



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23604

Hearing Date: 1/09/24

Case Report Prepared by:

Dylan Siers

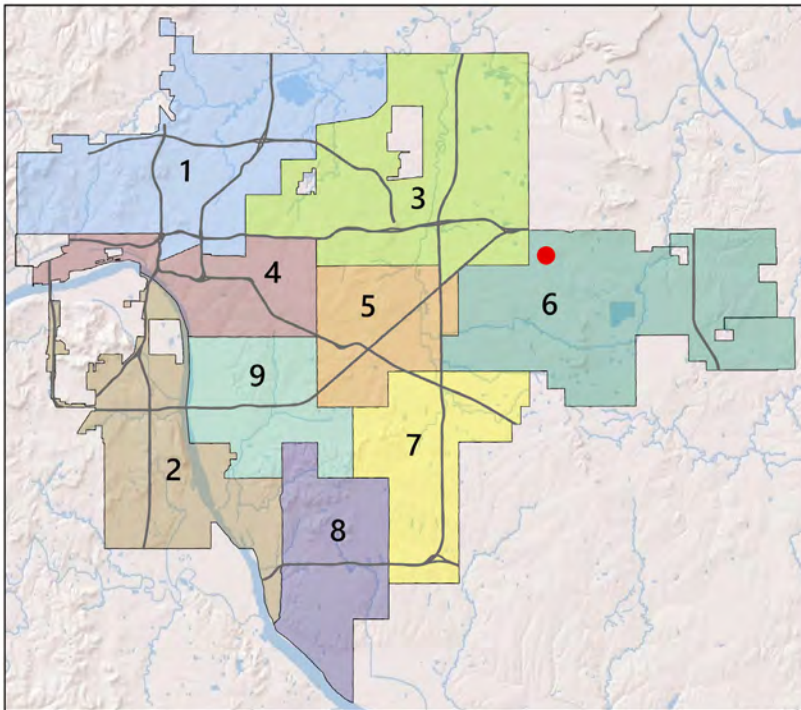
Owner and Applicant Information:

Applicant: Randy Glad

Property Owner: ADVANCE BIOGAS LLC
PROJECT 22-7-1101

Action Requested: Special Exception to permit a parks and recreation use in an AG District (Table 25-1)

Location Map:



Additional Information:

Present Use: Agriculture

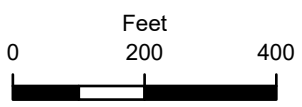
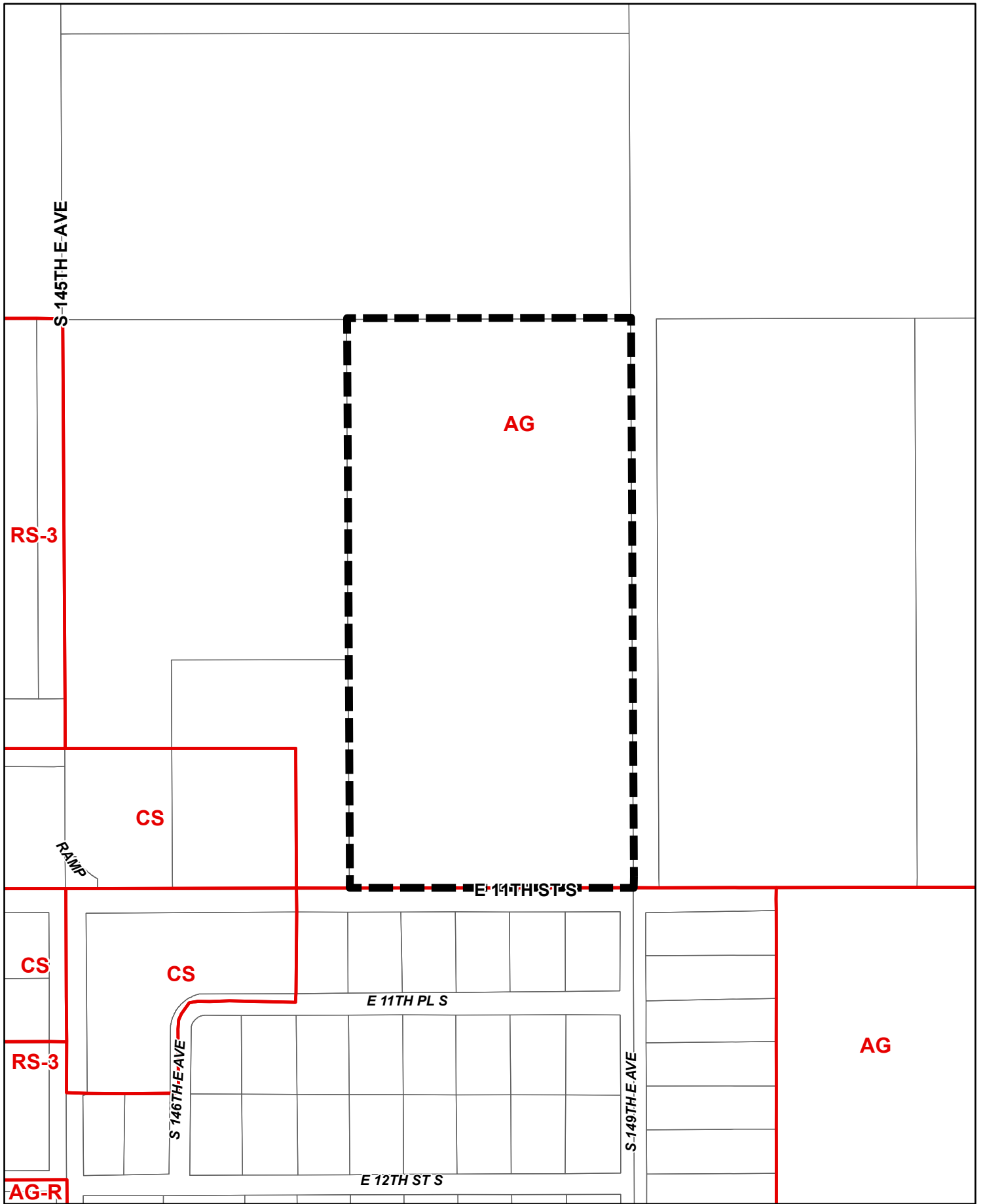
Tract Size: 20 acres

Location: East of the Northeast corner of
South 145th East avenue and East 11th Street

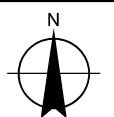
Present Zoning: AG

Case History:

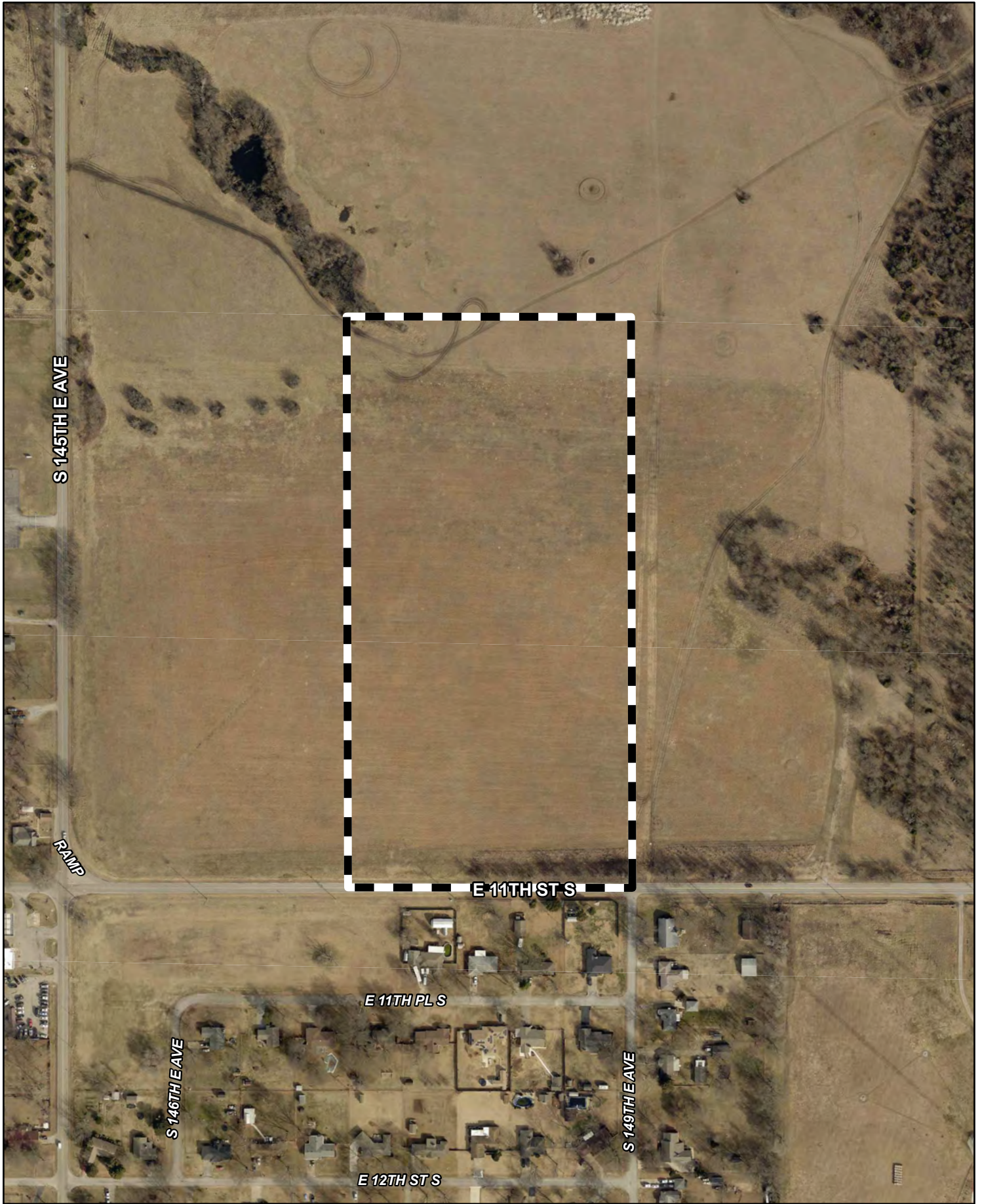
12/12/23: First appearance on
agenda, Board continued item
until 1/09/24 at the request of
Councilor Bengel.



BOA-23604



5.2



S 145TH E AVE

RAMP

E 11TH ST S

E 11TH PLS

S 146TH E AVE

S 149TH E AVE

E 12TH ST S



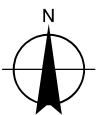
Subject Tract

Feet
0 200 400

BOA-23604

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

Aerial Photo Date: 2021



5.3



E 11TH ST S



Subject
Tract

Feet

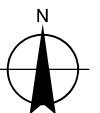
0 100 200



BOA-23604

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

Aerial Photo Date: 2021



5.4

BOARD OF ADJUSTMENT
CASE REPORT

STR: 9403

Case Number: BOA-23604

CD: 6

HEARING DATE: 12/12/2023 1:00 PM

APPLICANT: Randy Glad

ACTION REQUESTED: Special Exception to permit a parks and recreation use in an AG District (Table 25-1)

LOCATION: East of the Northeast corner of S 145th E avenue and East 11th Street **ZONED:** AG

PRESENT USE: AG

TRACT SIZE: 871203.57 SQ FT

LEGAL DESCRIPTION: E/2 SW SW SEC 3 19 14 20.00ACS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS: Applicant is requesting to obtain a Special Exception to permit a parks and recreation use in an AG District (Table 25-1) for a baseball facility.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a parks and recreation use in an AG District (Table 25-1) for a baseball facility.

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.





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

CITY OF TULSA

CORRECTIONS SUMMARY

zoning (1)



Subject: zoning
Page Label: 3
Author: Jeffrey Bush
Date: 9/21/2023 2:36:31 PM
Status:
Color: ■
Layer:
Space:

Sec.25.020-B Table 25-1: The proposed Baseball restrooms are designated Public, Civic and Institutional/Parks and Recreation Use. It is located in an AG zoned district.

Review Comment: The Public, Civic and Institutional/Parks and Recreation Use will require a Special Exception approved by the BOA. Contact the Tulsa Planning Office for further instructions and next steps. 918-596-7526.

Joshua Walker
14905 e 11th st Tulsa, OK 74108
918-894-0094

Dylan Siers
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
Subject: Letter of Support for The Sandlot (Route 66)

Dear MR. Siers,

I am writing this letter to express my dedicated support for the proposed baseball facility and fields project that is currently under consideration by the board. As a member of the community and an advocate for sports and recreational activities, I believe that this project will bring many benefits to our community and its residents.

The Sandlot (Route 66) Baseball Facility and Fields Project is an exciting initiative that not only fosters a sense of community but also provides valuable opportunities for physical activity, social interaction, and the overall well-being of our residents. I would like to highlight key reasons why this project is deserving of your approval:

Community Engagement: The proposed baseball facility will serve as a focal point for community engagement. It will bring people together, creating a sense of unity and camaraderie among residents of all ages.

Youth Development: Baseball is a sport that teaches important values such as teamwork, discipline, and sportsmanship. We are investing in the positive development of our youth and contributing to their overall growth.

Health and Wellness: The presence of accessible sports facilities encourages physical activity and a healthier lifestyle. This project aligns with our community's commitment to promoting the well-being of its residents.

Economic Impact: A vibrant sports facility can attract visitors from neighboring communities, boosting local businesses such as restaurants, shops, and hotels. This economic impact can contribute to the sustained growth and prosperity of our community.

Quality of Life: It will provide a green space for families to enjoy, contributing to a higher quality of life for our residents. I understand that board plays a crucial role in evaluating and approving exceptions that have a lasting impact on our community. I am confident that The Sandlot (Route 66) Facility aligns with our community's values and aspirations.

I kindly request that you consider the positive effects this project will have on our community and give it your full support during the upcoming zoning hearing. Thank you for your time and consideration.

Sincerely,

Printed Name: Joshua Walker_____

Business Name: Walker Development Group LLC_____

Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 1:18 PM
To: Paula Gray
Cc: (DIST6) Bengel, Christian
Subject: RE: BOA 23604

Hey Paula,
This will be given to the board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

-----Original Message-----

From: Paula Gray <graypau@yahoo.com>
Sent: Monday, December 11, 2023 10:27 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: BOA 23604

We are strongly opposed to the construction of baseball fields on 11th Street east of 145th. We believe there would a significant increase in traffic, which 11th Street is not equipped for, and that our property values would decrease.

Ralph & Paula Gray
1055 S 156th East Avenue
Tulsa OK 74108

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 1:11 PM
To: Jerry Wiley
Subject: RE: BOA 23604

Jerry,

This will be given to the Board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

-----Original Message-----

From: Jerry Wiley <wiley50_2000@yahoo.com>
Sent: Monday, December 11, 2023 9:32 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>; (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: BOA 23604

My name is Jerry Wiley and I live at 14690 E 12th St, Tulsa OK 74108. I am opposed to the baseball fields already underway. This would create a mess for our area and increased traffic flow with increased noise to our peaceful neighborhood. They have already started work without permits, what other cheating will they be doing. I request that this construction be stopped.

Sent from my iPhone

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Siers, Dylan

From: Siers, Dylan
Sent: Friday, December 8, 2023 2:04 PM
To: jrouse1017@sbcglobal.net
Subject: RE: Ball park 11 and 149th

Thank you.

This will be forwarded to the board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

-----Original Message-----

From: JIM ROUSE JR <jrouse1017@sbcglobal.net>
Sent: Friday, December 8, 2023 10:43 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Ball park 11 and 149th

Sent from my iPhone

Absolutely not! We were not informed about this and we do not want this. We try hard to protect our area. Please help us and stand with us!

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:50 AM
To: brian engles
Cc: (DIST6) Bengel, Christian
Subject: RE: Baseball diamond and tent ne corner 11th and 145th

Brian,
This will be given to the board members.

Thanks

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: brian engles <double5nickel5@gmail.com>
Sent: Sunday, December 10, 2023 10:04 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: Baseball diamond and tent ne corner 11th and 145th

To whom it may concern;

I am opposed to any baseball diamond, tent or similar structure being built on the property. This property is not zoned for this. Please do not grant permission.

Sincerely,

Brian E. Engles
14660 E. 11th Pl
Tulsa, OK 74108

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:49 AM
To: Brittney Freeman
Subject: RE: Re:everything in this is lies about Sandlot Tulsa Baseball!

Thank you,
This will be forwarded to the board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Brittney Freeman <freemanbrittney23@gmail.com>
Sent: Sunday, December 10, 2023 5:51 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Re:everything in this is lies about Sandlot Tulsa Baseball!

December 7, 2023

IMPORTANT ALERT NOTICE TO NEIGHBORS in Tower Heights :

**From Chairman of the Board and President of Tower Heights
Neighborhood Association**

Re: Board of Adjustment hearing set for December 12 at 1 p.m.

Two proposed "privately owned" baseball fields and possible large tent event center just north of 11th and 149 E Ave

WE SERIOUSLY NEED PEOPLE TO SHOW UP AND OPPOSE!!!

AT LEAST E-MAIL OPPOSITION LETTERS!!!

175 E. 2nd Street City Hall/Council Chambers --Parking across street from Bldg.

The developer, who lives in Claremore, has started work without Permits, etc. and is proposing 2 baseball fields with ongoing practices and games. At this time there are about 68 parking spots allocated, stadium seating, etc. We do not know at this time if large solar lights are being proposed. A very large tent for practices, parties, events, etc. is also shown on the proposed submitted drawings.

