



**Board of Adjustment**

**Staff Report  
BOA-23850**

**Hearing Date:** February 25, 2025  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

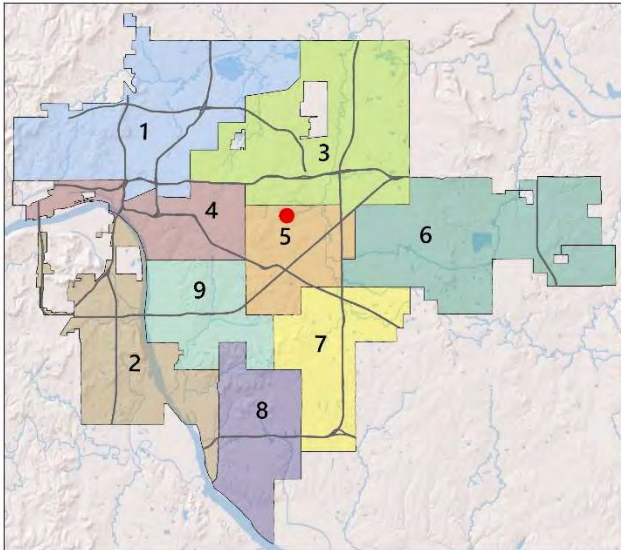
Applicant: Santiago Baltierrez  
Property Owner: Iglesia Evangelica Christiana Espiritual

**Property Location**

1407 South 73rd East Avenue  
Tract Size: ±2.6 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 5, Karen Gilbert  
County Commission: District 2, Lonnie Sims

**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 increase the permitted fence height of 4 feet within the street setback (Section 45.080-A).

**Zoning**

Zoning District: RM-1, RS-3  
Zoning Overlays: N/A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: N/A  
Development Era: Early Automobile Era

**Transportation**

Major Street & Highway Plan: Residential Collector  
planitulsa Street Type: N/A  
Transit: N/A  
Existing Bike/Ped Facilities: Sharrows  
Planned Bike/Ped Facilities: Sidewalks

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 10-19%  
Parks & Open Space: N/A

**Staff Analysis**

The applicant is requesting a special exception to increase the permitted fence height of 4 feet within the street setback (Section 45.080-A). The proposed chain link fence would run along the property lines with a height of 5 feet.

**Section 45.080 Fences and Walls**

**45.080-A** Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120.

Relevant Case History

- BOA-03187, May 20, 1959; The board of adjustment voted to approve the use of Lots 4-6 & 18-24, Block 13 for church purposes.
- BOA-03578, January 11, 1961; The board of adjustment voted to approve the use of Lots 7-10 & 13-17, Block 13 for church purposes.
- BOA-03772, March 14, 1962; The board of adjustment voted to approve the use of Lots 1-3, 11, & 12, Block 13 and Lots 13-24, Block 14 for church purposes.
- BOA-12123, August 19, 1982; The board of adjustment voted to approve a special exception to permit the placement of mobile home to be used as a classroom on the subject property for three years.
- BOA-16159, October 27, 1992; The board of adjustment voted to approve a variance of setback requirements from an abutting R-district and a special exception to permit parking on a lot other than the lot containing the principal use.
- BOA-16404, August 10, 1993; The board of adjustment voted to approve a special exception to permit a private school in an R-district.
- BOA-17438, August 13, 1996; The board of adjustment voted to approve a special exception to amend an approve site plan and landscape plan.

**Comprehensive Plan Considerations**

**Land Use Plan**

The 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	OL, RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RM-1, RS-3	Neighborhood	Tulsa Fire Station 22
West	RM-1	Neighborhood	Residential

**Small Area Plans**

The subject property is not 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 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 73rd East Avenue runs parallel to the west side of the subject property and is classified as a Residential Collector, which has a planned minimum right-of-way width of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: A Sharrow runs along South 73rd East Avenue.

