



Board of Adjustment

Staff Report BOA-24006

Hearing Date: February 24, 2026

Prepared by: Erin Roark

eroark@cityoftulsa.org

918-596-7816

Owner and Applicant Information

Applicant: Lou Reynolds, Eller & Detrich, P.C.

Property Owner: Tulsa Diocese Roman Catholic Church

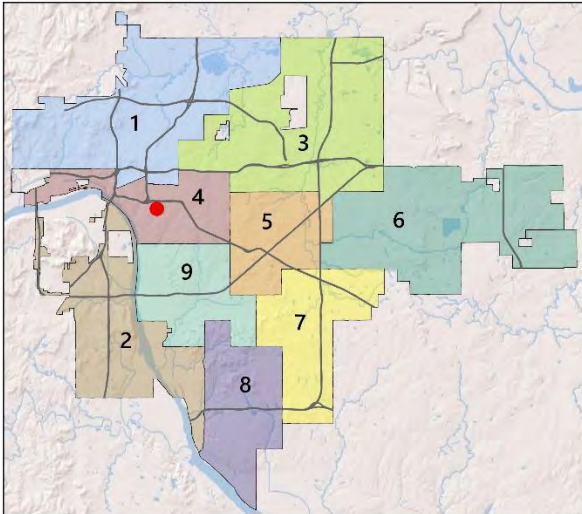
Property Location

1519 South Quincy Avenue

Tract Size: ±2.55 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis

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

Variance to increase the 35-foot maximum building height in the RM-2 district for a school (Section 5.030-A, Table 5-3); Variance to increase the maximum floor area ratio (FAR) of 0.5 for the expansion of a school established before January 1, 1998 (Section 40.350-A).

Zoning

Zoning District: RM-2

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Streetcar Era

Transportation

Major Street & Highway Plan: Urban Arterial

planitulsa Street Type: Main Street

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities: Priority Shared Lane

Environment

Flood Area: N/A

Tree Canopy Coverage: 0-9%

Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a variance to increase the 35-foot maximum building height in the RM-2 district for a school (Section 5.030-A, Table 5-3). The applicant proposes a 51-foot-tall addition on the northwest corner of the subject property. The original church building, built in 1926, also exceeds 35 feet in height. The applicant is requesting 16 feet of relief.

The applicant also proposes a variance to increase the maximum floor area ratio (FAR) of 0.50 for the expansion of a school established before January 1, 1998 (Section 40.350-A). The applicant proposes a FAR of 0.87 to accommodate this addition.

Section 5.030 Lot and Building Regulations

5.030-A Table of Regulations

Table 5-3: R District Lot and Building Regulations

| Regulations | RE | RS-1 | RS-2 | RS-3 | RS-4 | RS-5 | RD | RT | RM-0 | RM-1 | RM-2 | RM-3 | RMH |
|-----------------------------|----|------|------|------|------|------|----|----|------|------|------|------|-----|
| Max. Building Height (feet) | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | - | 35 |

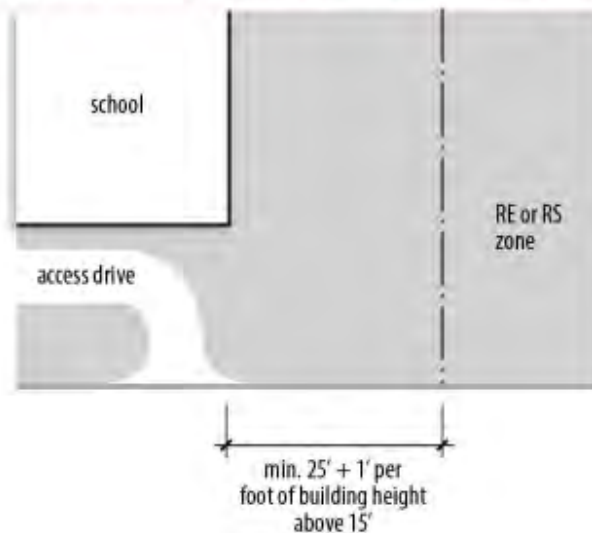
Section 40.350 Schools

40.350-A Schools Established Before January 1, 1998

Schools established before January 1, 1998 are subject to a maximum floor area ratio of 0.5 and to the following supplemental use regulations:

1. Day care uses and community centers may be allowed as accessory uses to a school. Outdoor stadiums, lighted athletic fields, unlighted athletic fields that have bleachers for non-student spectators and buildings and structures accessory to these types of stadiums or fields may not be approved as accessory uses to a school.
2. Buildings, parking areas and access drives must be set back at least 25 feet from abutting RE- and RS-zoned properties, plus one foot of additional building setback for each one foot of building height above 15 feet. These setback and height requirements do not apply if the RE- or RS-zoned land is freeway or expressway right-of-way.

Figure 40-11: Required Building Setbacks from RE and RS Zoning Districts (Schools)



Section 90.040 Floor Area

The floor area of a building is measured as the sum of the gross horizontal areas of all floors within the building, including basements, as measured from the exterior faces of the exterior walls or from the centerline of walls separating 2 buildings. The floor area of enclosed required off-street parking areas is not included in the measurement of floor area.

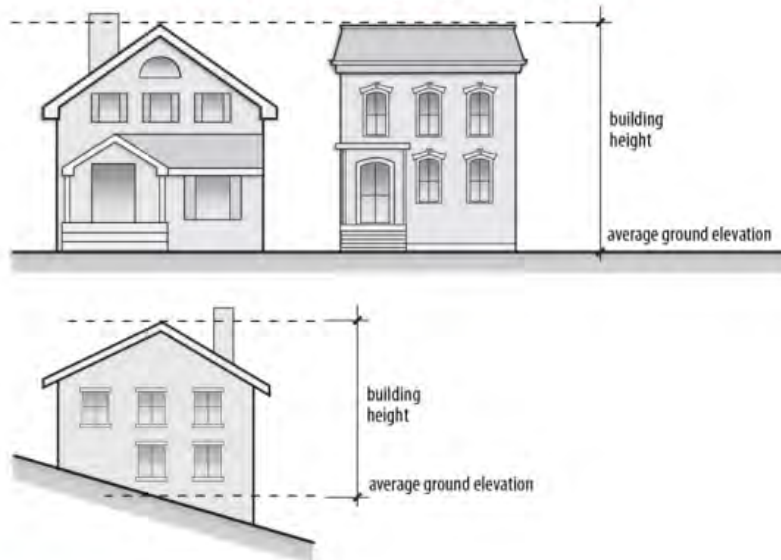
Section 90.050 Floor Area Ratio

The floor area ratio (FAR) is the floor area of all buildings on a lot, divided by the area of that lot.

Section 90.160 Building Height**90.160-A Measurement**

1. Building height is measured as the vertical distance from the average ground elevation along the exterior building wall to the highest point of the subject building. For purposes of measuring height:
 - a. The average ground elevation is the mid-point between the highest and lowest ground elevations along the exterior building wall; and
 - b. The highest point of the building is the coping of a flat roof, the top of a mansard roof or shed roof, or the peak of the highest gable of a gambrel or hip roof. For buildings without a roof, height is measured to the highest point of the structure.

Figure 90-19: Building Height Measurement

**90.160-B Exceptions**

1. Farm buildings and farm-related structures are not subject to building height limits.
2. Chimneys, elevators, equipment penthouses, monitors, cooling towers and ventilators may exceed maximum building height limits, provided they are not intended for human occupancy and they do not extend more than 20 feet

above the top of the principal structure to which they are attached. This 20-foot limit may be increased through the special exception procedures of [Section 70.120](#).

3. Belfries, clock towers, cupolas, domes, flag poles and spires may exceed maximum building height limits, provided they are not intended for human occupancy and they are not more than 150% taller than the applicable height limit. This 150% limit may be increased through the special exception procedures of [Section 70.120](#).

