



Board of Adjustment

Staff Report BOA-23683

Hearing Date: April 23, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: MP Advocates

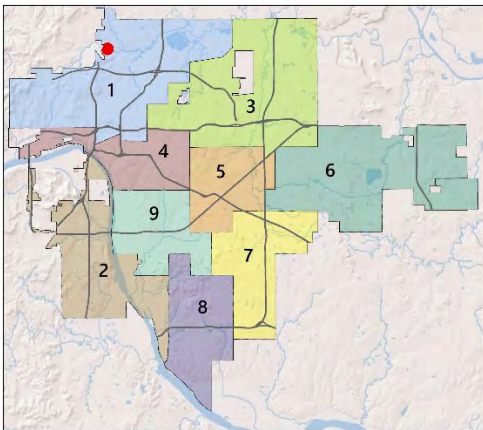
Property Owner: 61:4 Properties & Management LLC

Property Location

6307 N. Cheyenne Ave. W. ; 6321 N. Cheyenne Ave. W.
; 6308 N. Boulder Ave. W. ; 6318 N. Boulder Ave. W. ;
6398 N. Boulder Ave.W.; 6337 N. Denver Ave. W. ;
6346 N. Main St.

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper

County Commission: District 1, Stan Sallee

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Posted Sign – min. 10 days in advance

Request Summary

Special Exception to permit a duplexes in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3)

Zoning

Zoning District: RS-3

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-20%

Parks & Open Space: N/A

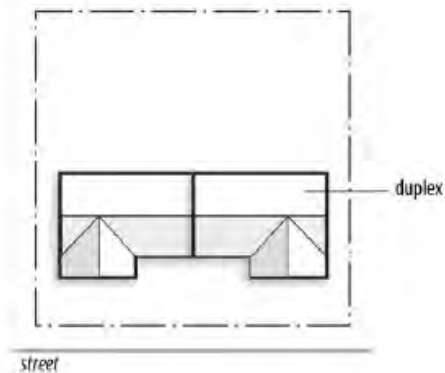
Staff Analysis

Special Exception to permit a duplex on 7 lots as a part of this application in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5); Variance to reduce the required 2,500 square feet of open space per unit for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3):

Duplex

A duplex is a principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Figure 35-5: Duplex



Applicant is seeking to reduce the open space requirement from 5,000 square feet (2,500 per unit) to 3,625 (1,812.50 per unit).

Section 90.080

Open Space per Unit

90.080-A Open space per unit refers to the amount of outdoor open space required to be provided on a lot for each dwelling unit on the subject lot. Multiply the minimum open space-per-unit requirement by the number of dwelling units to determine the total amount of open space required on a lot. In applying minimum open space-per-unit requirements to fraternity, sorority and rooming/boarding house uses, each 600 square feet of floor area is counted as one dwelling unit.

90.080-B The following may be counted toward satisfying minimum open space-per unit requirements:

1. Outdoor areas that are not occupied by buildings, driveways or parking areas and are generally useable by residents;
2. Driveways and parking areas located in the rear yard of a detached house or duplex; and
3. Green roofs covering 25% or more of the subject building's overall roof area.

Relevant Case History

- None

Statement of Hardship

The subject properties are platted lots in the Northgate Second and Third additions, recorded in the 1960's, prior to the adoption of the first Tulsa zoning code. Although they conform to today's bulk and area requirements for RS-3 zoned single family lots, the lots in Northgate are shallower and have less area than most RS-3 lots platted throughout the city, and therefore are more difficult to develop with duplexes than in other neighborhoods. The code allows for a duplex in RS-3 zoning if it meets the requirements for a special exception. All other requirements would be met if not for the minimum open space provision for which we are seeking relief. The shallowness of these lots, and others throughout the Northgate Additions, are unique from other property within the same zoning classification.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	Neighborhood	Residential

Small Area Plans

The subject properties are not in a small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is not within a flood plain.

Tree Canopy Coverage: Tree canopy in the area is 10-20%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

Sample Motion

Special Exception

I move to approve or deny a Special Exception to permit a duplexes in the RS-3 district (Table 5.020, Table 5-2, Table 5-2.5):

per the conceptual plan(s) shown on page(s) _____ of the agenda packet.

subject to the following conditions (including time limitation, if any): _____.

Variance

I move to approve or deny a Variance to reduce the required 2,500 square feet of open space per unit for a duplex use in the RS-3 District (Sec. 5.030, Table 5-3);

The board finds the hardship to be _____.

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

Property Description

Lot 14, Block 5, Lot 3, 20, 22, 25, 28, Block 6, Northgate Second Addn, Lot 22, Block 2, Northgate Third Addn City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