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: N/A

**Environmental Considerations**

Flood Area: N/A

Tree Canopy Coverage: Tree canopy on the subject property is 13%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

**Sample Motion**

I move to approve or deny a special exception to increase the permitted fence height within the street setback (Section 45.080-A) from 4 feet to 5 feet,

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

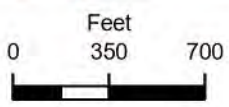
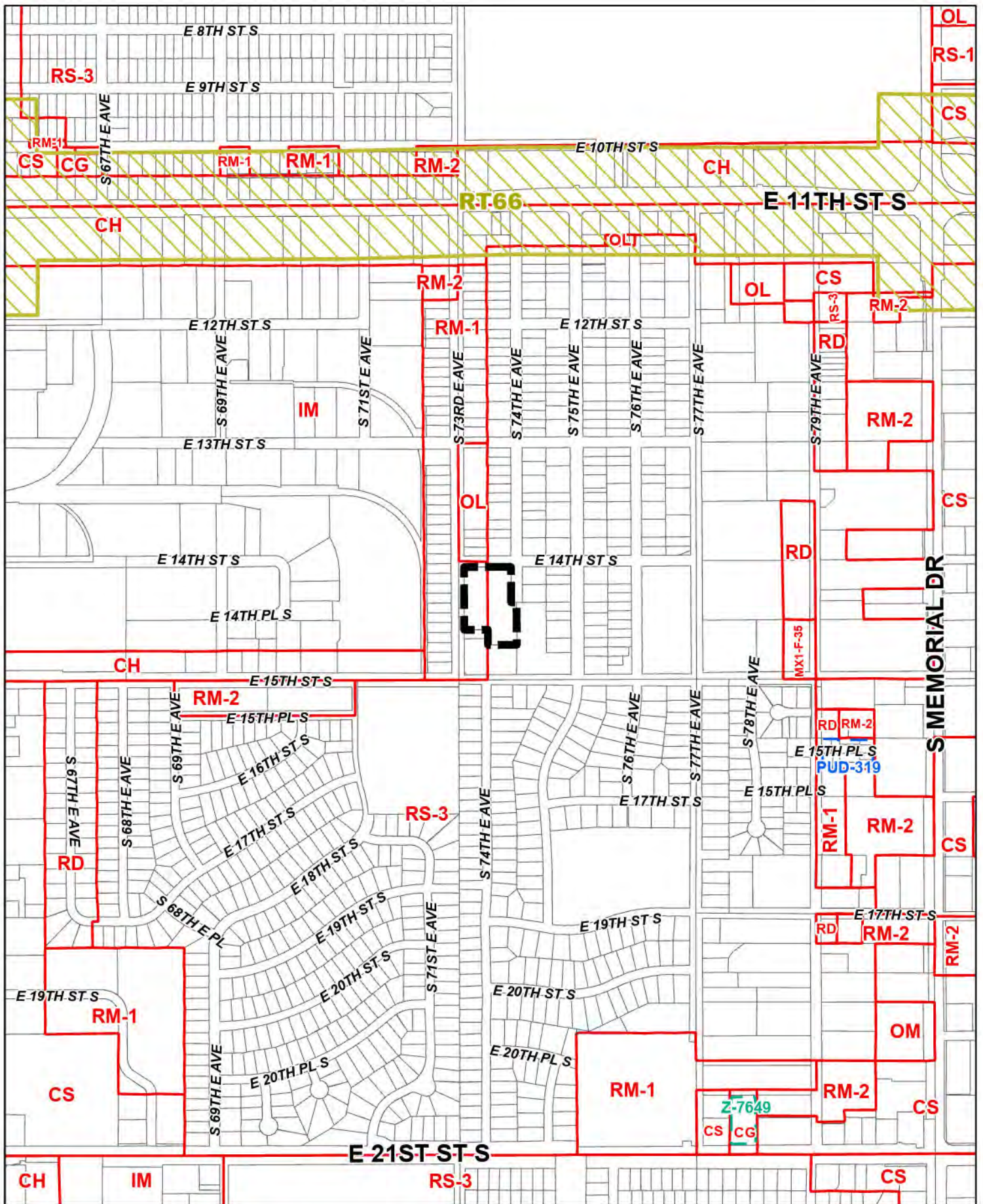
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Property Description**

LTS 1 THRU 8 & LTS 18 THRU 24 & N35 LT 9 & W30 VAC 74 AVE ADJ LTS 5 THRU 8 & N35 LT 9 ON E BLK 13, EASTMOOR PARK, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