Relevant Case History

- BOA-00180, November 2, 1925; The board approved a permit to erect a church in a U1 district.
- BOA-15359, February 15, 1990; The board granted a special exception to permit the expansion of a school in the RM-2 district, a variance to permit off-street parking within required street yards in the RM-2 district, two variances of the required street setbacks, a variance to increase the FAR from 0.50 to 0.63, and a special exception to permit a school playground and park in the RS-3 and RM-3 districts.
- BOA-20106, August 23, 2005; The board granted a special exception for a school and accessory uses in the RM-2 district, a variance of required setbacks from an abutting R-district, and two variances of the required street setbacks.
- BOA-21445, July 10, 2012; The board granted a variance of the illumination standards and a variance of the maximum display area for an existing sign in the RS-3 district.
- BOA-21927, July 14, 2015; The board granted a variance to increase the FAR from 0.63 to 0.70 and a modification of a previously approved site plan.

Statement of Hardship

The applicant's statement of hardship is included as a separate exhibit.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use. Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

| <u>Location</u> | <u>Existing Zoning/Overlay</u> | <u>Existing Land Use Designation</u> | <u>Existing Use</u> |
|-----------------|--------------------------------|--------------------------------------|-------------------------|
| North | CH/NIO | Multiple Use | Commercial |
| East | CH, OL, RS-3/HP | Multiple Use, Neighborhood | Commercial, Residential |
| South | RM-2, RS-3 | Neighborhood | School |
| West | RM-2, OL, CH | Multiple Use | Commercial, School |

Small Area Plans

The subject property is not included in a Small Area Plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to

somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: East 15th Street South runs parallel to the north of the subject property and is classified as Urban Arterial, which has a minimum planned right-of-way width of 70 feet.

Comprehensive Plan Street Designation: East 15th Street South is designated as a Main Street. Main Streets are the streets whose land uses have maintained their historic or urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes, pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street, and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated, but should not cause a decrease in quality of either environment.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalks are present along street frontages.

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: East 15th Street South has an average annual daily traffic (AADT) count of 6,978 vehicles per lane.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 7%. 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

Site Photos



View east from South Quincy Ave, March 2025 (Image from Google Street View)

Sample Motion

I move to *approve or deny* a variance to

1. increase the maximum building height in the RM-2 district for a school *from 35 feet to 51 feet* (Section 5.030-A, Table 5-3).
2. increase the maximum floor area ratio (FAR) from *0.50 to 0.87* for the expansion of a school established before January 1, 1998 (Section 40.350-A).

- 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 the hardship to be _____.

