



Board of Adjustment

**Staff Report
BOA-23794**

Hearing Date: November 12, 2024

Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Eugene B. Garber

Property Owner: E. Bradley Garber Jr., Trustee of E. Bradley Garber, Jr. Revocable Trust, and Mary Christine Garber, Trustee of Mary Christine Garber Revocable Trust

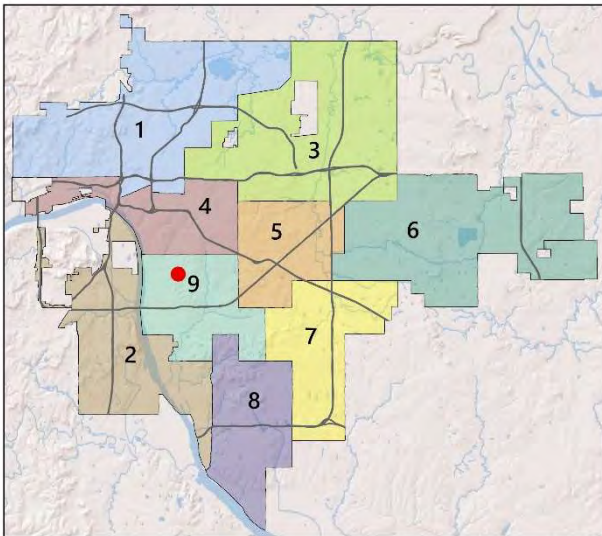
Property Location

3940 South Lewis Avenue East

Tract Size: ±2.93 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Jayme Fowler

County Commission: District 2, Karen Keith

Public Notice Required

Newspaper Notice – min. 10 days in advance

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

Request Summary

Special Exception to permit an accessory dwelling unit in the RS-1 district (Section 45.031-D).

Zoning

Zoning District: RS-1

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Urban Arterial

planitulsa Street Type: N/A

Transit: Regular Route

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 30-50%

Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a Special Exception to permit an accessory dwelling unit in the RS-1 district (Section 45.031-D). The intent is to construct a pool and cabana in the rear yard. A copy of Section 45.031, which regulates ADUs in R, AG, and AG-R districts, is included as an attachment.

Section 45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

Relevant Case History

- None found.

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-2	Neighborhood	Residential
East	RS-1	Neighborhood	Residential
South	RS-1	Neighborhood	Residential
West	RS-1	Neighborhood	Residential

Small Area Plans

The subject property is not located within a small area plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: South Lewis Avenue East runs parallel to the east side of the subject property and is classified as an Urban Arterial. Urban Arterial streets have a minimum right-of-way width requirement of 70 feet.

Comprehensive Plan Street Designation: N/A

Transit: Regular Route 112 runs along South Lewis Avenue East, which is parallel to the east side of the subject property.

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: South Lewis Avenue has an average annual daily traffic (AADT) count of 4,064 vehicles per lane.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 44%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: N/A

Sample Motion

I move to approve or deny a Special Exception to allow an accessory dwelling unit in the RS-1 district (Section 45.031-D),

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

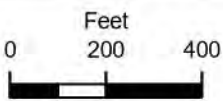
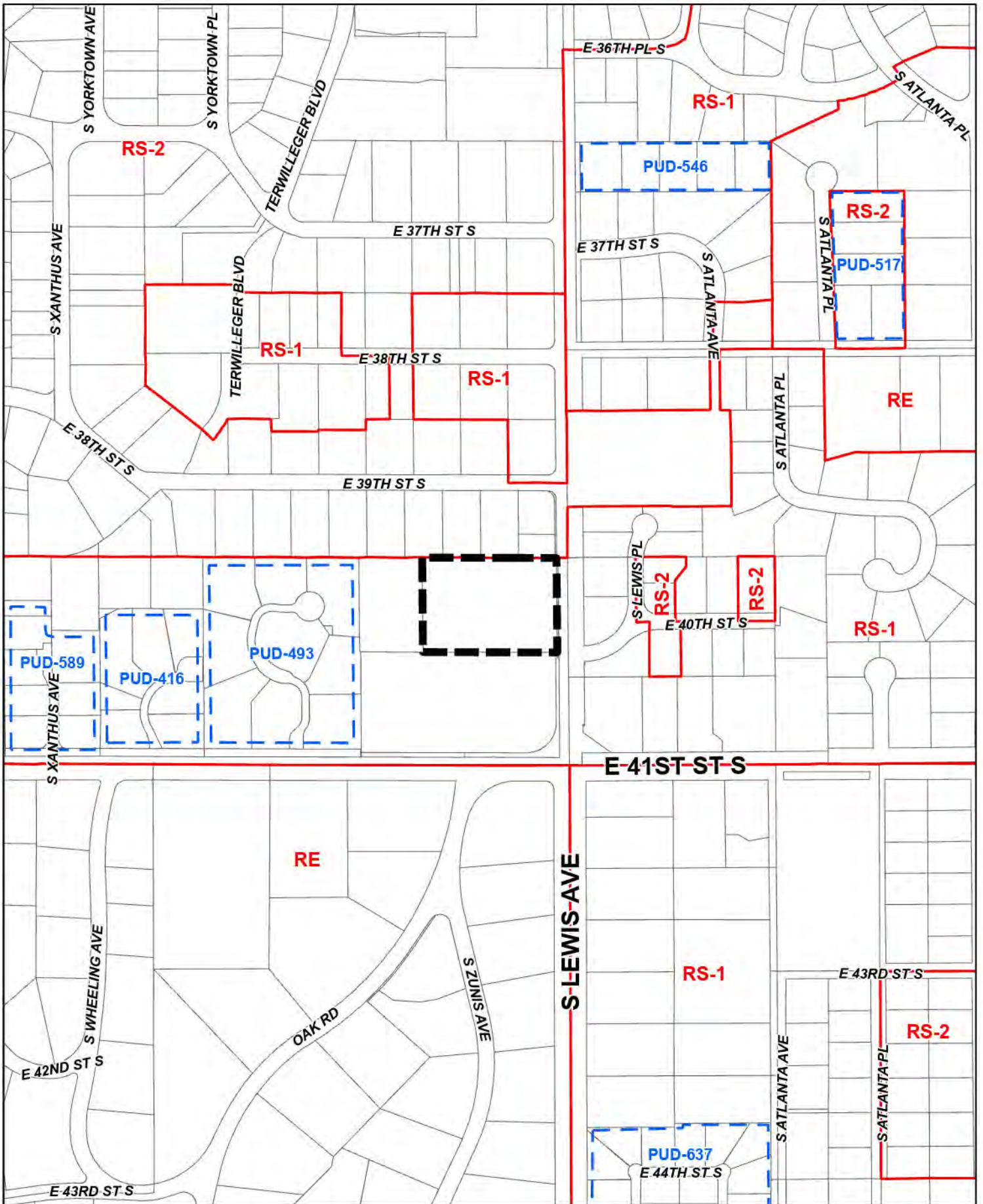
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

N300.5 LOT 1 & E130 N300/5 LOT 2 LESS E5 N300.5 LOT 1, Royal Oak Heights, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



