



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23605

Hearing Date: 12/12/2023 1:00 PM

Case Report Prepared by:

Dylan Siers

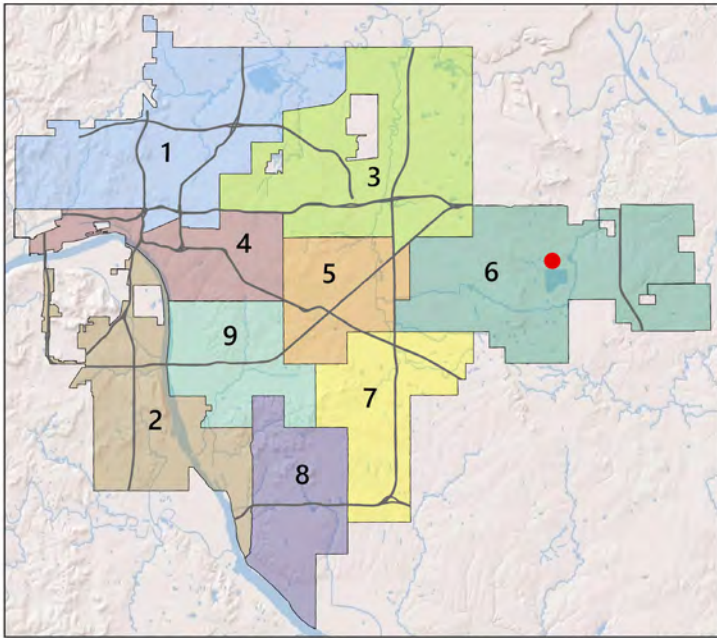
Owner and Applicant Information:

Applicant: Ashton Prickett

Property Owner: CEPEDA, MARCELO AND ELIDA

Action Requested: Special Exception to permit an assembly and entertainment use in the AG District.

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 10.2 acres

Location: North of the Northwest corner of East 21st Street South and South 193rd East Avenue

Present Zoning: AG

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9412
CD: 6

Case Number: BOA-23605

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

APPLICANT: Ashton Prickett

ACTION REQUESTED: Special Exception to permit an Assembly and Entertainment Use in an AG zoned district (Sec. 25.020; Table 25-1).

LOCATION: North of the Northeast corner of East 21st Street South and South 193rd East Avenue **ZONED:** AG

PRESENT USE: Vacant

TRACT SIZE: 444357.38 SQ FT

LEGAL DESCRIPTION: BEG SECR NE TH W1134.19 N344.98 NE695.92 NE68.74 NE174.14 NE52.65 NE69.50 NE136.45 S533.27 POB SEC 12 19 14 10.201ACS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

BOA-21148 – 10/26/2010 – North of Subject property – The board denied a request for a Special Exception to permit a paint ball park (Use Unit 20 - Commercial Recreation) in an AG district; and a Variance of the paving requirement for parking and driving surfaces (Section 1303.D)

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: The applicant is requesting a special exception to permit an assembly and entertainment use in the AG district.

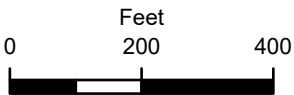
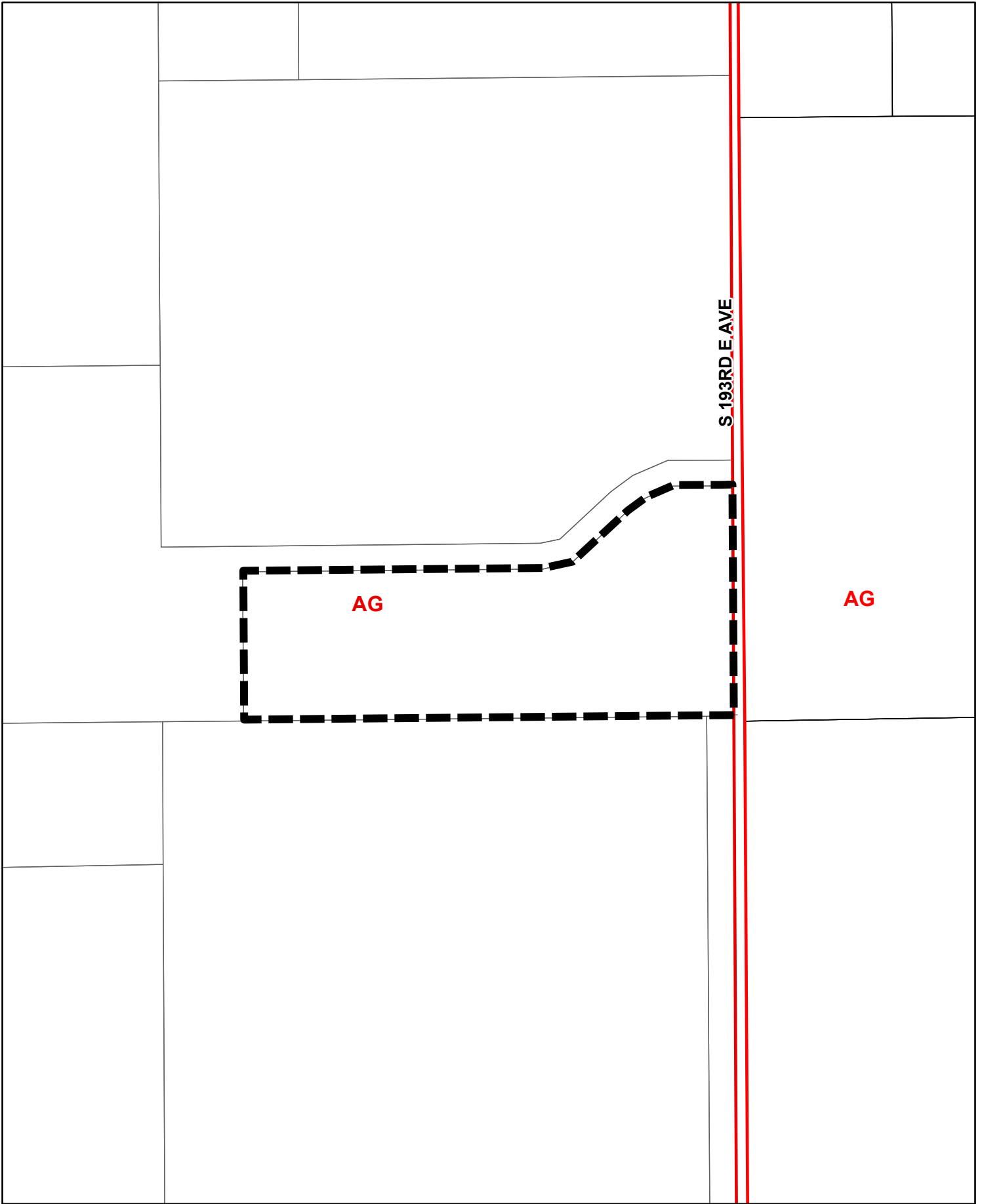
The applicant will need to obtain a certificate of occupancy to ensure the building meets code requirements for an assembly and entertainment use if special exception is approved.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit an Assembly and Entertainment Use in an AG zoned district (Sec. 25.020; Table 25-1)