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

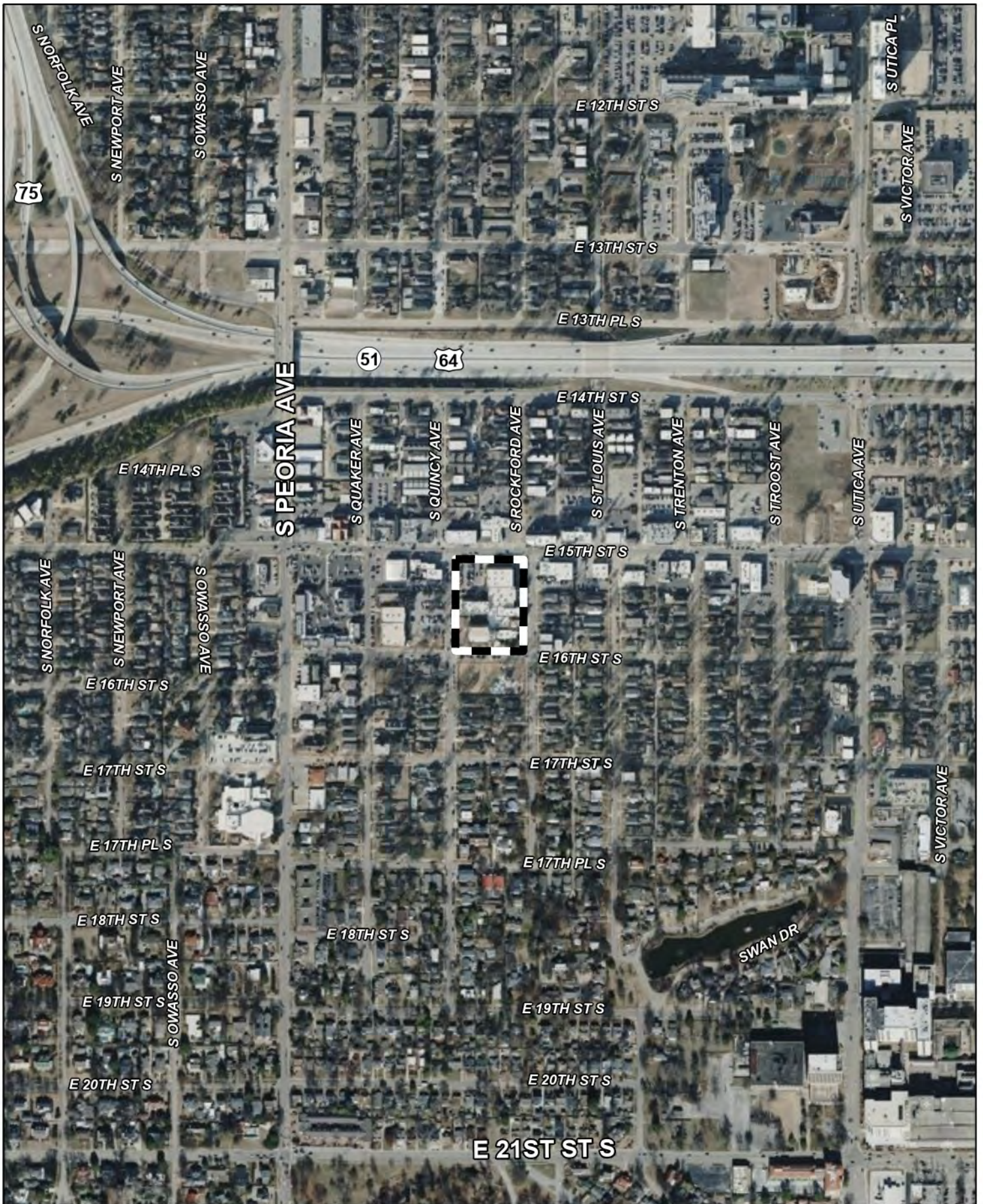
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- 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;
- That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- That the variance to be granted is the minimum variance that will afford relief;
- 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
- 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

LOTS 1 THROUGH 16, BLOCK 6, ORCUTT ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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

