



Board of Adjustment

**Staff Report
BOA-24026**

Hearing Date: April 28, 2026
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Kevin Kallstrom, Kazar Holdings
Property Owner: Kazar Holdings LLC

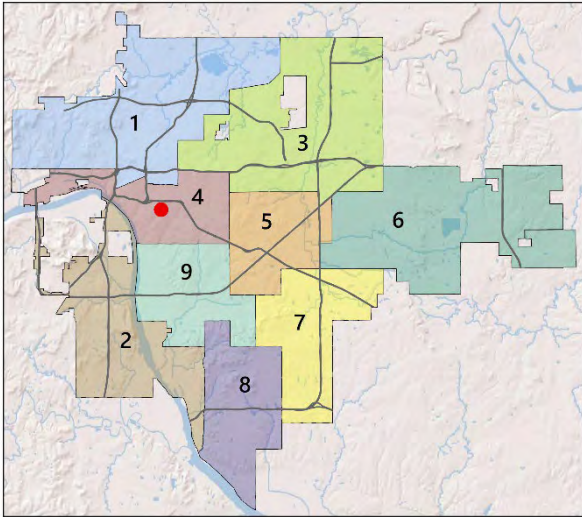
Property Location

1601 South Trenton Avenue

Tract Size: ±.16 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

Appeal of a decision by the Tulsa Preservation Commission to deny a historic preservation permit application (HP-0742-2026) (Section 70.070-L; Section 70.140).

Zoning

Zoning District: RS-3
Zoning Overlays: HP

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Streetcar Era

Transportation

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

Environment

Flood Area: N/A
Tree Canopy Coverage: 20-29%
Parks & Open Space: Swan Lake

Staff Analysis

The applicant is requesting an appeal of a decision by the Tulsa Preservation Commission to deny a historic preservation permit application (HP-0742-2026) (Section 70.070-L; Section 70.140). The denied permit was for the expansion of a six-foot wooden privacy fence that encloses the rear yard and detached garage. The work has been completed. The application was denied by TPC on the basis that the fence blocks visibility to the historic structure, citing Unified Design Guidelines G.1.1 and G.1.4.

SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE

G.1 Landscape Features

- G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.
- G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.
- G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.
- G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.

Section 70.070 HP Permits

70.070-L Appeals

Any final decision of the preservation commission may be appealed to the board of adjustment in accordance with [Section 70.140](#).

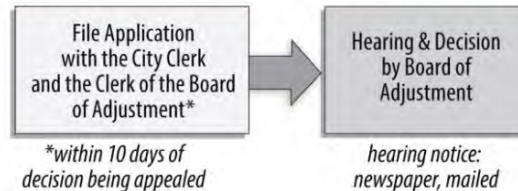
Section 70.140 Appeals of Administrative Decisions

70.140-A Authority

Appeals of administrative (staff-level) decisions on site plans go to the planning commission (See [70.050-C](#)). The board of adjustment is authorized to hear and decide all other appeals where it is alleged there has been an error in any order, requirement, decision or determination made by the land use administrator, the

development administrator or any other administrative official in the administration, interpretation or enforcement of this zoning code. For the purpose of applying the procedures of [Section 70.140](#) to appeal of any final decision of the preservation commission (See [§70.070-L](#)), the final decision of the preservation commission is deemed an administrative decision and the preservation commission is deemed an administrative official.

Figure 70-7: Appeals of Administrative Decisions (Generally)



70.140-B Right to Appeal

Appeals of administrative decisions may be filed by any person aggrieved by the land use administrator's, the development administrator's or other administrative official's decision or action. The board of adjustment is authorized to make determinations about whether individuals filing appeals are "aggrieved" by the decision or action.

70.140-C Application Filing

1. Complete applications for appeals of administrative decisions must be filed with the clerk of the board of adjustment and the city clerk, who will accept the appeal on behalf of the administrative official who made the decision being appealed and forward it to said official.
2. Appeals of administrative decisions must be filed within 10 business days of the date of the decision being appealed.