- Subject to the following conditions (including time limitation, if any):
_____;

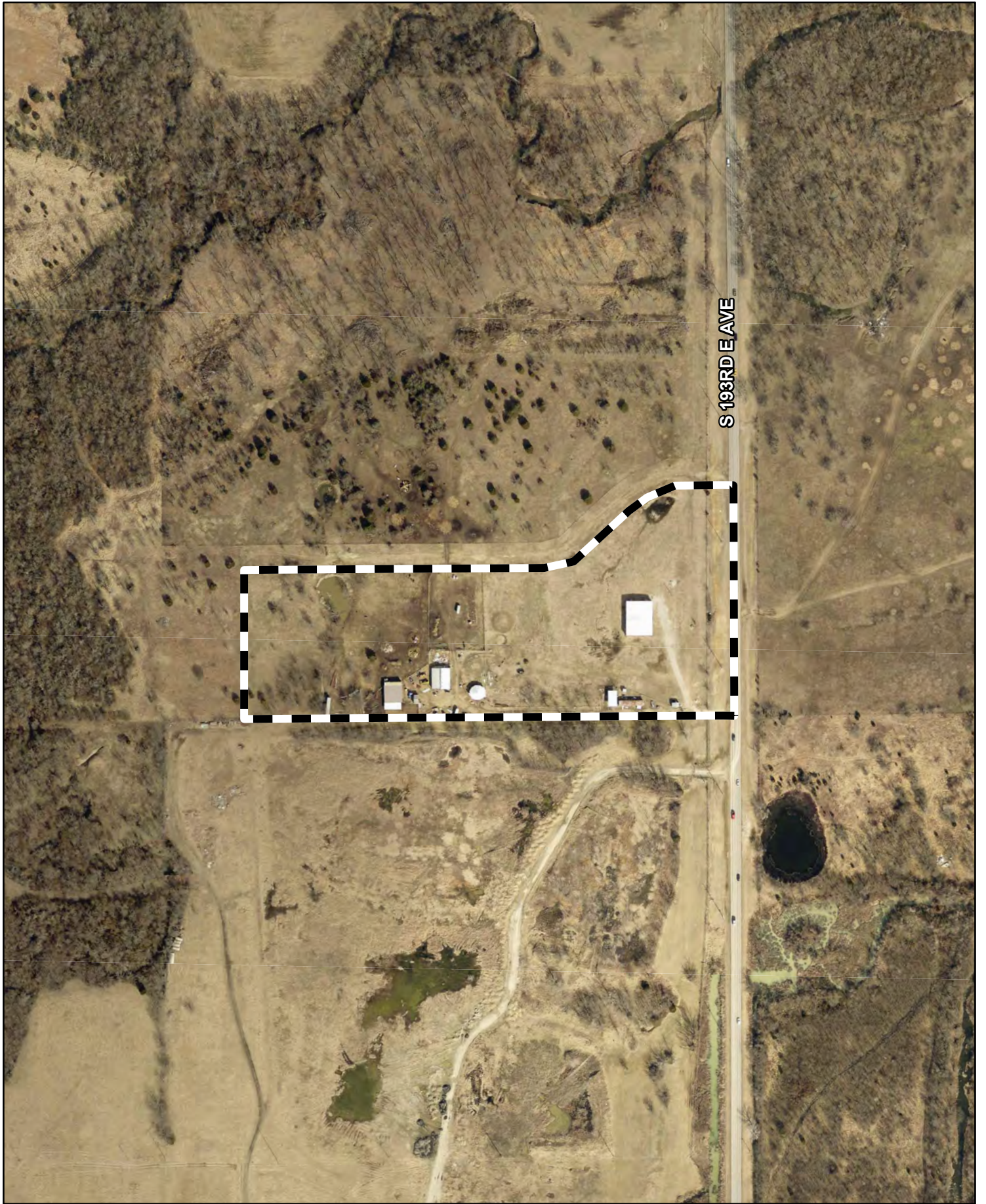
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.