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



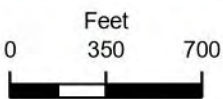
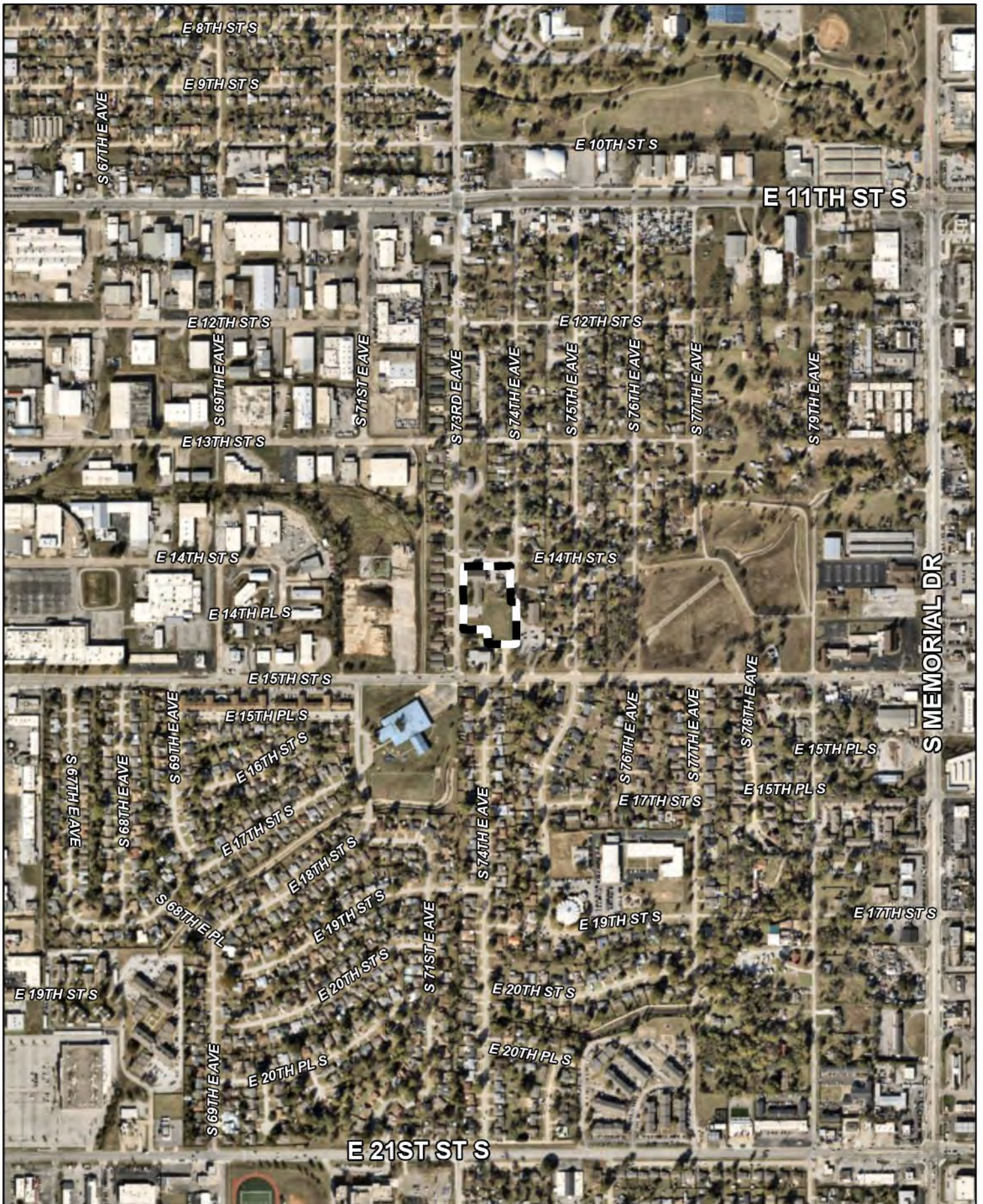
 Subject Tract