70.140-D Effect of Filing

The filing of a complete notice of appeal stays all proceedings in furtherance of the action appealed, unless the land use administrator or the administrative official who made the decision being appealed certifies to the board of adjustment, after the appeal is filed, that, because of facts stated in the certification, a stay would cause immediate peril to life or property, in which case the proceedings will not be stayed unless by a restraining order, which may be granted by the board of adjustment or by a court of record based on due cause shown.

70.140-E Record of Decision

Upon receipt of a complete application of appeal, the land use administrator or other administrative official whose decision is being appealed must transmit to the board of adjustment all papers constituting the record related to decision being appealed

70.140-F Notice of Hearing

Notice of the board of adjustment's required public hearing must be provided as follows (see [70.010-F](#) for additional information on required newspaper and mail notices).

1. Newspaper Notice

Notice must be published in the newspaper at least 10 days before the scheduled public hearing.

2. Mailed Notice

When an appeal affects a specific property, notice must be mailed to the owner of the subject property and all owners of property within 300 feet of the subject property at least 10 days before the scheduled public hearing.

70.140-G Hearing and Final Decision

1. The board of adjustment must hold a public hearing on the appeal.
2. Following the close of the public hearing, the board of adjustment must make its findings and take action on the appeal.
3. In exercising the appeal power, the board of adjustment has all the powers of the administrative official from whom the appeal is taken. The board of adjustment may affirm or may, upon the concurring vote of at least 3 members, reverse, wholly or in part, or modify the decision being appealed.
4. In acting on the appeal, the board of adjustment must grant to the official's decision a presumption of correctness, placing the burden of persuasion of error on the appellant.

70.140-H Review Criteria

The decision being appealed may be reversed or wholly or partly modified only if the board of adjustment finds that the land use administrator, the development administrator or other administrative official erred.

70.140-I Appeals

Board of adjustment decisions may be appealed to District Court in accordance with [75.010-K](#).

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-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	RS-3	Neighborhood	Residential
West	RS-3	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 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

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

Planned Bike/Ped Facilities:

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 28%. 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.

Parks & Open Space: Swan Lake is located nearby to the south of the subject property.

Site Photos



View east from South Trenton Avenue, March 2025 (Image from Google Street View)

Sample Motion

I move to *affirm/reverse* the administrative decision by the Tulsa Preservation Commission in Historic Preservation Permit application number HP-0742-2026 to expansion of a fence in the street yard, finding:

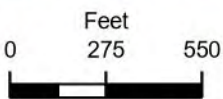
- that the Tulsa Preservation Commission *acted appropriately/erred* in its denial of HP-0742-2026.