BOA-23605



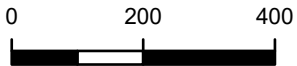


S 193RD E AVE



Subject Tract

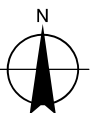
Feet
0 200 400



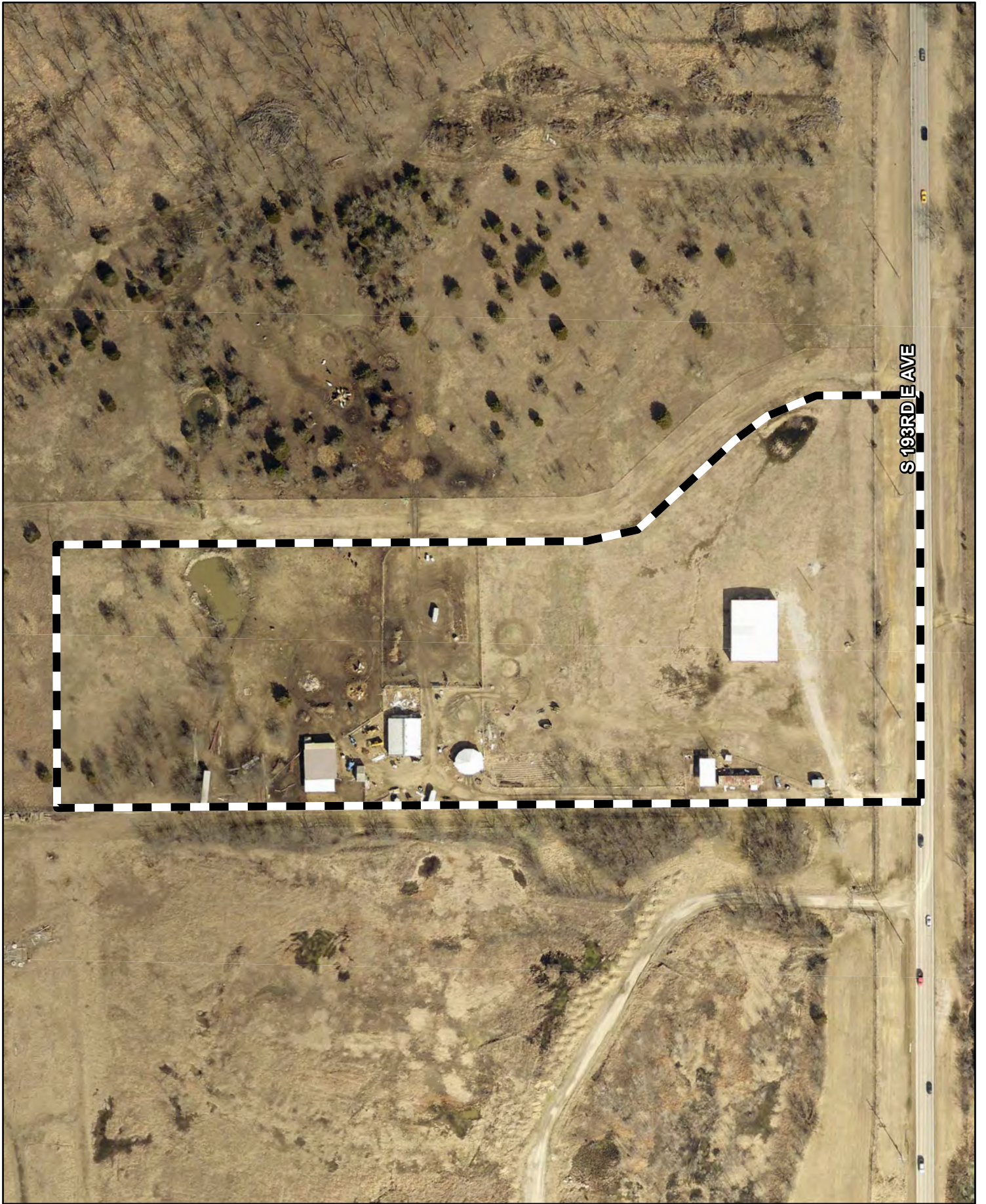
BOA-23605

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

Aerial Photo Date: 2021



12.5



S 193RD E AVE



Subject Tract

Feet

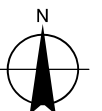
0 100 200



BOA-23605

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

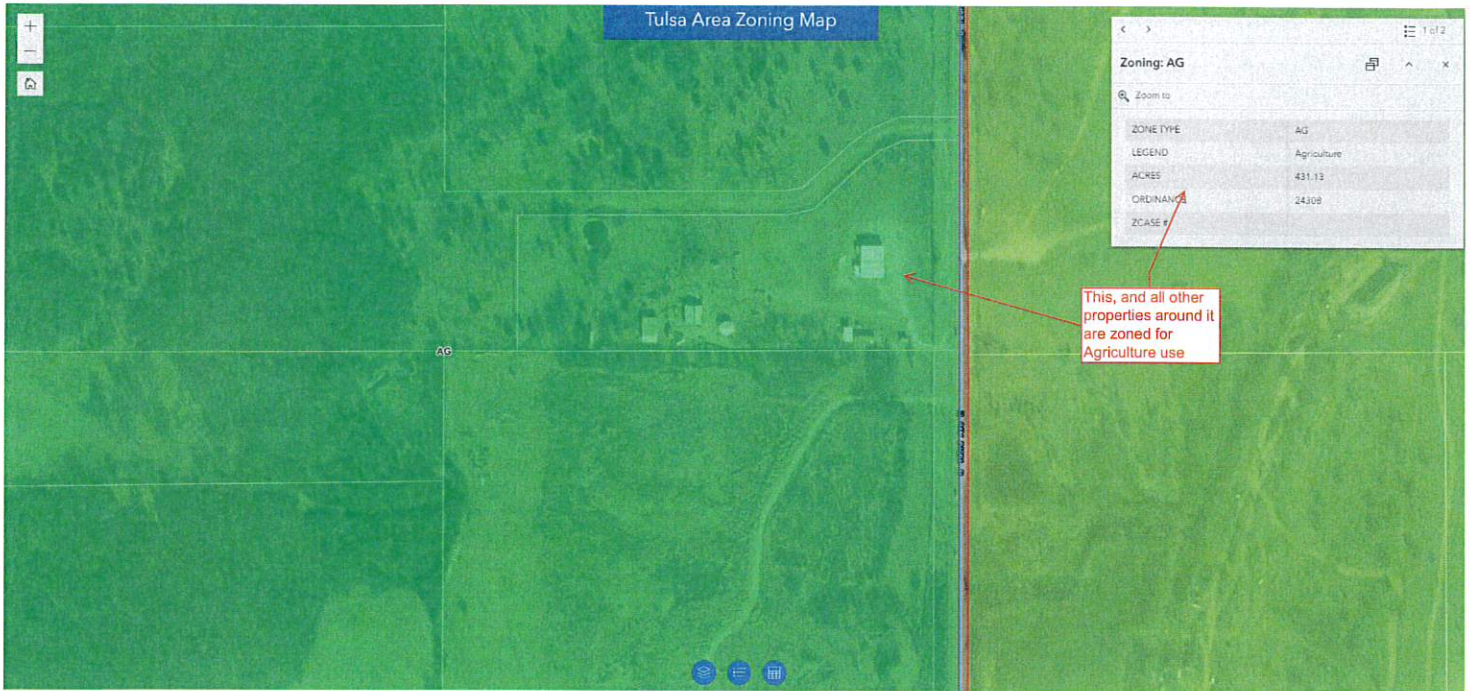
Aerial Photo Date: 2021



12.6









STEEL SERVICE BUILDING COMPANY
 24304 AMAH PARKWAY
 CLAREMORE, OK 74019

ROOF PANELS:
 COLOR: CR. GALVALUME

WALL PANELS:
 COLOR: SI WHITE

TRIM COLORS:
 GABLE: CRUISON RED
 CORNER: CRUISON RED
 EAVE: CRUISON RED
 FRAMED OPENINGS: CRUISON RED

BUILDER / CONTRACTOR RESPONSIBILITIES

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO INSURE THAT ALL PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY APPLICABLE BUILDING DEPARTMENT, CITY, STATE OR FEDERAL AGENCIES AND TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AS A CONDITION OF CONSTRUCTION.

THE CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPLICABLE AGENCIES AS REQUIRED BY THE METAL BUILDING SYSTEM MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT INTERPRETATION AND APPLICATION OF THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS. (SECTION 4.2.1, AISC CODE OF STANDARD PRACTICES, 9TH ED.) WHERE DISCREPANCIES EXIST BETWEEN THE METAL BUILDING SYSTEM MANUFACTURER'S STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS SHALL GOVERN. (SECTION 3.3, AISC CODE OF STANDARD PRACTICE 9TH ED.)