**BOA-23850**

19-13 11



9.5



Subject Tract

**BOA-23850**

19-13 11

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

Aerial Photo Date: 2024



9.6

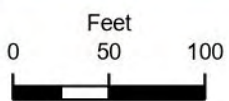


E 14TH ST S

S 74TH AVE

S 73RD AVE

E 15TH ST S



Subject Tract

**BOA-23850**

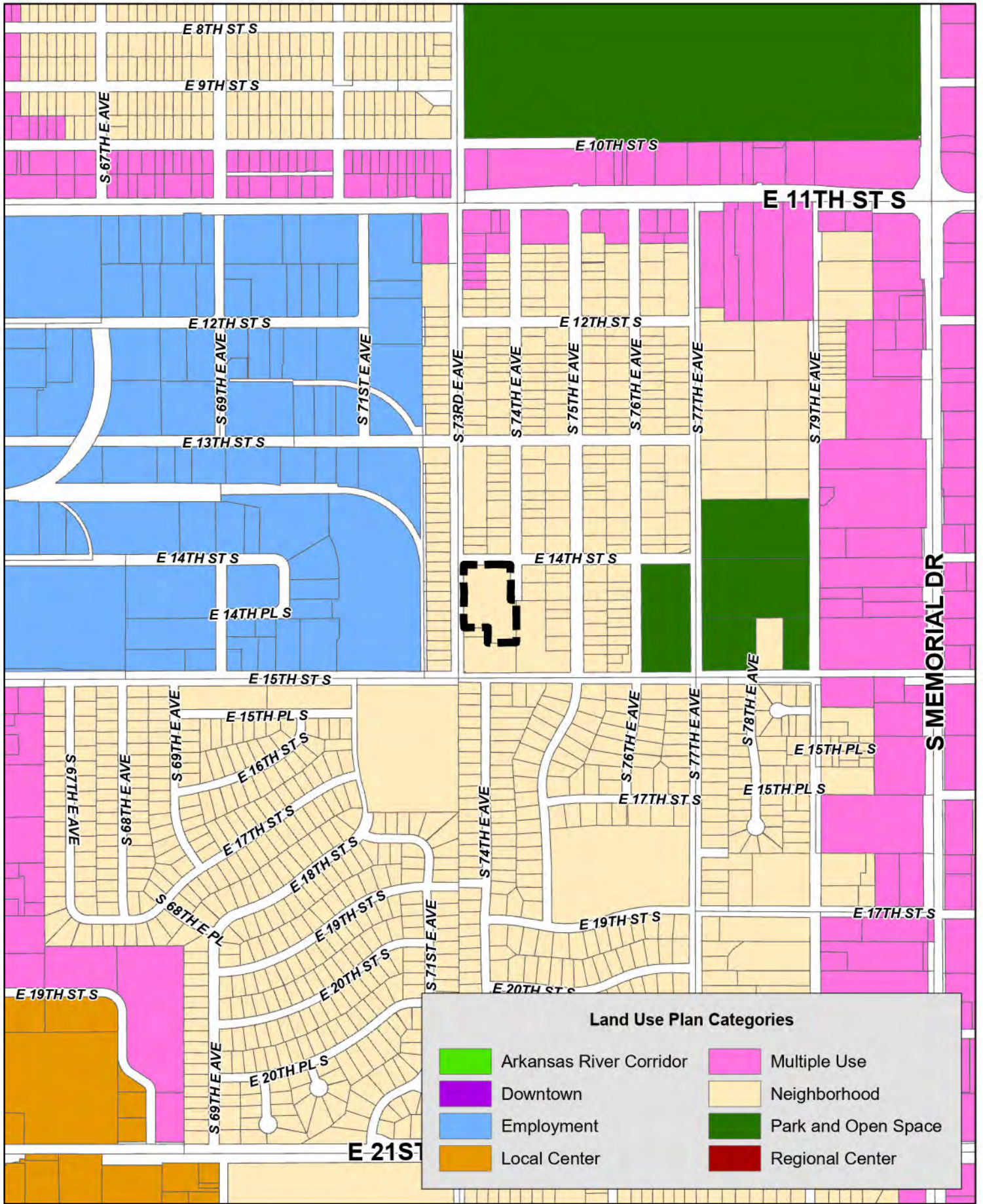
19-13 11

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









Aerial Photo Date: 2024

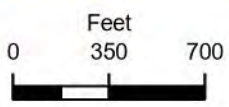


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**Land Use Plan Categories**

	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



 Subject Tract

**BOA-23850**

19-13 11



E 14th St.