Property Description

LT 16 BLK 14, 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



Subject
Tract

BOA-24026

19-13 07

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

Aerial Photo Date: 2025



3.7

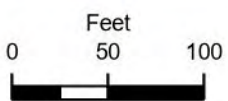


E 16TH ST S

S TRENTON AVE

S STROOST AVE

E 17TH ST S



Subject Tract

BOA-24026

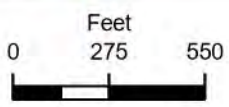
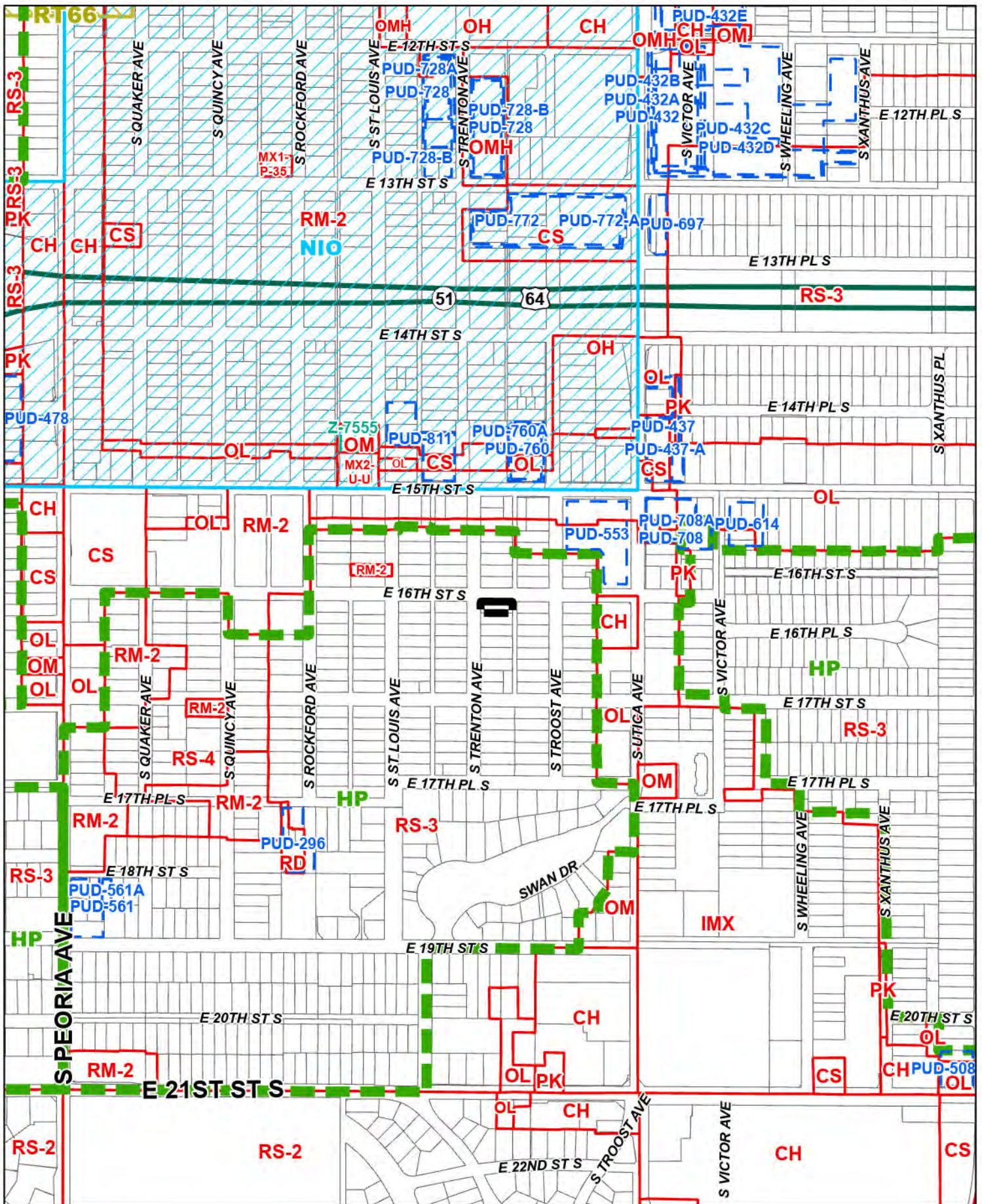
19-13 07