THE NEIGHBORHOOD SURROUNDING THIS AREA IS TOTALLY OPPOSED TO THIS FORM OF VENUE AND WILL BE ATTENDING THE MEETING TO VOICE OUR SERIOUS OBJECTIONS.

If you cannot attend, then PLEASE, PLEASE write your Board of Adjustment and City Councilor. SUBMIT BY THIS FRIDAY, December 8 -- and absolutely no later than Monday, December 11.

Reference this in the email: BOA 23604

Send emails opposing to : planning@cityoftulsa.org

Send copy of your email to our District 6 Councilman Christian Bengel :
dist6@tulsacouncil.org

Mr. Bengel will be standing with us in District 6 to OPPOSE as well. Please DO NOT IGNORE THIS MATTER, IT WILL AFFECT OUR QUALIFY OF LIFE AND PROPERTY VALUES. THIS IS A VERY SERIOUS ISSUE.

This is all lies! They're not putting up lights. They're not having games. They are not having dirt. Because it's going to be a full turf facility. They have all of their permits. Not everyone in this neighborhood is against this facility. In fact, many people in this neighborhood love sandlot baseball and fully support them.

Thank you,

Brittney Freeman
Call/Text: 918-933-1332
Email: freemanbrittney23@gmail.com

"Dreams don't work, unless you do."
-John C. Maxwell

On Sun, Dec 10, 2023 at 5:48 PM Brittney Freeman <freemanbrittney23@gmail.com> wrote:

I wanted to email to let it be known that anyone sending emails in opposition of the Sandlot Tulsa New Facility is misinformed about the facility, the purpose, and what it will consist of is based on complete fabrications and lies! This is facility will be a Huge benefit to the youth of Tulsa. They are basing their opposition on fabricated stories and ignorance!
Please do not allow these people to make up lies about a fantastic business that benefits 100s of our local children every single year. This is a very great thing!
Do not let them continue to lie about a locally owned business that is helping local teenagers to succeed in their sport of choice.
I was sent this notice and on this notice. Could be called lies at best at worst defamation!

I fully support the building of this facility.

Thank you,

Brittney Freeman
Call/Text: 918-933-1332
Email: freemanbrittney23@gmail.com

"Dreams don't work, unless you do."
-John C. Maxwell

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:47 AM
To: Brittney Freeman
Subject: RE: Sandlot Tulsa Baseball Practice Facility IN FAVOR

Brittney,
This will be given to the board members.

Thank you,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Brittney Freeman <freemanbrittney23@gmail.com>
Sent: Sunday, December 10, 2023 5:48 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Sandlot Tulsa Baseball Practice Facility IN FAVOR

I wanted to email to let it be known that anyone sending emails in opposition of the Sandlot Tulsa New Facility is misinformed about the facility, the purpose, and what it will consist of is based on complete fabrications and lies! This is facility will be a Huge benefit to the youth of Tulsa. They are basing their opposition on fabricated stories and ignorance!

Please do not allow these people to make up lies about a fantastic business that benefits 100s of our local children every single year. This is a very great thing!

Do not let them continue to lie about a locally owned business that is helping local teenagers to succeed in their sport of choice.

I was sent this notice and on this notice. Could be called lies at best at worst defamation!

I fully support the building of this facility.

Thank you,

Brittney Freeman
Call/Text: 918-933-1332
Email: freemanbrittney23@gmail.com

“Dreams don’t work, unless you do.”
-John C. Maxwell

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:47 AM
To: David Noah
Subject: RE: BOA 23604 Concerns Over Two Proposed Privately Owned Baseball Fields and Large Tent Event Center Just North Of 11th Street and 149th East Ave Across From An Established Neighborhood Tower Heights

Hey Sharon,
This will be given to the Board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: David Noah <noahsattic@icloud.com>
Sent: Sunday, December 10, 2023 5:25 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA 23604 Concerns Over Two Proposed Privately Owned Baseball Fields and Large Tent Event Center Just North Of 11th Street and 149th East Ave Across From An Established Neighborhood Tower Heights

Sent from my iPhone

Board of Adjustments PLEASE don't let these Two Privately Owned and Large Tent Event Center be built north of an established neighborhood which is Tower Heights.
That land is zoned agricultural not for this kind of 4:05
Cancel Concerns Over Two Proposed Private Property
That land is zoned agricultural not for this kind of activity. Look at the single vehicle entry road that they built made of large white gravel. 11th Street and 149th East Ave are two lanes and always busy with fast moving vehicles. To turn into or out of my neighborhood is dangerous where caution is always need. There are no traffic lights there.
Plus I live 2.1 miles from Port City Raceway, 15625 E Pine St and I can hear them racing in my house.
Having a ballpark and event center would only bring loud noises and lights, dangerous traffic issues, people of all walks of life, events that are not needed by my neighborhood. Our property value will go down.

Please stop this from going in before it gets more out of hand for the Tower Heights Neighborhood.
I VOTE STOP IT!
Sharon Noah.

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:46 AM
To: Willard Koch
Subject: RE: BOA 23604

Hey Willard and Linda,
This will be given to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Willard Koch <wgkoch1945@gmail.com>
Sent: Sunday, December 10, 2023 3:10 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA 23604

This owner is seeking a variance to allow the use of AG zoned property for a Ballpark. This should be denied as it eliminates a more complete and proper review of this property which would occur by having a request for commercial rezoning. Anything other than a rezone is nothing but skirting a proper review. With a variance, we should know that the ballpark could include revenue monies for use, sale of merchandise or of services. Just having a BOA variance leaves the public and local residents having to live with a situation that will result in various complaints in the future. A commercial rezoning request would take in consideration the traffic issues, noise pollution and other possible uses allowed instead of its intended use as a ballpark. How can you recommend a vote for allowing the variance as indicated in your meeting agenda be proper prior to the December 12 Public hearing? Please vote NO.

Sincerely,
Willard & Linda Koch
Resident District 6

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:44 AM
To: S Guest; (DIST6) Bengel, Christian
Subject: RE: BOA-23604

Thank you for this.

This will be given to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

-----Original Message-----

From: S Guest <sgmomaram@gmail.com>
Sent: Friday, December 8, 2023 3:59 PM
To: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>; Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA-23604

To Whom It May Concern:

My name is Shirley Guest. I reside at 14650 E. 11th Pl., Tulsa. I would like to let you know I am completely against the proposed special exception to allow a "privately owned" baseball field across the street from my neighborhood. I live one block south of that location and I don't want it to continue.

I moved to this house less than a year ago from Verdigris to be closer to my daughter because I'm elderly and need assistance. I love this neighborhood because it's quiet and feels a lot like the neighborhood I lived in Verdigris. Had I known then that a baseball field would be built across the street, I might have stayed in Verdigris or moved elsewhere.

I don't like looking at the structures that have already been built and I request that all of them be removed if he is denied. I don't feel like that's too much to ask since he proceeded to build without permits and without permission by the BOA.

I am begging you to please deny his request. We are the citizens of Tulsa who live here and he lives and works in Claremore.

Thank you for your time.

Respectfully,

Shirley Guest
14650 E. 11th Pl.
Tulsa, OK 74108

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Siers, Dylan

From: Siers, Dylan
Sent: Monday, December 11, 2023 8:41 AM
To: tarab114@hotmail.com
Subject: RE: BOA 23604

Tara,
This will be forwarded to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Tara Taylor <tarab114@hotmail.com>
Sent: Friday, December 8, 2023 3:07 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>; (DIST6) Bengel, Christian <dist6@tulsacouncil.org>;
tower.heights@aol.com
Subject: BOA 23604

Attached is our letter of opposition for the development in the Tower Heights neighborhood.

Sincerely,

Tara Taylor RN | Nurse Manager
Jess Dunn Correctional Center
Medical | Department of Corrections
p 918-694-6116 or p 405-596-6306



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Dear Council,

We are writing to express our strong opposition to the proposed rezoning 2023-BOA -23604 of the area at the corner of 149th E Ave and 11th Street. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Tower Heights neighborhoods are completely opposed to the addition of two private baseball fields, stadium seating, large solar lights, parking area for only 68 vehicles, as well as a large tent for practices, parties and other events that will cause traffic, noise and safety problems. It will create even more problems with emergency vehicles that are located less than a half mile away at 145th E Ave and 11th Street. It will destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic, noise, and safety of pedestrians are major areas of concern. Traffic jams at the intersection of 145th E Ave. and 11th Street is a very busy intersection with only a four way stop. The other major concern is the actual entrance of said ball field and event center, the entrance is very narrow and right at the intersection of 149th E Ave and 11th Street where the neighborhood begins. 11th Street is a very narrow street without a shoulder on either side and there is no left turn lane. The intersection is routinely blocked by traffic turning into 149th E. Ave during rush hour as well as other times of day, the new development will only exacerbate the negative flow of traffic. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during practices and any other events causing traffic issues during critical times for the existing Tower Heights neighborhood. The traffic surge during morning rush hours will also negatively impact safety for residents that are out walking and riding bikes. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from 145th E Avenue and 11th Street east on 11th street to 149th E Ave. The speed limit on 11th street at that entrance to the said event center is 50 mph (with no left turn lane or shoulder), and at times it is a racetrack for speeding vehicles. With such limited parking at the event area, it will create illegal parking in our neighborhood at 149th E Ave and 11th Street, such as the Tulsa State fair parking. The increase traffic will affect the residents further south at 149th E Ave and 11th Pl, 12th Street, 12th Place, 13th Street due to vehicles cutting through the residential area to get around the proposed development. There are several families with small children that ride bikes and play outside. This development will potentially create a very dangerous situation for the residents of this neighborhood.

Until this week, the neighborhood residents were never approached or given any information on the proposed development on agricultural zoned area and were never provided the environmental impact as well as the traffic impact studies for this development. These studies should be investigated and approved by the appropriate agencies prior to approving this development.

Wildlife has been observed in the area, and any development will destroy their natural habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The wildlife and their natural habitat should be investigated by the appropriate agency prior to approving development.

To our knowledge, there never was a planning commission meeting before construction began on this development that included the residents of Tower Heights.

Property values are likely to go down in the area if this re-zoning is approved. All residents will continue to face the negative outcomes of lights, noise, traffic, dust from the gravel drive and dirt on the ball field, trash from events, visitors parking in the neighborhoods during ballgames and practices as well as tournaments.

There weren't any notices sent to the Tower Heights residents prior to initial construction. We urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, we know our opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Ralph and Tara Taylor

Siers, Dylan

From: Siers, Dylan
Sent: Friday, December 8, 2023 10:23 AM
To: C. Kellerhals
Cc: (DIST6) Bengel, Christian
Subject: RE: BOA - 23604 (14717 E. 11th St.) - OPPOSED!

Christy,

This will be forwarded to the Board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

-----Original Message-----

From: C. Kellerhals <ck1tpd@gmail.com>
Sent: Friday, December 8, 2023 8:51 AM
To: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>; Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA - 23604 (14717 E. 11th St.) - OPPOSED!

Greetings. I am a resident of the Tower Heights Neighborhood. I own two homes in this neighborhood. My address is 15302 E. 13th St. I bought 3 acres and built a beautiful home about 8 years ago. I have loved this area so much, that as my mom has grown older, I decided to move her closer to me. She and I bought a home for her at 14650 E. 11th Pl. and she has lived there a little less than a year. Her home is directly south of the baseball field construction.

First, I want to state that I am completely OPPOSED to this special exception for a baseball park and recreation area across the street from my neighborhood and I will state a few of my reasons below.

#1 - Decreased property value. This venue would be a privately owned baseball and recreation park, not a City park, opened to everyone for all to use. A City park could potentially increase property values within a community. However, a privately owned venue would not. You can ask anyone who moves to this area to live and they'll say they love the peaceful, tranquil community that makes it feel like you're not living in the City. The homes are built on a minimum of 1/2 acre, some as much as 6+ acres. It truly is like living in a rural area. Bright lights, loud noises, and higher foot and vehicular traffic is not desired, and that's exactly what this venue would bring.

#2 There is not a need. We already have a baseball park less than 3 miles away (Savage Park) and O'Brien park is about 20 min away. Both parks are owned and maintained by the City of Tulsa. It's also important to point out that both parks are located on large acreage surrounded by heavy trees and woods and they are not up against a housing addition. There's a reason for that.

There are other options for a baseball park and recreation area. There is a lot of land for sale in the East Tulsa area. There's land for sale that is not near neighborhoods, but instead near a bank, church, and several other commercial properties.

#3 Lack of respect. By applying for a special exception in October, and proceeding to build prior to even having the hearing demonstrates the applicant's complete disregard of the City of Tulsa's rules and requirements. There has been a long gravel road/driveway, concrete walls, baseball field poles erected, two metal train car storage containers, concrete poured in different areas, among other things built on this property since October. I say all this to point out the applicant's refusal to abide by the rules in Tulsa. He is completely disrespecting not only the residents who live and own property in the surrounding area, but also the City of Tulsa as a whole. A cease order was given to him at one point and he ignored it and continued to do whatever he wants to do. I don't want this kind owner anywhere near our neighborhood if that's the way he treats others. His character speaks for itself.

I'm not opposed to this park/recreation in general, but I am opposed to its location in relation to where I live and it most definitely will affect my quality of life and property values.

#4 Owned by a business. The applicant has said the ballpark is a "non-profit" for children; however, it is owned by a commercial business out of Claremore called Advance Biogas. Why isn't the ownership under the name of the non-profit? This is another issue that causes me to question the honesty of the applicant. It seems he is grasping at straws to push his agenda. That doesn't sit well with me.

I dedicated nearly 22 years of my life working for the City of Tulsa. Being a police officer (retired Aug. 2021), I was extremely picky about where I wanted to build my home, retire, and live the rest of my life. Low crime, safety, quietness, and seclusion were very important factors in my decision. I selected this neighborhood and I have enjoyed every minute of being here. I love this City and I love where I live!

I am asking and begging you to PLEASE deny this "special exception" request. Everyone I have spoken with in the neighborhood and outside the neighborhood are against this type of venue at that location.

Thank you for your time and consideration.

Respectfully,

Christy Kellerhals
15302 E. 13th St. and
14650 E. 11th Pl.
Tulsa, OK 74108

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Siers, Dylan

From: Siers, Dylan
Sent: Wednesday, December 6, 2023 10:39 AM
To: Dennis Daniels
Subject: RE: Hearing for case number BOA-23604

Thank you.
Your email will be forwarded to the board members.

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Dennis Daniels <dennis-daniels@att.net>
Sent: Wednesday, December 6, 2023 9:54 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Hearing for case number BOA-23604

Received a letter on BOA-23604 wanting to rezone to Park and Recreation for Randy Glad. I live in the Tower Heights addition across the street on 149th, There are two ball parks on 21st street and Lynn Lane Smith and Savage that are not being used. We don't need another ball park. We will be having a lot of noise, trash, kids hanging out late at night. how about a Curfew. We Do Not Want it .

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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 7:55 AM
To: accentblinds@cox.net
Cc: dist6@tulsacouncil.org
Subject: RE: BOA 23604

Christy,
Your message will be forwarded to the board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: accentblinds@cox.net <accentblinds@cox.net>
Sent: Thursday, December 7, 2023 1:53 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: dist6@tulsacouncil.org
Subject: BOA 23604

As President of The Tower Heights Neighborhood Association with approx. 3,000 members, I want to go on record as being TOTALLY OPPOSED AND AGAINST this entire venue for this property.

This developer, who is not a Tulsa County resident but rather lives in Claremore, has proposed a “privately owned” baseball facility designated by the applicant/developer as a “Non-Profit” to cater to all types of baseball teams, practices, parties, meets, etc. This most certainly means there will be continual noise, hollering, shouting, loud speakers, music etc. and the like on an almost continual basis. From the developer’s current drawings, it also appears a large **tent** (almost 275 feet in length) is planned along with stadium styled seating and current parking for at least 68 vehicles.

Another Note: This property’s access road is right off of 11th Street at “one of the most dangerous areas” and their road is ALL CRUSHED STONE/GRAVEL. When at the City meeting, I mentioned to the developer and his sons about all the heavy traffic on 11th with large dump trucks, 18-wheelers, firetrucks and speeding cars and how dangerous that road is now. **The developer’s son said...“Well, they will just have to slow down then!”**

When asked what a tent is for, one of the developer’s sons told me personally -- “Indoor practices and --- “We may rent it out for parties and events.” The Sounds & Noises in our area can be heard up to and over one-half mile – especially loud music, hollering, shouting, and other sounds associated with sporting events in a “residential” area.

While at the City Offices meeting in Counselor Bengel’s office a few days ago, right after we left the room, the developer reportedly made a statement that definitely concerns us as well as it should the City of Tulsa. His comment was -- **“Well, if I can’t get what I want this way – I’ll get some type of “Indian Trust” and do what I want anyway.”**

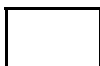
Just to mention a few points here... this developer has already shown he has:

- 1) No interest in getting the proper permits until he was confronted by our Neighborhood Association questioning work done
- 2) No interest in how the neighborhood surrounding this area feels about all the extra noise, the traffic overload on a fast-passed heavily trafficked two-lane street and other problems associated with a privately owned event center coming directly into this residential area
- 3) No interest in “abiding” by the City’s “STOP and CEASE ORDER” – work continued as witnessed by several neighbors, including myself.
- 4) No respect for the current taxpaying Tulsa residents or locals who have lived here for over 20 + to 40+ years. He basically says he will do what he wants with no regard for our residents.


The Citizens of East Tulsa and Tower Heights Neighborhood Association hope and PRAY this Board of Adjustment will VOTE IN OUR FAVOR and UNANIMOUSLY DENY the applicant’s request and/or requests relating to this matter.