270 ft

GATE ENTRANCE

11x7  
200 ft

S. 74th East Ave.

S. 73rd East Ave.

250 ft



EXISTING FENCE



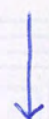
IGLESIA EVANGELICA CRISTIANA ESPIRITUAL  
1407 S. 73rd East Ave.  
Tulsa, Ok. 74112

Proposed Chain Link Fence Installation

GATE ENTRANCE



130 ft



135 ft

85 ft

SMALL GATE

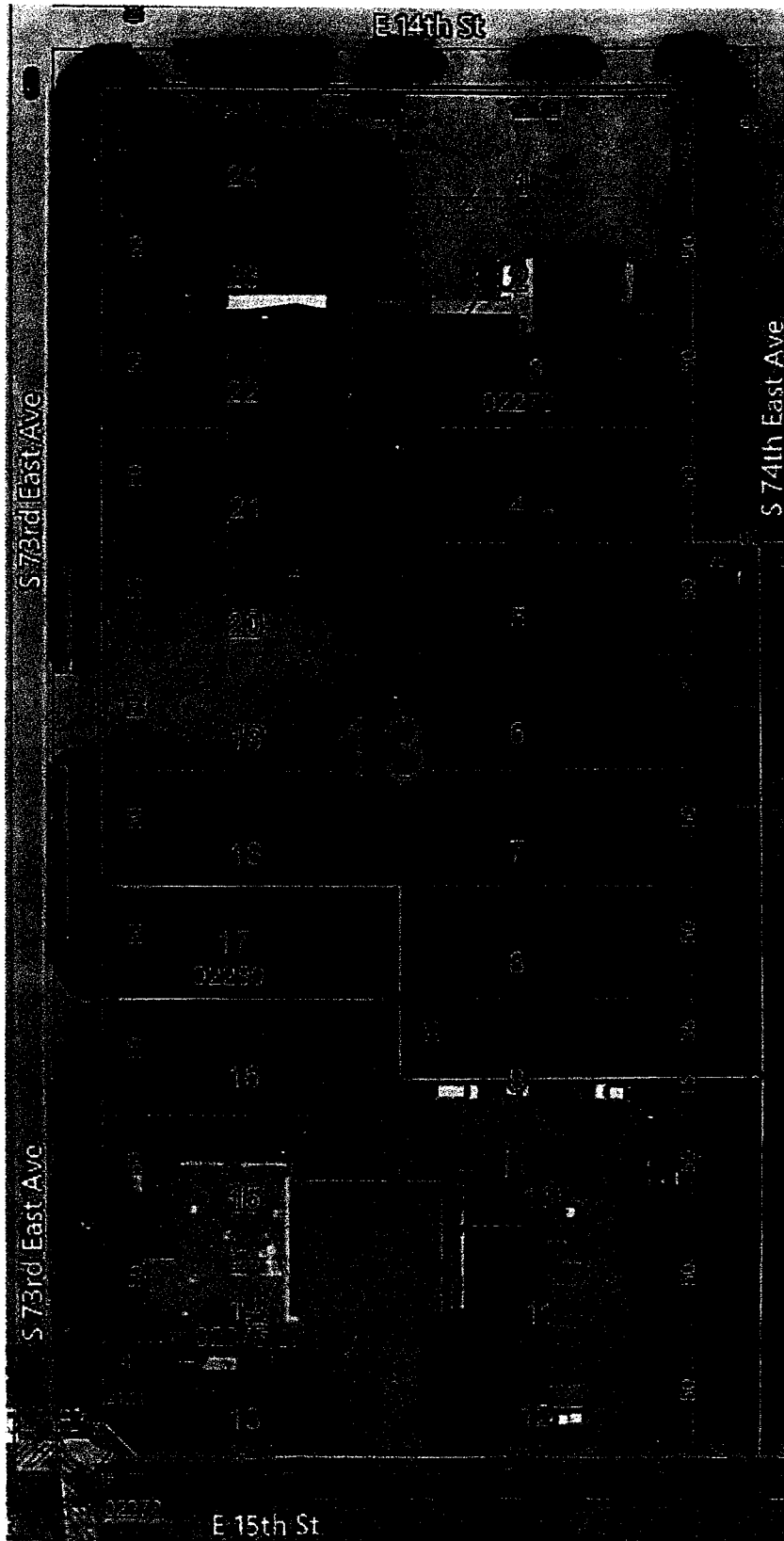


135 ft

235 ft

FIRE STATION 22 / E 15th St.