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

Aerial Photo Date: 2025



3.8

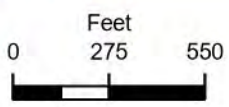
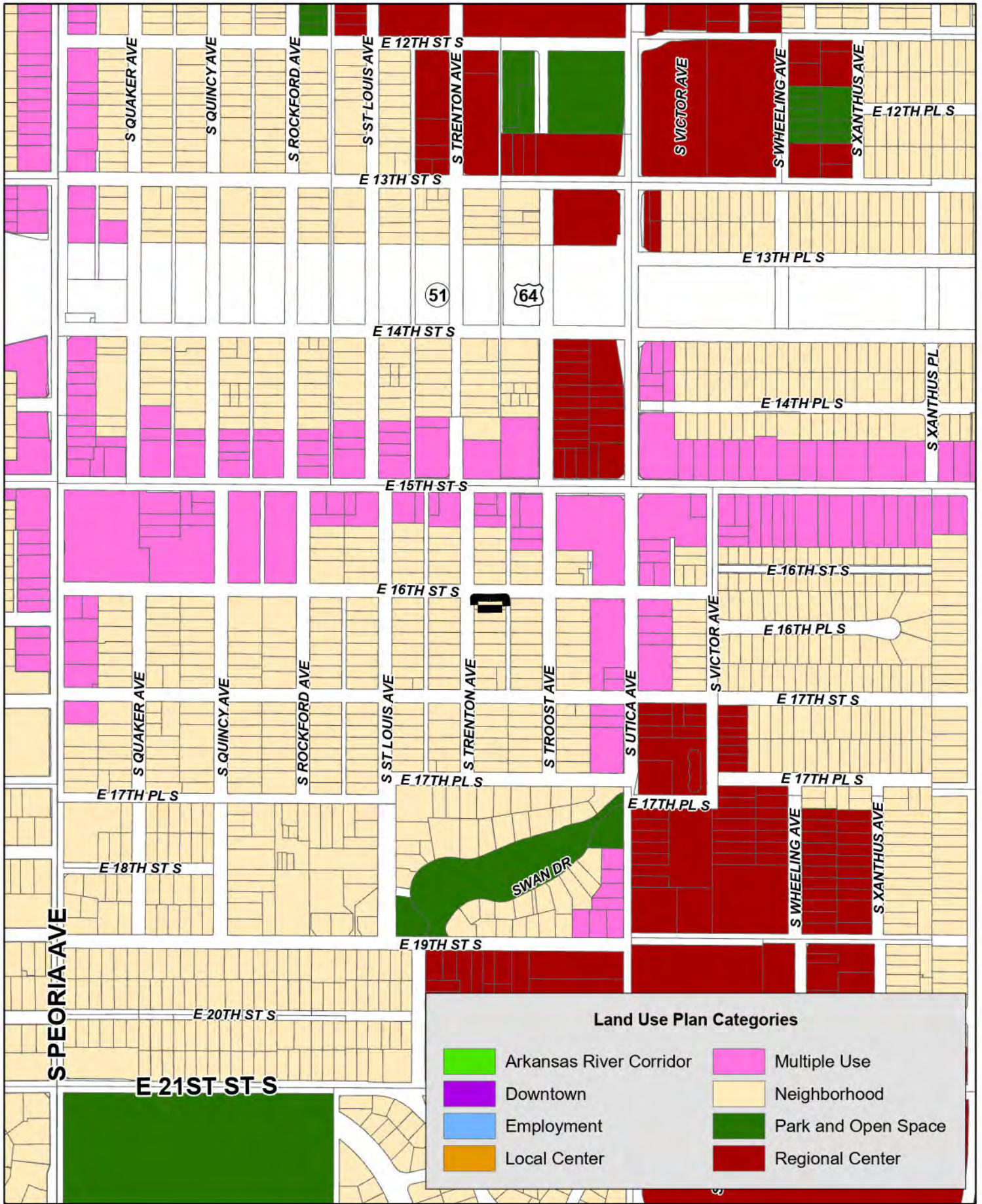


Subject Tract

BOA-24026

19-13 07





Subject Tract

BOA-24026

19-13 07



Special Exceptions

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

Other existing properties in the area

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Concert

Conditions

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

If your application is approved, you will likely need additional permits.

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.



kazar

TECHNOLOGY GROUP

Hello everyone concerned. I would like to discuss the appeal of the fence at 1601 South Trenton Ave.

The fence was already an established structure on the property. The 30 feet of additional fencing was built along the north side of the property to satisfy an essential concern for the residents. The additional fencing creates an essential partition on the property for the tenants to keep their children and pets in a safe and protected environment. The detached garage and previously limited fencing did not allow for a secure and safe area to keep the residents' children and pets safe while in the backyard.

The fence also creates necessary privacy and safety. Without the fence, the living areas of the house are completely exposed, both the interior and exterior living spaces. The privacy and safety of the residents accordingly is most certainly compromised.

The extension of the fence creates valuable space from what was otherwise an unusable part of the property. The north side of the property was not accessible or utilized because of the open nature of the space. It was unsafe and left a vulnerability with the exposure of the property. The orientation of the corner lot leaves the tenants at an unfair disadvantage compared to the other homes that are not situated on corner lots. Most homes in the neighborhood are protected by fences, and some fences are much taller than six feet. The safety and privacy of the residents in those homes are not compromised as compared to residents living on a corner lot. There is a certain neighbor, the complainant, that desires to see the windows of this home and he claims his view is currently obstructed by the fence in question. However, this neighbor does not share the same safety and privacy concerns as do the residents that live on corner lots, and currently enjoys a very tall fence around his own home.