REGARDLESS OF THE TYPE OF MATERIALS IN THE STRUCTURE WHICH ARE NOT MANUFACTURED BY THE METAL BUILDING SYSTEM MANUFACTURER, THE RESPONSIBILITY OF THE CONTRACTOR IS TO INSURE THAT THE STRUCTURE IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE METAL BUILDING SYSTEM MANUFACTURER'S CONSTRUCTION DRAWINGS.

ALL BRACING AS SHOWN AND PROVIDED BY THE METAL BUILDING SYSTEM MANUFACTURER FOR THE BUILDING IS REQUIRED AND SHALL BE INSTALLED BY THE ERECTOR AS A PERMANENT PART OF THE STRUCTURE.

TEMPORARY SUPPORTS, SUCH AS TEMPORARY CUS, BRACES, FALSE WORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION WILL BE DETERMINED AND FURNISHED BY THE ERECTOR. THESE TEMPORARY SUPPORTS WILL SECURE THE STEEL FRAMING OR ANY PARTIALLY ASSEMBLED STEEL FRAMING AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED. RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS, BUT NOT THE LOADS RESULTING FROM THE PERFORMANCE OF WORK BY OR THE ACTS OF OTHERS, NOR SUCH UNPREDICTABLE LOADS AS THOSE DUE TO TOPGALD, EXPLOSION, OR COLLISION. (SECTION 7.3.1, AISC CODE OF STANDARD PRACTICE, 9TH ED.)

WARNING: IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONJUNCTION WITH LEAD OR COPPER. BOTH LEAD AND COPPER MAY FORM UNDESIRABLE CORROSION PRODUCTS ON THE STEEL PANELS WHEN IN CONTACT WITH GALVALUME. GALVALUME SHOULD BE AVOIDED.

BUILDING LOADS / DESCRIPTION:

WIDTH: 60 LENGTH: 80 HEIGHT: 14 / 14
 (BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS)

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY: IBC 15

THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

ROOF DEAD LOAD:	2.000 PSF (ROOF PANELS & PURLINS)	SNOW EXPOSURE:	1.00	SITE CLASS:	D
COLLATERAL LOAD:	0.5 PSF	WIND EXPOSURE:	C	OCCUPANCY CATEGORY:	II - Normal
ROOF LIVE LOAD:	20.00 PSF	INTERNAL PRESSURE COEFF:		SEISMIC DESIGN CATEGORY:	B
ROOF SNOW LOAD:	7 PSF				
GROUND SNOW LOAD:	0 PSF				
BASIC WIND SPEED:	115 MPH	SPECTRAL RESPONSE COEFF:	0.18		
SEISMIC ZONE:	B	5% S ₁	0.14 0.11	5% S ₁	0.13 0.07
INTERNAL FACTOR:	1.00				
IMPORTANT FACTORS:	DESIGN BASE SHEAR V ₁				
WIND LOAD	1.00	EXPANDED FORMULA	0.667 * 115 * 1.00 * 1.00		
SNOW LOAD	1.000	LONGITUDINAL	1.55		
SEISMIC LOAD	1.00	TRANSVERSE	1.43		

DEFLECTION LIMITS:

EW COL:	180
EW RAFT LIVE:	180
EW RAFT WIND:	180
WALL GIRT:	90
PURL LIVE:	180
PURL WIND:	120
WALL PANEL:	90
ROOF PANEL LIVE:	180
ROOF PANEL WIND:	120
RF HORIZONTAL:	90
RF VERTICAL:	150
RF BEAM:	60
RF CRANE:	100
RF SEIS:	90
WIND BEAM SEIS:	90

APPROVAL NOTES:

THE FOLLOWING CONDITIONS APPLY IN THE EVENT THAT THESE DRAWINGS ARE USED AS APPROVED DRAWINGS BY AN OPERATOR THAT AN ORIGINAL OF THESE DRAWINGS BE MADE IN CONFORMANCE WITH THE LOCAL BUILDING DEPARTMENT. ALL CHANGES OF CHANGES CLEARLY INDICATED AND BE LEGIBLE AND UNAMBIGUOUS. A SIGNATURE AND DATE IS REQUIRED ON ALL CHANGES. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT INTERPRETATION AND APPLICATION OF THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT INTERPRETATION AND APPLICATION OF THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS. (SECTION 4.2.1, AISC CODE OF STANDARD PRACTICES, 9TH ED.) WHERE DISCREPANCIES EXIST BETWEEN THE METAL BUILDING SYSTEM MANUFACTURER'S STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS SHALL GOVERN. (SECTION 3.3, AISC CODE OF STANDARD PRACTICE 9TH ED.)

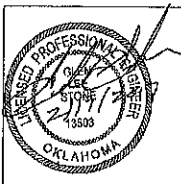
GENERAL NOTES:

- MATERIALS:**
 - HOT ROLLED BAR: $F_y = 50,000$ ksi MIN.
 - STRUCTURAL STEEL SHEET: $F_y = 50,000$ ksi MIN.
 - STRUCTURAL STEEL PLATE: $F_y = 50,000$ ksi MIN.
 - COLD FORMED SHAPES: $F_y = 57,000$ ksi MIN.
 - WALL SHEETING: $F_y = 80,000$ ksi MIN.
 - ROOF SHEETING: $F_y = 60,000$ ksi MIN.
 - BOLTS: A307 & A325

- BOLT TIGHTENING REQUIREMENTS:**

ALL HIGH STRENGTH BOLTS ARE A325 UNLESS NOTED OTHERWISE. HIGH STRENGTH BOLTS SHALL BE TIGHTENED BY THE TURN OF THE NUT METHOD IN ACCORDANCE WITH THE LATEST EDITION AISC SPECIFICATION FOR STRUCTURAL BOLTS USING A325 OR A490 BOLTS. A325 BOLTS SHALL BE INSTALLED WITH OUT WASHERS WHEN TIGHTENED BY THE TURN OF THE NUT METHOD. ALL BOLTED CONNECTIONS FOR SHEAR/BEARING CONNECTION TYPE WITH BOLT THREADS EXCLUDED FROM THE SHEAR PLANE SHALL BE SING TIGHT ONLY.