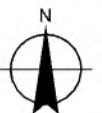


BOA-24006

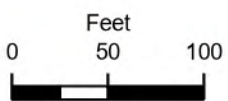
19-13 07

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

Aerial Photo Date: 2025



6.8



Subject
Tract

BOA-24006

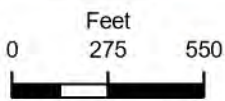
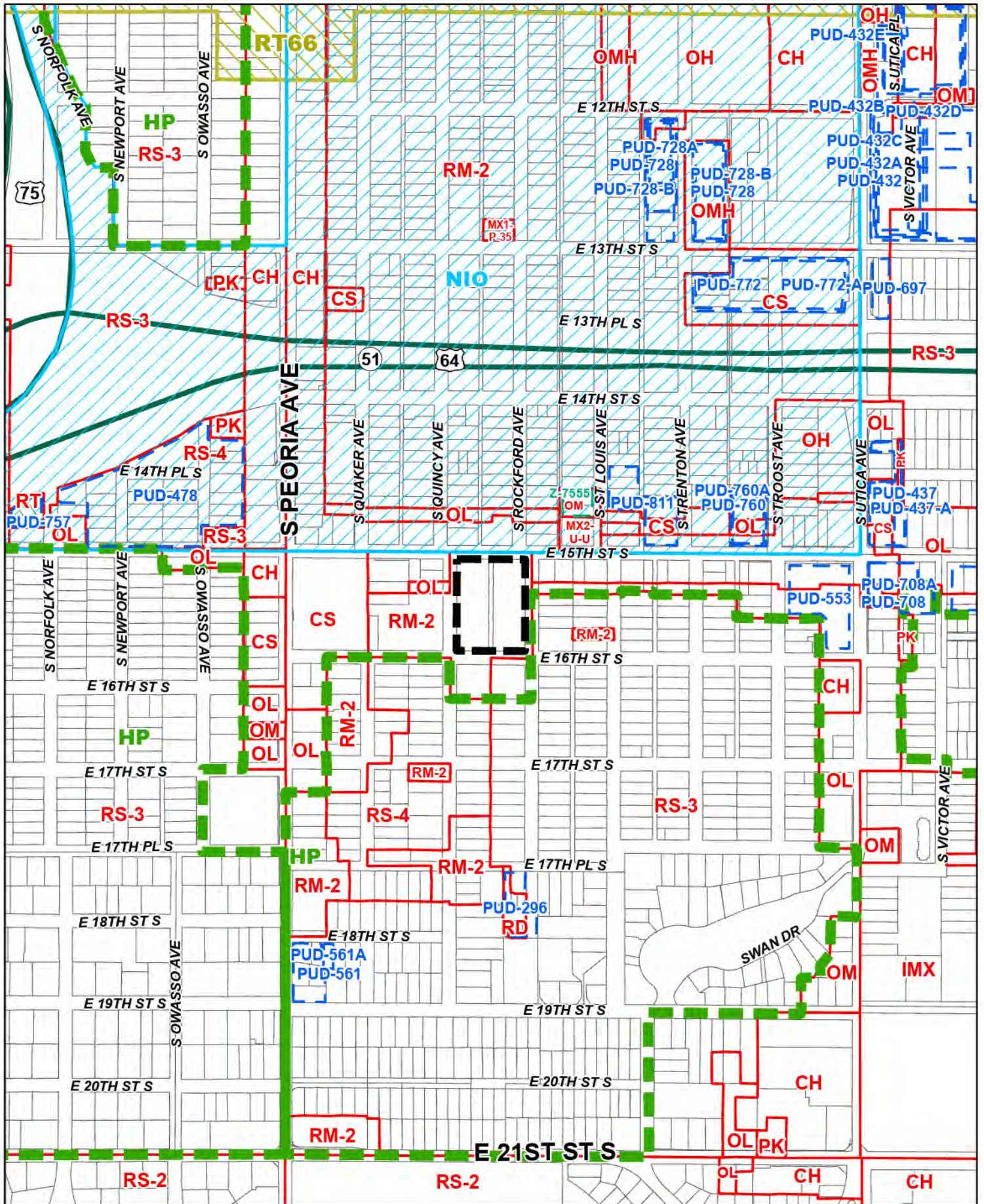
19-13 07