AG

N CINCINNATI AVE
E 66TH



AG

RS-3

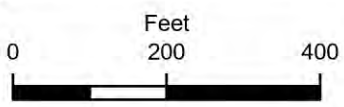
E 63RD ST N

W 63RD ST N

W 62ND PL N

W 62ND PL N

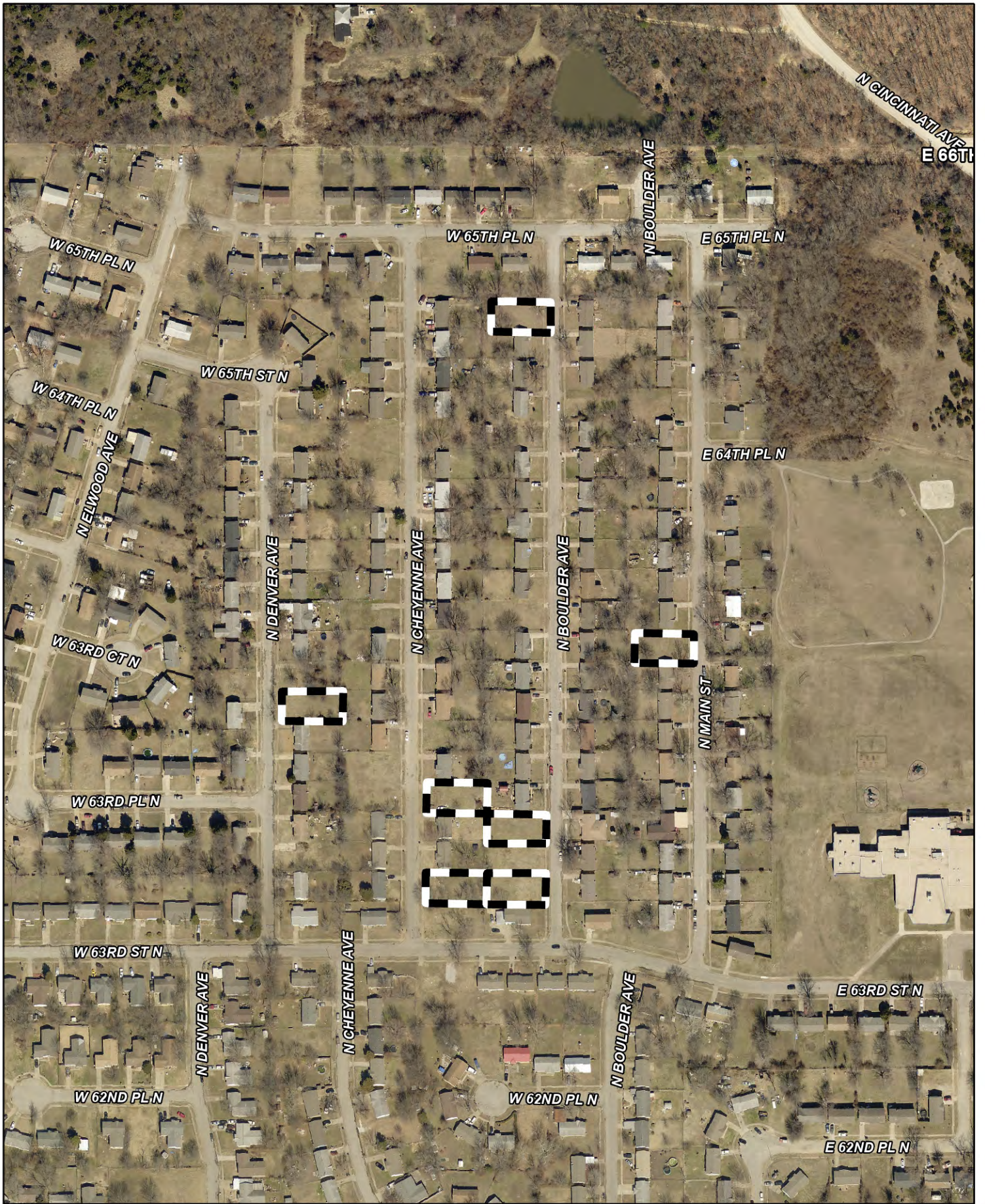
E 62ND PL N



BOA-23683



13.6



 Subject Tract

Feet
0 200 400

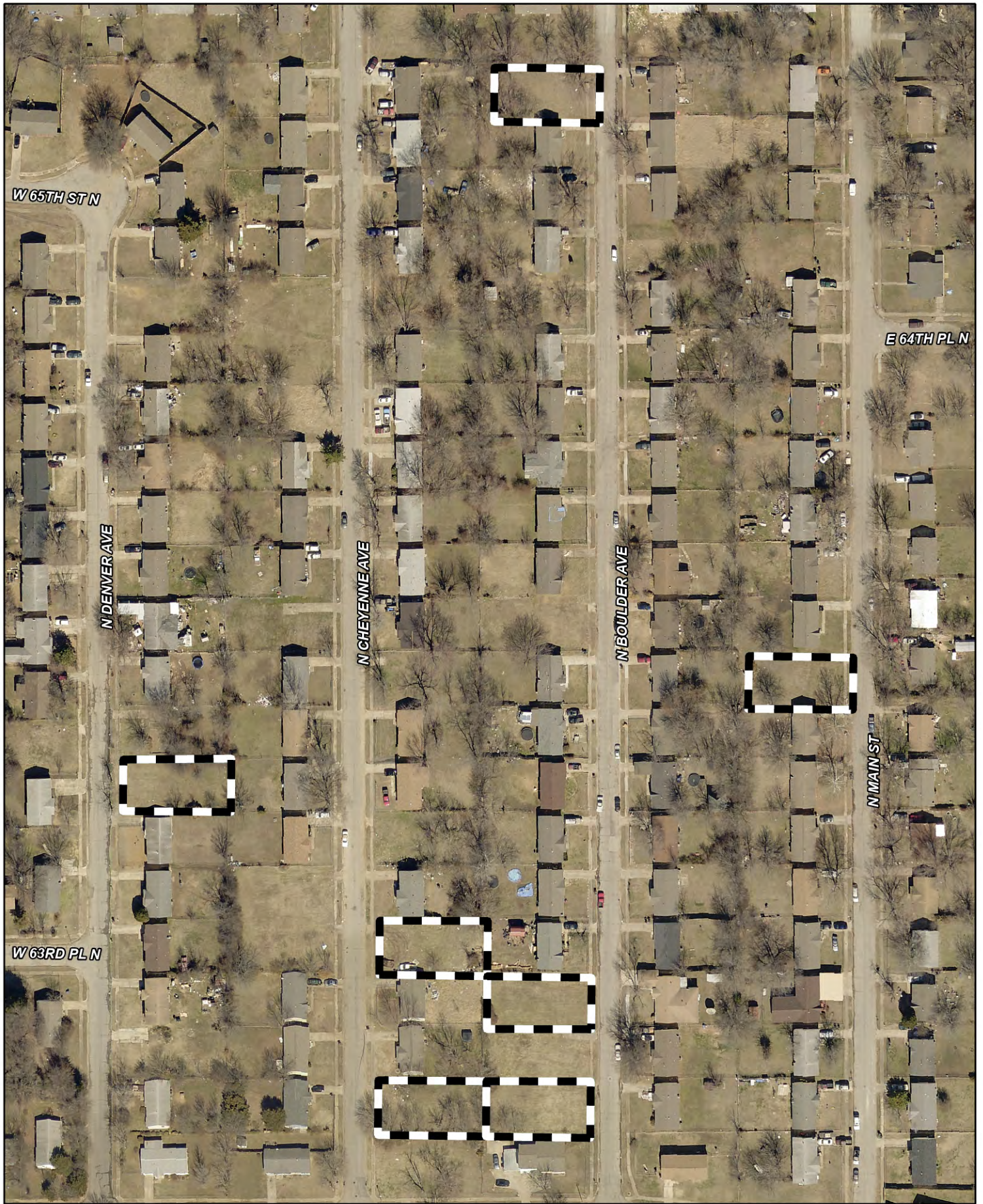
BOA-23683

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



Aerial Photo Date: 2021

13.7



W 65TH ST N

E 64TH PL N

N DENVER AVE

N CHEYENNE AVE

N BOULDER AVE

N MAIN ST

W 63RD PL N



Subject Tract

Feet

0 100 200

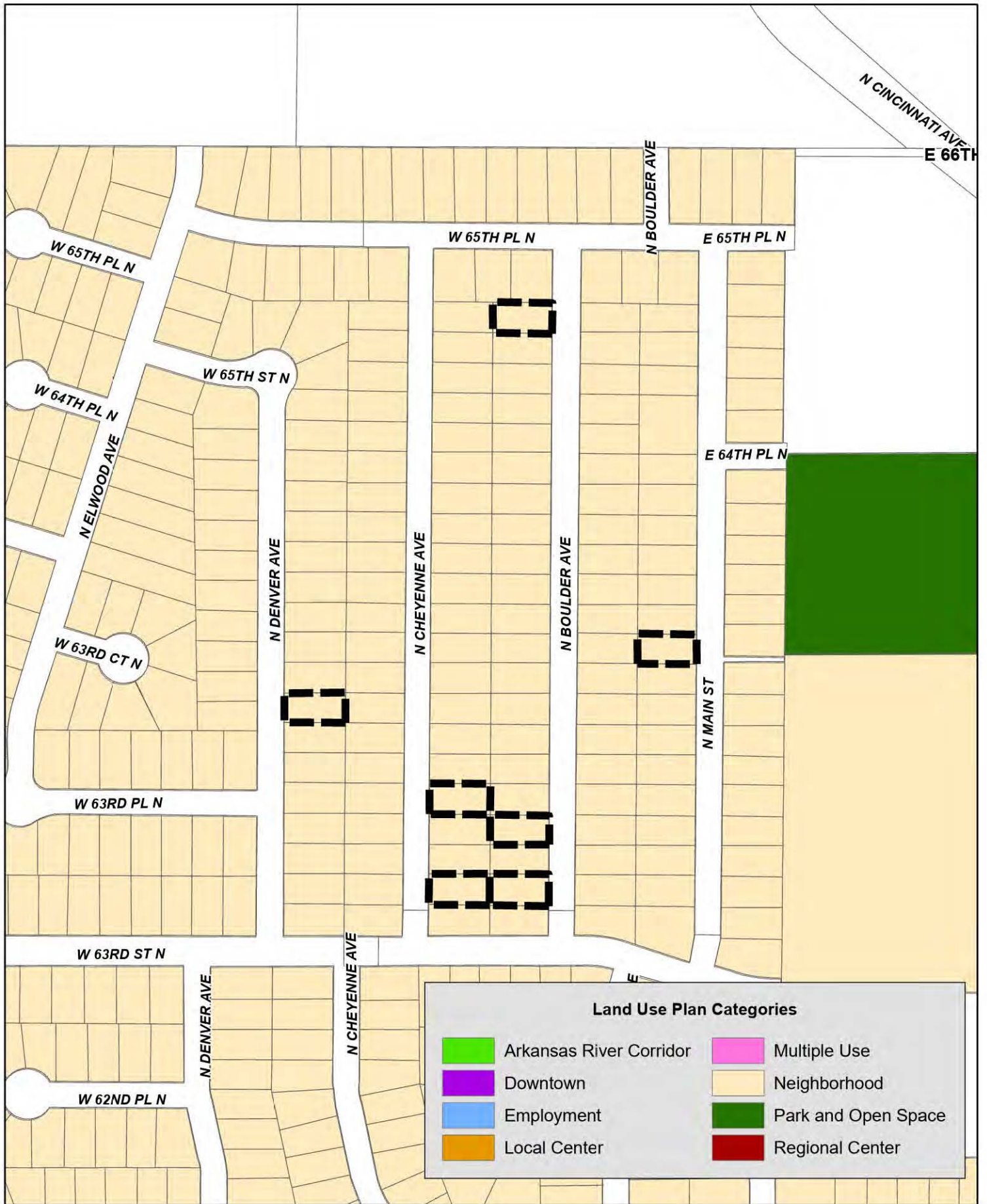
BOA-23683

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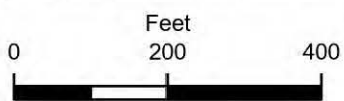
Aerial Photo Date: 2021



13.8



BOA-23683



13.9

#	ADDRESS	CITY ZIP	PARCELNO	LEGAL DESCRIPTION
1	6307 N CHEYENNE AV W	TULSA, OK 74126	53825-02-02-02010	LT 25 BLK 6 NORTHGATE SECOND ADDN
2	6321 N CHEYENNE AV W	TULSA, OK 74126	53825-02-02-02040	LT 28 BLK 6 NORTHGATE SECOND ADDN
3	6308 N BOULDER AV W	TULSA, OK 74126	53825-02-02-01980	LT 22 BLK 6 NORTHGATE SECOND ADDN
4	6318 N BOULDER AV W	TULSA, OK 74126	53825-02-02-01960	LT 20 BLK 6 NORTHGATE SECOND ADDN
5	6398 N BOULDER AV W	TULSA, OK 74126	53825-02-02-01790	LT 3 BLK 6 NORTHGATE SECOND ADDN
6	6337 N DENVER AV W	TULSA, OK 74126	53850-02-02-02700	LT 22 BLK 2 NORTHGATE THIRD ADDN
7	6346 N MAIN ST	TULSA, OK 74126	53825-02-02-01450	LT 14 BLK 5 NORTHGATE SECOND ADDN

Request:

We are requesting a special exception to allow for construction of a duplex on seven (7) RS-3 zoned lots (Table 2-2.5); Additionally, we are requesting a variance of the minimum open space requirement from 2,500 sq.ft. per unit to 1,800 sq.ft. per unit (Table 2-3 [8]) on each of those lots.