In addition, we ask that the developer be required to immediately dismantle the work done, including all existing tall poles, concrete slabs and walls, etc which were ILLEGALLY INSTALLED.

Signed
Christy Boggs
President
Tower Heights Neighborhood Association

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 Virus-free. www.avg.com

 Virus-free. www.avg.com

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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 8:14 AM
To: Rocha, Caleb
Subject: FW: Hearing for case number BOA-23604

Please give this to the board on 12/12/23 for case BOA-23604.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Dennis Daniels <dennis-daniels@att.net>
Sent: Wednesday, December 6, 2023 9:54 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: Hearing for case number BOA-23604

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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 8:15 AM
To: Rocha, Caleb
Subject: FW: BOA 23604

Please give this to the Board for case BOA-23604.

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: accentblinds@cox.net <accentblinds@cox.net>
Sent: Thursday, December 7, 2023 1:53 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: dist6@tulsacouncil.org
Subject: BOA 23604

As President of The Tower Heights Neighborhood Association with approx. 3,000 members, I want to go on record as being TOTALLY OPPOSED AND AGAINST this entire venue for this property.

This developer, who is not a Tulsa County resident but rather lives in Claremore, has proposed a "privately owned" baseball facility designated by the applicant/developer as a "Non-Profit" to cater to all types of baseball teams, practices, parties, meets, etc. This most certainly means there will be continual noise, hollering, shouting, loud speakers, music etc. and the like on an almost continual basis. From the developer's current drawings, it also appears a large **tent** (almost 275 feet in length) is planned along with stadium styled seating and current parking for at least 68 vehicles.

Another Note: This property's access road is right off of 11th Street at "one of the most dangerous areas" and their road is ALL CRUSHED STONE/GRAVEL. When at the City meeting, I mentioned to the developer and his sons about all the heavy traffic on 11th with large dump trucks, 18-wheelers, firetrucks and speeding cars and how dangerous that road is now. **The developer's son said... "Well, they will just have to slow down then!"**

When asked what a tent is for, one of the developer's sons told me personally -- "Indoor practices and --- "We may rent it out for parties and events." The Sounds & Noises in our area can be heard up to and over one-half mile – especially loud music, hollering, shouting, and other sounds associated with sporting events in a "residential" area.

While at the City Offices meeting in Counselor Bengel's office a few days ago, right after we left the room, the developer reportedly made a statement that definitely concerns us as well as it should the City of Tulsa. His comment was -- **"Well, if I can't get what I want this way – I'll get some type of "Indian Trust" and do what I want anyway."**

Just to mention a few points here... this developer has already shown he has:

1) No interest in getting the proper permits until he was confronted by our Neighborhood Association questioning work done

2) No interest in how the neighborhood surrounding this area feels about all the extra noise, the traffic overload on a fast-passed heavily trafficked two-lane street and other problems associated with a privately owned event center coming directly into this residential area

3) No interest in “abiding” by the City’s “STOP and CEASE ORDER” – work continued as witnessed by several neighbors, including myself.

4) No respect for the current taxpaying Tulsa residents or locals who have lived here for over 20 + to 40+ years. He basically says he will do what he wants with no regard for our residents.

The Citizens of East Tulsa and Tower Heights Neighborhood Association hope and PRAY this Board of Adjustment will VOTE IN OUR FAVOR and UNANIMOUSLY DENY the applicant’s request and/or requests relating to this matter.

In addition, we ask that the developer be required to immediately dismantle the work done, including all existing tall poles, concrete slabs and walls, etc which were ILLEGALLY INSTALLED.

Signed
Christy Boggs
President
Tower Heights Neighborhood Association



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Virus-free. www.avg.com



Virus-free. www.avg.com

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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 12:11 PM
To: Rocha, Caleb
Subject: FW: Baseball fields

Could you please get this to the board.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

-----Original Message-----

From: Siers, Dylan
Sent: Thursday, December 7, 2023 12:11 PM
To: 'curtissbriggs@yahoo.com' <curtissbriggs@yahoo.com>
Subject: RE: Baseball fields

Curtis,
This email will be forwarded to the board.

Thank you.

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

-----Original Message-----

From: Curtiss Briggs <curtissbriggs@yahoo.com>
Sent: Thursday, December 7, 2023 11:40 AM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: CB <curtissbriggs@yahoo.com>; GB-Wife <glcbriggs@gmail.com>

Subject: Baseball fields

I am writing to let you know I oppose the building of the privately owned baseball fields just north of 11th Street and 149 E Ave.

Both streets are 2 lane, these two roads cannot handle the additional traffic load. Additional, the Route 66 firehouse is on the NW Corner of this intersection. This is a four way stop controlled by stop signs. The traffic is already heavy during morning and afternoon rush hours, as 145th E. Ave is an alternative route for workers, and large semis and trucks. This would impede the quick response time of the fire engines, especially during game time at the proposed fields.

I live 2 blocks south of this intersection.

Curtiss Briggs
14636 E. 13th St.
Tulsa, OK, 74108

Curtiss Briggs

Sent from my iPad
918-998-5554

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Siers, Dylan

From: Siers, Dylan
Sent: Thursday, December 7, 2023 1:08 PM
To: Rocha, Caleb
Subject: FW: BOA 23604

Can we get this to the board.

Thank you,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Siers, Dylan
Sent: Thursday, December 7, 2023 1:08 PM
To: 'cpalmour@cox.net' <cpalmour@cox.net>
Subject: RE: BOA 23604

Thank you for this. We will forward this onto the Board of Adjustment.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: cpalmour@cox.net <cpalmour@cox.net>
Sent: Thursday, December 7, 2023 12:17 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: dist6@tulsacouncil.org
Subject: BOA 23604

To Whom It May Concern:

We are making our wishes known to the City Council and whomever else are in the decision making process concerning BOA 23604. We object wholeheartedly to the proposed baseball fields located at 11th and 145th E Avenue. As I

understand, that area is not zoned for business. How the developer got as far as he did without permits and such amazes me. The people that live in our area enjoy the semi-rural atmosphere of quiet and concerning neighbors. The ball fields at Savage park seem to be under utilized, so why would we need another ballfield so close to the one that is not being used on a regular basis? The noise and extra traffic is not what we want in our area. We rather have nice homes and families as our neighbors. We understand that this person lives in Claremore so he won't be here to hear the noise and such.

Please, we urge you to oppose this project.

Sincerely,

Jerry and Carol Palmour

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Siers, Dylan

From: Siers, Dylan
Sent: Friday, December 8, 2023 9:50 AM
To: Rocha, Caleb
Subject: FW: BOA 23604

Please move this onto the Board.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Siers, Dylan
Sent: Friday, December 8, 2023 9:49 AM
To: 'mackota@icloud.com' <mackota@icloud.com>
Cc: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: RE: BOA 23604

Michael,
Thanks for your email. This will be forwarded to the Board members.

Best,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Michael Hernandez <mackota@icloud.com>
Sent: Thursday, December 7, 2023 4:29 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Cc: (DIST6) Bengel, Christian <dist6@tulsacouncil.org>
Subject: BOA 23604

December 7, 2023

BOA 23604
Board of Adjustment

City Hall
175 E. 2nd Street
Tulsa, OK

Dear Board of Adjustment,

As a twenty seven year resident of Tower Heights neighborhood, I firmly and totally oppose the proposed building of the sports and events venue at the northeast corner of 11th and 149th E Ave.

I, along with the majority of the residents and home owners here, choose this neighborhood because of the quiet, peaceful atmosphere and value of property. More activity and noise from others outside of our neighborhood is not what we want.

I do not want my property to devalue or my quality of life to change.

Please deny the approval of the proposed venue.

Thank you for your time.

Michael L. Hernandez
14945 E 13th Street
Tulsa, OK

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Siers, Dylan

From: Siers, Dylan
Sent: Tuesday, December 12, 2023 8:15 AM
To: Joseph Carner
Subject: RE: BOA-23604

Hey Joseph,
This will be given to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Joseph Carner <jbc9762@gmail.com>
Sent: Monday, December 11, 2023 4:31 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA-23604

I am writing to oppose the building of the sports complex at 11th and 149th e ave. There is already a sports complex 2 miles from this location that could be utilized. This area cannot handle the traffic this would bring nor do residents in the area want all the noise and lights.

Thank you
Joseph Carner
14139 E 19th PI
Tulsa ok 74108

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Siers, Dylan

From: Siers, Dylan
Sent: Tuesday, December 12, 2023 8:15 AM
To: Trey Smallwood
Subject: RE: BOA 23604

Hey Trey,
This will be given to the board members.

Thanks,

Dylan Siers | Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7584
E: dsiers@cityoftulsa.org
www.tulsaplanning.org

From: Trey Smallwood <impinfo2013@yahoo.com>
Sent: Monday, December 11, 2023 4:26 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: BOA 23604

To Whom It May Concern and Christian Bengel, District 6 Councilman:

I am writing in behalf of myself, a homeowner and resident located at **14638 E. 11th Pl, Tulsa, OK 74108** and my 89 year old mother, Margaret Smallwood, homeowner and resident located at **14627 E. 12th Street, Tulsa, OK 74108**.

Neither of us are able to attend the hearing scheduled for December 12, 2023 due to work schedule and health issues.

Ms. Margaret Smallwood has lived at the address on East 12th Street since 1967 and I, Trey Smallwood, have lived on E. 11th Place for approximately 13 years.

We are writing to oppose the construction of the proposed baseball fields and possible event center on the north side of 11th Street, just East of 145th E. Ave.

Our concerns follow:

The added traffic makes entering and leaving our neighborhood much more difficult.

The proposed lighting for the ball fields would be a nuisance and aggravation, especially since my property on East 11th Street faces that plot of land.

Additionally, the noise levels by the crowds that would gather and sound systems used during the game would interrupt the peace and serenity of our home life.

Though it has negative impacts on humanity, it also impacts our pets in a negative way.

Also, the ever-changing crowds presents property risks.

Furthermore, the negative impact on property value is a paramount concern of all of us in this neighborhood.

For decades this has been a quiet, very well sought after community. This privately owned venture threatens what has been a valued asset to the residents.

I can also imagine that the Fire Station that is immediately to the West of 145th East Avenue would be impacted as well.

For both Ms. Margaret Smallwood and myself, Trey Smallwood, we stand in strong opposition of any further construction and trust this project will cease and desist.

Thank you for your attention to our neighborhood concerns on this matter.

Respectfully yours,

Trey Smallwood
Resident – 14638 E. 11th Place, Tulsa, OK 74108

Sent from [Mail](#) for Windows

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To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on-field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

Shawn Newkirk

Head Baseball Coach

Union High School

Cell phone: (918) 810 - 8032

Baseball Office: (918) 357 - 7954

X 

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

NAME MACK CHAMBERS

POSITION HEAD COACH

SCHOOL SEMINOLE STATE COLLEGE

CONTACT INFO 918-822-7365

M.chambers@sscok.edu

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

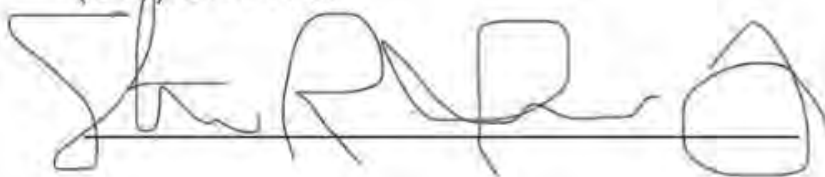
Steven R Irvine Jr.

Head Baseball Coach

Sapulpa High School

Sirvine@sapulpaps.org

(918) 814-4787

A handwritten signature in black ink, appearing to read "Steven R Irvine Jr.", written over a horizontal line.

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Sandlot Tulsa has been a staple in the Tulsa community for many years. The Coaches/Administrators at Sandlot Tulsa have always been very professional to work with. I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

Ryan Neill

Associate Head Coach/Recruiting Coordinator

Oral Roberts University

918-760-0335/jneill@oru.edu

X  _____

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

I have had the privilege to work with and recruit Sandlot players. I have attended many Sandlot events and games. Their staff and players are first-class on and off the field. I will continue to follow Sandlot

Sincerely,


Kraig Kelley

Assistant Baseball Coach

Oklahoma Wesleyan University

Kkelley1@okwu.edu

870.612.0163

X  _____



COWBOY BASEBALL

JOSH HOLLIDAY
Head Coach

To Whom It May Concern -

I hope this letter finds you well. I would like to express my strong support of the Sandlot Organization of Tulsa and the importance of its continued growth.

Over the years I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

Josh Holliday

Head Baseball Coach

Oklahoma State University

(405) 334-2590

To whom it may Concern:

I hope this letter finds you well. My name is Cody Painter and I am in my tenth year of coaching at Oklahoma Baptist University. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

For the last twelve years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on-field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.


Sincerely,

Cody Painter

Associate Head Baseball Coach

Oklahoma Baptist University

405-416-3176

x  _____

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,



Alex Coplton

Head Baseball Coach

Labette Community College
200 S. 14th St.
Parsons, KS 67357
918-688-6913 Cell
620-820-1011 Office Phone
620-421-5303 Fax

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

NAME John Hill III

POSITION Head Baseball Coach

SCHOOL Fort Scott CC

CONTACT INFO johnh@fortscott.edu 620-223-2700 Ext. 7170

X _____


To whom it may Concern:

I hope this letter finds you well. I would like to show my full support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

I have had the pleasure of recruiting or working with their athletes over several years. They have continuously demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The Sandlot alumni earned a 3.76 team GPA in the most recent semester at Eastern, and they continue to excel both in and out of the classroom. The players from their organization have added immense value to our team in terms of leadership, representing the program to the highest standards. Their players have exhibited honor and integrity as athletes and students. It is evident Sandlot brings in kids of high character and develops them both as athletes and citizens of their community. We appreciate the role that Sandlot Tulsa's training program has played in their development, and we look forward to their growth as we continue to partner with them in the future.

Sincerely,

Dru Sebastian

Head Baseball Coach

Eastern Oklahoma State College

Cell: (260)494-6301 / Email: dsebastian@eosc.edu

X 

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

I have been a High School Baseball coach over the last 19 years and Sandlot has been around for 18 of those. They are one of the few organizations that is not in it to make a quick buck. They are actually in it to develop the skills of our high school athletes along with growing the relationships that they create with these young men. I think those are some of the many reasons why this organization is still around and continues to keep thriving. Guys like Jake Russell, Gunnar Glad, Mark Roberts and Brett Bagley have been a part of this from the beginning and have helped develop hard working athletes who have demonstrated not only impressive skills on the field, but also a strong work ethic and commitment to excellence off of it as well. Our players going and playing for this organization have added value to our team beyond their own field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

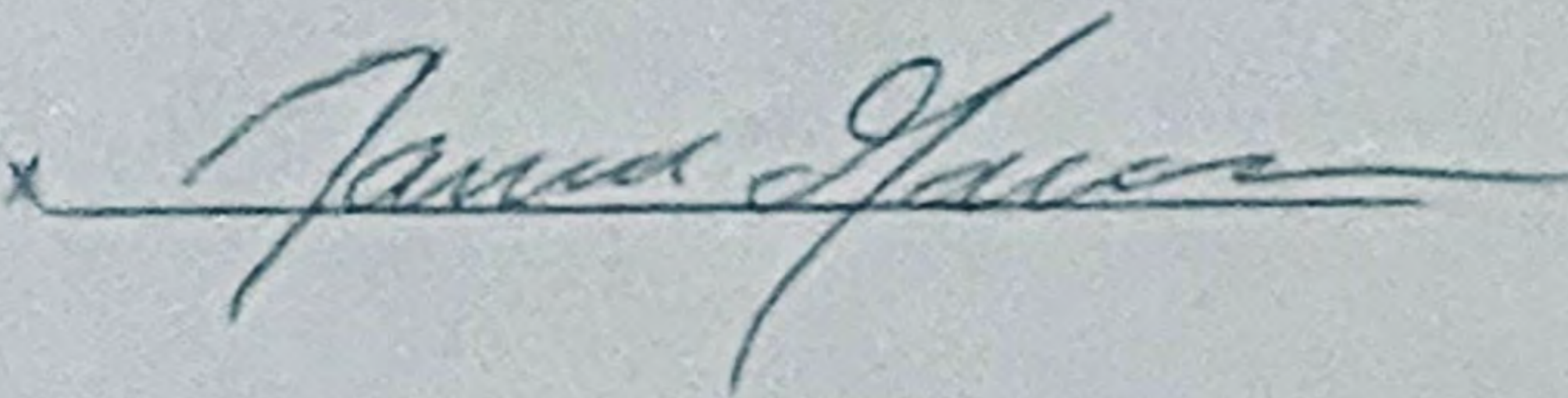
Sincerely,

NAME: James Garrison

POSITION: High School Baseball Coach

SCHOOL: Collinsville High School

CONTACT INFO: (918) 344-0455

A handwritten signature in cursive script, appearing to read "James Garrison", with a horizontal line underneath it.

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

Sincerely,

NAME: Jonathan Gelnar

POSITION: Head baseball coach

SCHOOL: Claremore High school

CONTACT INFO- jonathan.gelnar@claremore.k12.ok.us

X 

To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization, and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to excellence. The players from their organization have added value to our team beyond their on-field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development.

The Sandlot Tulsa Organization has established themselves as the premier high school baseball organization in the state of Oklahoma. I have coached college baseball in the Midwest for 10 years now and I have seen many organizations come and go. The Sandlot Tulsa Organization has been unphased by its competitors and has displayed consistency for as long as I can remember.

