Applicant Information:**

**Applicant:** Christopher Smith

**Property Owner:** Brian Smith

**Action Requested:** Special Exception to reduce the required parking ratio for a Broadcasting or Recording Studio in the IM District (Sec. 55.050-K)

**Location Map:**



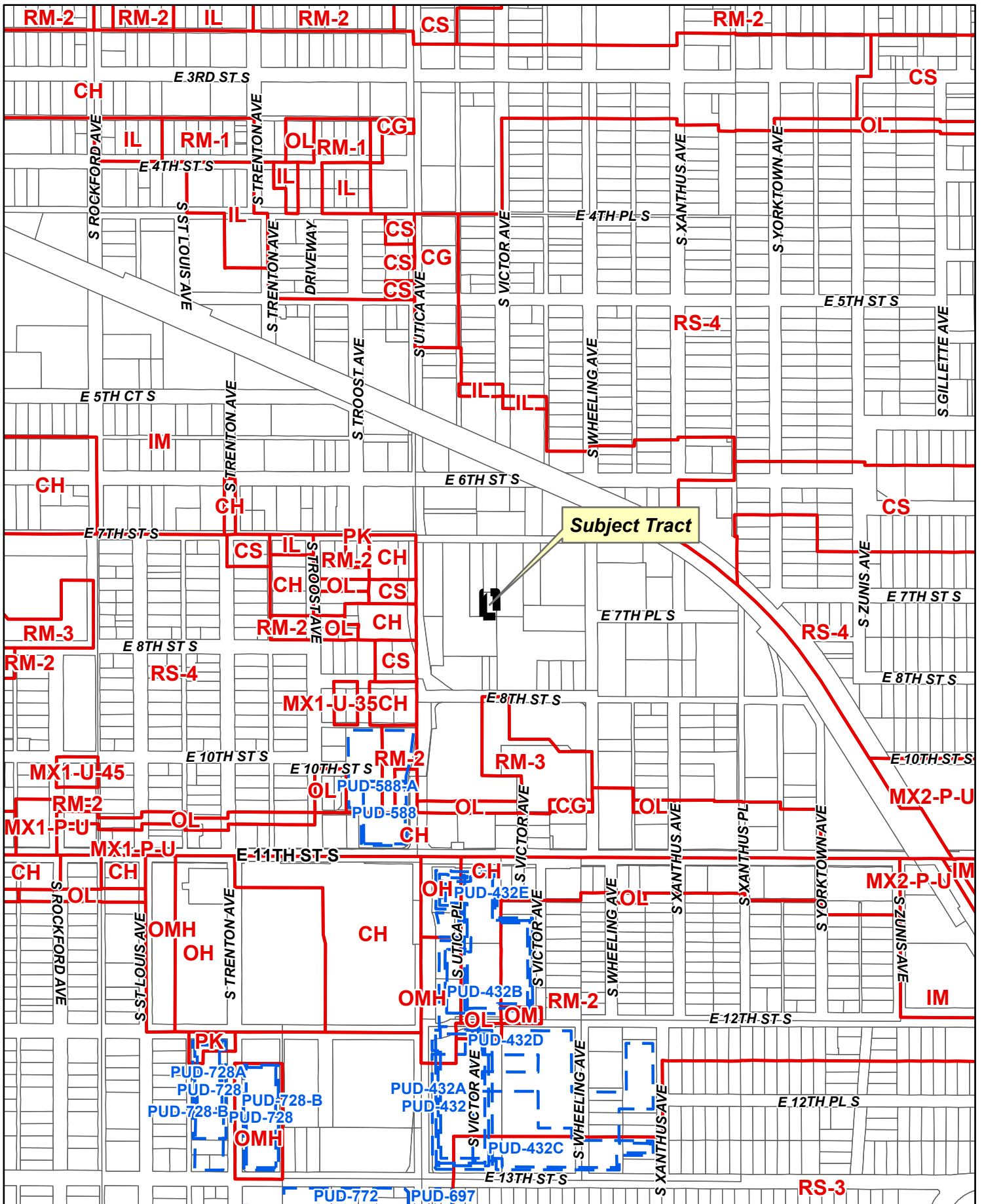
**Additional Information:**

**Present Use:** Vacant Industrial Building

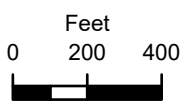
**Tract Size:** 0.13 acres

**Location:** 1724-8 E. 7<sup>th</sup> St. S

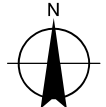
**Present Zoning:** IM

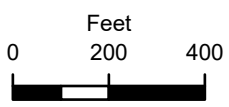


Subject Tract



BOA-23591



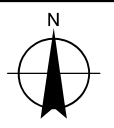


 Subject Tract

**BOA-23591**

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

Aerial Photo Date: 2021



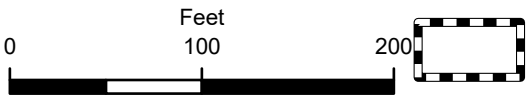
11.3



E 7TH ST S

S UTICA AVE

E 8TH ST S

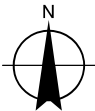


Subject Tract

**BOA-23591**

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

Aerial Photo Date: 2021



11.4

**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9306

**Case Number:** BOA-23591

**CD:** 4

**HEARING DATE:** 10/24/2023 1:00 PM

**APPLICANT:** Christopher Smith

**ACTION REQUESTED:** Special Exception to reduce the required parking ratio for a Broadcasting or Recording Studio in the IM District (Sec. 55.050-K)