- ALL STRUCTURAL STEEL TO RECEIVE A RUST INHIBITIVE PRIMER, THIS PAINT IS NOT INTENDED FOR LONG TERM EXPOSURE TO THE ELEMENTS.**

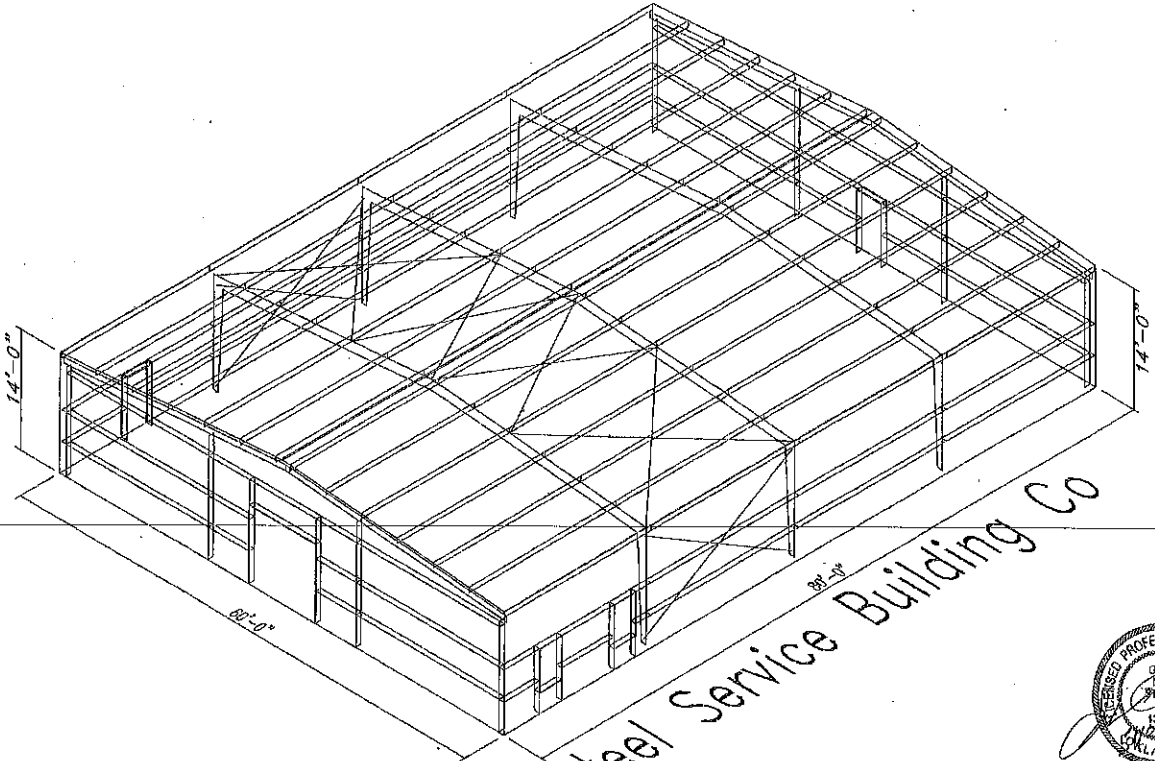


COAT OF AUTHORIZATION 7733

REV	DATE	REVISION

LOCATION: 1444 S. 193RD E. AVE TULSA, OK 74108
 PROJECT: Marcelo Cepedo
 JOB NUMBER: 17-102

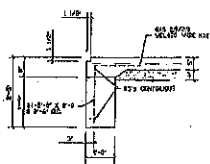
1-14



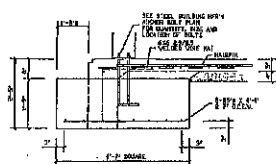
Steel Service Building Co



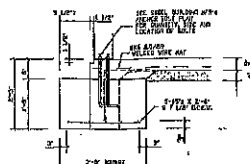
REV. 12 (2) OF 17-102



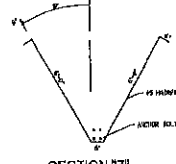
SECTION "A"



SECTION "B"

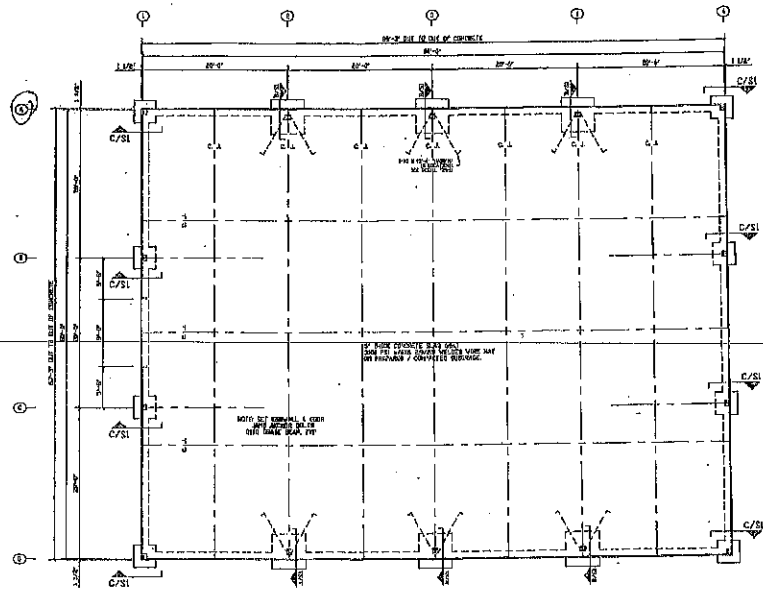


SECTION "C"



SECTION "Z"

- GENERAL NOTES:**
1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS AND THE SPECIFICATIONS FOR STRUCTURAL STEEL AND REINFORCED CONCRETE.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
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 8. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 9. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 10. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 11. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 12. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 13. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 14. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 15. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.



FOUNDATION PLAN
FIELD DIMS - 1/4"

REBERLY W. WILLIAMS, INC.
 ARCHITECTS & ENGINEERS
 1444 S. 108TH AVE., TULSA, OK 74106
 TEL: 918-438-1234

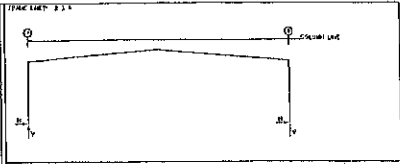
FOUNDATION PLAN
 SHEET NO. 51 OF 1

1444 S. 108TH AVE., TULSA, OK 74106

NOTES FOR REACTORS

1. All loads, reactions and moments are in kips, unless otherwise noted. All dimensions are in feet, unless otherwise noted.
2. Reaction values are given in kips at the center of the reaction. Reaction values are in kips/ft.
3. Reaction values are given in kips at the center of the reaction. Reaction values are in kips/ft.
4. Reaction values are given in kips at the center of the reaction. Reaction values are in kips/ft.