Sincerely,

Paul Pulley

Head Baseball Coach / Assistant Athletic Director

Carl Albert State College

806-418-0811 (Cell)

A handwritten signature in black ink, appearing to read "Paul Pulley", is written over a horizontal line. A small "x" is visible at the beginning of the line.

To whom it may Concern:

I'm writing you on behalf of the Sandlot Tulsa Organization and believe they're an asset to the growth and development of our players at Broken Arrow High School.

Over the years, I've had the pleasure of working with the Sandlot coaches and experienced the hard work they've put into each player to help them gain knowledge on the field and exposure to continue their careers at the next level. The Broken Arrow players that have gone through their organization have added value to our team beyond their on- field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development. We look forward to continuing our relationship with the Sandlot Organization and coaches for years to come! Please contact me anytime for any further information.

Sincerely,

Shannon Dobson

A handwritten signature in cursive script that reads "Shannon Dobson". The signature is written in black ink and is positioned to the left of the printed name.

Head Baseball Coach

Broken Arrow High School

Email: jsdobson@baschools.org

Phone: 918-638-6670

To whom it may Concern:

As I sit and reflect on my time in Oklahoma, having grown up there, I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Over the years, I have had the pleasure of recruiting or working with athletes who have demonstrated not only impressive skills on the field but also a strong work ethic and commitment to becoming great student athletes and citizens of Oklahoma. I have been recruiting these athletes and have known the organizers since the inception of the Sandlot. The players from their organization have added value to our team beyond their on the field skills, and we appreciate the role that Sandlot Tulsa's training program has played in their development. We have had SEVERAL student athletes from the Tulsa Sandlot and every one of them have come in prepared and have been an outstanding representation of Oklahoma, Tulsa, and surrounding areas. As a fellow Oklahoman and Native American I cannot speak highly enough of what this organization does for the future generations of Oklahoma. I greatly look forward to their continued tireless effort to continue to mold the future generations.

Yours in Education,

P.S. If you have any questions whatsoever and/or need examples or testimonials from my current or former student athletes, please do not hesitate to reach out to me directly as my cell phone is listed below.

Clint Stoy MS.eD

Head Baseball Coach/Elementary Education Professor

Allen Community College

505-306-8311

Clint E. Stoy

Houston:

September 9, 2013

Our coaching staff is excited to be recruiting and offering you an athletic scholarship to play baseball at Eastern Oklahoma State College. Below is the actual cost to attend Eastern for the 2013-14 calendar school year. Each year costs usually rise a little bit, but these are the numbers that we can go by at this time. My coaching staff and I would like for you to look over the figures and discuss them with your family. After looking over everything, we hope that Eastern is where you would like to be next year. We have raised the level of our program to compete for the NJCAA World Series every season and we believe that players that have your character and playing ability will continue to keep us on that level.

Tuition \$85.70 per unit (15 units fall & spring semesters – 30 units total)	\$2,571.00
Fees \$31.90 per unit (15 units fall & spring semester – 30 units total)	\$957.00
Room \$800.00 per semester (fall & spring semesters)	\$1600.00
Board \$1,560.00 per semester (15 meals per week – fall & spring semesters)	\$3120.00
Books \$400.00 per semester (fall & spring semesters)	\$800.00
TOTAL COSTS TO ATTEND EASTERN FOR THE 2013-14 SCHOOL YEAR	\$9,048.00

Our formal Baseball Scholarship offer to you is 30 hours of Tuition (15 hours per fall & spring semester), Room (fall & spring), Board (fall & spring), and Books (fall & spring). Based on the projected figures, we would be providing you with \$8,091.00 in athletic aid. The projected total costs that you would incur would be for Fees \$957.00 for a total cost of \$957.00 or \$478.50 per semester. Eastern does not allow us to pay for fees with athletic aid.

All of our student athletes that receive athletic aid are required to apply for FAFSA, academic and developmental scholarships offered by the school. If you receive one of these grants they will be added to your total aid.

We also provide every student athlete with a wide assortment of equipment. Each player receives a pair of Nike spikes for the spring, three game hats, two batting practice/fall jersey tops, three practice t-shirts, two long sleeve shirts, mesh shorts, a pair of sweats, two pairs of sanitary socks, two pairs of stirrups and a short or long sleeve pullover. This equipment each player keeps at the end of the year. We also provide every player with practice and game pants, belts, game jerseys, catcher gear, batting helmets and equipment bags. This equipment is turned in following our spring season.

Once again, take time to discuss this with your family and coach before making a decision. Please get back to me if you have any questions. Hopefully you will choose to be a Mountaineer next season!

Good Luck!

Craig Price
Eastern Oklahoma State College
Head Baseball Coach
W – 918-465-1704
cprice@eosc.edu

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump, Jr.
Sloane Ryan Lile
Nathalie M. Cornett
Natalie J. Marra
Jacob W. Purdum

Telephone
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Toll Free
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Facsimile
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Of Counsel

Donald L. Detrich, *Retired*
Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietsort

Writer's Direct Line
(918) 392-9400

Writer's Direct Fax
(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

All Tribes Community Church Inc.
PO Box 9764
Tulsa, OK 74157

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Sir or Madam:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

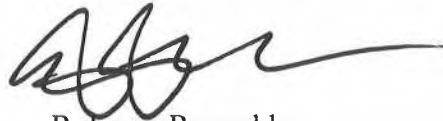
Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

Should you have any questions, please do not hesitate to call.

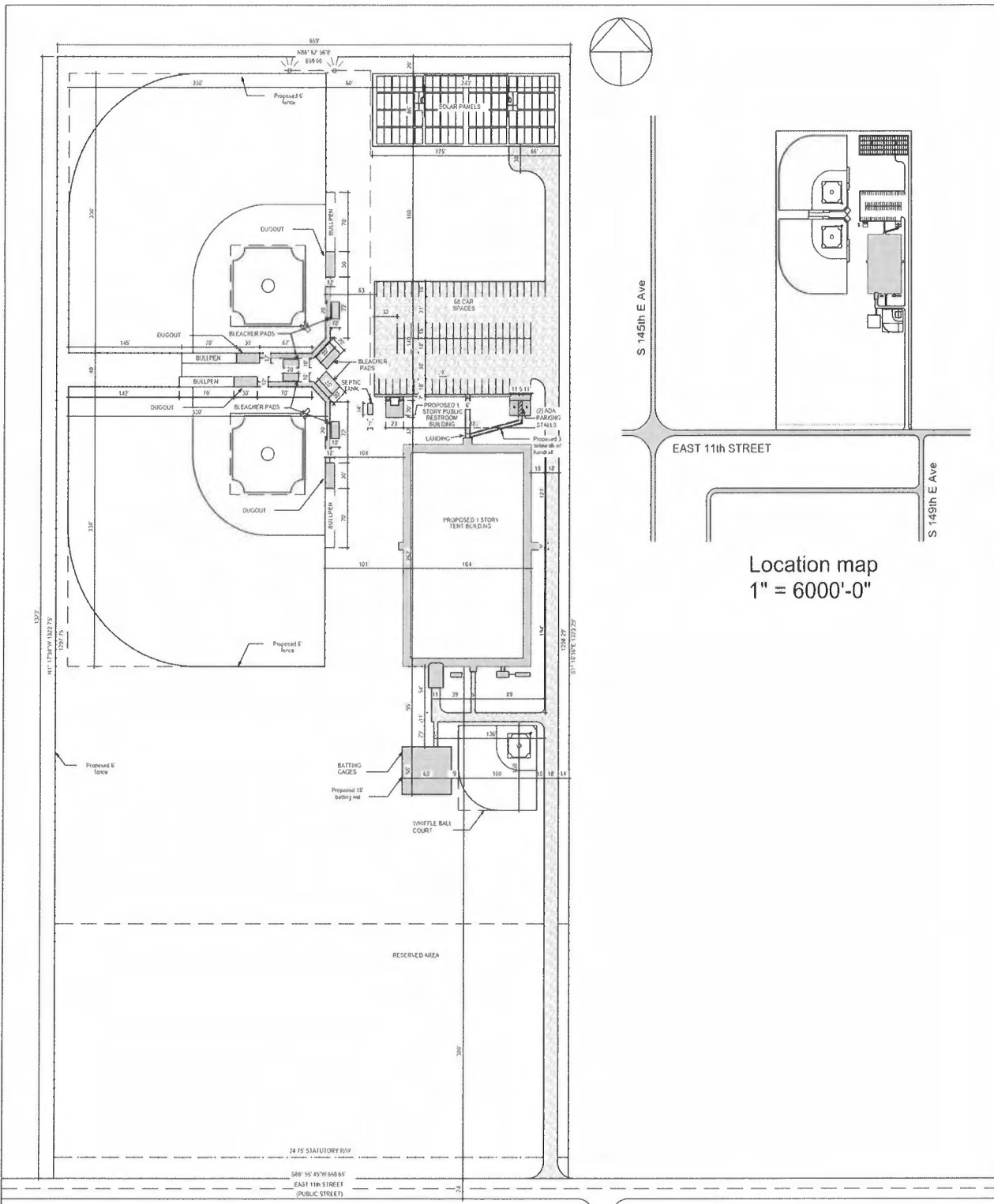
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

A handwritten signature in black ink, appearing to read 'R. Louis Reynolds', with a long horizontal flourish extending to the right.

R. Louis Reynolds

RLR:rea
Enclosure



14717 E 11th Street, Tulsa OK
**Baseball Fields and
 Training Facility**

Site Plan

Project number	N/A	A.101.
Date	10/27/2023	
Drawn by	TA	Scale 1"=160'-0"
Checked by	RG	

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Dennis J. Daniels
1115 S. 149th E. Ave.
Tulsa, OK 74108

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Daniels:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at the Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

Should you have any questions, please do not hesitate to call.

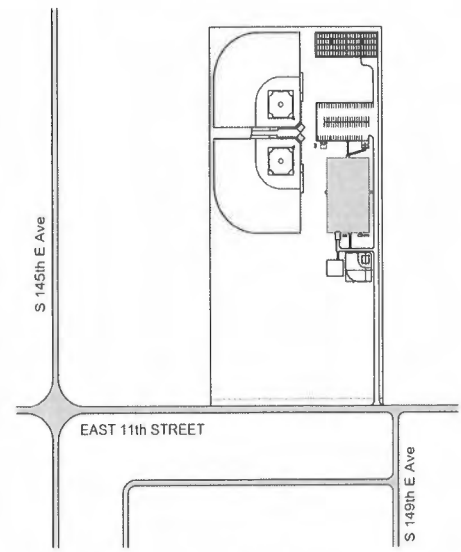
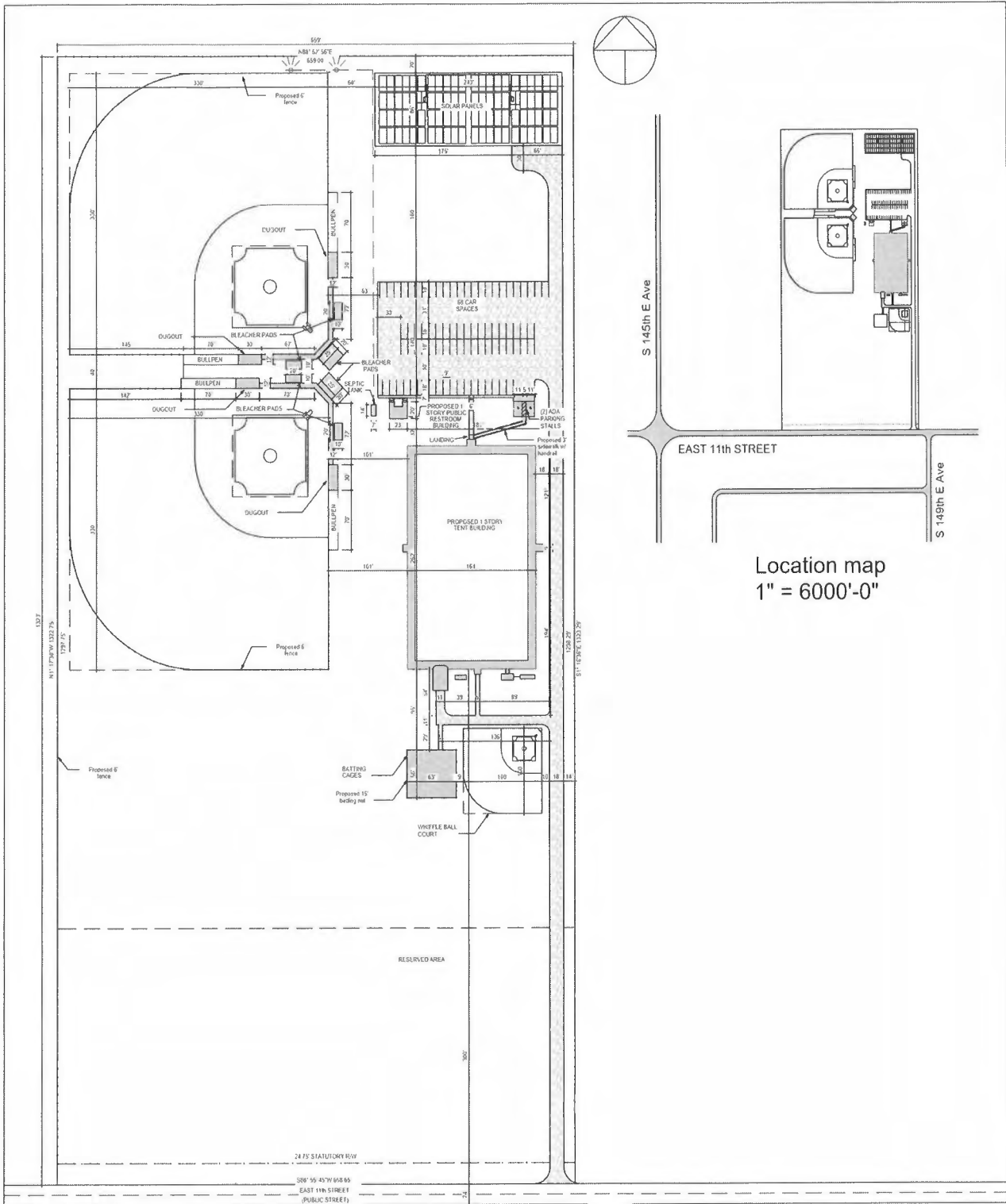
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

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R. Louis Reynolds

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Enclosure



Location map
1" = 6000'-0"



14717 E 11th Street, Tulsa OK
**Baseball Fields and
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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Juan Pablo Duran
Juana Saldivar
Duran Auto Sales LLC
20551 E. 32nd St. S
Broken Arrow, OK 74014-4925

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Duran and Ms. Saldivar:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

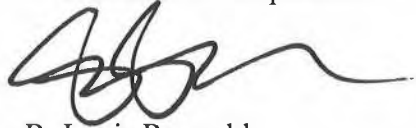
Eller & Detrich
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December 28, 2023
Page 2

Should you have any questions, please do not hesitate to call.