The precedent for the fence has already long been established by other homes in the neighborhood located on corner lots. There are many examples of this throughout Swan Lake. These fences are constructed and maintained in good taste, and the fences do not detract or diminish from the architectural elements of the homes in any way. The fence in question is essential to ensure the privacy, safety, and full enjoyment of the property by the residents, in the very same way all the other fences in the neighborhood provide the residents of those homes the opportunity to enjoy privacy and to fully utilize their property and the space they have on their lots. This current precedent established by the others is no different than the fence in question. The standard has been set long ago in the area, and I am respectfully requesting equal and fair consideration. Thank you.

Kind Regards,

Kevin Kallstrom
Owner, 1601 S Trenton Ave



NOTICE OF DENIAL OF HISTORIC PRESERVATION PERMIT

An Historic Preservation Permit for work described below has been denied under the Zoning Ordinance of the City of Tulsa (Section 70.070) to **Kazar Holdings, LLC**, for the address of **1601 South Trenton Avenue**, Tulsa, Oklahoma, located in the **Swan Lake Historic Preservation Overlay District**.

DENIED PROPOSAL

1. Expansion of fence in street yard

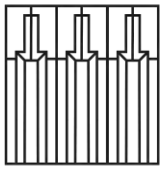
Performance of any work described under the Denied Proposal is a violation of the Zoning Ordinance and may result in the revocation of Building Permits and/or code enforcement.

A handwritten signature in black ink that reads "Felicity Good". The signature is written in a cursive style and is positioned above a horizontal line.

Felicity Good
Historic Preservation Officer (Interim), City of Tulsa

Date of decision: March 5, 2026

Number: HP-0742-2026



HP PERMIT NUMBER: HP-0742-2026

PROPERTY ADDRESS: 1601 South Trenton Avenue

DISTRICT: Swan Lake

APPLICANT: Kevin Kallstrom

OWNER: Kazar Holdings LLC

A. CASE ITEMS FOR CONSIDERATION

1. Expansion of fence in street yard
Work completed without an historic preservation permit

B. BACKGROUND

DATE OF CONSTRUCTION: ca. 1918

ZONED HISTORIC PRESERVATION: 1994

NATIONAL REGISTER LISTING: Swan Lake 1998; Additional Documentation 2009

CONTRIBUTING STRUCTURE: Yes

STYLE/CONSTRUCTION:

This one-story residence with weatherboard siding was a National Folk house with Bungalow/Craftsman renovations. It has a cross-gabled composition shingle roof with a brick chimney on the side. The glazed door and 1/1 double hung windows have wood surrounds. The hipped and gabled screened partial porch has brick balustrades and piers with slanted wood columns. At the rear is a detached garage.

(National Register of Historic Places, Swan Lake Historic District, NRIS #98000140)

PREVIOUS ACTIONS:

COA – September 15, 1998 – Determined Exempt by Staff

Replace concrete driveway by widening it 6” on each side and replace concrete sidewalk leading from drive to house

C. ISSUES AND CONSIDERATIONS

1. Proposed is the expansion of the six-foot (6’-0”) tall, wooden privacy fence that encloses the rear yard and detached garage. The work has been completed. The previous fence connected to the northeast (rear) corner of the residence. The new fence extends across a portion of the north (side) façade and connects to the north side of the house just east of the chimney.

During the review on February 26, 2026, the Historic Preservation (HP) Permit Subcommittee discussed several options for the fence, including reducing its height to allow some visibility of the north façade. The HP Permit Subcommittee preferred to complete a second review before forwarding the application to the full preservation commission. However, due to the applicant’s upcoming travel and work schedule, the subcommittee forwarded the application to the preservation commission without a recommendation.