5. Loading conditions are:
 a. Dead Load (DL)
 b. Live Load (LL)
 c. Wind Load (WL)
 d. Earthquake Load (EL)
 e. Snow Load (SL)
 f. Temperature Load (TL)
 g. Seismic Load (SL)
 h. Other Load (OL)



GRID FRAME: MAINSPAN REACTION, HICHER BOLT, & BASE PLATE

Grid	Col	Beam	Reaction	Moment	Dist. from Col	Dist. from Beam
2	1	1	1.1	2	-1.1	-1.1
2	0	1	1.1	2	-1.1	-1.1

ANCHOR BOLT SUMMARY

Col	Beam	Dist.	Dist.
2	1	1.1	2
2	0	1.1	2

BUILDING BRACING REACTION

Col	Beam	Dist.	Dist.
2	1	1.1	2
2	0	1.1	2

GRID FRAME: BASE COLUMN REACTION (D)

Grid	Col	Beam	Reaction	Moment	Dist. from Col	Dist. from Beam
2	1	1	1.1	2	-1.1	-1.1
2	0	1	1.1	2	-1.1	-1.1

ENDWALL COLUMN: B&C COLUMN REACTION (A)

Grid	Col	Beam	Reaction	Moment	Dist. from Col	Dist. from Beam
2	1	1	1.1	2	-1.1	-1.1
2	0	1	1.1	2	-1.1	-1.1

ENDWALL COLUMN: MAINSPAN REACTION AND/OR BOLT, & BASE PLATE

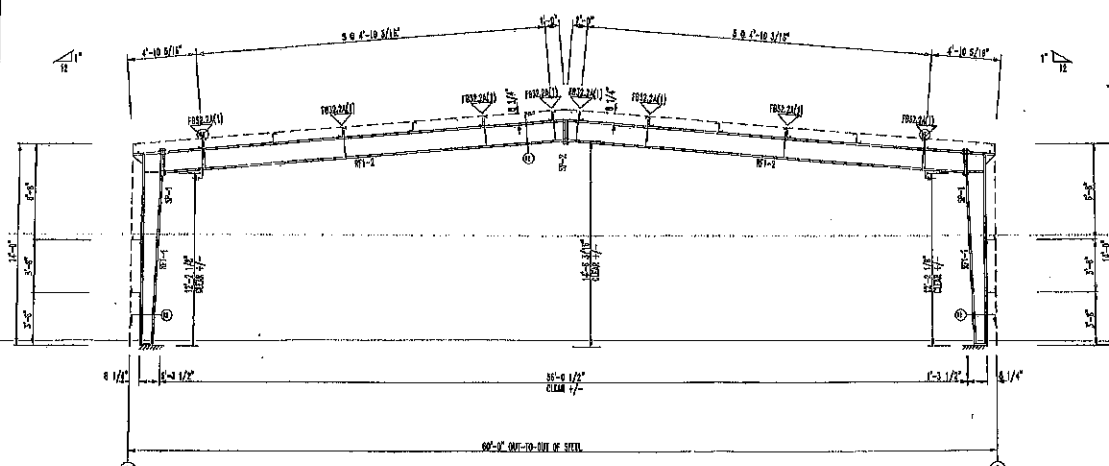
Grid	Col	Beam	Reaction	Moment	Dist. from Col	Dist. from Beam
2	1	1	1.1	2	-1.1	-1.1
2	0	1	1.1	2	-1.1	-1.1



Mark	Qty	Grd	Int	Type	Sh	Length	WxH	Mark	Length
20-1	4	0	0	A325	0.875	2.00	5" x 7/16"	RF1-1	11'-9 3/16"
20-2	4	0	0	A325	0.875	2.00	5" x 7/16"	RF1-2	11'-8 3/16"


Mark	Weight	Length	High Spch	Web Thick	Flange Thick	Flange Spch	Web Spch	Flange Thick
RF1-1	134	10'-2 7/16"	3.57/4.3	0.185	1/2"	11'-9 3/16"	11'-8 3/16"	1/2"
RF1-2	135	20'-1 1/4"	14.0/15.0	0.185	1/2"	20'-0 1/2"	19'-11 1/2"	1/2"

FLANGE BRACES: 4x4 (1x4)
 (1) 11'-9 3/16" (1)
 1 - 11'-8 3/16"



RIGID FRAME ELEVATION: FRAME LINE 2 3 4

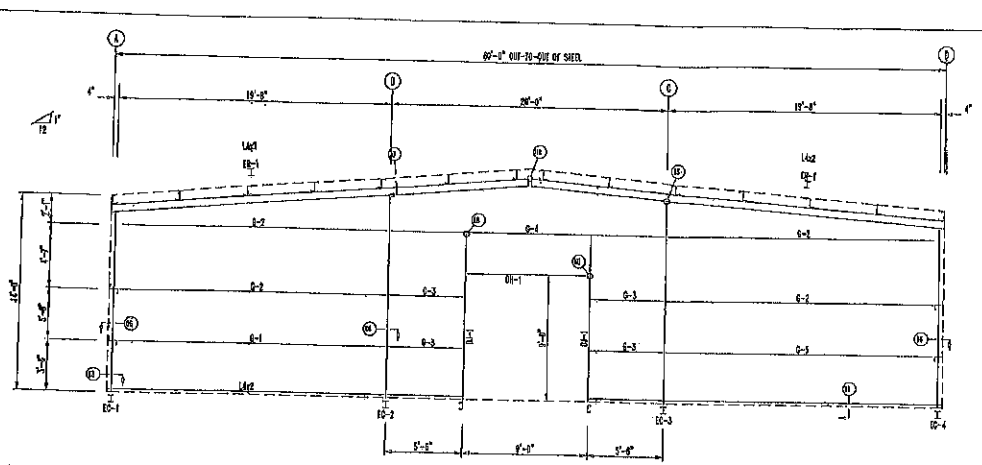



STEEL SERVICE BUILDERS COMPANY
 24304 ALMAH PARKWAY
 CLAREMORE, OK 74019
 405-762-1111
 FAX 405-762-1112
 WWW.SSBUILDERS.COM

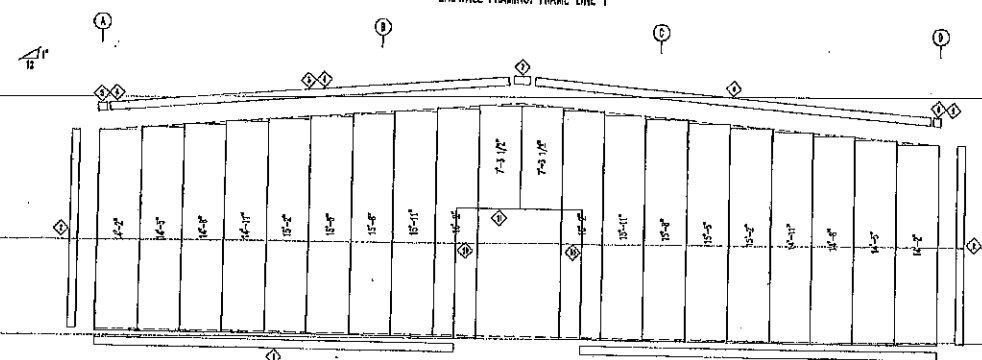
MULTI TABLE				
FRAME LINE	QTY	TYPE	NO.	LENGTH
1	1	WAL	5/8"	13'-7 1/2"
2	1	WAL	5/8"	13'-7 1/2"