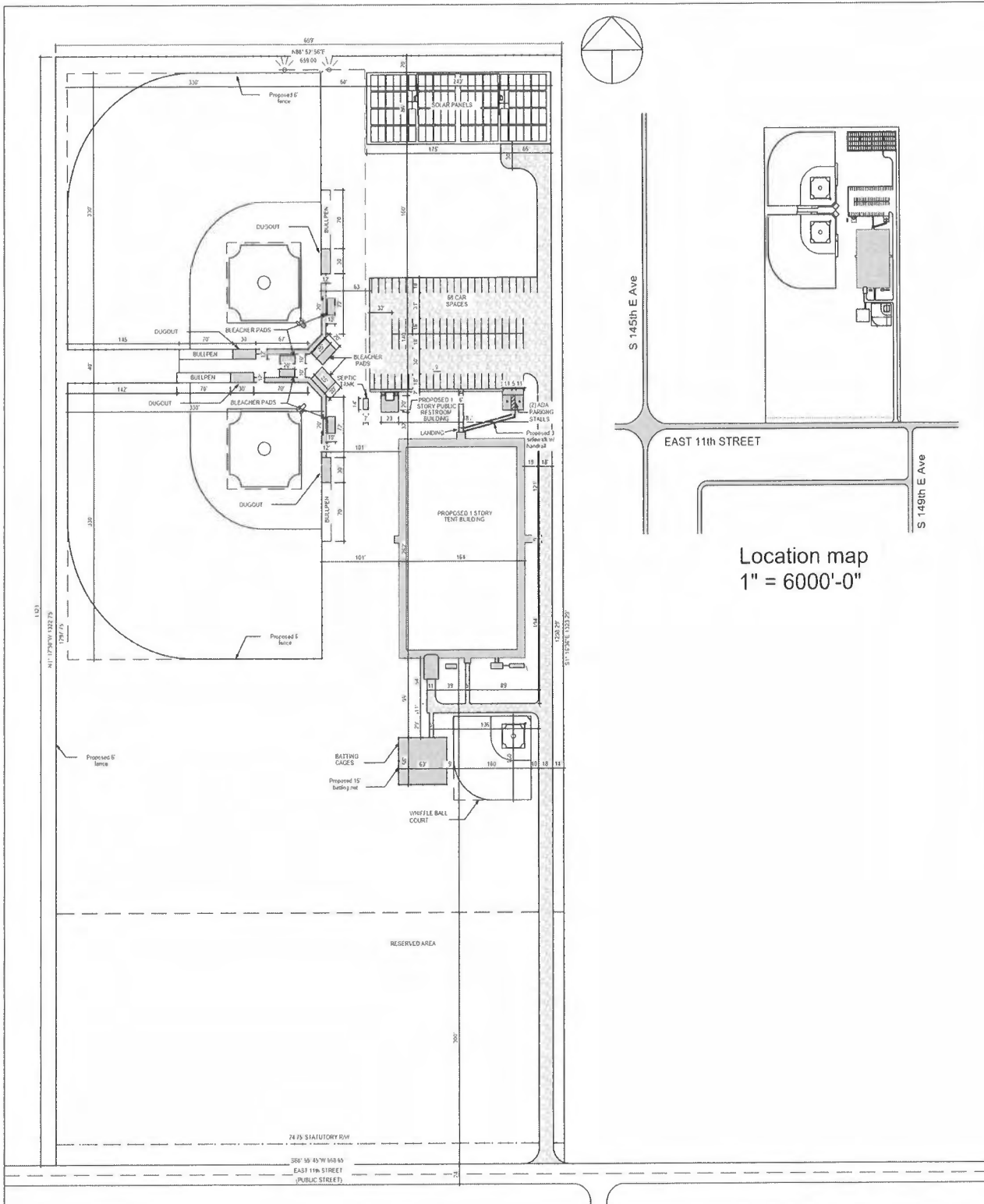
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

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R. Louis Reynolds

RLR:rea
Enclosure



Location map
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Writer's Direct Fax
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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Engles Family 2016 Trust
c/o Brian E. Engles, Trustee
14660 E. 11th Pl.
Tulsa, OK 74108-4504

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Engles:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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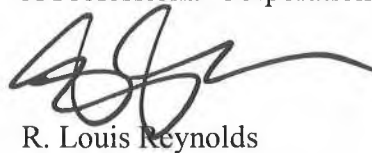
Eller & Detrich
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December 28, 2023
Page 2

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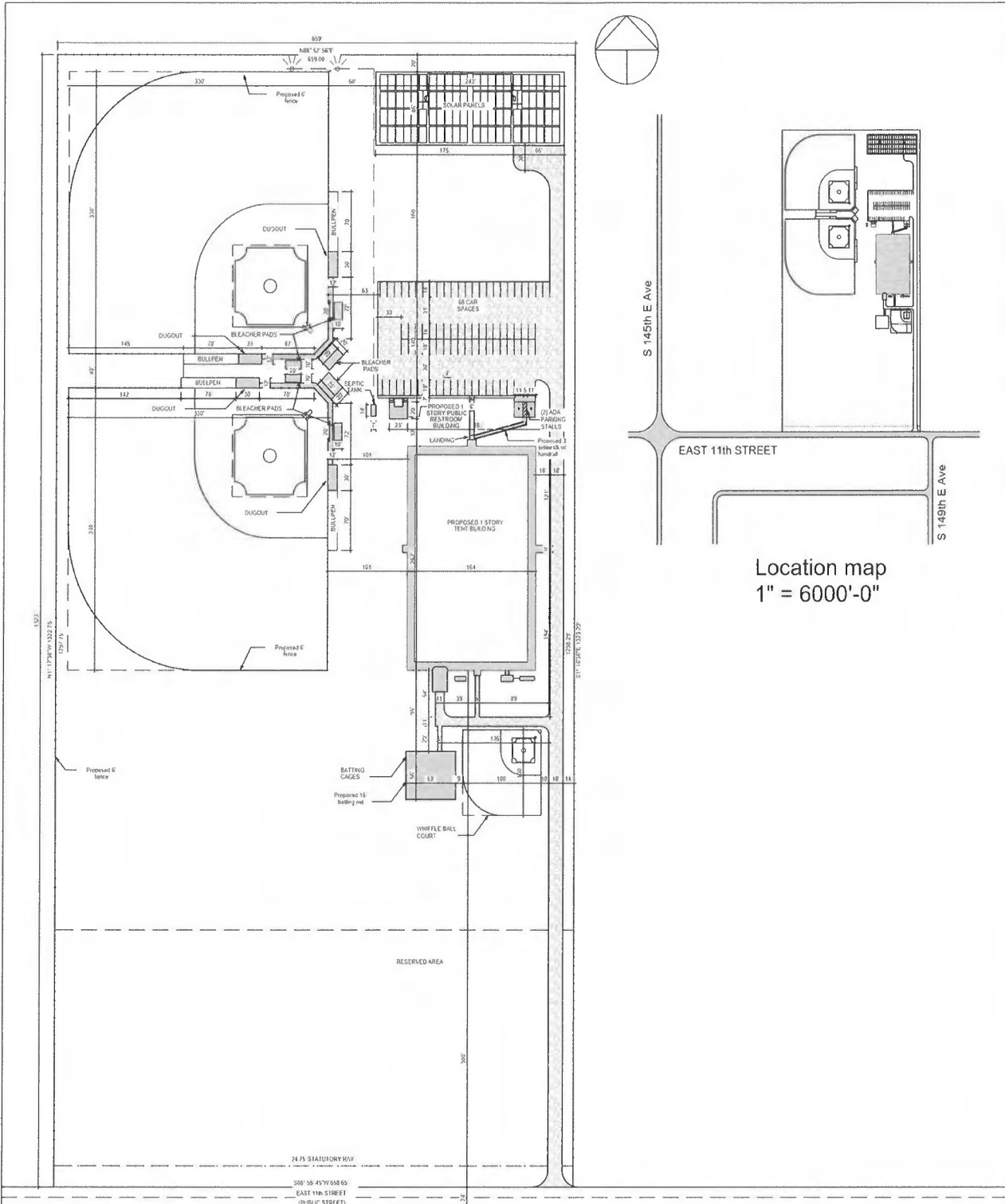
Yours very truly,

ELLER AND DETRICH
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R. Louis Reynolds

RLR:rea
Enclosure



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rlreynolds@ellerdetrich.com

December 28, 2023

Shirley A. Guest
Christy L. Kellerhals
15302 E. 13th St.
Tulsa, OK 74108-4709

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Guest and Ms. Kellerhals:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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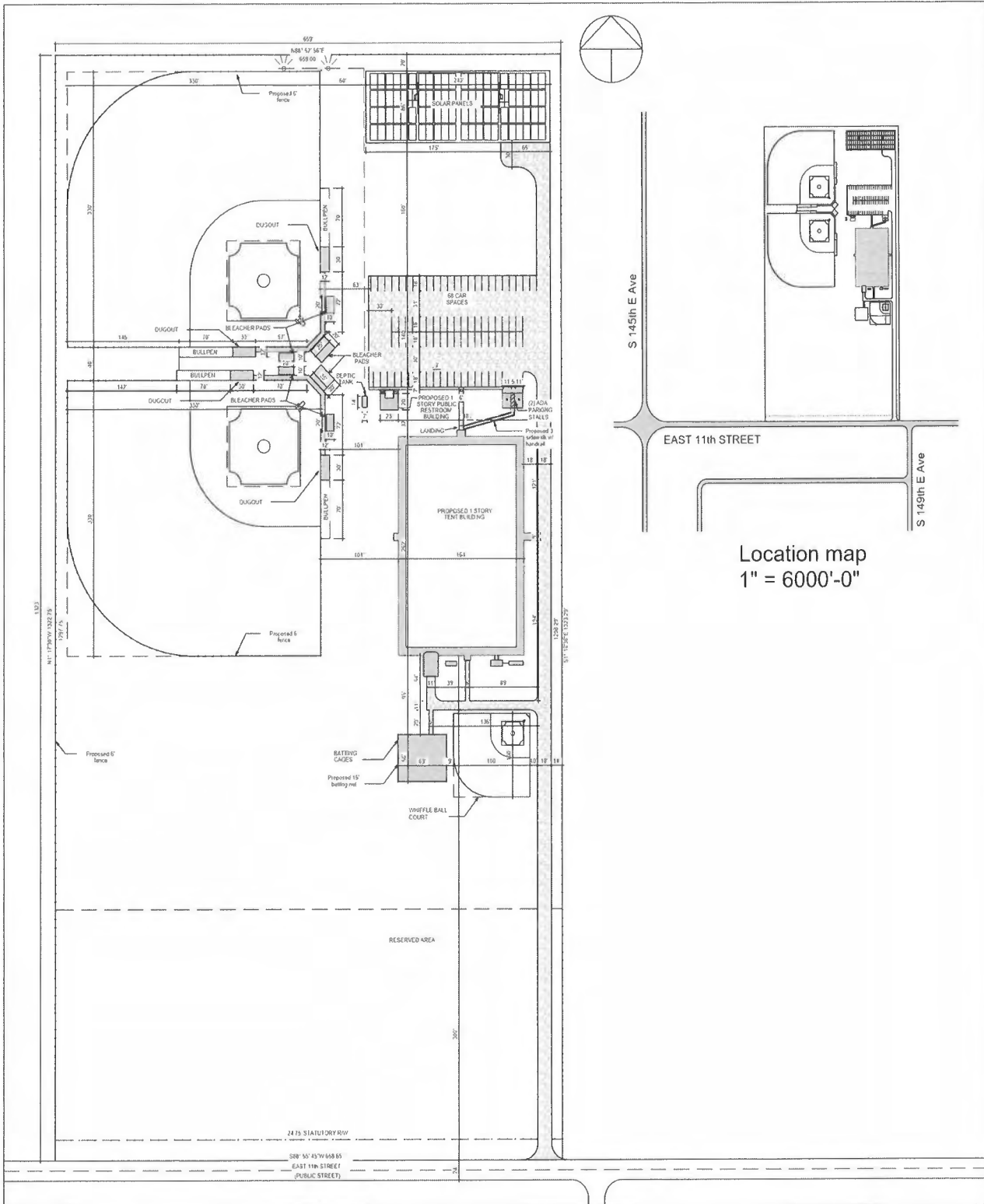
Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure



Location map
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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Susie L. Hendrex
1736 Marietta St.
Pryor, OK 74361-8502

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Hendrex:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

Should you have any questions, please do not hesitate to call.

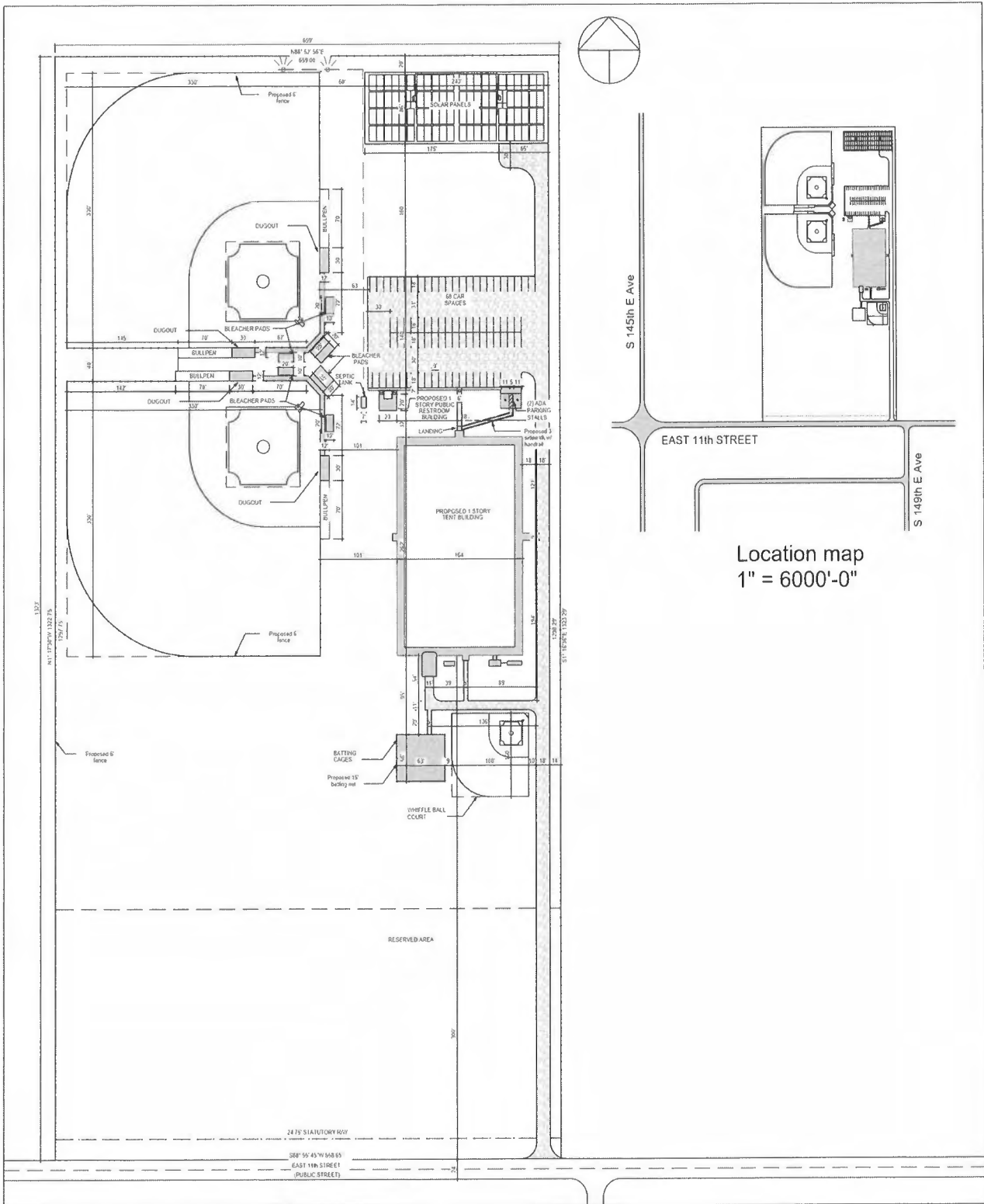
Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure



14717 E 11th Street, Tulsa OK
**Baseball Fields and
 Training Facility**

Site Plan

Project number	N/A	A.101.
Date	10/27/2023	
Drawn by	TA	
Checked by	RG	
		Scale 1"=160'-0"

Eller & Detrich
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R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
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Writer's Direct Fax
(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Silverio & Alicia Hurtado
14677 E. 11th Pl.
Tulsa, OK 74108-4503

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. and Ms. Hurtado:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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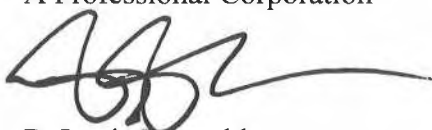
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December 28, 2023
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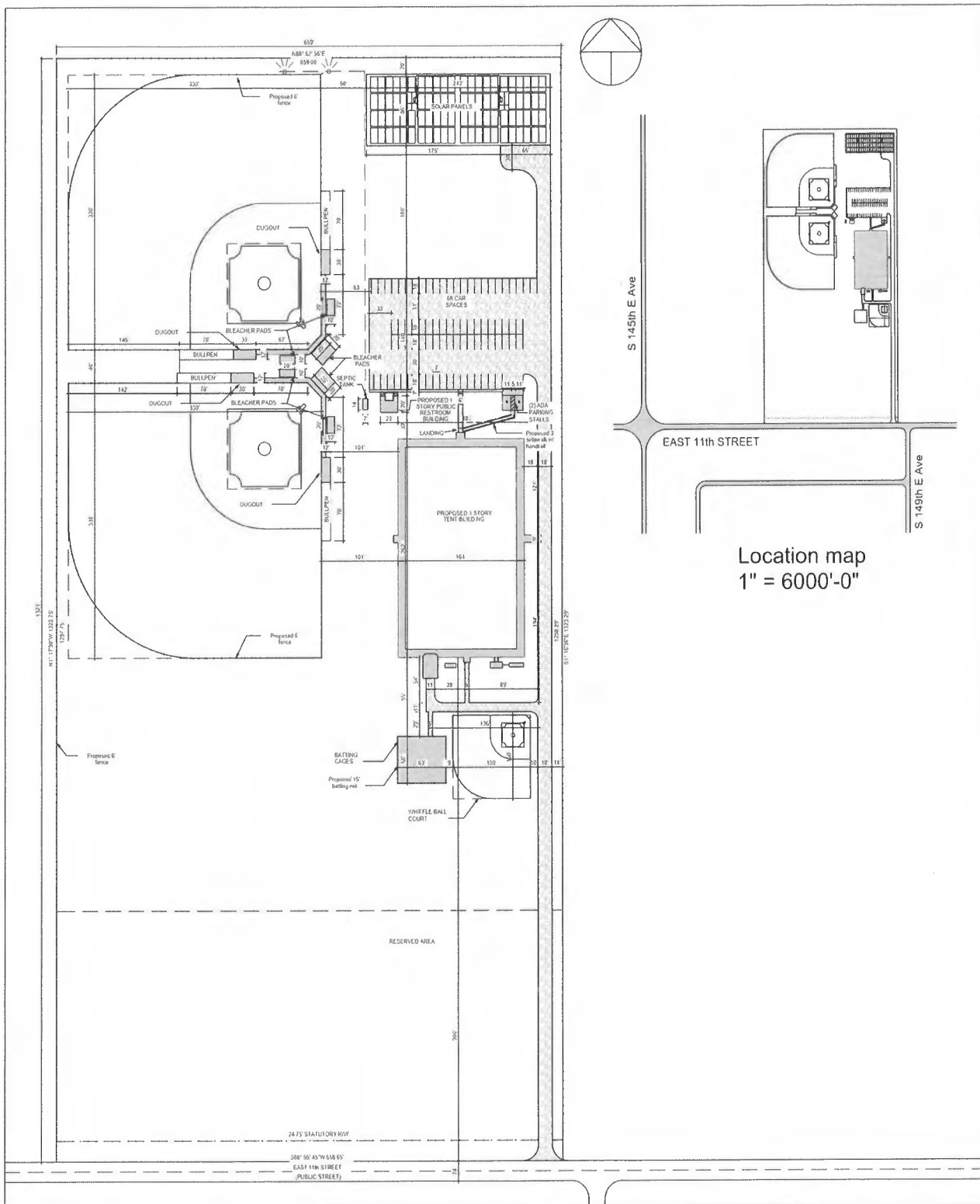
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

A handwritten signature in black ink, appearing to read 'R. Louis Reynolds', with a long horizontal flourish extending to the right.