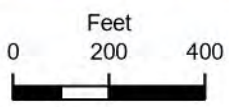
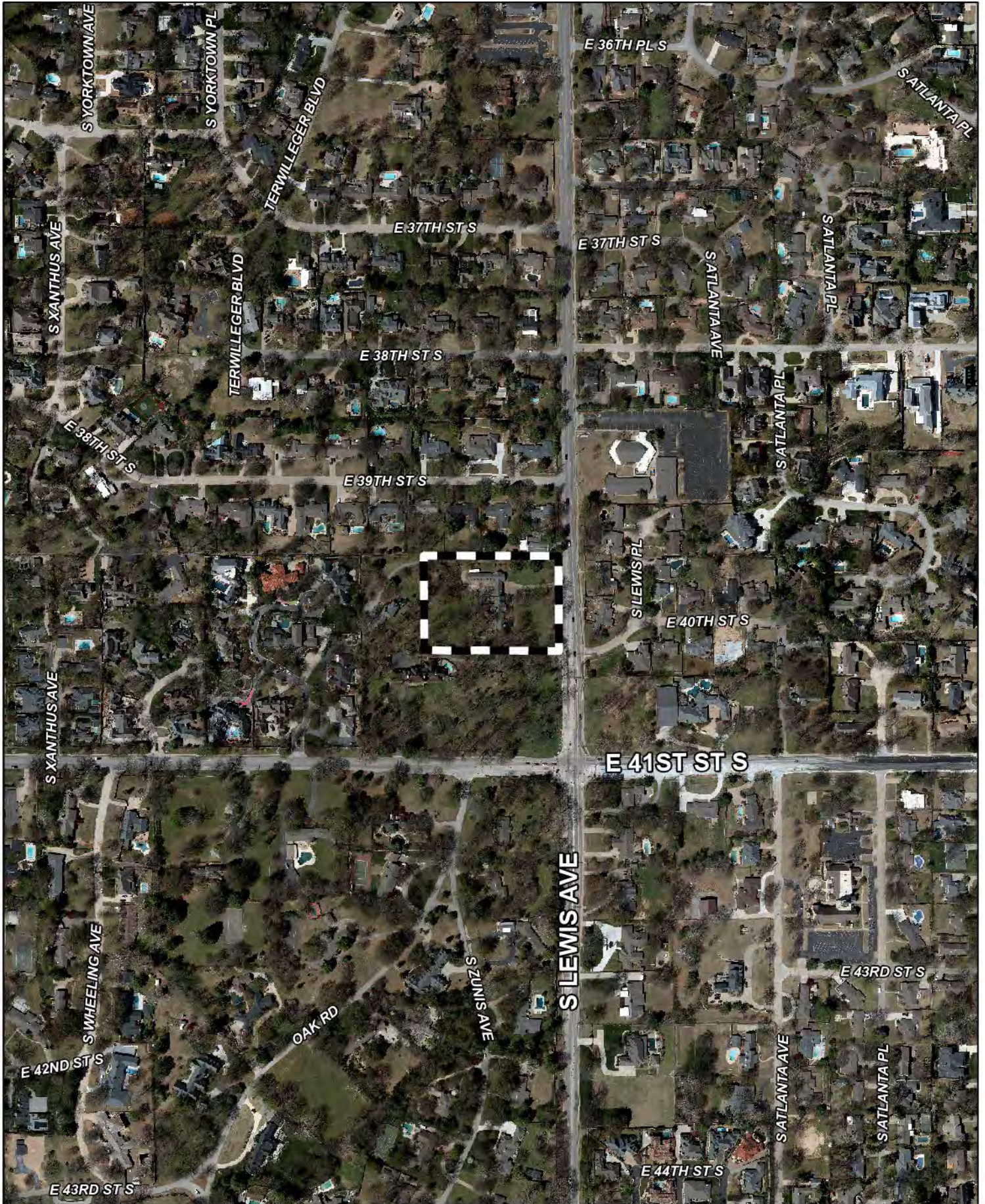
Subject Tract

BOA-23794

19-13 19



7.5



 Subject Tract

BOA-23794

19-13 19

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

Aerial Photo Date: 2022



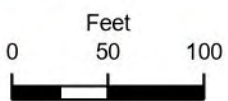
7.6



E 39TH ST S

E 40TH ST S

S LEWIS AVE



Subject Tract

BOA-23794

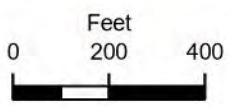
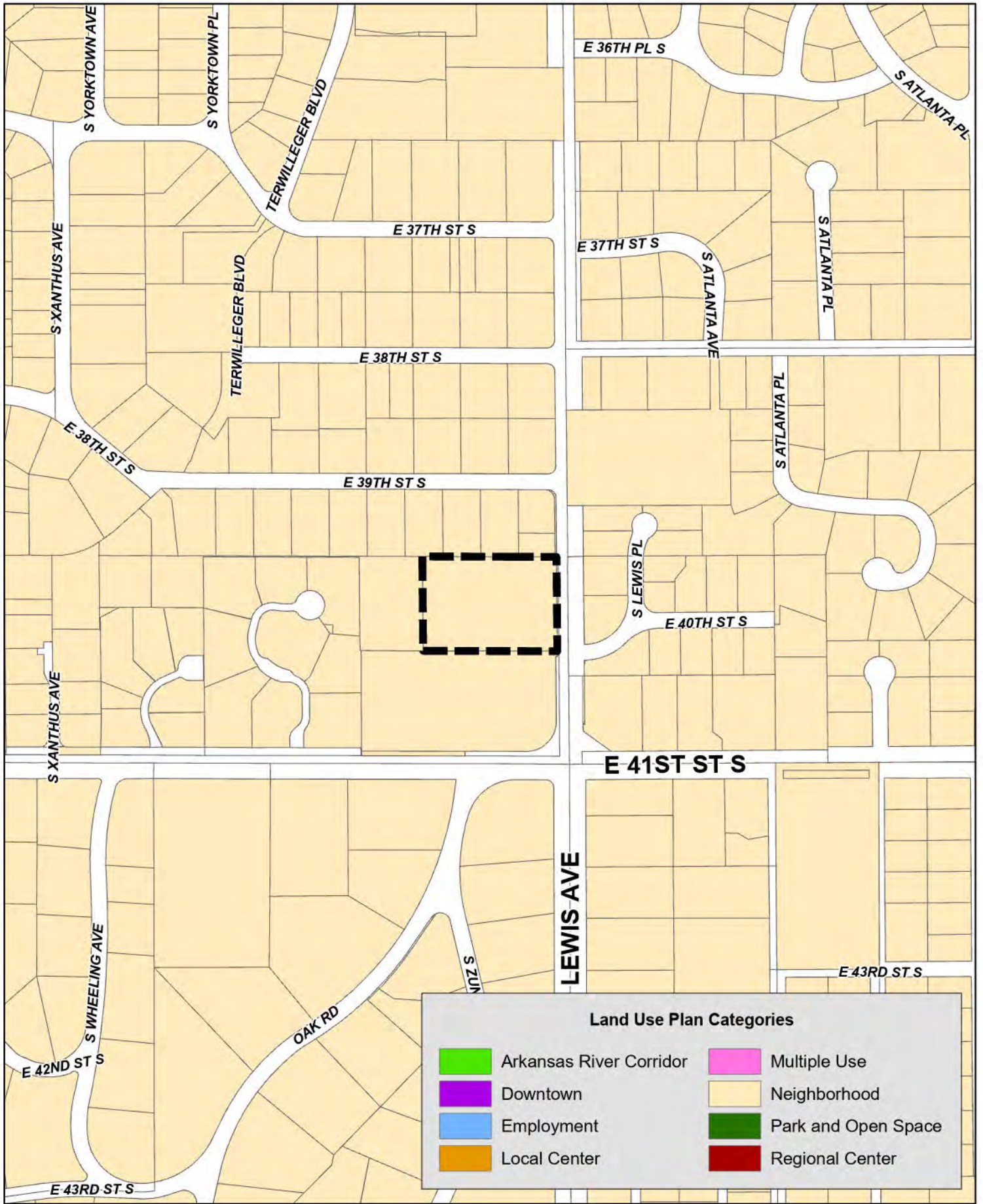
19-13 19