2. Reference: *Tulsa Zoning Code*
SECTION 70.070-F Standards and Review Criteria

In its review of HP permit applications, the preservation commission must use the adopted design guidelines to evaluate the proposed work and must, to the greatest extent possible, strive to affect a fair balance between the purposes and intent of HP district regulations and the desires and need of the property owner. In addition, the preservation commission must consider the following specific factors:

1. The degree to which the proposed work is consistent with the applicable design guidelines;
2. The degree to which the proposed work would destroy or alter all or part of the historic resource;
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource;
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource; and
5. The purposes and intent of the HP district regulations and this zoning code.

3. Reference: *Unified Design Guidelines – Residential Structures*

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.1 General Requirements

- A.1.1 Retain and preserve the existing historic architectural elements of your home.
- A.1.2 If replacement of historic architectural elements is necessary, match the size, shape, pattern, texture, and directional orientation of the original historic elements.
- A.1.3 Ensure that work is consistent with the architectural style and period details of your home.
- A.1.4 Return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING, AND SIGNAGE

G.1 Landscape Features

- G.1.1 Retain and preserve original historic walls, fencing, lighting, planters, and other landscape features through repair.
- G.1.2 Removal of historic landscape features will be considered on a case-by-case basis. Removal of non-historic landscape features can be staff-approved.
- G.1.3 Ensure that new landscape features are appropriate to the style of your home and consistent with the historic elements found along the same street and within the district.
- G.1.4 Use fencing materials that are consistent with the historic fencing found along the same street and within the district. Chain-link fencing, wire fencing (12 gauge or less), vinyl fencing, or any fencing that blocks the view of structures is not allowed.
- G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.
- .1 Elmwood – dry-stack retaining walls are not allowed



1995



1995



Left: View south from 16th Street



Right: View southeast from 16th Street



Left: View south from 16th Street



Right: View east from 16th Street



Left: View southeast from 16th Street



Right: View south from 16th Street



Left: View southwest from 16th Street



Right: Image showing height of fence (6'-0")



Dimensions of fence



Left: Depth of fence



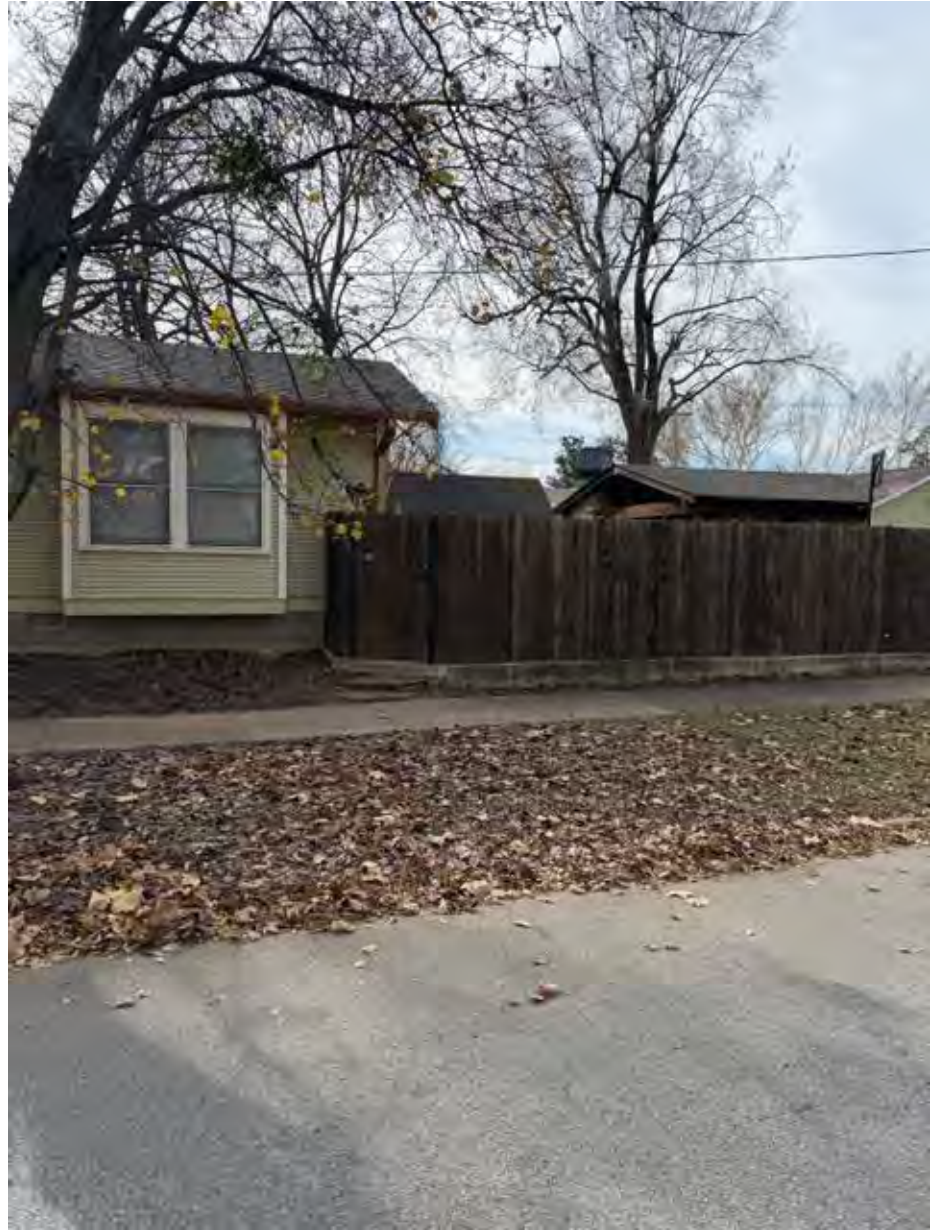
Right: Fence at 1604 S. Troost Ave., to the east of subject property