MULTI TABLE		
QTY	TYPE	REMARKS
1	WAL	TRIM 2"
2	WAL	TRIM 1/2"
3	WAL	TRIM 2/3"
4	WAL	TRIM 2/3"
5	WAL	TRIM 1/2"
6	WAL	TRIM 1/2"
7	WAL	TRIM 1/2"
8	WAL	TRIM 1/2"
9	WAL	TRIM 1/2"
10	WAL	TRIM 1/2"
11	WAL	TRIM 1/2"

MULTI TABLE	
QTY	TYPE
1	WAL
2	WAL
3	WAL
4	WAL
5	WAL
6	WAL
7	WAL
8	WAL
9	WAL
10	WAL
11	WAL



ENDWALL FRAMING: FRAME LINE 1

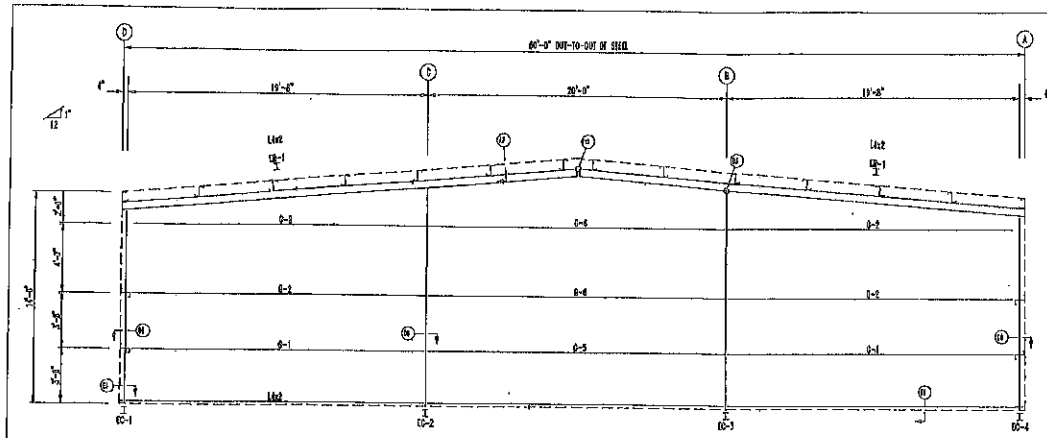


ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS: 20 Cts. PER - WITH WEATHER X



STEEL SERVICE BUILDING COMPANY
 2434 AMAR PARKWAY
 CLAREMORE, OK 74016

DATE: 04/27/2011 11:14 AM
 DRAWN BY: CTV
 CHECKED BY: JLB
 PROJECT NO: 11-141

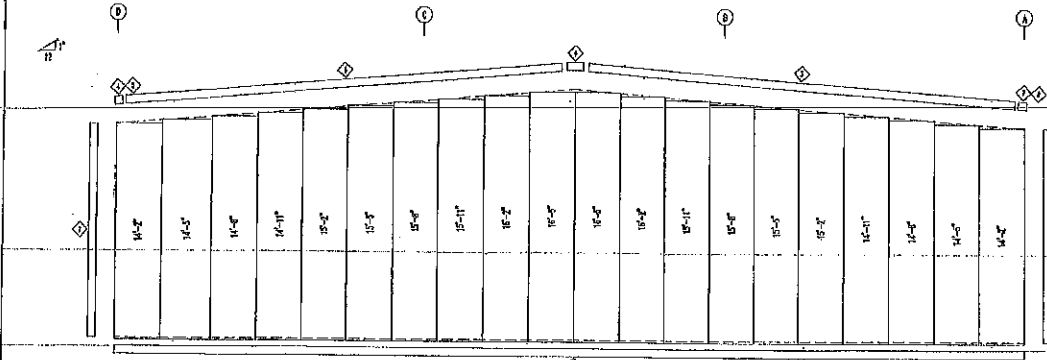


NOY TYPE	QUAN	SIZE	PK	LOADS
FRAM LINE 5	6	AL35	5/8"	3/4"
18-1/2"-1	4	AL35	5/8"	3/4"

NOY TYPE	QUAN	SIZE	PK	LOADS
FRAM LINE 5	1	AL35	5/8"	3/4"
18-1/2"-1	4	AL35	5/8"	3/4"

NUMBER TABLE	NOY TYPE	QUAN	SIZE	PK	LOADS
CS-1	W8x18	1	W8x18	1	18k
CS-2	W8x18	1	W8x18	1	18k
CS-3	W8x18	1	W8x18	1	18k
CS-4	W8x18	1	W8x18	1	18k
CS-5	W8x18	1	W8x18	1	18k
CS-6	W8x18	1	W8x18	1	18k
CS-7	W8x18	1	W8x18	1	18k
CS-8	W8x18	1	W8x18	1	18k