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Aerial Photo Date: 2025



6.9



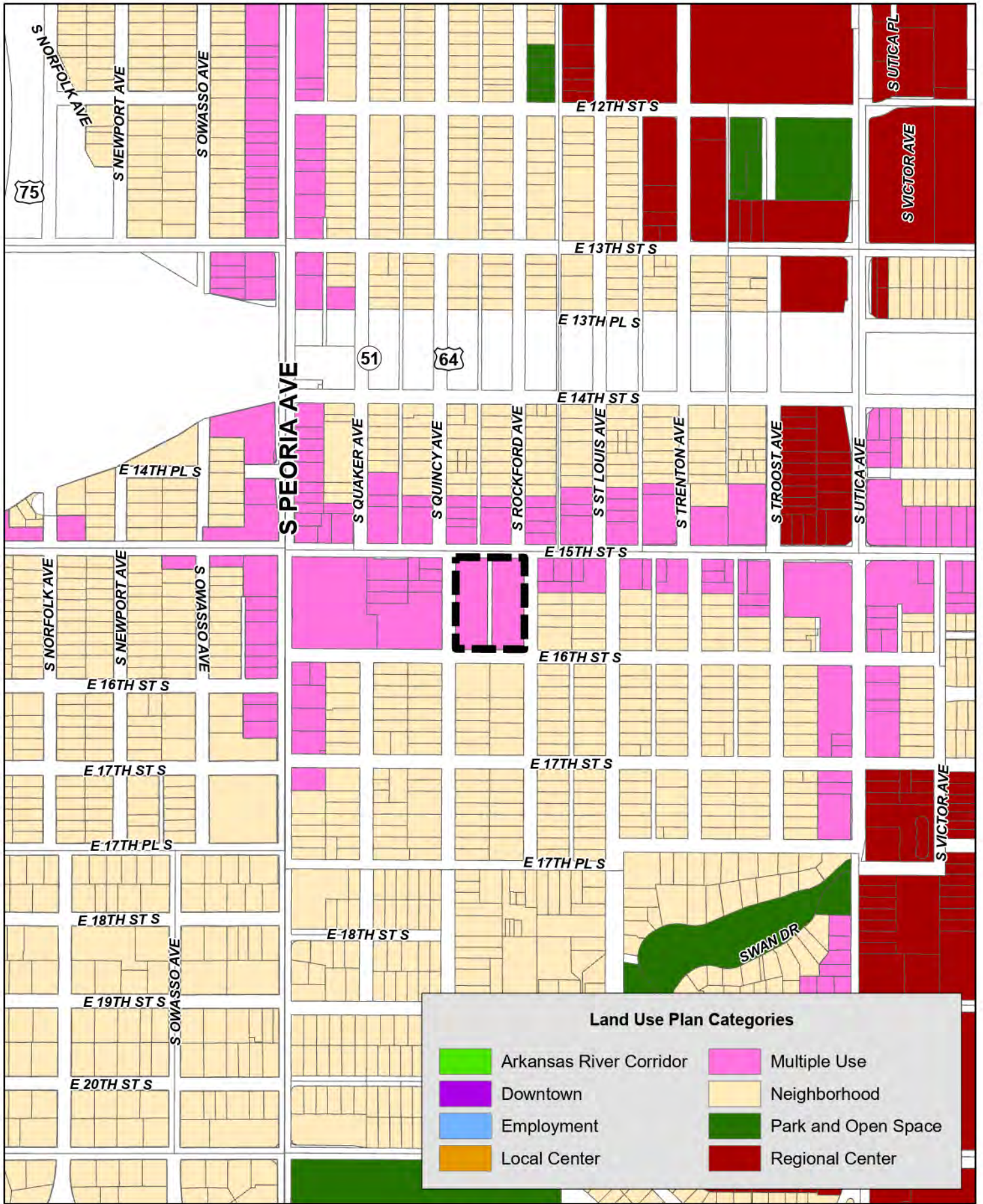
[Thick Black Dashed Line] Subject Tract

BOA-24006









19-13 07

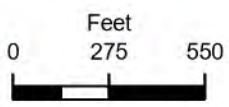


6.10



Land Use Plan Categories

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



 Subject Tract

BOA-24006

19-13 07



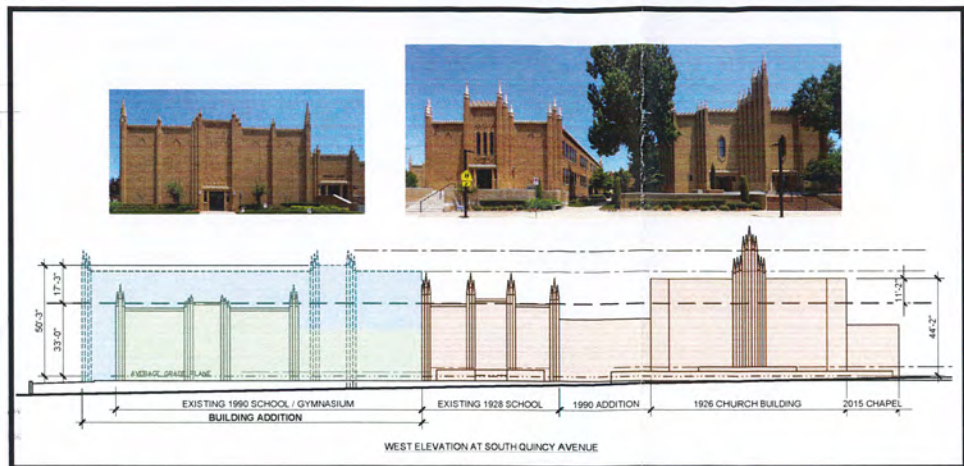
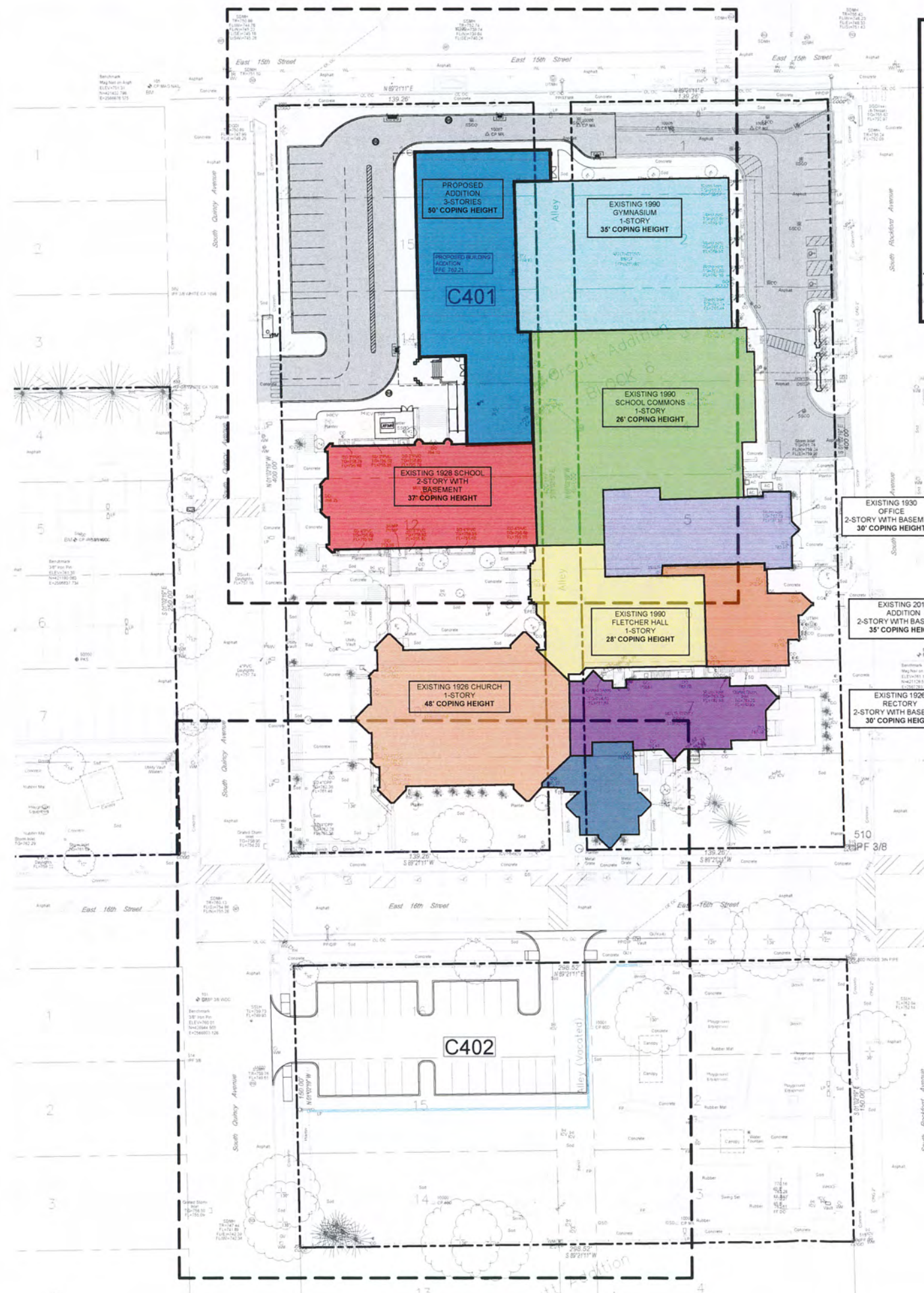
Exhibit "A"

The Applicant requests (1) a Variance of Table 5-3 of the Tulsa Zoning Code (the "Code") to increase the building height of a School from 35 feet to 51 feet, and (2) a Variance of Section 40.350-A.1. of the Code to increase the Floor Area Ratio (FAR) to 0.87 for the expansion of a School established before January 1, 1998 in the RM-2 District for property located at 1519 S. Quincy Ave. (the "Property").