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

Aerial Photo Date: 2022



7.7



 Subject Tract

BOA-23794

19-13 19



7.8

City of Tulsa Board of Adjustment



175 East 2nd St, Suite 480 - Tulsa, OK 74103 - (918) 596-7526 - tulsaplanning.org

Submit applications to planning@cityoftulsa.org

Application Type

Variance
 Special Exception
 Appeal of Administrative Decision
 Residential
 Nonresidential

Staff Use

Received By: AC Date Filed: 10/3/2024 Hearing Date: 11/12/2024 **Case Number: BOA-** 23794
 Neighborhood Associations: Brookside Council District: 9

Subject Property Information

Address or Descriptive Location: 3940 South Lewis Avenue Tract Size: ± 2.93 acres

Legal Description (also email to: planning@cityoftulsa.org)

N300.5 LT 1 & E130 N300.5 LT 2 LESS E5 N300.5 LT 1 ROYAL OAK HEIGHTS

Present Use: Residential Present Zoning: RS-1

Applicant Information

Name: Eugene B. Garber
 Address: 3940 S. Lewis Ave.
 City, State, ZIP: Tulsa, OK 74105
 Daytime Phone: 918-633-5920
 Email: bradgarber@sbcglobal.net

Property Owner Information

Name: Eugene B. & Mary C. Garber
 Address: 3940 S. Lewis Ave.
 City, State, ZIP: Tulsa, OK 74105
 Daytime Phone: 918-633-5920
 Email: bradgarber@sbcglobal.net

Does the property owner consent to this application? Y N

What is the applicant's relationship to the property owner? Same

I, the undersigned applicant, certify that the information on this application and in the required submittals is true and correct.

Signature: _____ Date: _____

Action(s) Requested

List the specific actions you're requesting, along with sections of the zoning code that apply to each action.

Special Exception to permit an accessory dwelling unit in the RS-1 district (Section 45.031-D).

Required Submittals

- For Variations – Written Proof of Zoning Hardship Conditions (see p.3)
- For Special Exceptions – Written statement of compliance with conditions (see p.3)
- Letter of Deficiency, Compliance Review, Mailing Release, and Neighbor Communications (see p.4)
- Site Plan and Elevation (see pp.5-6)
- Application Fees – An application is not considered complete until all fees are paid.

Application Fees (Make checks payable to City of Tulsa) (staff use only)

Application fees in whole or part will not be refunded after notification has been given.

Base Request	\$ 250		
Additional Requests	\$ 0	Application Subtotal	\$ 250
Newspaper Publication	\$ 60		
Signs (Special Exception Uses only)	\$130 × 1 = \$ 130		
Mailing	\$45 + \$ 35 = \$ 70	Notice Subtotal	\$ 260
Receipt Number:		Total Amount Due	\$ 510

Disposition (staff use only)

Board Action: _____

Final Date: _____ Vote: _____ Subdivision Compliance Review? Y N

E. Bradley Garber, M.D.

PLASTIC AND RECONSTRUCTIVE SURGERY

ST. JOHN MEDICAL CENTER • 1784 SOUTH UTICA • TULSA, OK 74104-5336 • (918) 745-2117 • FAX: (918) 745-2178

September 28, 2024

City of Tulsa Board of Adjustment
175 East 2nd Street Suite 408
Tulsa, OK 74103

Dear Sir or Madam:

Thank you for considering this special exception. I am requesting this application for a proposed Cabana construction adjacent to a pool that will be constructed after the Cabana is completed. My home is located on an approximate 3 acre lot, and the Cabana and pool will be constructed on the back portion of my lot. This pool is mainly being constructed for my four grandchildren who are avid swimmers. My wife and daughters will always be at pool side keeping an eye on our grandchildren. We need facilities close to the pool for bathroom and air-conditioning to watch over the grandkids. The main house is too far away to accommodate these facilities.

I have hand delivered letters (I have included a copy of this letter) to our neighbors, and I will have those available for your review.

I have attached additional information that may be helpful in your decision.

I sincerely appreciate your favorable feedback and approval of this request. Please feel free to call if you have any questions.



Eugene B. Garber
918.633.5920 (C)
918.745.2117 (O)



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

Zoning Review (1)



Subject: Zoning Review

Page Label: 2

Author: DWhiteman 918.596.9664

Date: 9/25/2024 4:41:25 PM

Status:

Color:

Layer:

Space:

Section 45.031-D, Regulations, Where Allowed. Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.
REVIEW COMMENT: Apply to the Board of Adjustment for a special exception to allow an Accessory Dwelling Unit in an RS-1 zoning district. Contact the Tulsa Planning Office at 918-596-7526 for Board of Adjustment scheduling and procedures.



*A Chapman @cityof
Tulsa.org*

E. Bradley Garber, M.D.

PLASTIC AND RECONSTRUCTIVE SURGERY

ST. JOHN MEDICAL CENTER • 1784 SOUTH UTICA • TULSA, OK 74104-5336 • (918) 745-2117 • FAX: (918) 745-2178

September 28, 2024

Hi Neighbors:

Brad and Chris Garber respectively ask for your consideration and input on a construction project at our home, 3940 South Lewis Ave. We are in the process of planning a pool and adjacent Cabana in our back yard.

In our pending application with the City of Tulsa Permitting and Licensing, they have classified the Cabana as an "Accessory Dwelling Unit" (A.D.U.).

"Section 45.031-D Regulations, Where Allowed. Accessory dwelling units are allowed by **special exception** in RE, RS, AG, and AG-R districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT and RMH districts on lots occupied by a detached house."

The bottom line, we have to apply to the City of Tulsa Board of Adjustment for a "**special exception**" in order to get approval for construction of the Cabana.

Our architect has designed a Cabana (947 s.f. A.D.U. with 430 s.f. covered porches) that is attractive and blends and harmonizes with our existing home (See Attachments). It will not distract from the beauty of our neighborhood.

In preparation for this Board of Adjustment hearing, I am sending letters to our neighbors within 300 feet of our property edges. We do not expect any activity on this project until after the first of the year. Once started, we anticipate increased traffic along our north service road. We have informed the contractor, and he will inform his subcontractors, that at no time will this service road have any parking along the road and no impediment to the flow of traffic leading to Steve and Tammy Smith's house at 3930 South Lewis. All parking for workers will be in our motor court.