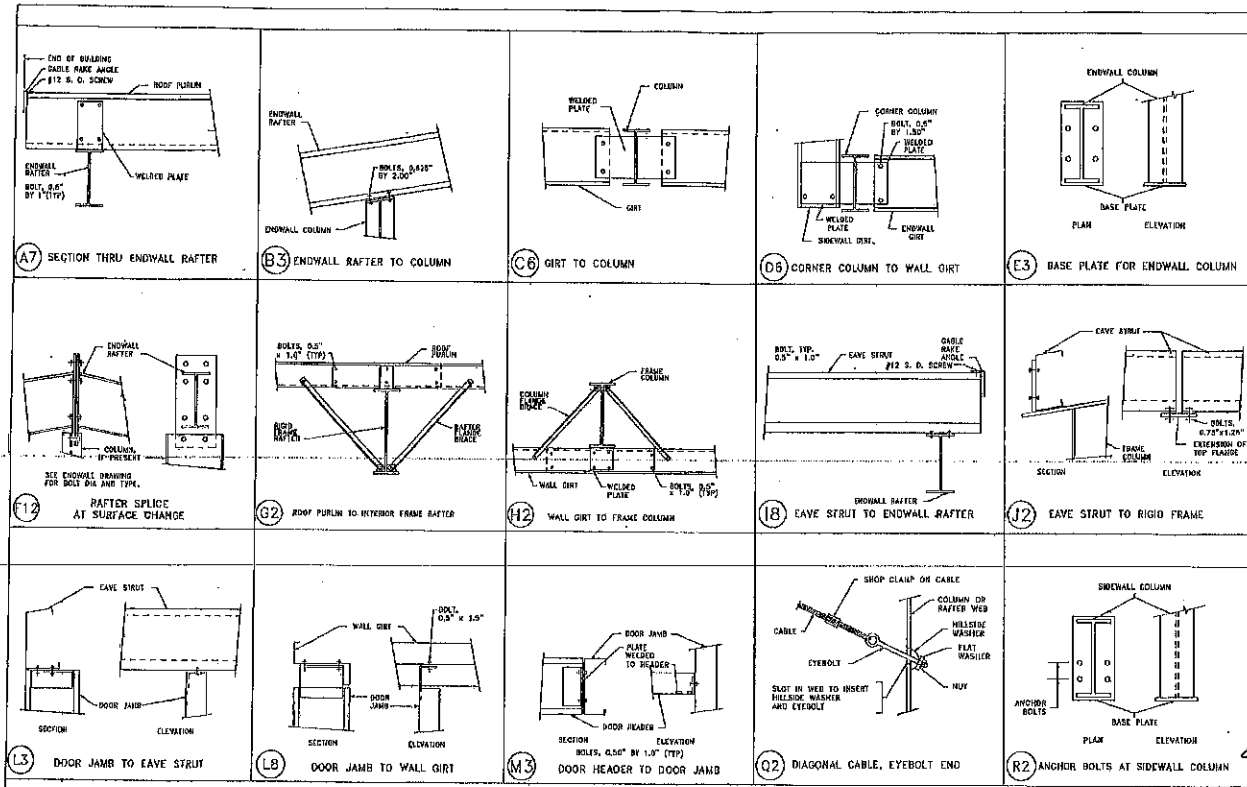
ENDWALL FRAMING: FRAME LINE 5




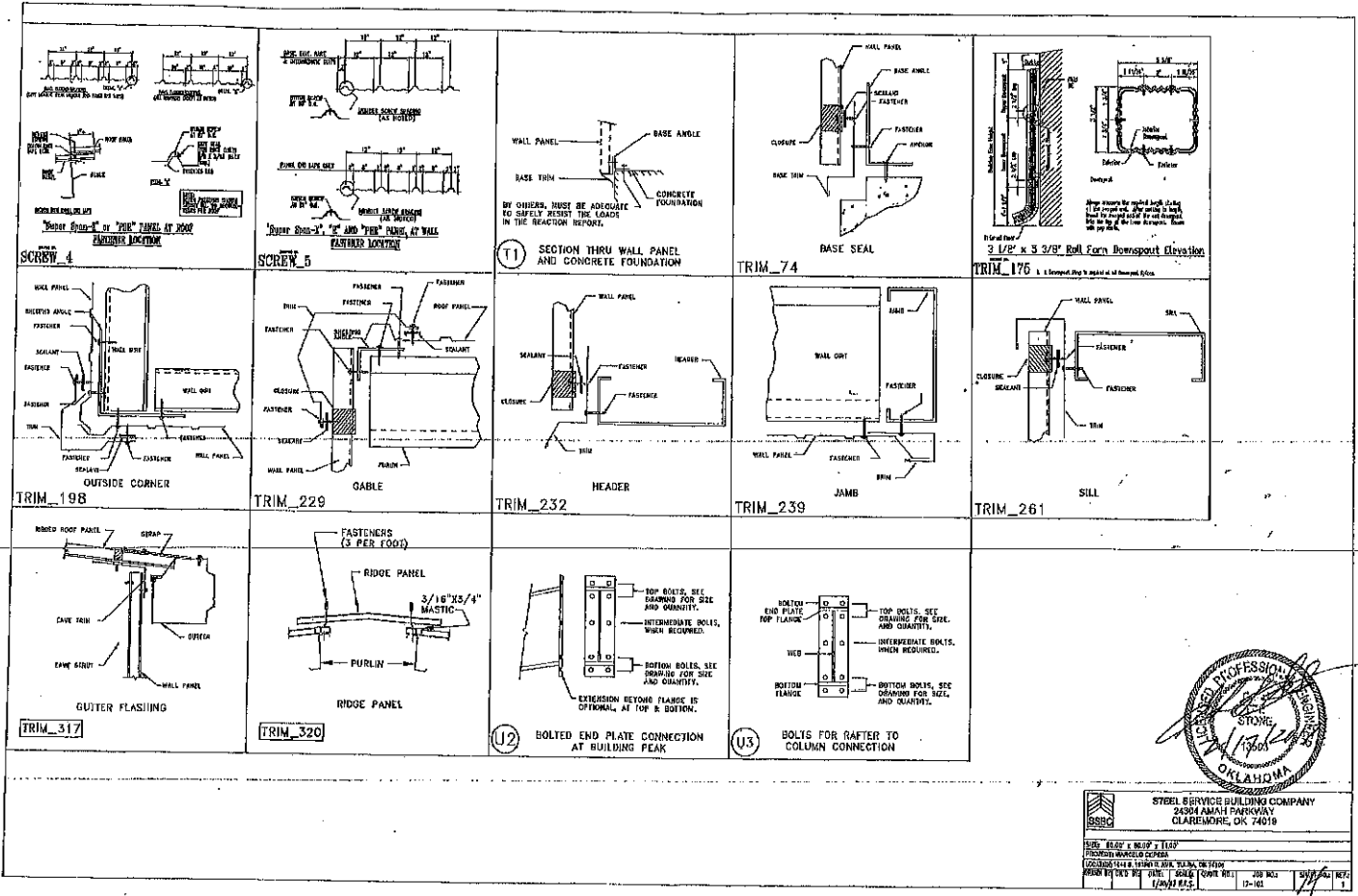
ENDWALL SHEETING & TRIM: FRAME LINE 6
PANELS: 26 GA. PBR - MID WEATHER 1



STEEL SERVICES BUILDING COMPANY 2434 AMMII PARKWAY CLAREMORE, OK 74010			
NOY TYPE	QUAN	SIZE	PK
FRAM LINE 5	6	AL35	5/8"
18-1/2"-1	4	AL35	5/8"




STEEL SERVICE BUILDING COMPANY
 2434 AMARILLO PARKWAY
 CLARETSVILLE, OK 74010
 800 622-8100 x 1100
 FPO 800-622-8100
 10/20/2018 11:20 AM 1/27/20 13503 1



STEEL SERVICE BUILDING COMPANY
 2430 AMARH PARKWAY
 CLAREMORE, OK 74016

FORM 8-62 (REV. 7-75)
 (PRINTED ON RECYCLED PAPER)
 COUNCIL OF STEEL BUILDERS, INC., P.O. BOX 10700
 MEMPHIS, TENN. 38187

SCALE: 1/8" = 1'-0"
 DATE: 11-82