9.9





DEVELOPMENT SERVICES

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

# CITY OF TULSA

## PLAN CORRECTIONS SUMMARY

ZCO-201473-2024 (1407 S 73RD AVE E Tulsa Tulsa, OK 74112)  
Markup Summary #1

Note (1)



**Subject:** Note  
**Page Label:** 1  
**Author:** CG139129  
**Date:** 12/30/2024 3:58:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

45.080-A Fences and walls within required street setbacks shall not exceed 4 feet in height. Per BOA case 17438 (07.23.96), a site plan and landscape were submitted and approved. Future changes require board of adjustment (BOA) approval: changes include a street fence height of 5-feet.

**REVIEW COMMENT:**  
Apply to the BOA, per Section 70.120, for a special exception to allow a street frontage fence height of 5'.

DO NOT REPLY TO THIS EMAIL - ZCO-201473-2024 (1407 S  
73RD AVE E Tulsa Tulsa, OK 74112)

Inbox

Search for all messages with label Inbox

Remove label Inbox from this conversation

Finley, Katrina <kfinley@cityoftulsa.org>

Mon, Dec 30, 2024,  
4:04 PM (3 days ago)

to me



Greetings!

Attached is a summary report of comments provided by your  
Plans Examiners.

**The comments will need to be addressed and revised plans  
submitted to continue the review process of this permit  
application.**

If Board of Adjustment(BOA) process is noted in the attached  
summary and applicant has decided to pursue BOA recourse,  
please present attached summary at time of applying for Board of  
Adjustment action at the Tulsa Planning Office. BOA can be  
reached at (918) 596-7526.

**Revisions along with the attached summary should be  
submitted directly to the City of Tulsa Permit Center  
located at 175 E 2<sup>nd</sup> St, Suite 450, Tulsa, OK 74103, Phone  
(918) 596-9456.**

If you have any questions concerning the comments, please  
contact your reviewer. Their contact info is listed below.

9.12

Barbara Peterson

918-596-9657

[bpeterson@cityoftulsa.org](mailto:bpeterson@cityoftulsa.org)



Tulsa Planning .org. / Plans / Tulsa  
Zoning Code

Pg. 8 - written XTI

Cbpt 70.



# Assessor

## General Information

Site Address	R12150931102270
Owner Name	1407 S 73 AV E TULSA 74112
Owner Mailing Address	IGLESIA EVANGELICA CRISTIANA ESPIRITUAL
Land Area	1407 S 73RD EAST AVE
Market Value	TULSA, OK 74112
Last Year's Taxes	2.60 acres / 113,144 sq ft
Legal Description	\$511,500
	-
	Subdivision: EASTMOOR PARK (12150)
	Legal: LTS 1 THRU 8 & LTS 18 THRU 24 & N35 LT 9 & W30 VAC 74 AVE ADJ LTS 5 THRU 8 & N35 LT 9 ON E BLK 13
	Section: 11 Township: 19 Range: 13



## Tax Information

	2022	2023	2024
Fair Cash Value	\$511,500	\$511,500	\$511,500
Taxable Value	\$511,500	\$511,500	\$511,500
Assessment Ratio			
Gross Assessed	\$0	\$0	\$56,265
Exemptions	\$0	\$0	\$0
Net Assessed	\$0	\$0	\$56,265
Tax Rate	T-1A	T-1A	T-1A
Tax Rate Mills	133.320000	126.910000	129.510000
Estimated Taxes	\$0	\$0	\$7,287
Notice of Value Date (if changed from prev yr)	-	-	2/27/2024

## Values

	2022	2023	2024
Land Value	\$0	\$0	\$282,800
Improvement Value	\$0	\$0	\$228,700
Fair Cash (Market) Value	\$511,500	\$511,500	\$511,500

## Exemptions

	2022	2023	2024
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
Veteran	-	-	-

## Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
2024	Commercial	1975	12,650 SF	1.00	8	0.00	
2.00					Church		None
2024	Commercial	1975	2,448 SF	1.00	8	0.00	
2.00					Church		Cool Air in Heat Ducts

## Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
6/9/2011	NEW BEGINNING BIBLE CHURCH INC	IGLESIA EVANGELICA CRISTIANA ESPIRITUAL	\$455,000	Warranty Deed	2011049398
1/13/2003			\$0	Warranty Deed	2000028178 BK-06913PG-02013
7/10/2003	GREATER TULSA CHRISTIAN ACADEMY	NEW BEGINNING BIBLE CHURCH INC	\$400,000	Warranty Deed	2003200098