The Property is comprised of a single block on Cherry Street which is the site of Marquette School and Christ the King Church. The Church was built in 1926 and the School was completed shortly thereafter around 1928. Over the years, various relief has been granted to accommodate expansions and modernizations to these historic buildings. In 1990, the Board granted a variance (BOA-15359) increasing the FAR from 0.50 to 0.63. In 2015, the Board granted a second variance (BOA-21927) increasing the FAR from 0.66 to 0.70.

The School desires to construct a 51 foot tall (3-story) and approximately 8,000 square foot addition (the "Project") addressing 15th Street at the northwest corner of the Property. The primary purpose of the Project is to allow the School to provide larger classrooms with modern amenities for its students.

Marquette was established well before the modern zoning code. The Property is unique as the only residentially-zoned property on Cherry Street and one of the only properties that is not zoned CH (Commercial Heavy), which zoning district has no FAR requirement and no building height limitations. Furthermore, schools established after January 1, 1998 are not subject to the same FAR limitation. As Cherry Street has grown up around the Property over the past 100 years, the ability to maintain and modernize the School and Church campus within the confines of the Property and in conformance with the Code has become increasingly challenging. All of the foregoing results in unnecessary hardship. The requested Variances are the minimum relief necessary and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



INTERIM REVIEW ONLY
THESE DOCUMENTS ARE INCOMPLETE. THEY ARE NOT TO BE USED FOR PERMIT, RECORD, OR CONSTRUCTION.

MARQUETTE CATHOLIC SCHOOL ADDITION

1520 South Rockford Avenue
Tulsa, OK 74120

C400
OVERALL SITE PLAN

GH2 ARCHITECTS
GH2.COM

PROJECT NUMBER
20220146.00
ISSUE DATE
10/1/2025

DESIGN DEVELOPMENT

OTHER ISSUE DATES

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

OVERALL SITE PLAN

C400



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

Eller & Detrich
A Professional Corporation

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Donald L. Detrich, *Retired*

January 30, 2026

10918 E 55th Place LLC
1138 S Elgin Ave
Tulsa OK 74120-4242

Re: BOA-24006 – Marquette Catholic School Addition

Dear Sir or Madam:

We represent Marquette Catholic School. Marquette intends to construct a 3-story addition to the northwest corner of the existing school building along Cherry Street. The proposed addition will allow the school to provide larger classrooms with modern amenities to its students. A conceptual site plan of the project is enclosed.

As part of this project, we have applied to the Tulsa Board of Adjustment requesting variances of the floor area ratio and building height. If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our application for Case No. BOA-24006, which will be heard by the Board of Adjustment on February 24, 2026 at 1:00 p.m.

The project complements the Late Gothic Revival style of the historic school and will be a wonderful addition for both the school and the area. If you have any questions about the project, please do not hesitate to call me at (918) 747-8900.

Sincerely,

ELLER & DETRICH,
A Professional Corporation



R. Louis Reynolds

RLR:rea
Enclosure

I:/25.0138/01/Letter to Neighbors (2026.01.30)

www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa, Oklahoma 74114-3533



S. Quincy Ave.



E. 15th St.

S. Quincy Ave.



MCCOY PROPERTY COMPANY LLC
1241 SOUTH HARVARD AVENUE
TULSA, OKLAHOMA 74112
(918) 856-9900
(918) 856-9870 FAX

MCCOYPROPERTIES.COM

February 18, 2026

City of Tulsa Board of Adjustment
175 E. 2nd Street
Suite 480
Tulsa, OK 74103

RE: BOA-24006 – Marquette School Expansion

Dear Board of Adjustment Members,

McCoy Property Company LLC owns multiple properties just west of the Marquette and Christ the King campus and has owned property along Cherry Street for more than 30 years. Marquette has provided us with its proposed plans for its school expansion.

Cherry Street and the adjoining neighborhoods are unique assets to the City of Tulsa, with Marquette and the Church serving as an architectural and community keystone for more than a century. We believe this expansion will be a wonderful addition to the area and allow Marquette to better serve its students.

McCoy Properties fully supports the proposed expansion and asks that the Board approve Marquette's application.

Sincerely,

A handwritten signature in blue ink, appearing to be "James McCoy", written over the typed name.

James McCoy
Manager