Hardship:

1. The physical surroundings, shape, or topographic conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The subject properties are platted lots in the Northgate Second and Third additions, recorded in the 1960's, prior to the adoption of the first Tulsa zoning code. Although they conform to today's bulk and area requirements for RS-3 zoned single family lots, the lots in Northgate are shallower and have less area than most RS-3 lots platted throughout the city, and therefore are more difficult to develop with duplexes than in other neighborhoods.

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

The code allows for a duplex in RS-3 zoning if it meets the requirements for a special exception. All other requirements would be met if not for the minimum open space provision for which we are seeking relief.

3. The conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification.

The shallowness of these lots, and others throughout the Northgate Additions, are unique from other property within the same zoning classification.

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

These vacant lots were not platted by the current property owner.

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

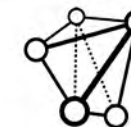
Our request is the minimum relief needed to build the same modest size duplex on each of the lots.

6. The variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use of development of adjacent property.

The proposed duplex aesthetic has been designed to match the context of the neighborhood.

7. The variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

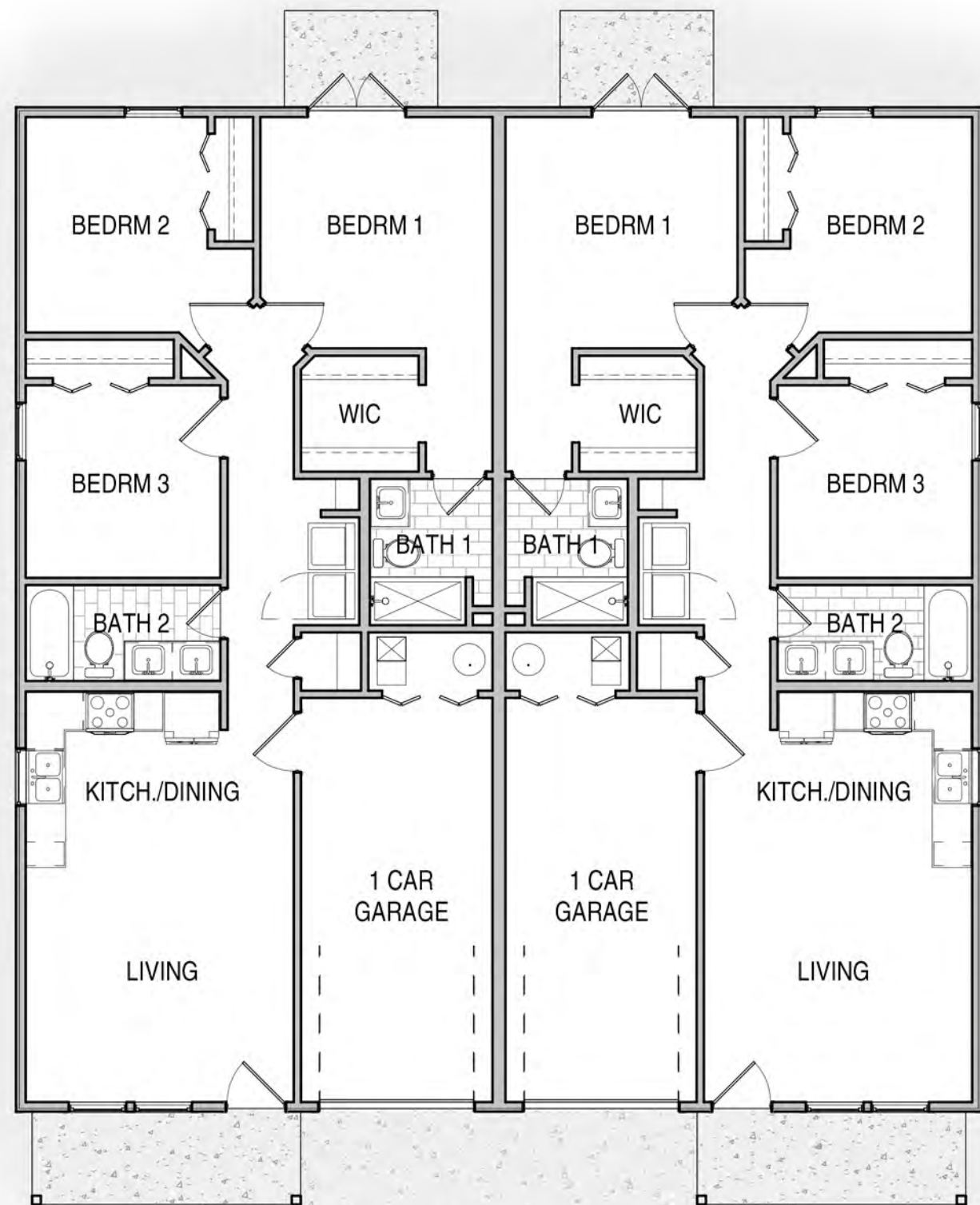
The proposed variances will not be detrimental to the public good nor impair the purposes of the zoning code/comprehensive plan.



M+P ADVOCATES
 MAPPING | PLANNING | DESIGN
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PREPARED FOR:
**61:4 PROPERTIES
 AND MANAGEMENT LLC**

PROJECT ID: P-2313



3 PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION (REAR)
 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION (FRONT)
 SCALE: 1/8" = 1'-0"

DIMENSIONS & AREA INFORMATION

WIDTH/DEPTH (UNDER ROOF/TO FACE)	50'-0" / 52'-0"
HEATED AREA (TO OUTSIDE FACE)	2,100 sq.ft.
UNHEATED (GARAGE) AREA	500 sq.ft.
COVERED PORCH AREA	68 sq.ft.

NORTHGATE CONTEXT

PUBLISH DATE: 2024-02-09

THIS SHEET SET AND THE DRAWINGS CONTAINED
 HEREIN SHALL NOT BE MODIFIED OR REPRODUCED
 WITHOUT THE EXPLICIT, WRITTEN CONSENT OF M+P
 ADVOCATES.

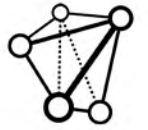
SHEET:
BOA EXHIBIT

BOA-1

13.12



1 EXTERIOR ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



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NORTHGATE CONTEXT

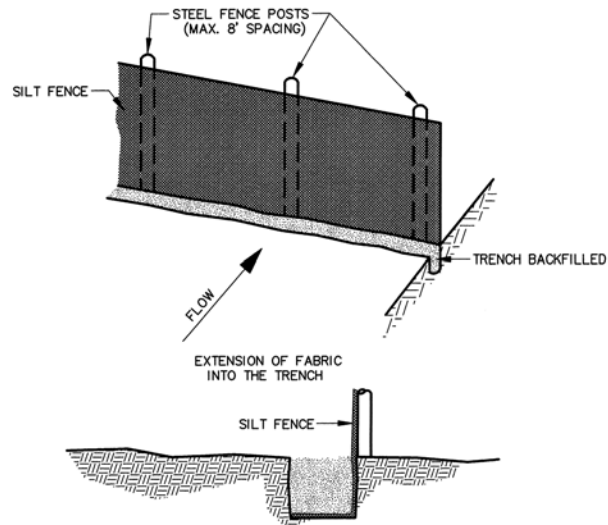
PUBLISH DATE: **2024-02-09**

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ADVOCATES.