R. Louis Reynolds

RLR:rea
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rlreynolds@ellerdetrich.com

December 28, 2023

Rebecca G. Kellum LF EST
14659 E. 11th Pl.
Tulsa, OK 74108-4503

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Kellum:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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December 28, 2023
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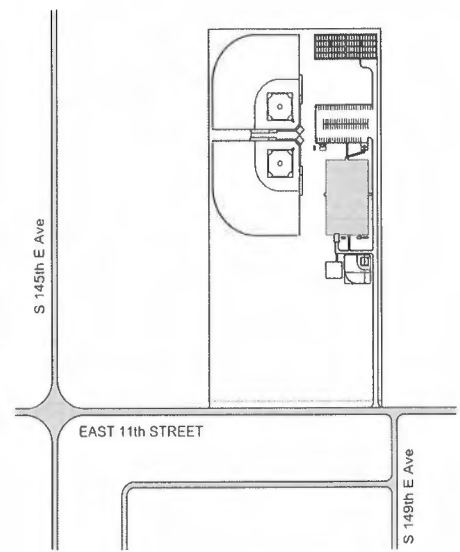
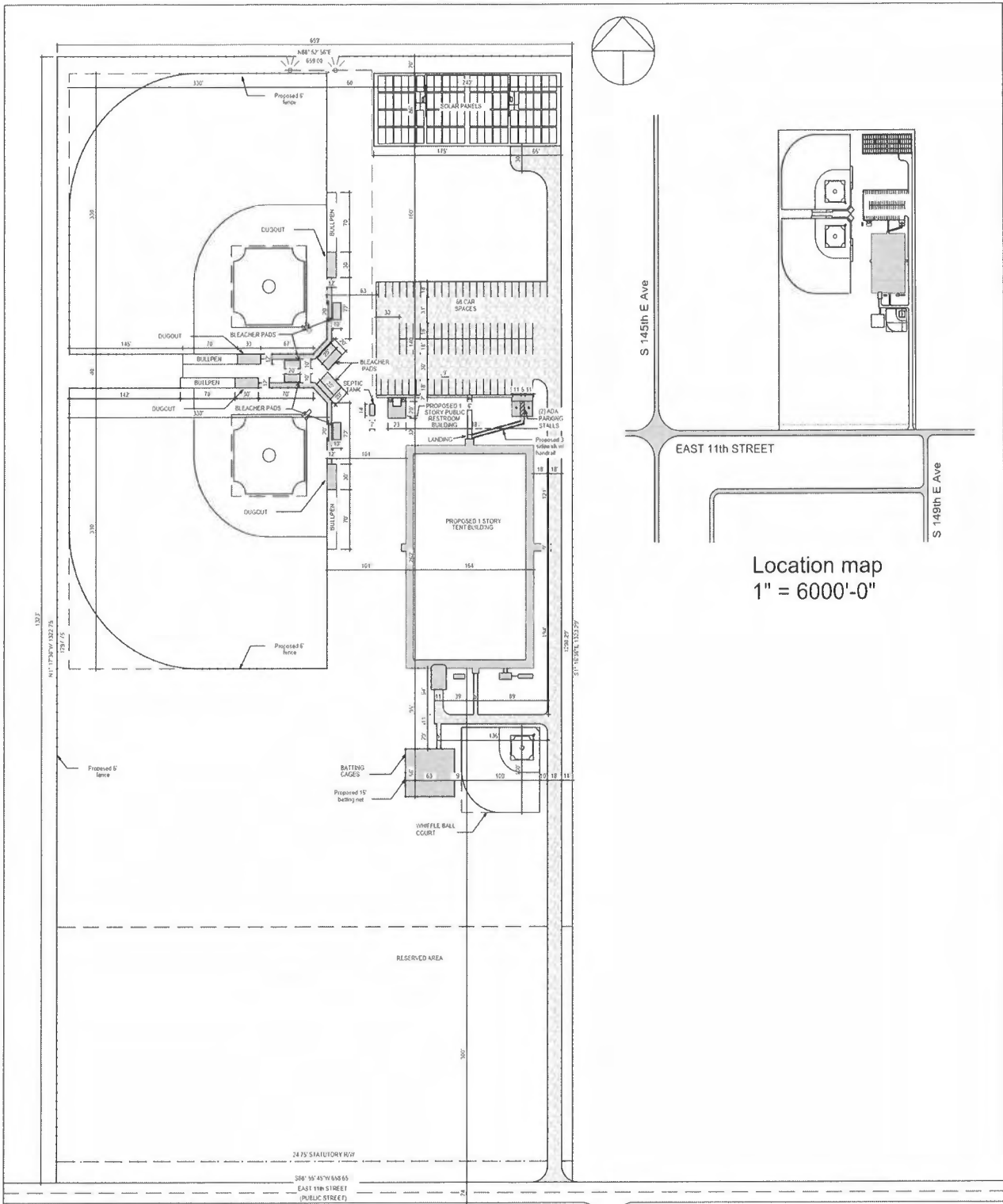
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R. Louis Reynolds

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Enclosure



Location map
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December 28, 2023

Delano Majors
Rhonda R. Grammer
14668 E. 11th Pl.
Tulsa, OK 74108-4504

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Majors and Ms. Grammer:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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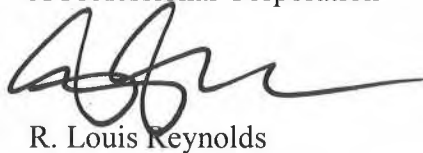
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December 28, 2023
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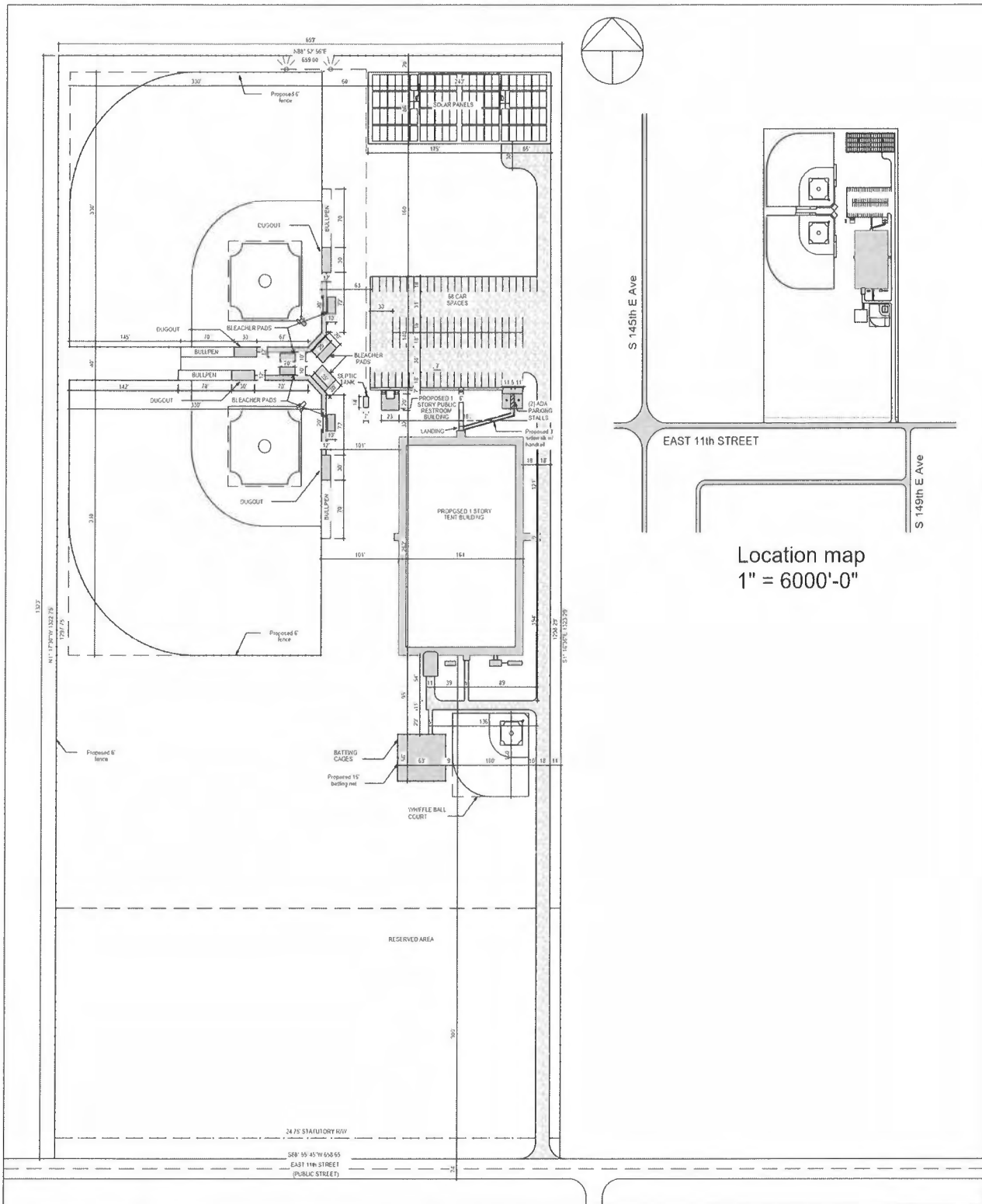
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R. Louis Reynolds

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December 28, 2023

Bernard Miles
1123 S. 149th East Ave.
Tulsa, OK 74108-4539

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Miles:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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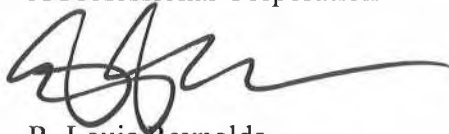
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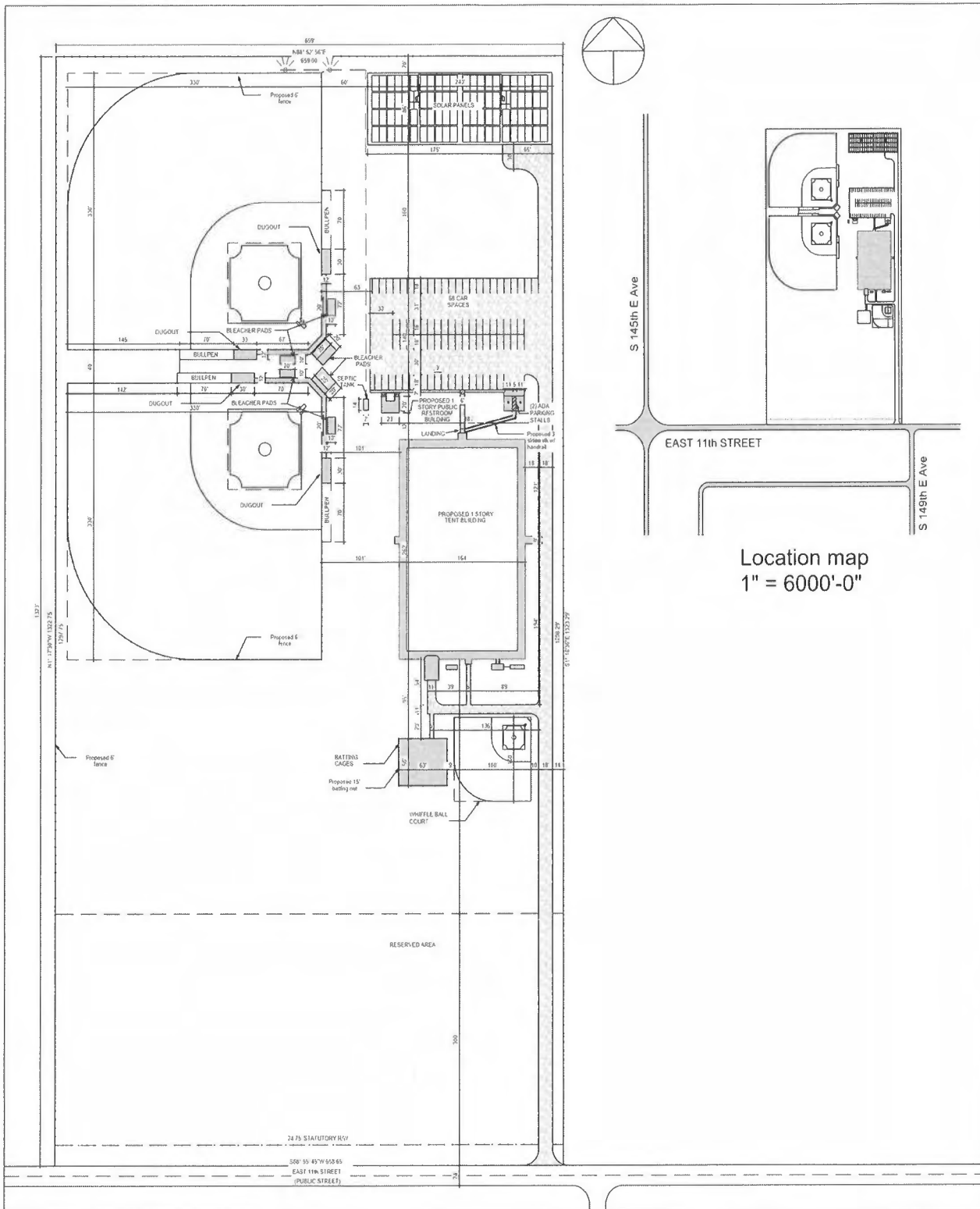
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R. Louis Reynolds

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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Thomas L. & Elizabeth Morgan
1107 S. 149 E. Ave.
Tulsa, OK 74108-4539

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. and Ms. Morgan:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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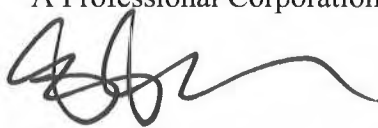
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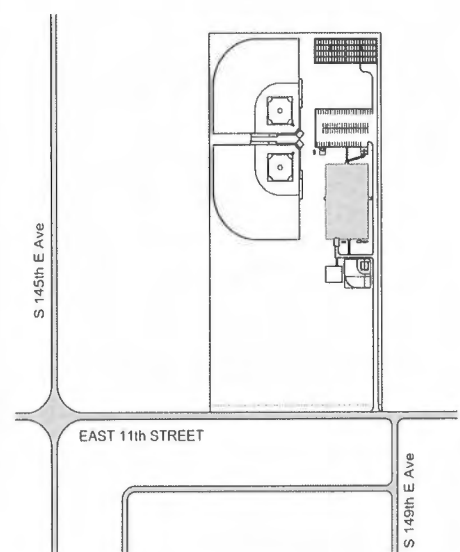
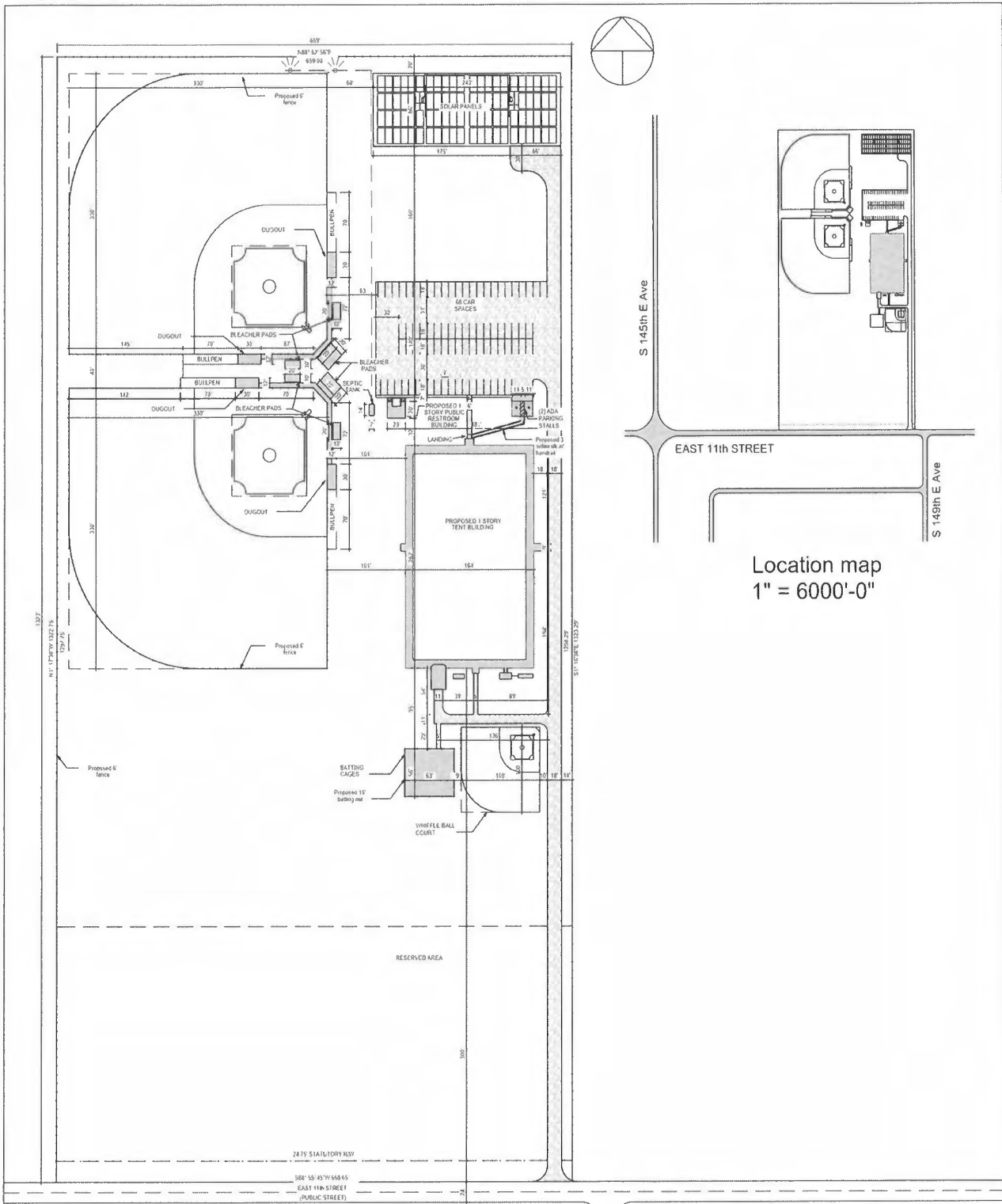
Yours very truly,