We thank you for your review and comments.

_____ I approve of this project.

_____ I do not approve of this project

Name(s) of Homeowner with signature(s)

Address

round 1/2" Iron Pin
West of
at Corner

Set 3/8" Iron Pin
With Cap Stamped
"White CA 1098"

N 84°03'11" E
425.00'

FENCE CORNER IS 9.7'
NORTH OF LOT LINE

5' STREET SIDE BUILDING SETBACK LINE

25' PERPETUAL EASEMENT

25' Perpetual Easement
(Access Drive) To West Neighbor

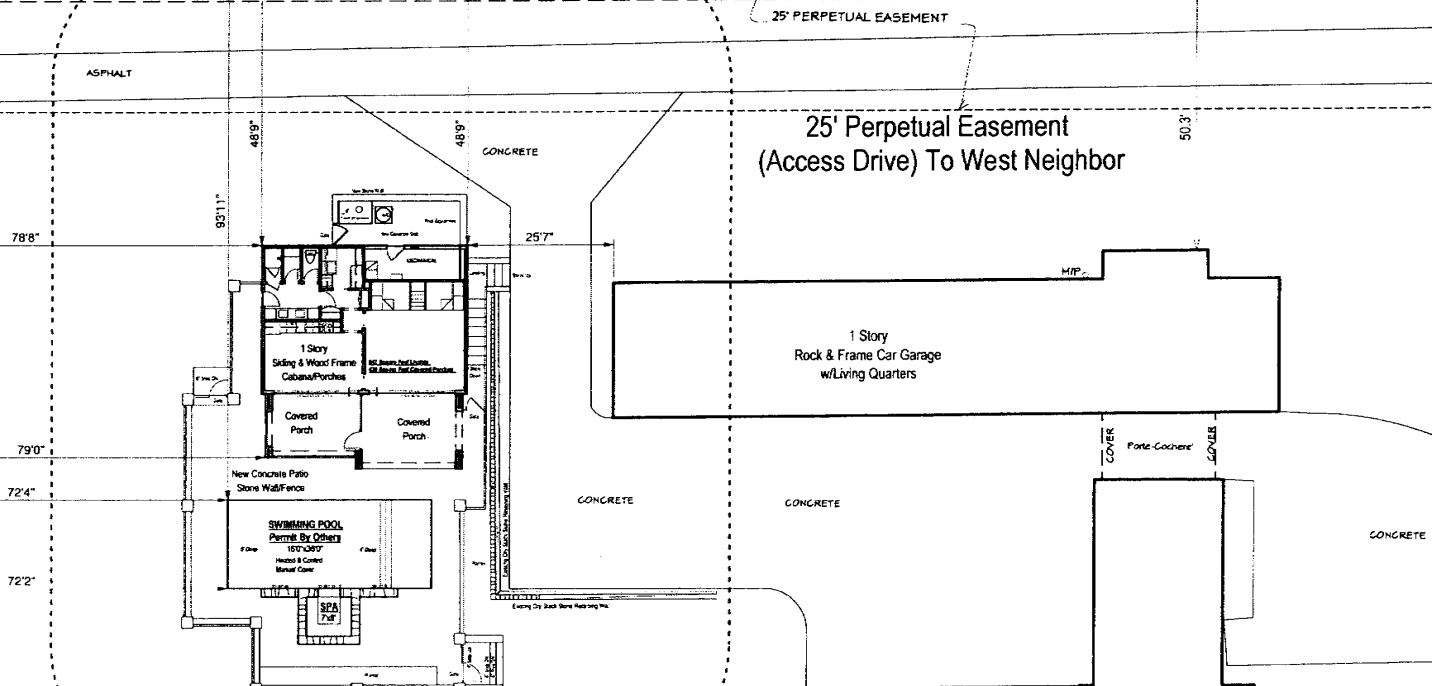
1 Story
Rock & Frame Car Garage
w/Living Quarters