**LOCATION:** 1724-8 E. 7<sup>th</sup> St. S

**ZONED:** IM

**PRESENT USE:** Vacant Industrial Building

**TRACT SIZE:** 5501.65 SQ FT

**LEGAL DESCRIPTION:** S 100 E/2 OF LT 15 BLK 1, CENTRAL PLACE SUB 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 "Multiple Use" Land Designation.

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

**STAFF ANALYSIS:** Applicant is seeking a Special Exception to reduce the required parking ratio for a Broadcasting or Recording Studio in the IM District (Sec. 55.050-K).

**55.050-K Alternative Compliance**

The motor vehicle parking ratios of this chapter are not intended to prevent development and redevelopment or to make development and redevelopment economically impractical. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternative compliance parking ratios may be approved through the special exception procedures of [Section 70.120](#) only if:

1. The board of adjustment determines that the other allowed parking reduction alternatives of [Section 55.050](#) are infeasible or do not apply; and
2. The board of adjustment determines that the reduced parking ratios proposed are not likely to cause material adverse impacts on traffic circulation and safety or on the general welfare of property owners and residents in the surrounding area.

Per code the applicant is required to provide 6 spaces they are seeking to reduce their required parking to 3 spaces.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to reduce the required parking ratio for a Broadcasting or Recording Studio in the IM District (Sec. 55.050-K)

- 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.

1. That the physical surroundings, shape, or topographic 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;

**Existing property access, lot size dimensions, and existing building from 1985 do not allow for additional parking spaces to be added to the site.**

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

**New proposed business does not require customer access. Business is for editing operation only and operates with (2) on-site full-time employees and (1) Full time Remote Employee.**

3. 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;

**Adjacent properties are industrial and have adequate room for parking on site. Limitations of proposed property under new Business occupancy does not allow any room for upgrades to existing parking lot.**

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

**Property size limitations were inherited by new property owner.**

5. That the variance to be granted is the minimum variance that will afford relief;

**A reduction of (3) spaces allows for appropriate operational parking access for proposed business.**

6. 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

**No impact on existing adjacent properties in regards to normal daily operations and the requirements of the new proposed business.**

7. 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.

**No substantial detriment to existing zoning code or comprehensive plan as per the daily operations of said business and parking requirements.**



DEVELOPMENT SERVICES  
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## CORRECTIONS SUMMARY

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### WSD Comment (1)

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**Subject:** WSD Comment  
**Page Label:** [1] CS  
**Author:** royjordan  
**Date:** 8/29/2023 11:01:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Construction Documents Site Plan: ICC Building Code: 2018 Edition. City of Tulsa Ordinance 23396: 10 November 2018 (Title 51, Chapter 4, Sec 401, 107.3.5) The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of construction, site data, area of disturbance & impervious surface impact calculations and existing structures on the site, property boundaries, distance from lot lines, the established grades and the proposed finished grades, easements, rights-of-way, utilities, ADA sidewalks, driveway entries, erosion control plans and as applicable, flood hazard areas, floodways, design flood elevation and finished floor elevations, and it shall be drawn in accordance with an accurate boundary line survey. In case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

1. Required Revision: Please revise existing civil site plans & drawing and resubmit along with City of Tulsa revised-additional plans/drawing routing form. Please identify design plan and feature for each issue called for in above Building Code and City of Tulsa ordinance and title listed above.

NO: FZD Determination Letter.

NO: Substantial Improvement Design Detail; Notes; Resources; Assets; Materials; Applications or Providers.

NOTE: Please Notify Plans Examiner By Email [royjordan@cityoftulsa.org](mailto:royjordan@cityoftulsa.org) When You Have Submitted A Revision.

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### Zoning BLDC-157986-2023 (1)

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**Subject:** Zoning BLDC-157986-2023  
**Page Label:** [3] 22170-A101-A101  
**Author:** Jeffrey Bush  
**Date:** 8/28/2023 8:21:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Review Comment: Per table 55-1 of the Tulsa Zoning Code your proposed Commercial/Broadcast or Recording story use has a minimum parking ratio of 2.85 spaces per 1000' of floor space. Please provide a site plan indicating a minimum of 6 parking spaces.