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A Professional Corporation

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R. Louis Reynolds

RLR:rea
Enclosure



Location map
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rlreynolds@ellerdetrich.com

December 28, 2023

Myers Property Management LLC
2138 S. Memorial Dr.
Tulsa, OK 74129-2612

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Sir or Madam:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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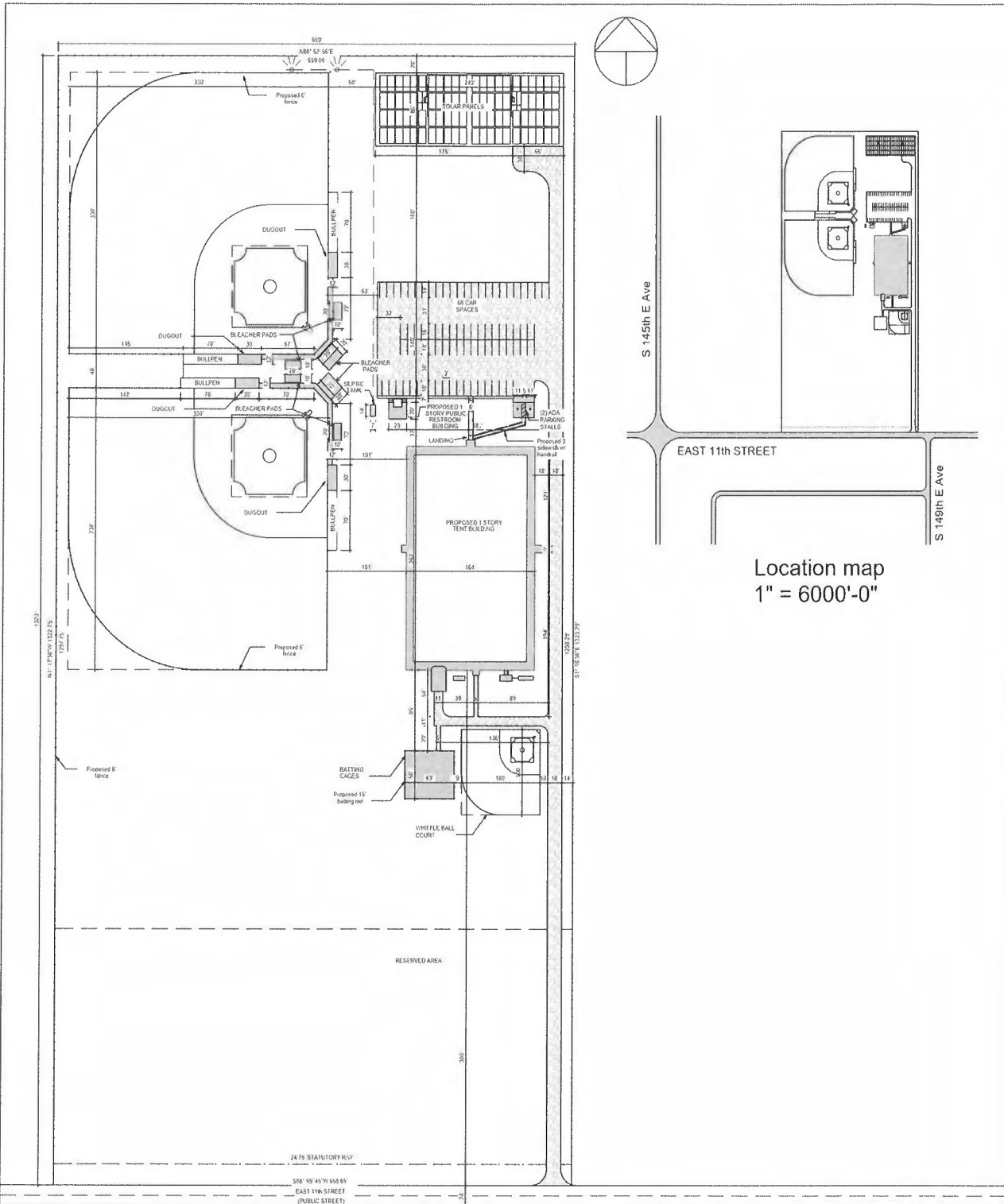
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December 28, 2023

Eck Duane Ruddick Trust
14673 E. 11th Pl.
Tulsa, OK 74108-4503

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Ruddick:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

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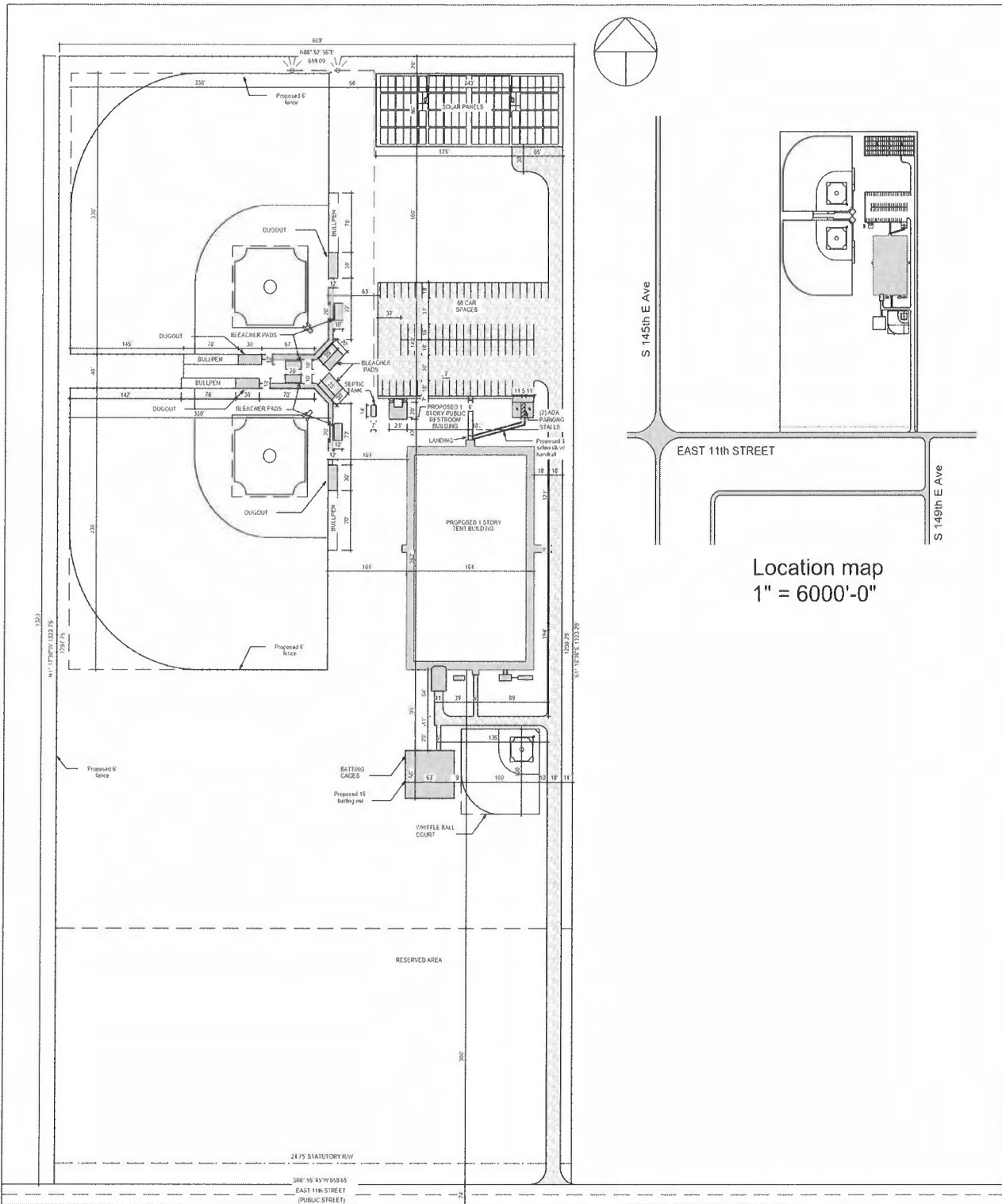
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December 28, 2023

Ralph Smallwood
14638 E. 11th Pl.
Tulsa, OK 74108-4504

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Smallwood:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

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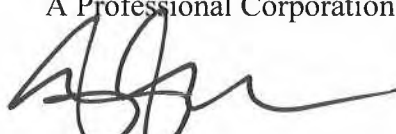
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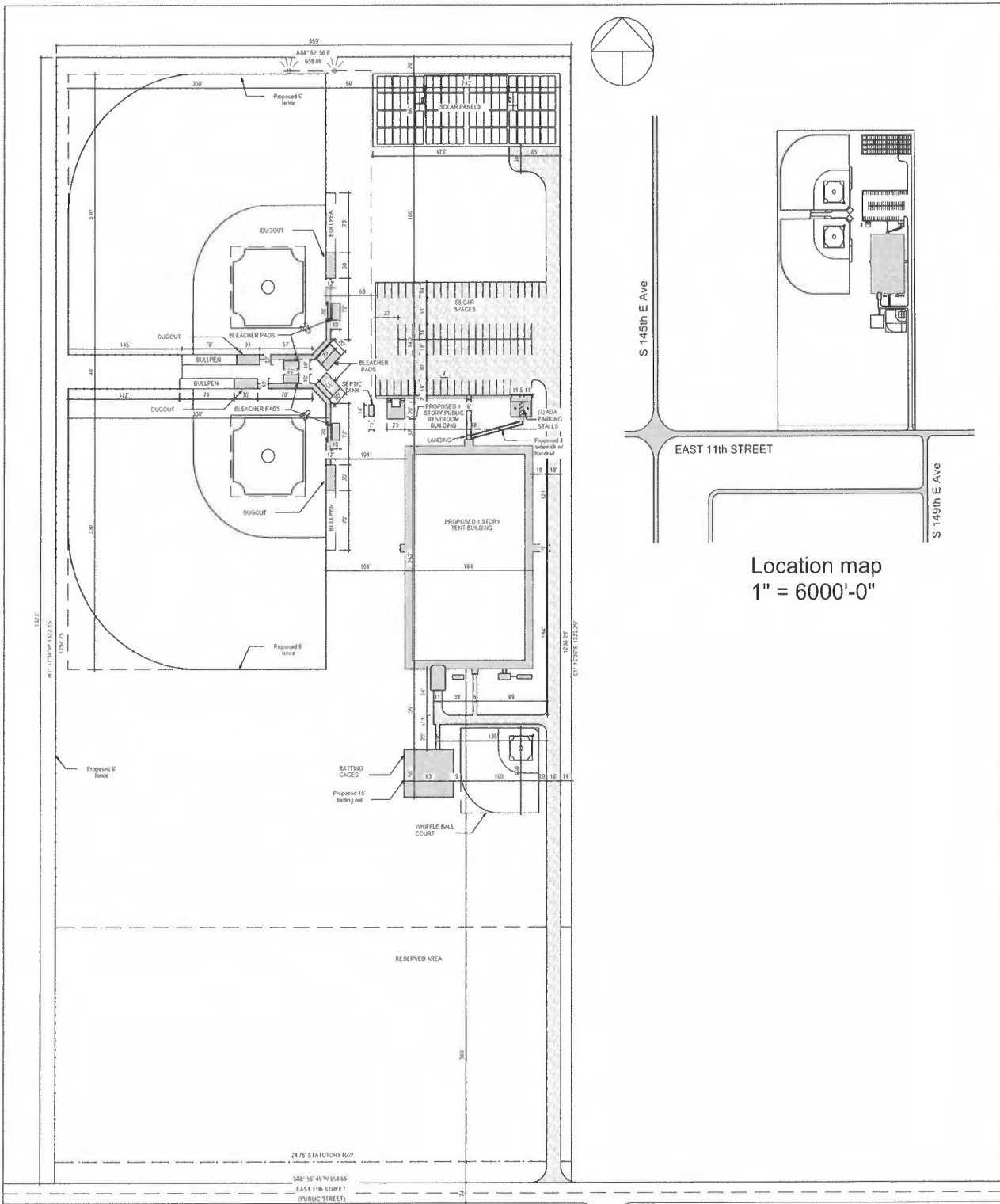
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December 28, 2023

Sean & Sieutang Ting
409 NW 18th St.
Oklahoma City, OK 73103

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. and Ms. Ting:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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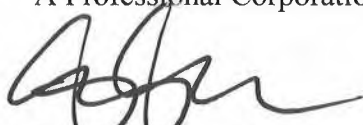
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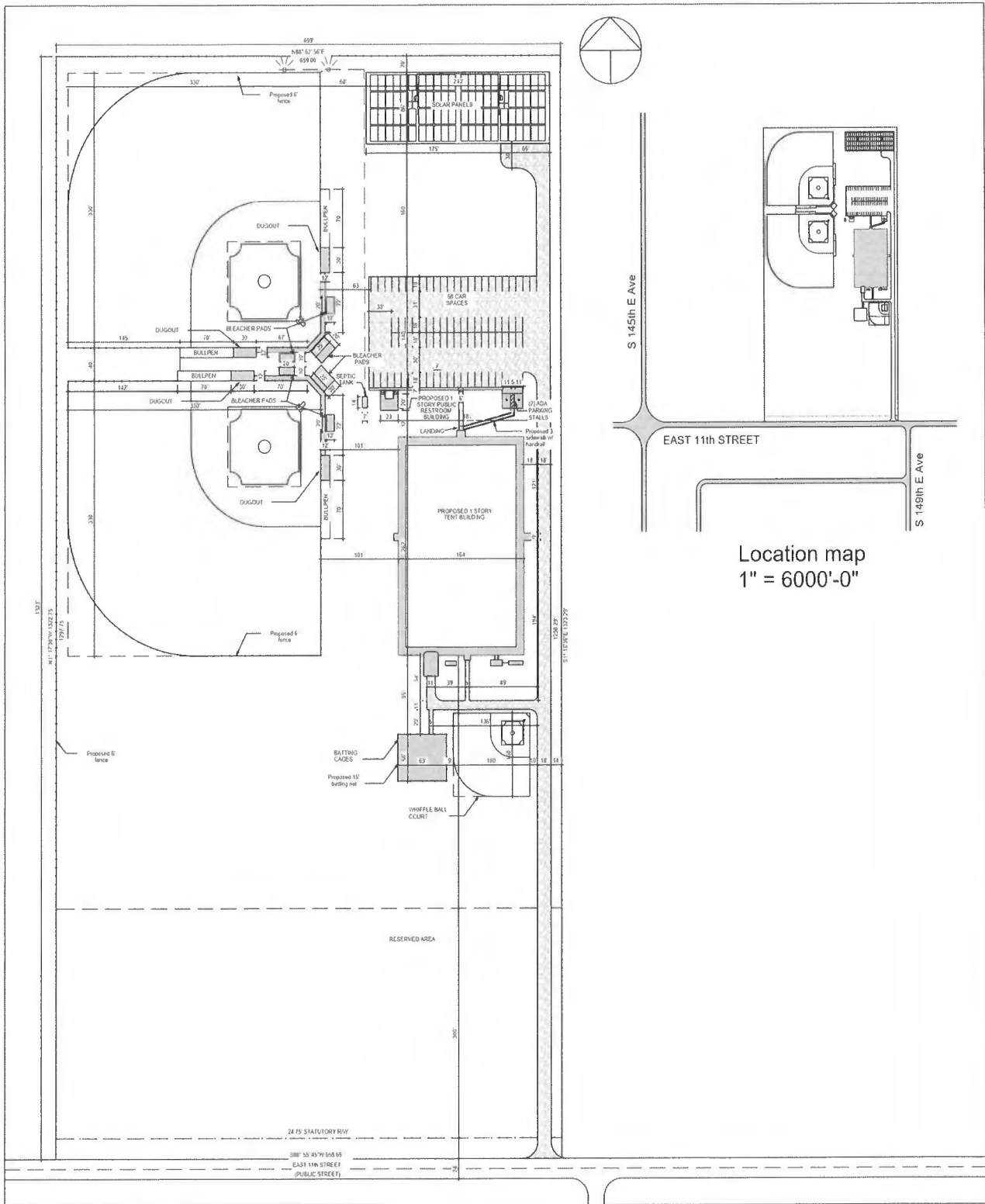
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December 28, 2023

Chris Walker
c/o Alice Walker
PO Box 143
Kinta, OK 74552

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Mr. Walker:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

Please feel free to join us and we will be happy to discuss the project with you.