2 Story
Rock & Frame Dwelling
w/Basement
4 Car Garage
6,627 Livable
Built in 1940

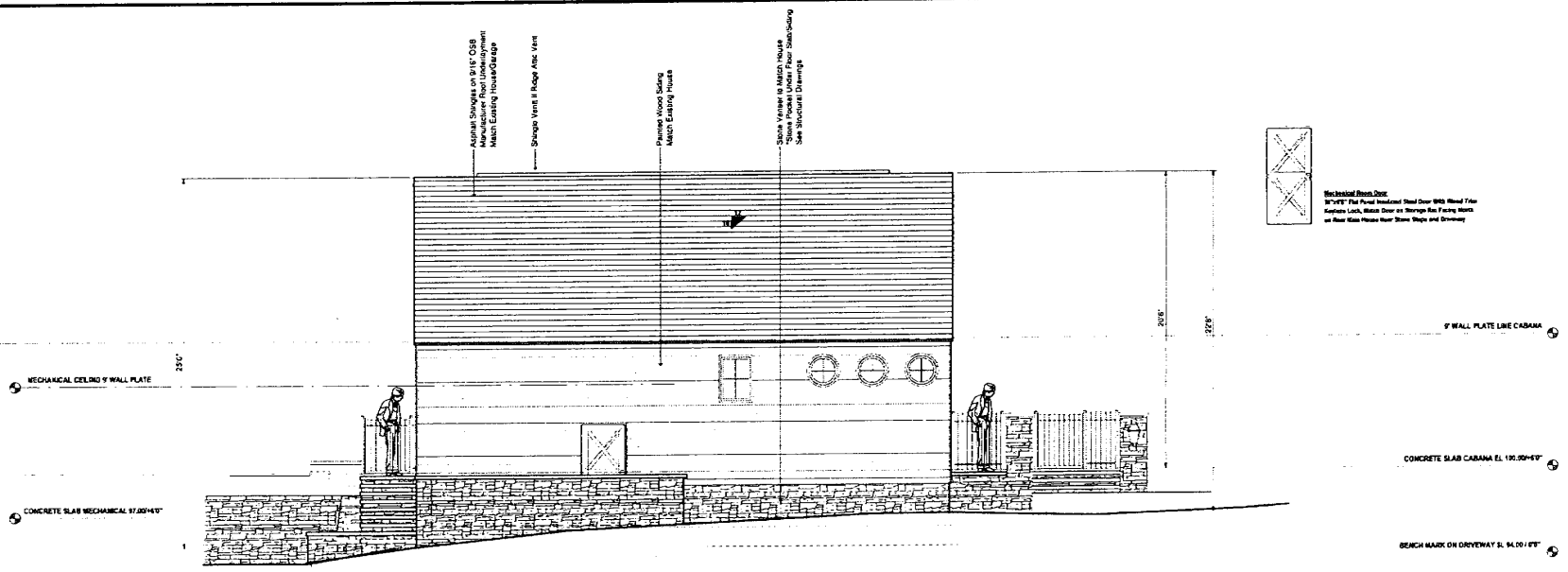
AREA OF NEW WORK
CABANA & POOL ADDITION

25' REAR BUILDING SETBACK LINE

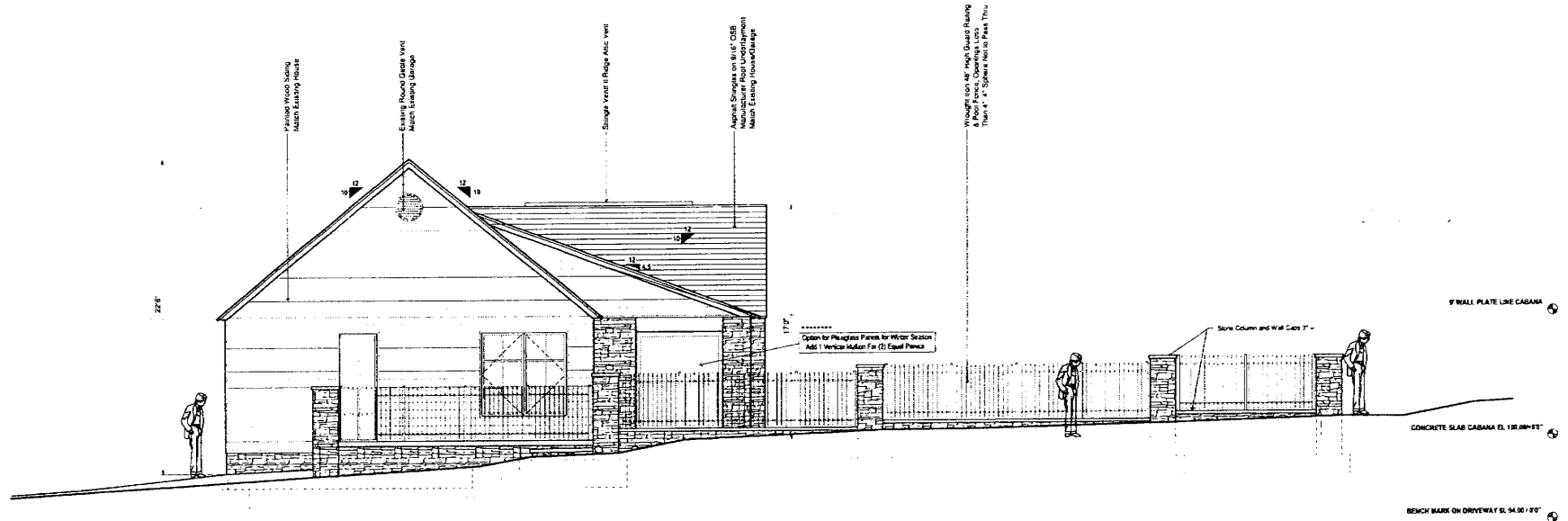
N 01°36'44" W
300.7' DESC
301.52' F.M.



-LOT 2
-LOT 1



NORTH ELEVATION

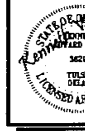


WEST ELEVATION

EXTERIOR ELEVATIONS



VIVE
ARCHITECTS
5500 SOUTH LEW
SUITE 101
TULSA, OKLAHOMA
PHONE: 9
CELL: 9
FAX: 9
E-MAIL: vave@vive.com



Project:
GARBER
Reside
3940 S. Lewis
Tulsa, OK 74107

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For Review:
Bid Set:
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For Construction

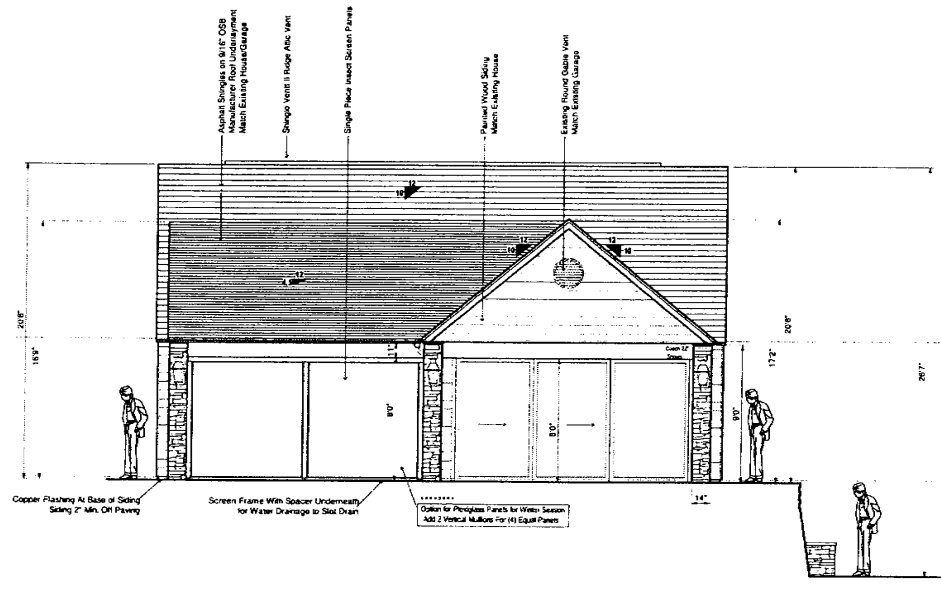
Revisions:
1

Follow all Lo
State, Feder
Codes & IRC

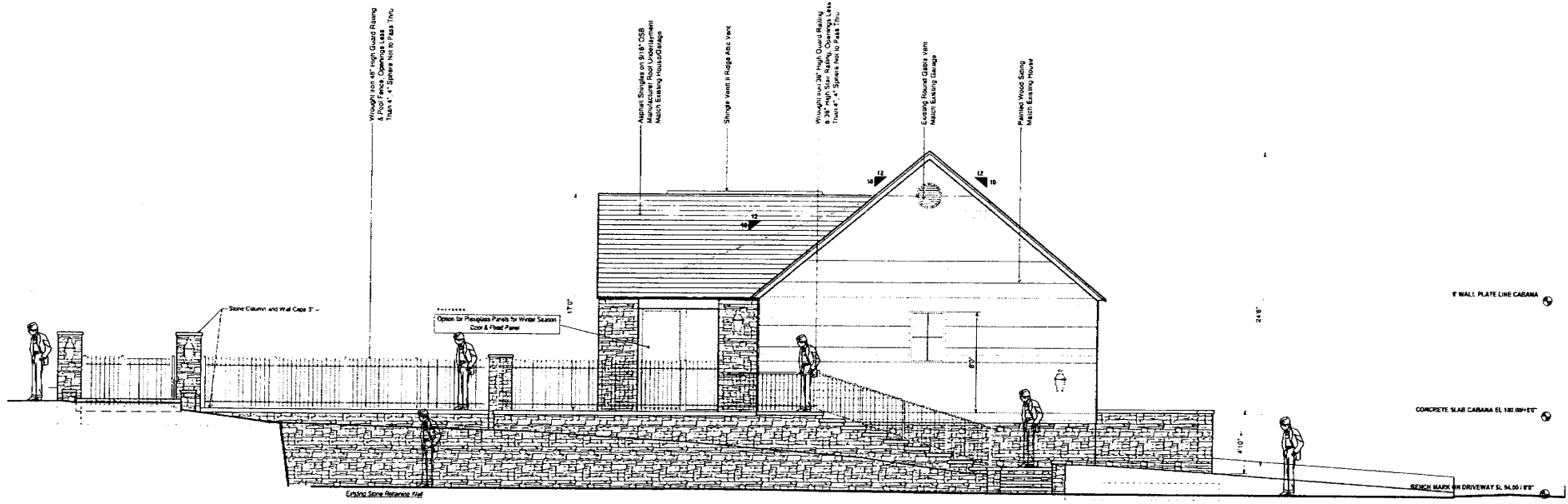
Project Number:
Drawing Title:
ELEVATION
NORTH
WEST