SHEET:
BOA EXHIBIT

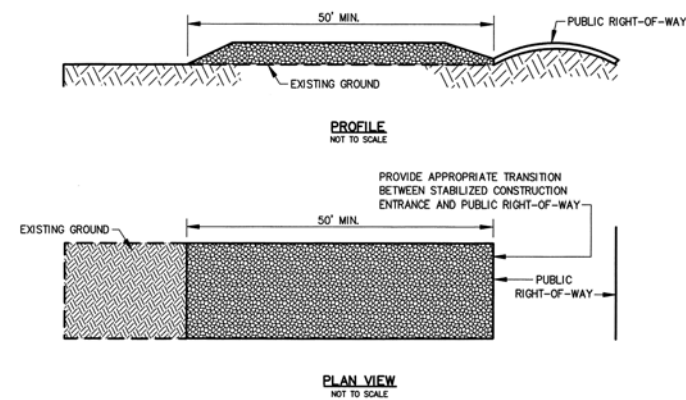
BOA-2

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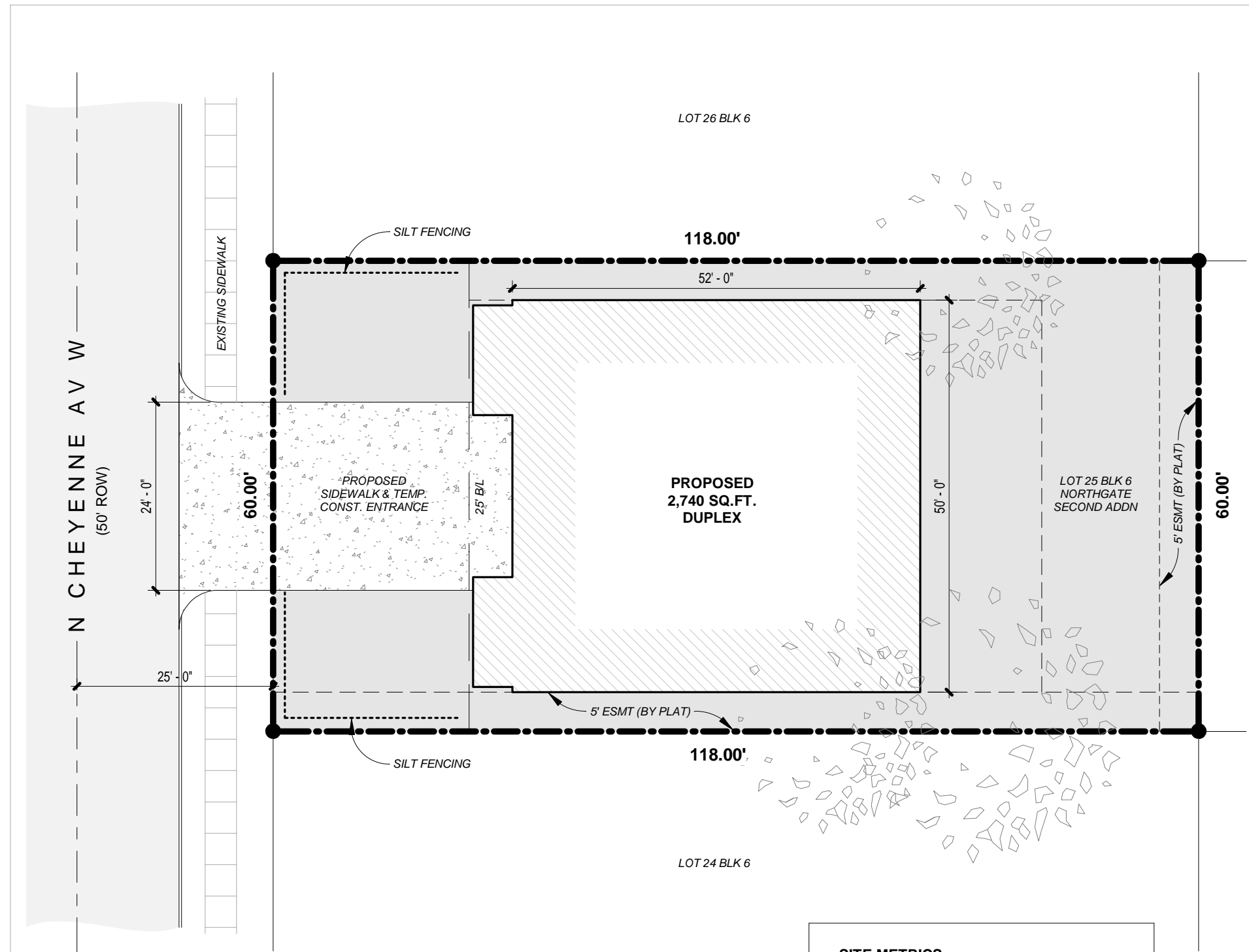
STANDARD SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4" AND BACKFILLED.
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6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.



STANDARD CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE AASHTO DESIGNATION M43, SIZE NO. 2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
6. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SANDBAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
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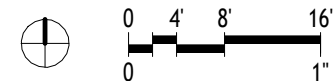
* SUBJECT PROPERTY IS NOT WITHIN FEMA FLOODPLAIN NOR WITHIN 50' OF CITY OF TULSA REGULATORY FLOODPLAIN.

1 PROPOSED PLOT PLAN

SCALE: 1/16" = 1'-0"

SITE METRICS	
LOT AREA (FROM ASSESSOR):	7,080 SQ.FT.
ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
OPEN SPACE:	3,625 SQ.FT.

ALL SITE DEPICTIONS AND METRICS PROVIDED HEREIN ARE APPROXIMATIONS ONLY. BUILDER SHALL OBTAIN A PROPERTY SURVEY FROM A LICENSED SURVEYOR PRIOR TO CONSTRUCTION.



M+P ADVOCATES
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 E: MPLUSPNET@GMAIL.COM

PREPARED FOR:
61:4 PROPERTIES AND MANAGEMENT LLC

PROJECT ID: P-2313

6307 N CHEYENNE AVE

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 6307 N CHEYENNE AV W, TULSA, OK 74126
 LEGAL DESCRIPTION: LOT 25, BLK 6 NORTHGATE SECOND ADDN

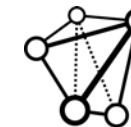
PUBLISH DATE: 2023-10-30

THIS SHEET SET AND THE DRAWINGS CONTAINED HEREIN SHALL NOT BE MODIFIED OR REPRODUCED WITHOUT THE EXPLICIT, WRITTEN CONSENT OF M+P ADVOCATES.

SHEET:
SITE & EROSION CONTROL PLAN

A01

13.14



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 E: MPLUSPNET@GMAIL.COM

PREPARED FOR:
61:4 PROPERTIES AND MANAGEMENT LLC

PROJECT ID: P-2313

6308 N BOULDER AVE

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 6308 N BOULDER AV W, TULSA, OK 74126
 LEGAL DESCRIPTION: LOT 22, BLK 6 NORTHGATE SECOND ADDN

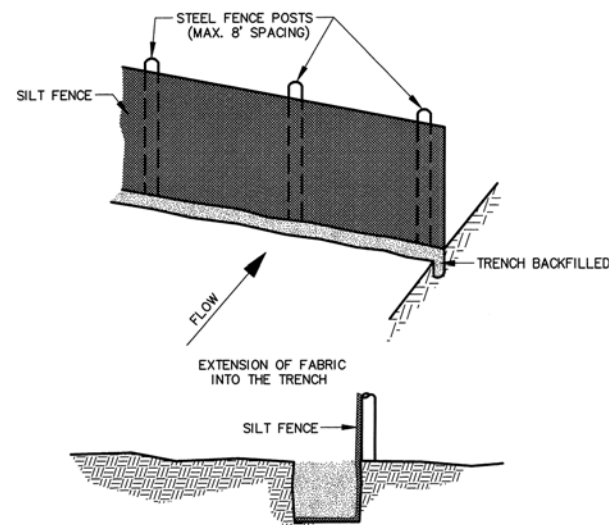
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SITE & EROSION CONTROL PLAN

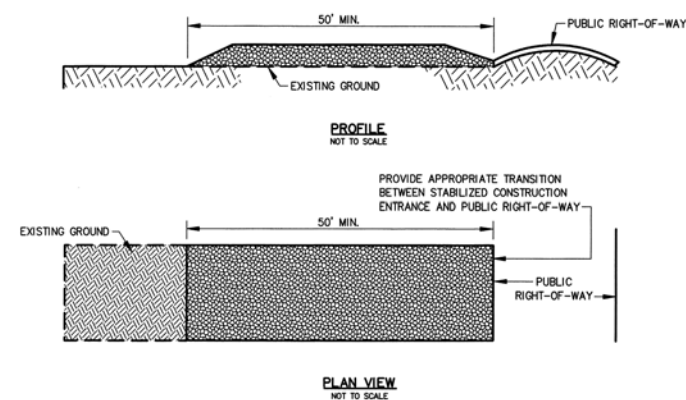
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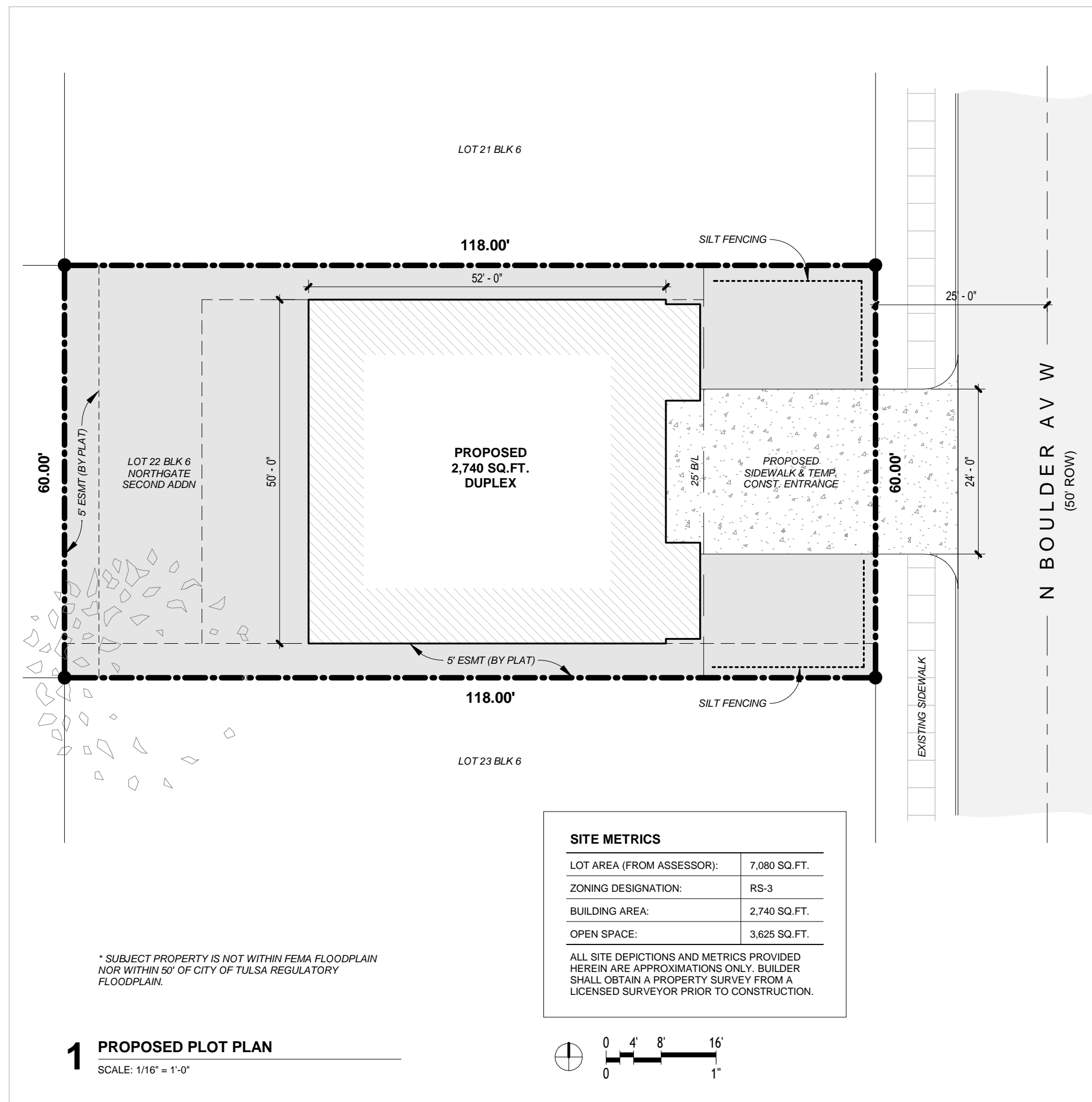
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STANDARD CONSTRUCTION ENTRANCE NOTES:

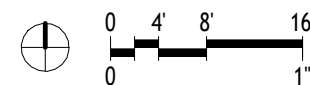
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SITE METRICS

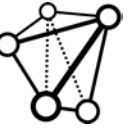
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ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
OPEN SPACE:	3,625 SQ.FT.

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1 PROPOSED PLOT PLAN

SCALE: 1/16" = 1'-0"



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PREPARED FOR:
61:4 PROPERTIES AND MANAGEMENT LLC

PROJECT ID: P-2313

6318 N BOULDER AVE

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 6318 N BOULDER AV W, TULSA, OK 74126
 LEGAL DESCRIPTION: LOT 20, BLK 6 NORTHGATE SECOND ADDN

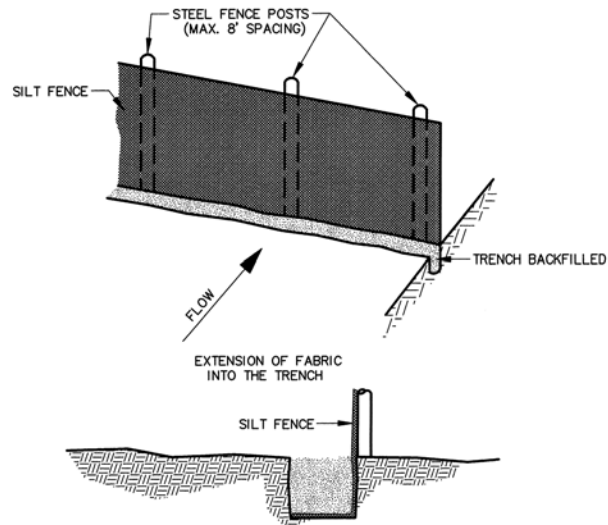
PUBLISH DATE: 2023-10-30

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SHEET: SITE & EROSION CONTROL PLAN

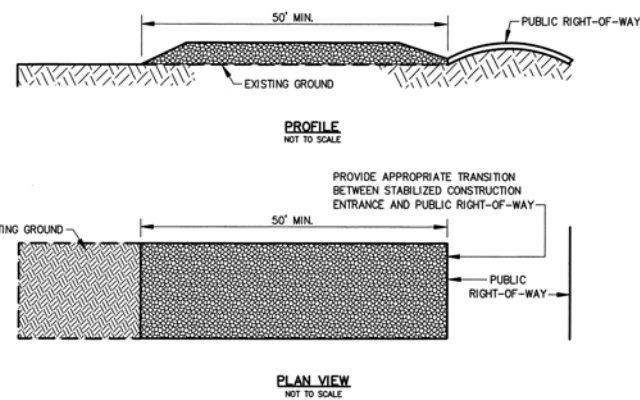
A01

13.16



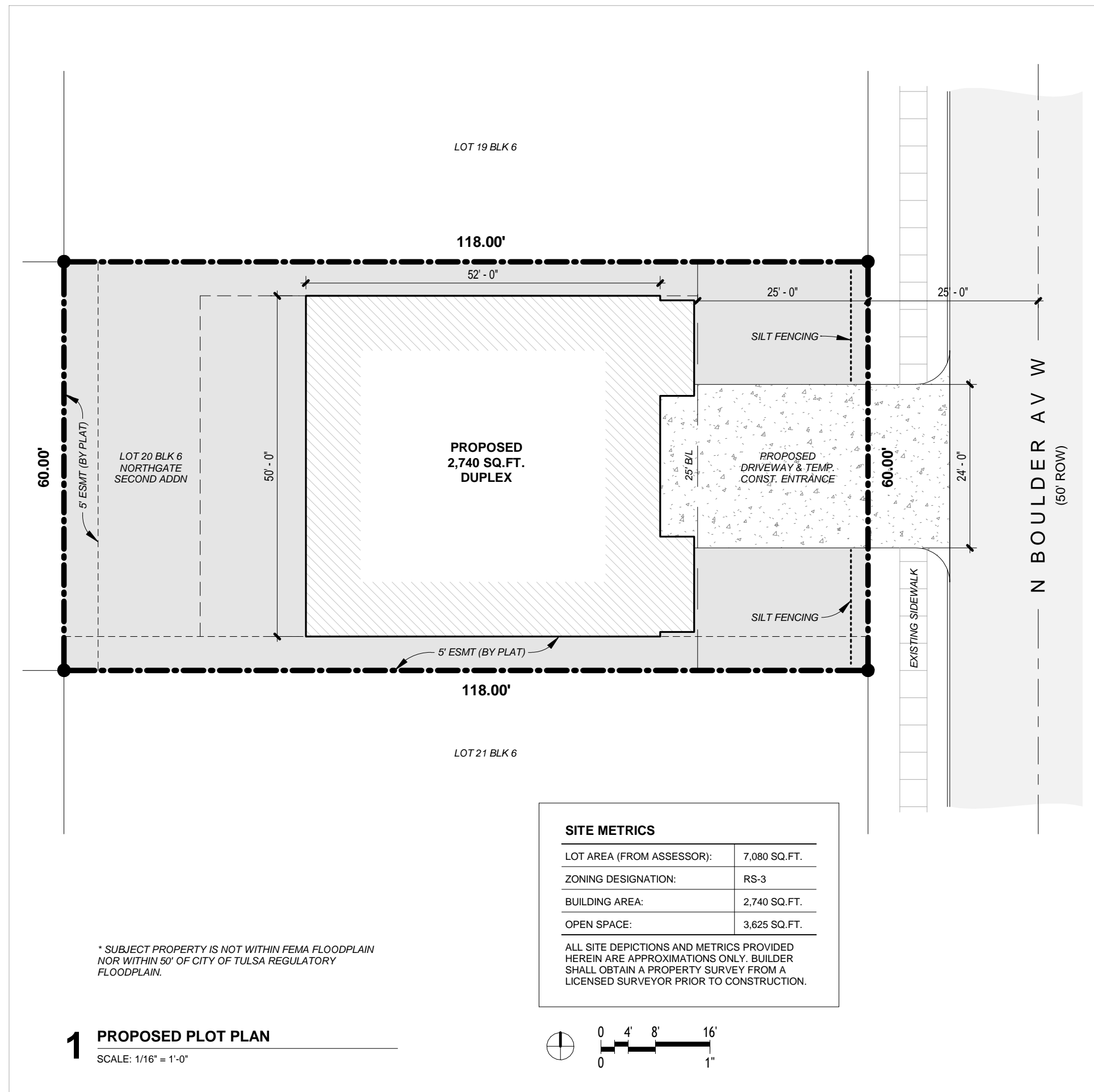
STANDARD SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH 4" AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.



STANDARD CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE AASHTO DESIGNATION M43, SIZE NO. 2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
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* SUBJECT PROPERTY IS NOT WITHIN FEMA FLOODPLAIN NOR WITHIN 50' OF CITY OF TULSA REGULATORY FLOODPLAIN.