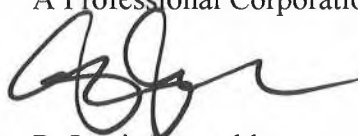
Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

Should you have any questions, please do not hesitate to call.

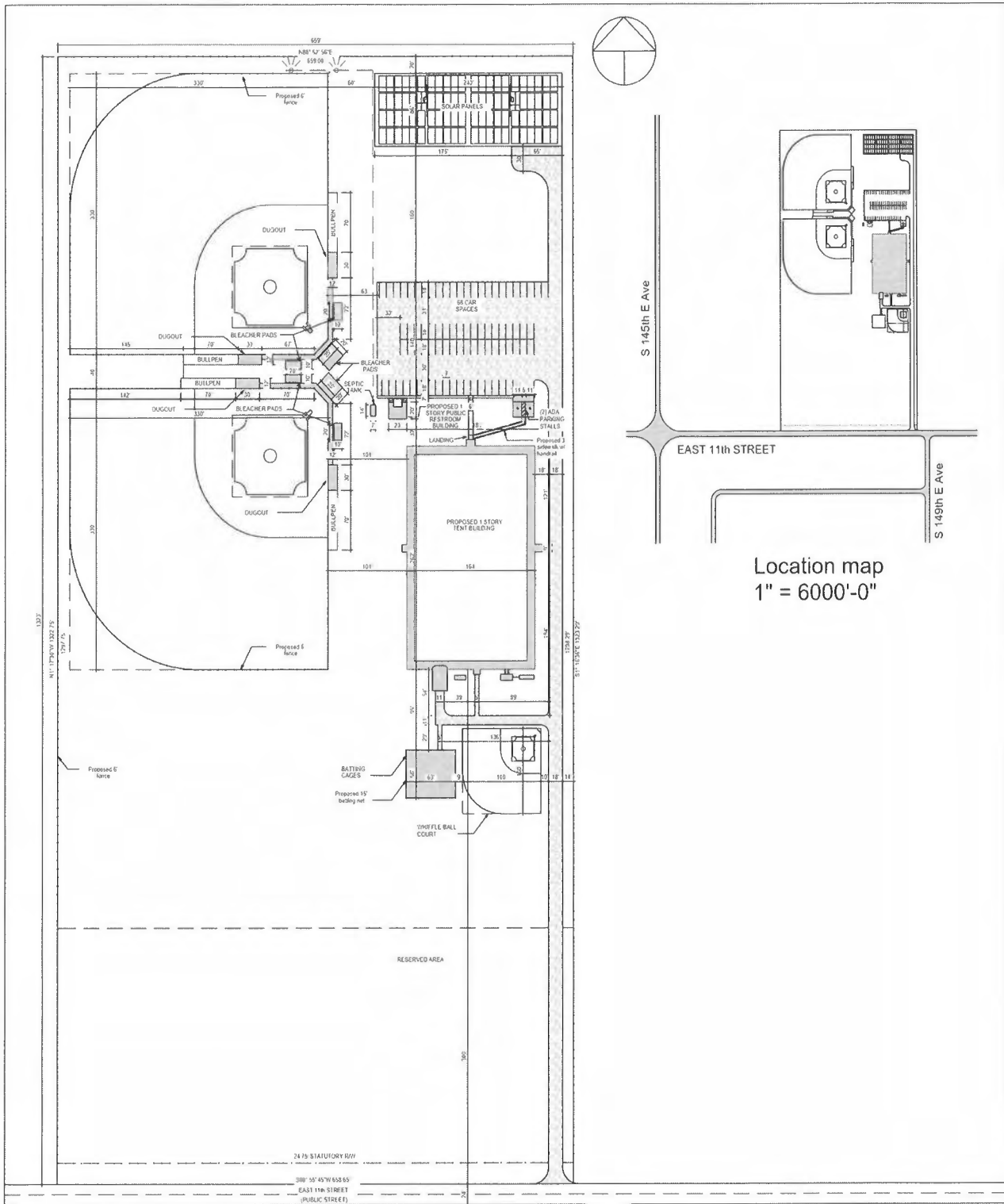
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

A handwritten signature in black ink, appearing to read 'R. Louis Reynolds', written over the printed name.

R. Louis Reynolds

RLR:rea
Enclosure



14717 E 11th Street, Tulsa OK
**Baseball Fields and
 Training Facility**

Site Plan

Project number	N/A	A.101.
Date	10/27/2023	
Drawn by	TA	Scale 1"=160'-0"
Checked by	RG	

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump, Jr.
Sloane Ryan Lile
Nathalie M. Cornett
Natalie J. Marra
Jacob W. Purdum

Telephone
(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Of Counsel

Donald L. Detrich, *Retired*
Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietsort

Writer's Direct Line
(918) 392-9400

Writer's Direct Fax
(918) 392-9406

Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Tara M. Western
14678 E. 11th Pl.
Tulsa, OK 74108

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Western:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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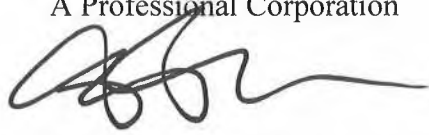
Eller & Detrich
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December 28, 2023
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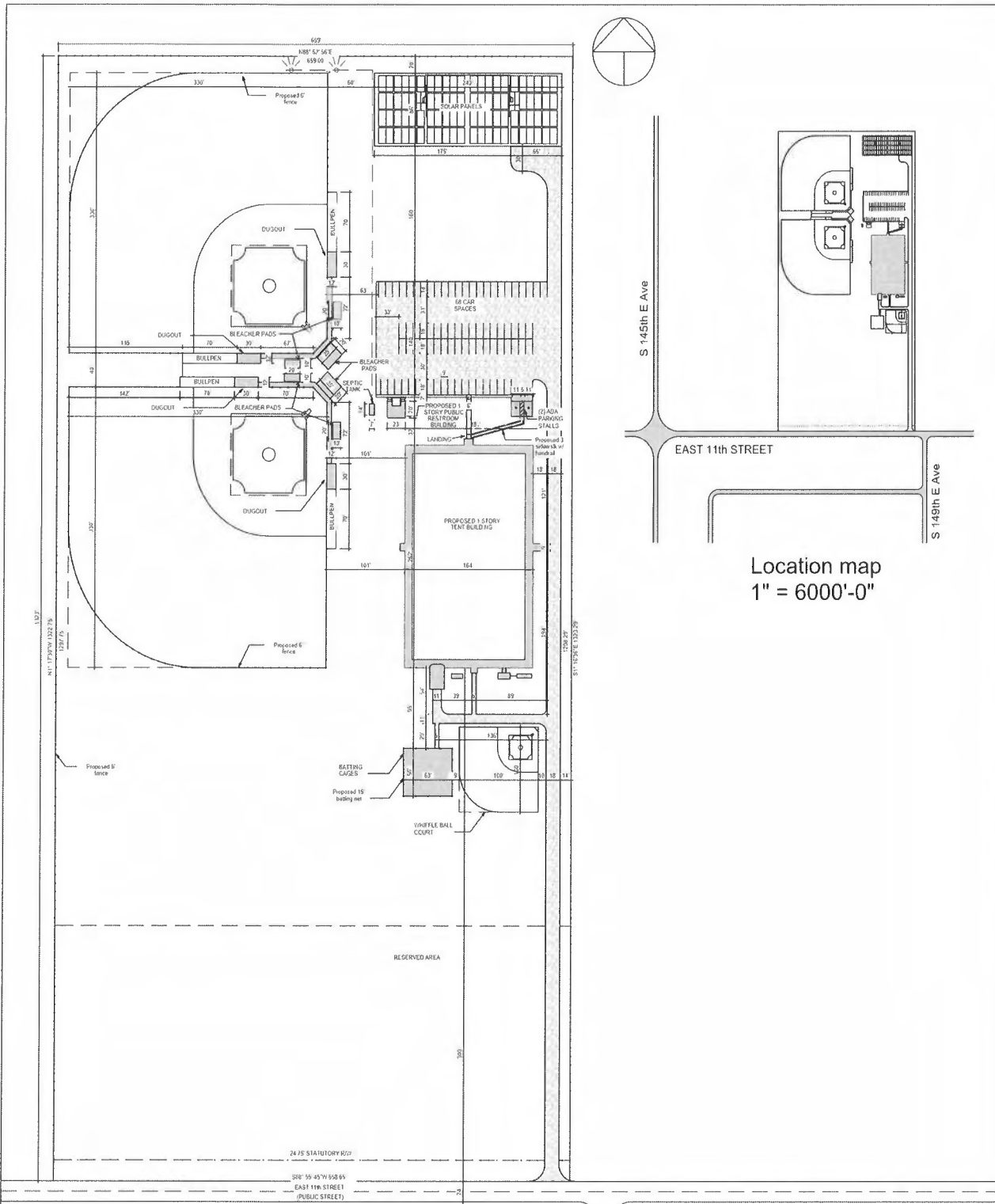
Yours very truly,

ELLER AND DETRICH
A Professional Corporation

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R. Louis Reynolds

RLR:rea
Enclosure



Location map
1" = 6000'-0"



14717 E 11th Street, Tulsa OK
**Baseball Fields and
 Training Facility**

Site Plan

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Writer's E-Mail
rlreynolds@ellerdetrich.com

December 28, 2023

Ann E. Wheeler
14643 E 11th Pl
Tulsa, OK 74108

Re: 14717 East 11th Street (the "Property")
City of Tulsa Board of Adjustment Case No. 23604

Dear Ms. Wheeler:

We represent Sandlot Sox Baseball Club ("Sandlot"). Sandlot filed an Application with the City of Tulsa Board of Adjustment for a Special Exception to permit the use of its Property for parks and recreational use as permitted by the Tulsa Zoning Code.

On behalf of Sandlot, I am writing to invite you to a meeting at Restoration Church Tulsa, 732 South 145th East Avenue, on Thursday, January 4, 2024, at 6:00 p.m. to discuss Sandlot's proposed facility. At this meeting, representatives of Sandlot will discuss their plans for the project and answer any questions you may have. For your convenience, a rendering of the Conceptual Plan for the project is attached.

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Eller & Detrich
A Professional Corporation

December 28, 2023
Page 2

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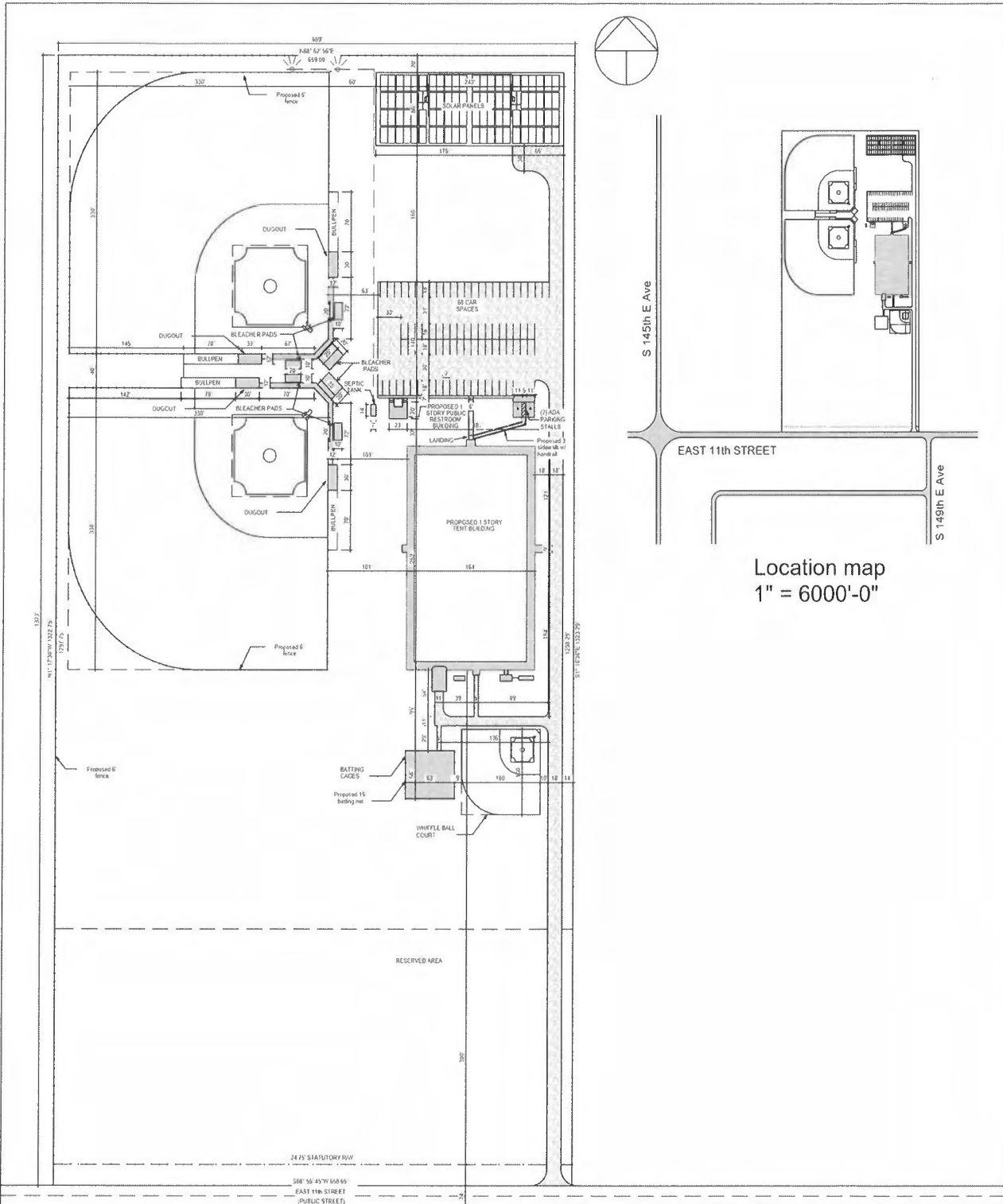
Yours very truly,

ELLER AND DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure



14717 E 11th Street, Tulsa OK
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Rev. Dr. Archie L. Mason, Jr.
203 West 17th Street
Pawhuska, OK 74056
918.810.4291

December 13, 2023

Dylan Sters
Tulsa Planning Office
Department of City Experience
175 East 2nd Street, Suite 480
Tulsa, OK 74103-3216

RE: Letter of Support, The Sandlot Project on Route 66

Dear Mr. Sters,

I am a member of All Tribes Community Church who owns the property adjacent to the proposed Sandlot Project and wish to convey our church's excitement to see development of our area on East 11th Street. This proposed project will enhance our property as well as the area.

Although our property is zoned rural, our church does meet Sunday services weather permitting, under the trees as we have not building. The proposed development next to us is welcomed of course.

I and our church membership ask your consideration to zoning adjustments necessary for this Sandlot Project, plus and positive considerations of course.

Respectfully,

A handwritten signature in red ink that reads "Archie L. Mason, Jr." with a long horizontal flourish extending to the right.

Rev. Dr. Archie L. Mason, Jr.
Executive Minister of All Tribes Community Church

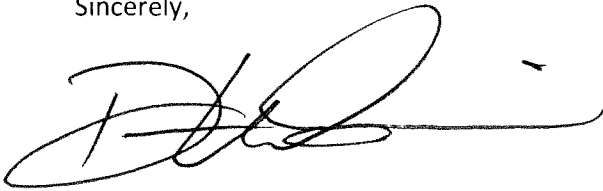
To whom it may Concern:

I hope this letter finds you well. I would like to show my support of the Sandlot Tulsa Organization and express the importance of the continuation of their growth.

Entering my 8th season as a high school baseball coach in Tulsa, I have coached and competed against countless players who are affiliated with Sandlot Tulsa. They are, by and large, young men that play with a strong competitive spirit, but also with class and integrity. I know these are values taught and instilled in them due in large part to Sandlot Tulsa, and their growth would signify an even larger opportunity for these qualities to reach young student-athletes.

I am also confident in saying that Sandlot Tulsa is an organization that cares deeply and invests heavily in the development of their people, both athletes and coaches alike. I believe their growth is a testament to that, and the continued expansion of their organization would mark a positive step toward their influence reaching more and more people in the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Wilson', with a long horizontal flourish extending to the right.

Dean Wilson
Head Baseball Coach
Cascia Hall Preparatory School
(609)922-0018
dwilson@casciahall.com



To whom it may Concern:

My name is Clay Overcash, I am currently serving as the recruiting coordinator and catching coach at Wichita State University. Before arriving at Wichita State, I held the same position at the University of Oklahoma for six years. I am and have been a staunch supporter of the Sandlot Tulsa Organization. This organization has always maintained a high standard of ethics for its staff and players. Because of this, the organization is continually growing, and supported by the baseball community.

Over the years, I have had the pleasure of recruiting and working with athletes who have demonstrated not only impressive skills on the field, but also strong work ethic and commitment to excellence off the field. Multiple players from Sandlot Tulsa have added value to both the University of Oklahoma and Wichita State well beyond their on-field skills, and I appreciate the role Sandlot Tulsa's training program has played in their development.

I have much praise for the Sandlot Tulsa organization, and I have known most of the staff for more than 20 years. I can personally attest to the strong moral character and work ethic of the people within the organization.

Sincerely,

A handwritten signature in black ink that reads "Clay C. Overcash". The signature is written in a cursive style with a large, stylized 'C' and 'O'.

Clay Overcash