Issue Date: January
Sheet Number:

A2.2



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

VIV ARCHITECT
 5650 SOUTH LEWIS
 SUITE 101
 TULSA, OKLAHOMA 74116
 PHONE: 918.438.1111
 CELL: 918.438.1112
 FAX: 918.438.1113
 E-MAIL: viv@vivarchitect.com

Stamp, Signature & Title
 STATE OF OKLAHOMA
 REGISTERED PROFESSIONAL ARCHITECT
 LICENSE NO. 3429
 TULSA, OKLAHOMA

Project:
GARBER RESIDENCE
 3940 S. Lewis
 Tulsa, OK 74116

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 OWNERSHIP/COPYRIG
 DRAWING/DESIGN/ID

Approval: Signature's
 Owner's: _____
 Designer's: _____
 For Review: _____
 Bid Set: _____
 NOT For Construction: _____
 For Construction: _____
 Revisions: _____

Follow all Loc
 State, Federal
 Codes & IRC

Project Number:
 Drawing Title:

**ELEVATION
 SOUTH
 EAST**

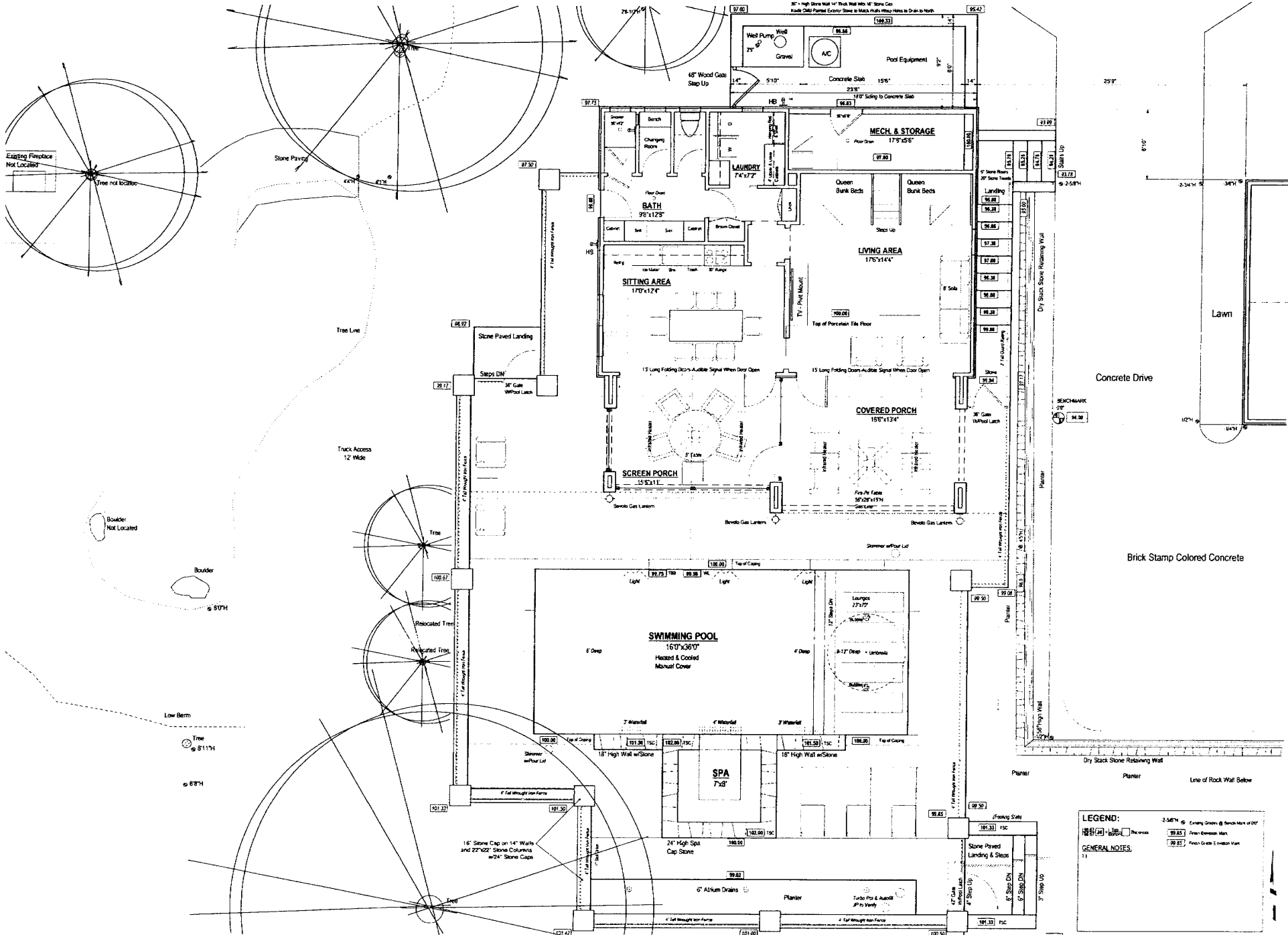
Issue Date: January 11

Sheet Number:
A2.1

1" WALL PLATE LINE CABANA
 CONCRETE SLAB CABANA EL. 100.00+1'0"
 FINISH MARK OR DRIVEWAY EL. 94.00 / 1'0"

1" WALL PLATE LINE CABANA
 CONCRETE SLAB CABANA EL. 100.00+1'0"
 FINISH MARK OR DRIVEWAY EL. 94.00 / 1'0"

7.15



LEGEND:
 2.567M (8' 9") Existing Grades @ Bench Mark of 007'
 30.63' Finish Elevation Mark
 30.67' Finish Grade @ Location Mark

GENERAL NOTES:
 1. Existing trees to be removed.