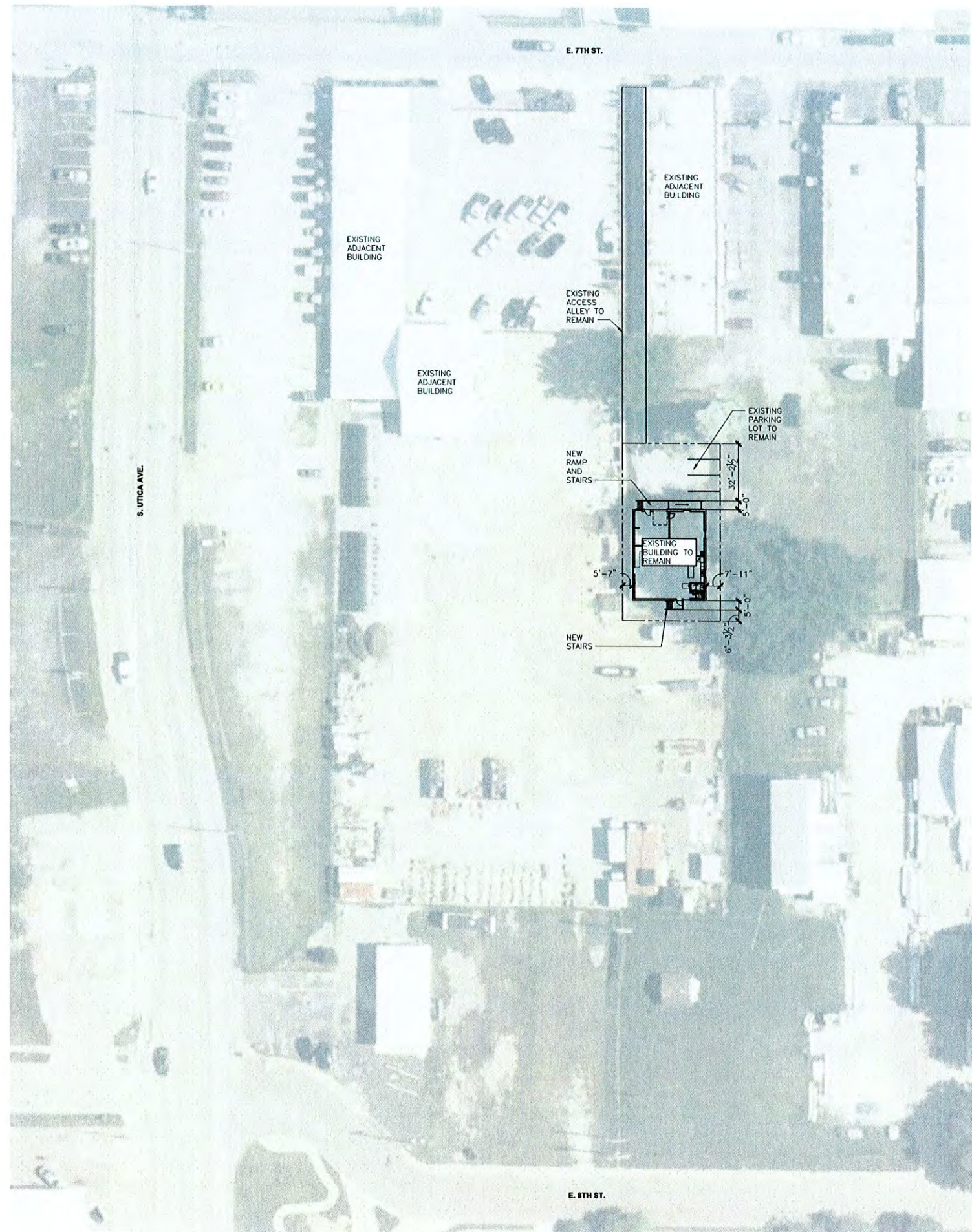
**GENERAL NOTES**

- A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
- C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE INSTALLATION OF PAVING.
- D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
- E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
- F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
- G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
- K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN 1/4" VERTICAL RISE.
- M. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES.
- N. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES.
- O. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY  
 COX COMMUNICATIONS  
 OKLAHOMA NATURAL GAS COMPANY  
 SOUTHWESTERN BELL TELEPHONE COMPANY  
 AMERICAN ELECTRIC POWER (AEP)



**wdesign**  
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 Tulsa, OK 74120  
 Office: 918.794.6616  
 Fax: 918.794.6602  
 www.wdesignsite.com

SEAL:



PROJECT:

**IDEASHIP  
 STUDIOS**

PROJECT #  
 22170

1724 EAST 7TH ST  
 TULSA, OK  
 74104

CONSULTANT:

REVISIONS:

ISSUE DATE:

07.20.2023

SHEET NAME:

**ARCHITECTURAL  
 SITE PLAN**

SHEET #:

**1 SITE PLAN**  
 SCALE: 1/32" = 1'-0"



11.9 **A101**