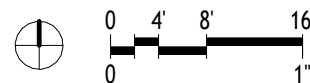
1 PROPOSED PLOT PLAN

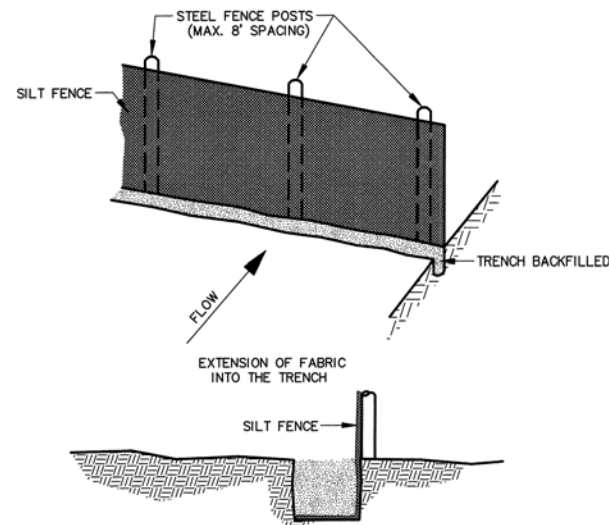
SCALE: 1/16" = 1'-0"

SITE METRICS

LOT AREA (FROM ASSESSOR):	7,080 SQ.FT.
ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
OPEN SPACE:	3,625 SQ.FT.

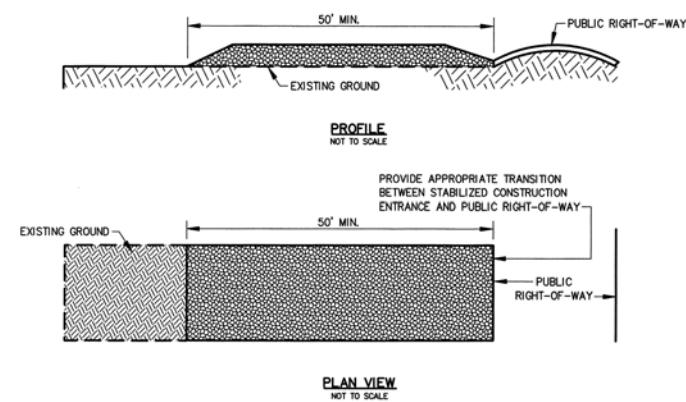
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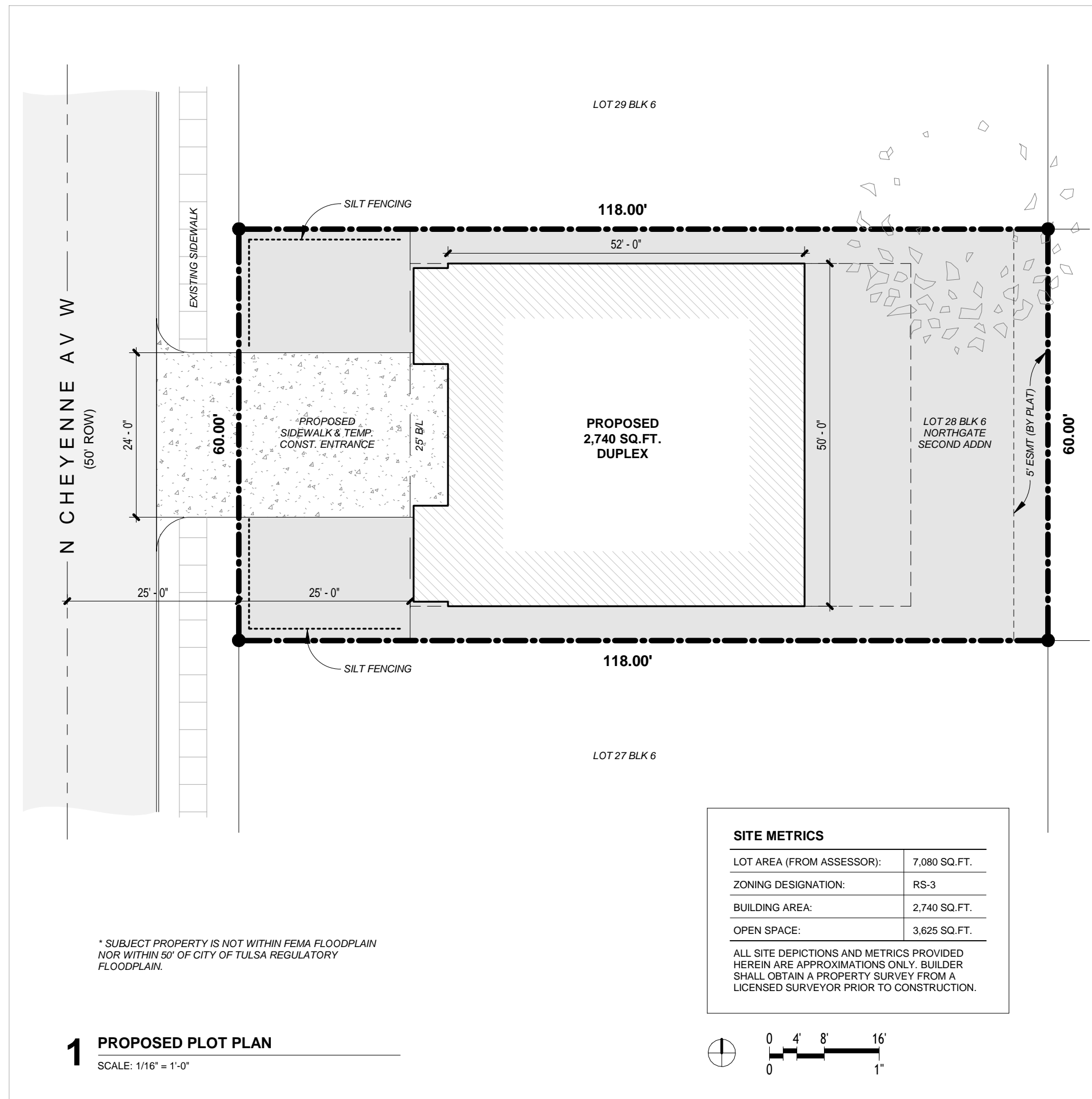
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STANDARD CONSTRUCTION ENTRANCE NOTES:

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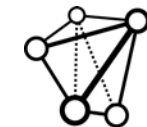
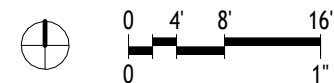
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1 PROPOSED PLOT PLAN

SCALE: 1/16" = 1'-0"

SITE METRICS	
LOT AREA (FROM ASSESSOR):	7,080 SQ.FT.
ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
OPEN SPACE:	3,625 SQ.FT.

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M+P ADVOCATES
 MAPPING | PLANNING | DESIGN
 T: 918.695.7215
 E: MPLUSPNET@GMAIL.COM

PREPARED FOR:
61:4 PROPERTIES AND MANAGEMENT LLC

PROJECT ID: P-2313

6321 N CHEYENNE AVE

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 6321 N CHEYENNE AV W, TULSA, OK 74126
 LEGAL DESCRIPTION: LOT 28, BLK 6 NORTHGATE SECOND ADDN

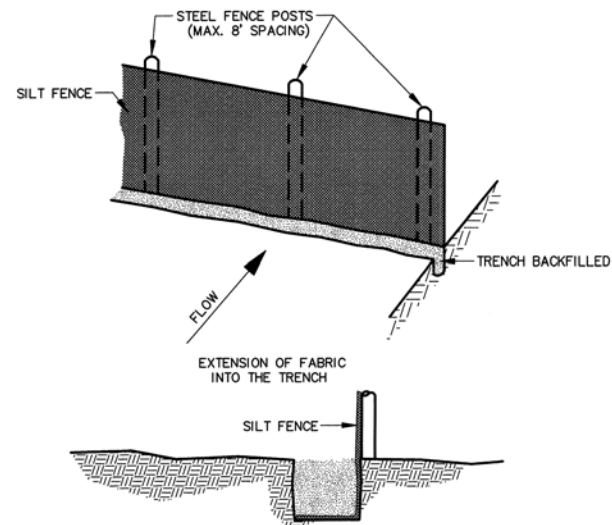
PUBLISH DATE: 2023-10-30

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SHEET:
SITE & EROSION CONTROL PLAN