VIV ARCHITECTS
 3550 SOUTH LEWIS
 SUITE 101
 TULSA, OKLAHOMA
 PHONE: 918.438.3329
 CELL: 918.438.3329
 FAX: 918.438.3329
 E-MAIL: info@vivarchitects.com
 Stamp, Signature and Seal

Project:
GARBER Reside
 3940 S. Lewis
 Tulsa, OK 74119

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Approval Signature(s)
 Owner(s)
 For Review:
 Bid Set
 NOT For Construction
 Construction

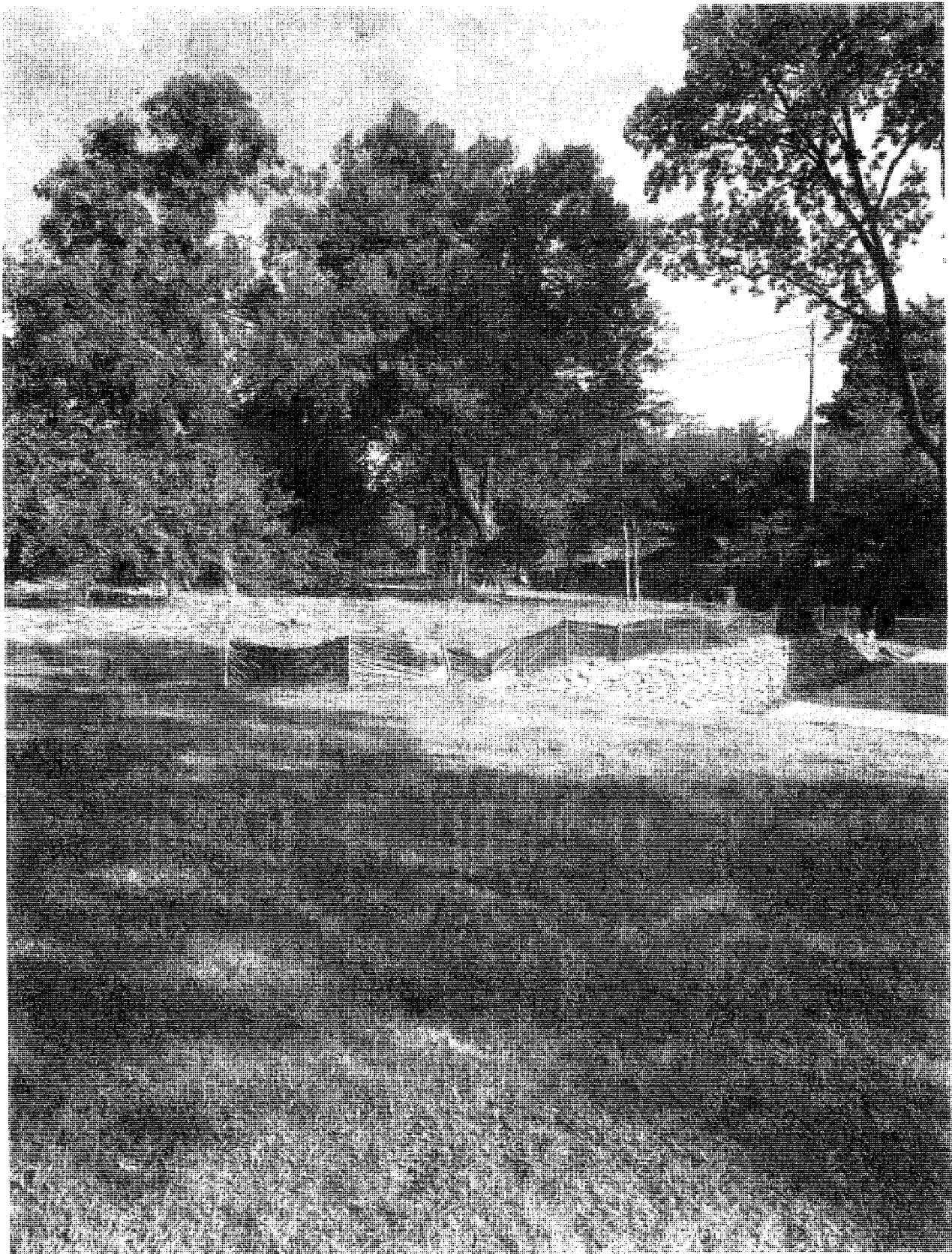
Follow all Local, State, Federal Codes & IRC

Project Number:
 Drawing Title:

PLAN VIEW
 Cabana/Pool Plan

Issue Date: December

Sheet Number
A1.1



CONSTRUCTION SITE

Permit Application Completed online 9/13/24



CITY OF TULSA
RESIDENTIAL BUILDING & ZONING
CLEARANCE PERMIT APPLICATION

DATE:
A/P #:
CCP#

BLDR-192514-2024

Note: Please print or type all data.

Table with 4 columns: Legal Description of Construction Property, Lot PART OF, Block 1, Addition. Values include LOTS 1&2, Block 1, and ROYAL OAK HEIGHTS TULSA COUNTY.

CONSTRUCTION ADDRESS 3940 SOUTH LEWIS AVE. TULSA, OK 74105 SUITE No. SEE ATTACHED SHEET
ACCOUNT NO. (IF APPLICABLE) SEE ATTACHED SHEET NO. OF PLANS NO. OF PAGES OF ONE SET OF PLANS & SPECIFICATIONS SHEET
CONTRACTOR GREENWAVE CONST. PHONE No. 918.724.6469 FAX No. 918.742.2797
ADDRESS: 5550 S. LEWIS AVE. SUITE 101 CITY TULSA STATE OK ZIP 74105

TYPE OF WORK: SINGLE FAMILY RESIDENCE ACCESSORY BUILDING CARPORT DECK/PATIO DETACHED GARAGE
DUPLEX FENCE POOL/SPA REROOFING/REDECKING MOBILE HOME OUTSIDE PARK RETAINING WALL
TOWNHOUSE OTHER: CABANA

CLASSIFICATION OF WORK: ADDITION EXTERIOR ALTERATION INTERIOR ALTERATION New REPAIR ONLY

DECLARED VALUATION FOR WORK TO BE DONE (INCLUDE ALL FIXED EQUIPMENT TO OPERATE AND BE USED):\$

IS THE PROPERTY SERVED WITH A SEPTIC SYSTEM? YES NO

STORM SHELTER: INCLUDED IN PROPOSED WORK IS NOT INCLUDED ALREADY EXISTS
DESIGN STANDARD: ICC 500 FEMA 320 ENGINEERED EQUIVALENT TO ICC OR FEMA NON ICC/FEMA CERTIFIED

REQUIRED FOR PROFESSIONAL BUILDER ONLY
I CERTIFY THAT THE PROPOSED WORK:
INCLUDES HABITABLE ATTIC WITH EMERGENCY ESCAPE/RESCUE OPENINGS PER IRC 2009 SEC 310.
DOES NOT INCLUDE HABITABLE ATTIC.
INITIAL: X

OWNER E. BRADLEY GARBER FAMILY LLC PHONE No. 918.633.5920 (C) 918.745.2117 (O) 918.745.2178
ADDRESS 3940 SOUTH LEWIS AVE CITY TULSA 918.745.2134 (H) STATE OK ZIP 74105
MAILING ADDRESS: 1784 S. UTICA AVE. TULSA, OK 74104-5336
EMAIL ADDRESS bradgarber@sbcglobal.net

DAY TIME CONTACT PERSON E. BRADLEY GARBER PHONE No. 918.633.5920
E-MAIL ADDRESS bradgarber@sbcglobal.net FAX No. 918.745.2178

IS THE CITY OF TULSA TAKING ANY ENFORCEMENT ACTION ON THIS PROPERTY? YES NO
IF YES, PLEASE EXPLAIN

HAS THERE BEEN ANY SPECIAL ZONING ACTION IN RELATION TO THIS PROPERTY? YES NO
IF YES PLEASE EXPLAIN IN DETAIL:

BOARD OF ADJUSTMENT NO. BOA APPROVAL DATE: / /

LOT SPLIT REFERENCE NO. VARIANCE YES NO

EXHIBIT THE FOLLOWING DETAILS (WHEN APPLICABLE) ON THE PLANS: USE OF ADJACENT SPACES, KEY PLAN OR OVERALL FLOOR PLAN WITH WORK CLEARLY IDENTIFIED, STAIRS, FIREPLACE AND/OR HEADER
DETAILS, SCALE, DIMENSIONS, & NORTH ARROW
A SEPARATE PERMIT IS REQUIRED FOR DRIVEWAYS
ALL ELECTRICAL, PLUMBING, & MECHANICAL WORK MUST BE DONE BY A LICENSED CONTRACTOR IN EACH TRADE WITH THE EXCEPTION THAT A HOMEOWNER MAY RECEIVE A PLUMBING PERMIT AND DO THE WORK ON THEIR RESIDENCE.

Building Permit Certification

I CERTIFY THAT I AM ONE OF THE FOLLOWING:

- OWNER OR LESSEE OF THE PROPERTY ON WHICH PERMIT WORK IS TO BE PERFORMED.
- AGENT OF THE PROPERTY OWNER OR LESSEE FOR WHICH PERMIT WORK IS TO BE PERFORMED.
- LICENSED ENGINEER OR ARCHITECT EMPLOYED IN CONNECTION WITH THE WORK.

IF THE APPLICATION IS MADE BY A PERSON OTHER THAN THE OWNER, ONE OF THE FOLLOWING MUST BE PROVIDED:

- I HAVE ATTACHED AN AFFIDAVIT OF THE PROPERTY OWNER FOR WHICH PERMIT WORK IS TO BE PERFORMED.
- I HAVE ELECTED TO PROVIDE THIS WITNESSED, SIGNED STATEMENT.

Owner			
Last Name: <u>GARBER</u>	First Name: <u>Eugene</u>	Phone: <u>918-633-5920</u>	Fax: <u>918-745-2178</u>
Address: <u>3940 S. Lewis Ave</u>	City: <u>Tulsa</u>	State: <u>OK</u>	Zip: <u>74105</u>
Email: <u>bradgarber@sbcglobal.net</u>	Mailing Address: <u>1784 S. Utica Ave</u> <u>Tulsa, OK 74104-5336</u>		
Lessee			
Last Name:	First Name:	Phone:	Fax:
Address:	City:	State:	Zip:
Email:			
Corporate Officer			
Last Name:	First Name:	Phone:	Fax:
Address:	City:	State:	Zip:
Email:			

Name of Applicant: (Print) <u>Eugene B. GARBER</u>	Signature: <u>Eugene Bradley Garber</u>	City Building Official:
-------------------------------------------------------	--------------------------------------------	-------------------------

Affidavit as to Easements, Dedications, Rights of Way, and Insurance

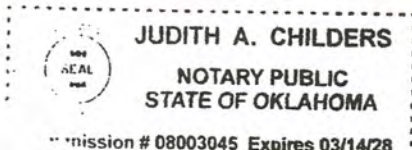
I, Eugene BRADLEY GARBER Being Duly Sworn upon Oath, State That I Have Researched and Examined or Caused to Be Researched and Examined All Recorded Documents and Instruments Relating to Said Real Property, and That All Recorded Easements, Dedications and Rights of Way Are Known to Me and Are Delineated on the Plot Plan Which is a Part of the Application for Building Permit for New Construction and/or Enlargements of an Existing Building. It Is Understood That Issuance of Such Building Permit Does Not Authorize or Permit Construction of a Permanent Structure over or upon Any Easement, Dedication or Right of Way.

Contractor's Agreement as to Insurance: In return for this permit, contractor agrees, in part, to provide proof of general liability insurance in the amount required by law which names the City of Tulsa as an Additional Insured and provides 30 days prior written notice of cancellation to the City.

Subscribed and Sworn to Before Me this 6th Day of August, 2024

Judith Childers
Signature

My Commission Expires: 3-14-28 Notary Public



E. Bradley Garber, M.D.

PLASTIC AND RECONSTRUCTIVE SURGERY

ST. JOHN MEDICAL CENTER • 1784 SOUTH UTICA • TULSA, OK 74104-5336 • (918) 745-2117 • FAX: (918) 745-2178

September 28, 2024

Hi Neighbors:

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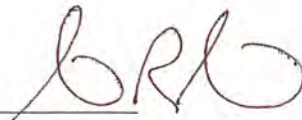
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We thank you for your review and comments.

I approve of this project.

I do not approve of this project

Steve Russell Smith Foundation



Name(s) of Homeowner with signature(s)

3930 S. Lewis

Tulsa Ok 74107

Address

E. Bradley Garber, M.D.

PLASTIC AND RECONSTRUCTIVE SURGERY

ST. JOHN MEDICAL CENTER • 1784 SOUTH UTICA • TULSA, OK 74104-5336 • (918) 745-2117 • FAX: (918) 745-2178

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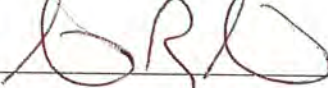
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We thank you for your review and comments.

I approve of this project.

I do not approve of this project

Steven R Smith 
Name(s) of Homeowner with signature(s)

2211 East 41st
Tulsa OK 74107
Address

E. Bradley Garber, M.D.

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We thank you for your review and comments.

I approve of this project.

I do not approve of this project

LYNN & KATHERINE FRAME
Name(s) of Homeowner with signature(s)

2280 E 39th
TULSA, OK 74105
Address

E. Bradley Garber, M.D.

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I approve of this project.

I do not approve of this project

Name(s) of Homeowner with signature(s)

Kevin + Anna Kallstrom =  + 
2290 E 39th St
Tulsa OK 74105

Address

E. Bradley Garber, M.D.

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We thank you for your review and comments.

I approve of this project.

I do not approve of this project

STEVE SANDERS 

Name(s) of Homeowner with signature(s)

3920 S. LEWIS AVE

Address

E. Bradley Garber, M.D.

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We thank you for your review and comments.

I approve of this project.

I do not approve of this project

Name(s) of Homeowner with signature(s)

Will and Michelle Gray 
2250 E 39th Street, Tulsa, Oklahoma

Address

E. Bradley Garber, M.D.

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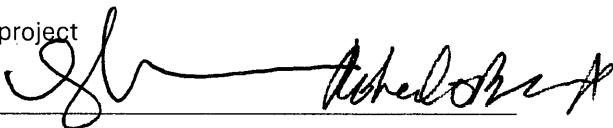
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I approve of this project.

I do not approve of this project

ROBERT AND MARY E. BAIRD

Name(s) of Homeowner with signature(s)



2260 EAST 39TH STREET

TULSA, OK 74105

Address

E. Bradley Garber, M.D.

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I approve of this project.

I do not approve of this project

Robert & Emmy Baird  Robert Baird
Name(s) of Homeowner with signature(s)

2270 E. 39th St.
Tulsa, OK 74105

Address

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I approve of this project.

I do not approve of this project

 
E. BRADLEY GARBER FAMILY LLC & ROBERT AND MARY E. BAIRD

Name(s) of Homeowner with signature(s)

2270 EAST 39TH STREET

TULSA, OK 74105

Address