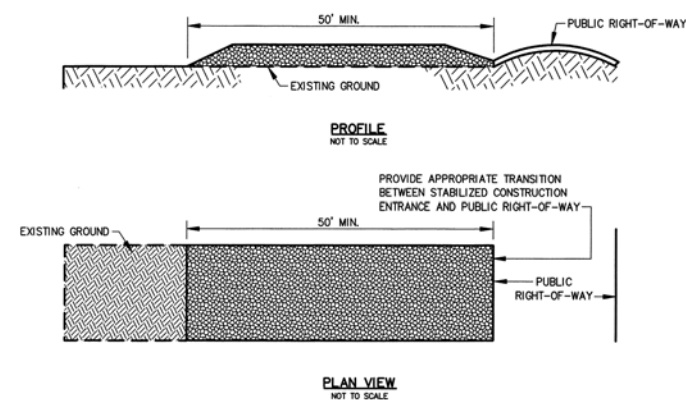
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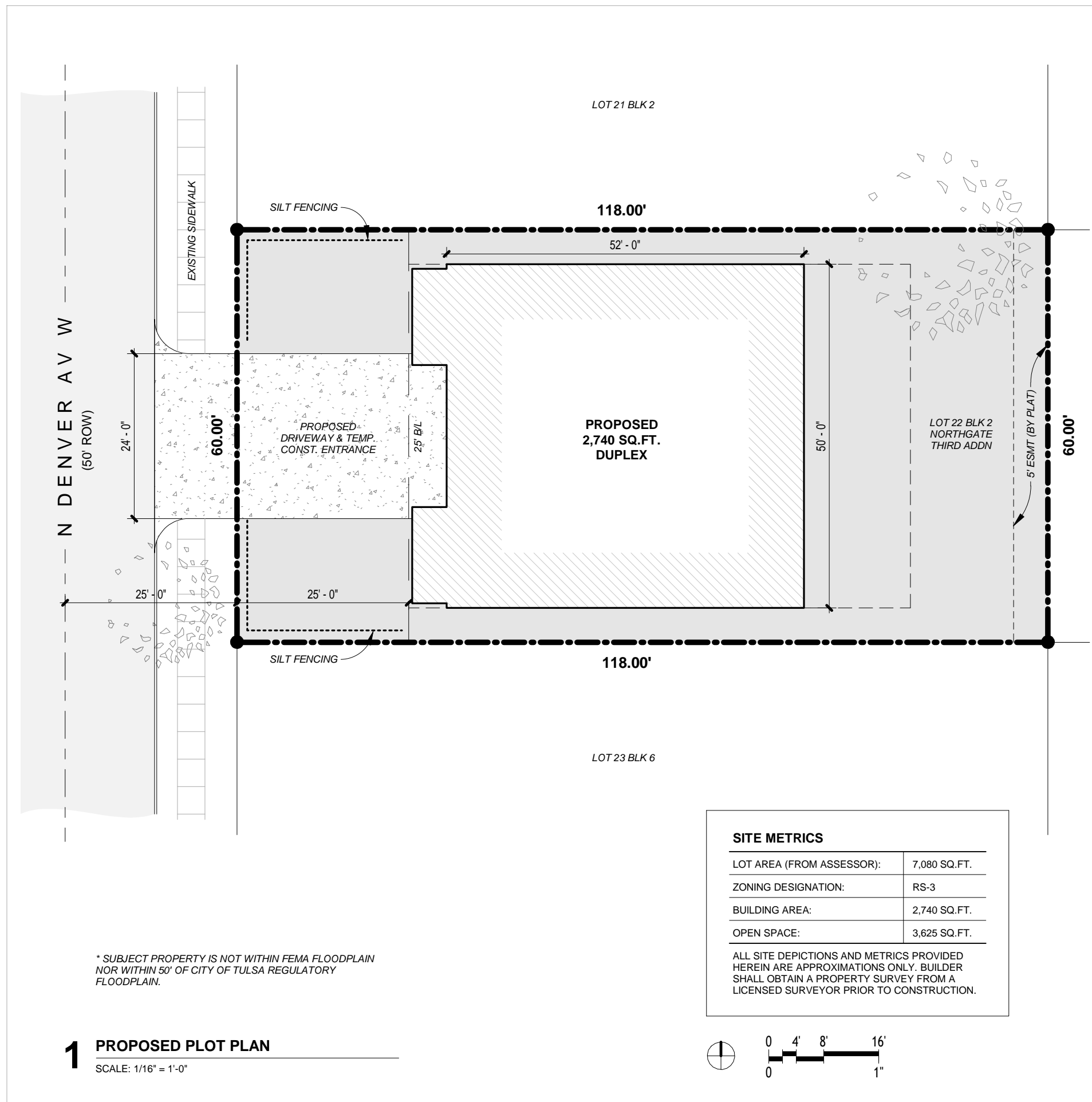
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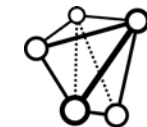
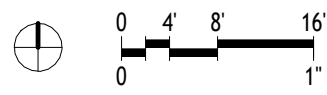


1 PROPOSED PLOT PLAN

SCALE: 1/16" = 1'-0"

SITE METRICS	
LOT AREA (FROM ASSESSOR):	7,080 SQ.FT.
ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
OPEN SPACE:	3,625 SQ.FT.

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M+P ADVOCATES
 MAPPING | PLANNING | DESIGN
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 E: MPLUSPNET@GMAIL.COM

PREPARED FOR:
61:4 PROPERTIES AND MANAGEMENT LLC

PROJECT ID: P-2313

6337 N DENVER AVE

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 6337 N DENVER AV W, TULSA, OK 74126
 LEGAL DESCRIPTION: LOT 22, BLK 2 NORTHGATE THIRD ADDN

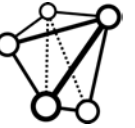
PUBLISH DATE: 2023-10-30

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SHEET:
SITE & EROSION CONTROL PLAN

A01

13.18



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 T: 918.695.7215
 E: MPLUSPNET@GMAIL.COM

PREPARED FOR:
61:4 PROPERTIES AND MANAGEMENT LLC

PROJECT ID: P-2313

6346 N MAIN ST

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 6346 N MAIN ST W, TULSA, OK 74126
 LEGAL DESCRIPTION: LOT 14, BLK 5 NORTHGATE THIRD ADDN

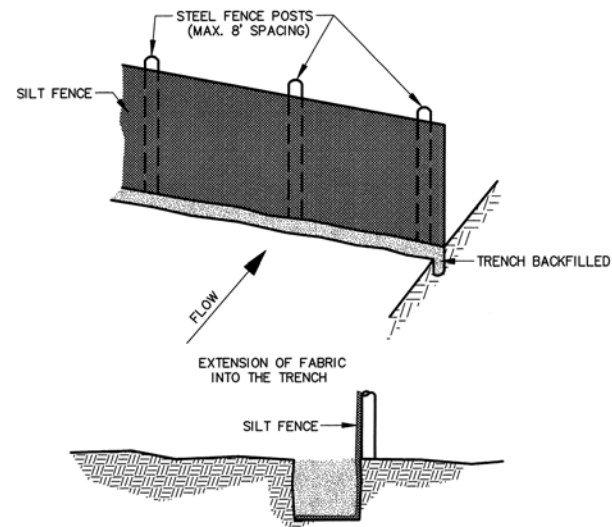
PUBLISH DATE: 2023-10-30

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SHEET:
SITE & EROSION CONTROL PLAN

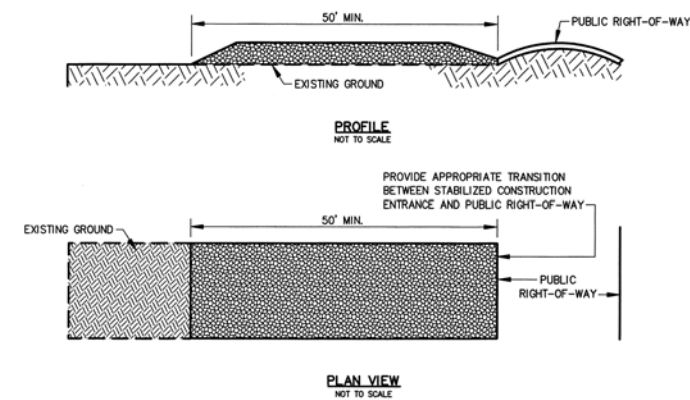
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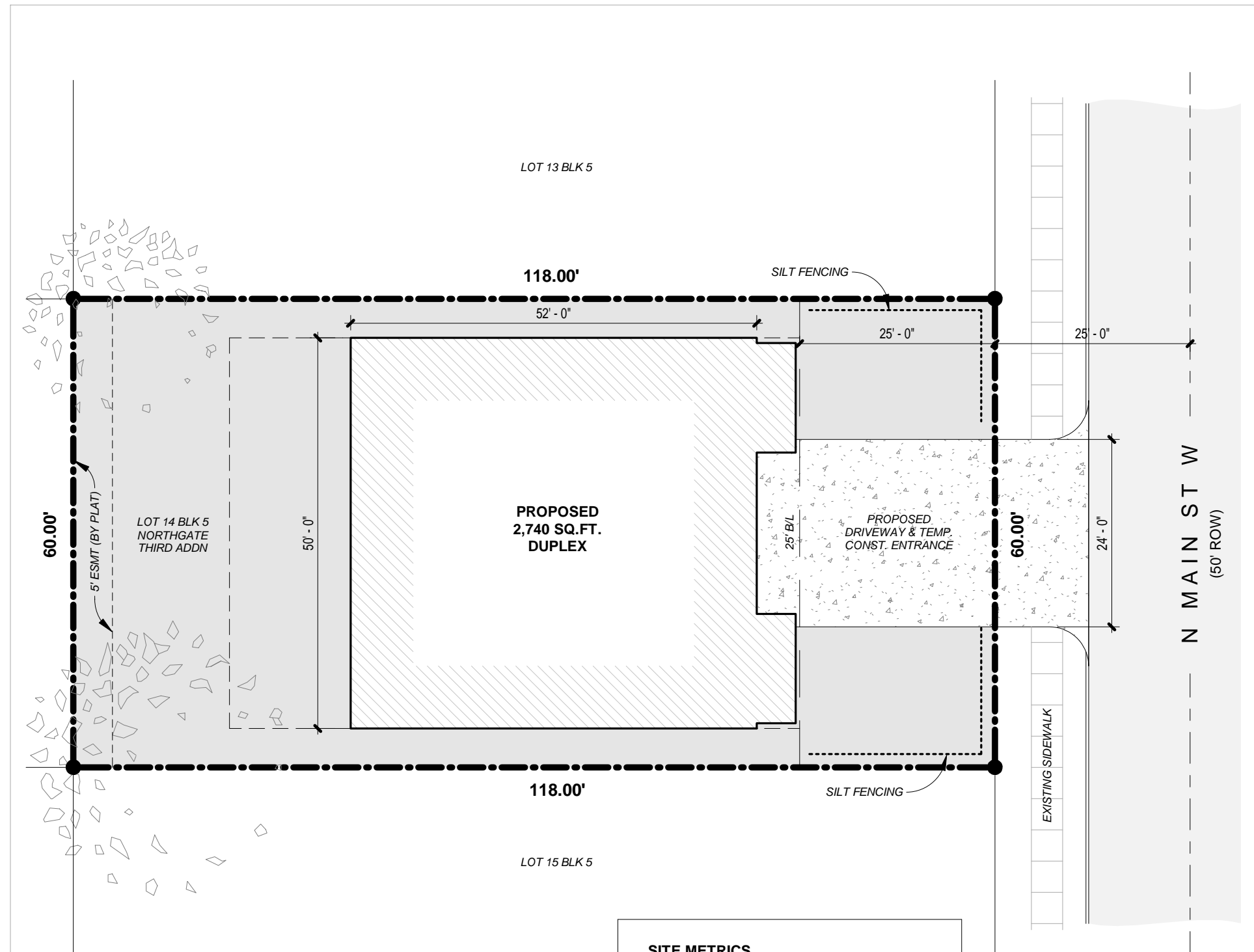
STANDARD SILT FENCE NOTES:

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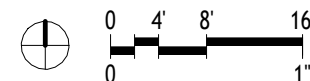
1 PROPOSED PLOT PLAN

SCALE: 1/16" = 1'-0"

SITE METRICS

LOT AREA (FROM ASSESSOR):	7,080 SQ.FT.
ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
OPEN SPACE:	3,625 SQ.FT.

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 E: MPLUSPNET@GMAIL.COM

PREPARED FOR:
61:4 PROPERTIES AND MANAGEMENT LLC

PROJECT ID: P-2313

6398 N BOULDER AVE

NEW CONSTRUCTION PERMIT SET

SITE ADDRESS: 6398 N BOULDER AV W, TULSA, OK 74126
 LEGAL DESCRIPTION: LOT 3, BLK 6 NORTHGATE SECOND ADDN

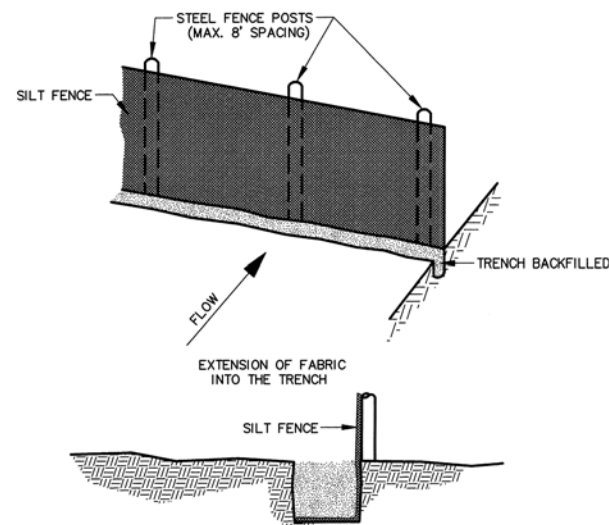
PUBLISH DATE: 2023-10-30

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SHEET:
SITE & EROSION CONTROL PLAN

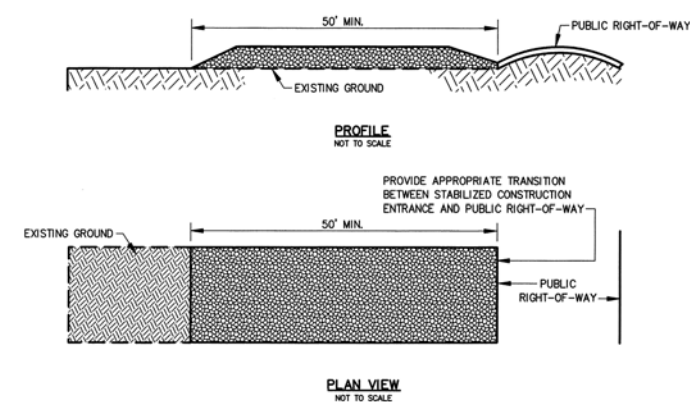
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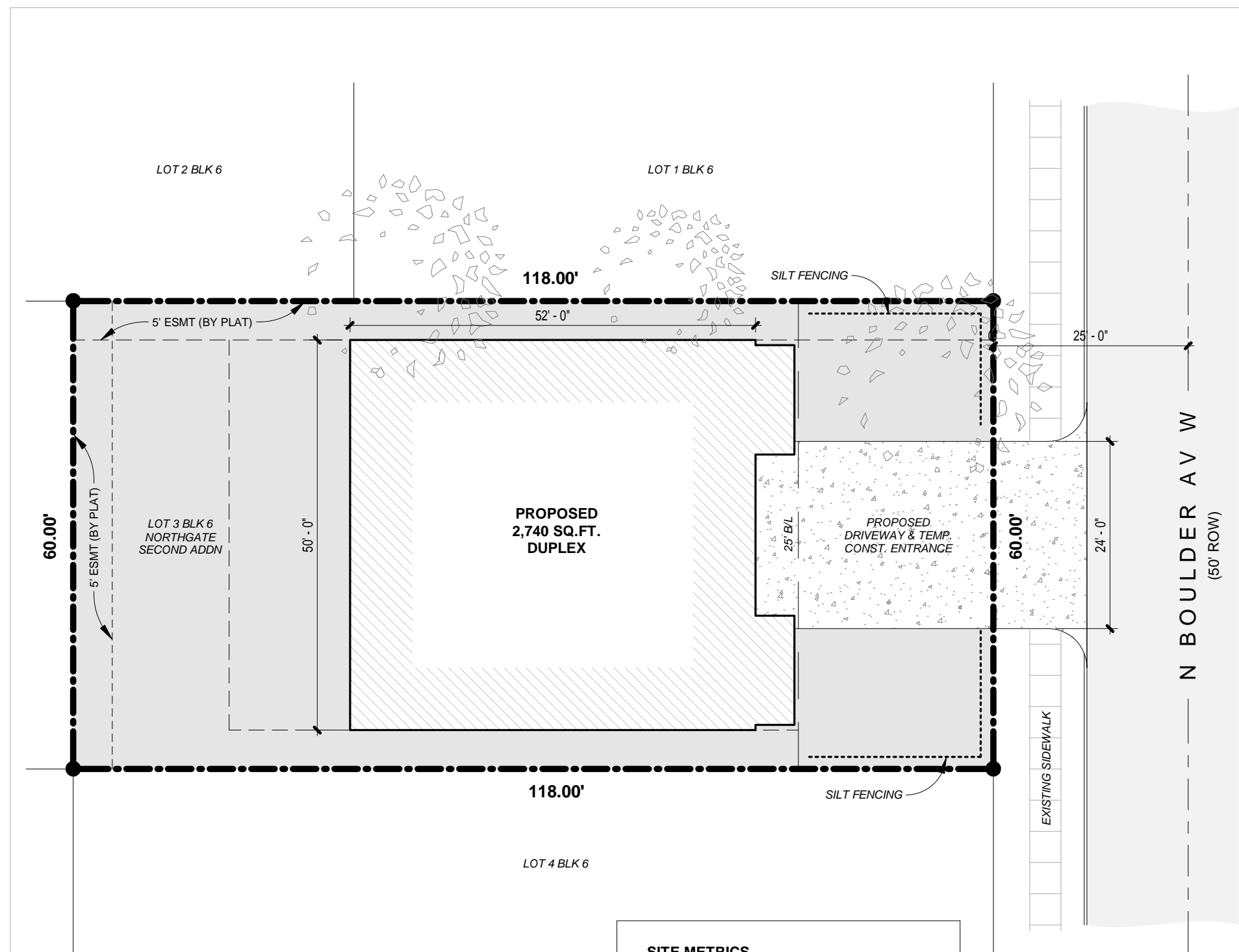
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SITE METRICS

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ZONING DESIGNATION:	RS-3
BUILDING AREA:	2,740 SQ.FT.
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1 PROPOSED PLOT PLAN

SCALE: 1/16" = 1'-0"