Left: Alley behind subject property



Right: Fence at 1604 S. Troost Ave., to the east of subject property



Fence at 1604 S. Troost Ave., to the east of subject property



Fence at 1604 S. Troost Ave., to the east of subject property



Historic Preservation Permit APPLICATION FORM

ATTACHMENT A: SUBMITTAL MATERIALS

PROJECT DESCRIPTION

Give a detailed description and justification for each repair, alteration, new construction, or demolition planned. Include description and condition of affected existing materials. Attach additional pages as needed.

Extended existing wooden fence with a similar wooden fence, approximately 40 feet, where there were existing posts from what appeared to be a previous fence.

PROJECT CHECKLIST

- Digital color photographs of each elevation of the site, building(s), and project area(s) provided by email or memory device only. **No external storage account invitations.**
- Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.
- Site plan, no larger than 11x17, to scale with dimensions and north arrow showing location of structures and project area or landscape features in respect to building line, property line, and adjacent structures on all sides.
- Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls, additions, and new construction
- Window Survey Form for proposed window repair or replacement (see **Attachment B**)

FOR ADDITIONS AND NEW CONSTRUCTION, THE FOLLOWING ARE REQUIRED IN ADDITION TO THE ABOVE:

- Site Plan, Floor Plans, and Elevations should be at a scale of 1 inch = 20 feet, or greater
- Architectural rendering (optional)
- Legal description of the property as recorded on the deed
- Location of all existing and proposed structure(s), with front and side setback distances indicated
- Percentage of slope on lot
- Location of existing and proposed retaining walls, sidewalks, and driveways with front and side setbacks indicated
- An additional site plan showing approximate height, width and front setback of proposed project and all adjacent structures to show relationship to neighborhood
- Floor plan to scale with dimensions required for additions and new construction

ATTACHMENT B: WINDOW SURVEY FORM (if applicable- see Window Repair and Replacement Guide)

Commissioner Turner asked if the stucco bulkheads would remain, and Mr. Oakes stated they would. Commissioner Parker suggested that the rock face block is a character defining feature of the home and removing it would violate the Unified Design Guidelines. She pointed out Guideline A.2.1, which direct owners to retain and preserve original historic wall materials and character defining details. Commissioner Grant stated that he would not be in support of applying stucco to the tumbled block stem wall, which was character defining, but he would be open to the idea of applying stucco to the piers. Commissioner Parker stated that it would be inappropriate to have the piers textured in stucco. Commissioner Hood pointed out that the photograph evidence shows that the rock face block is the original fabric of the home, and the guidelines are very specific about repair rather than removal of original features. Commissioner Townsend wondered about the mix of materials among the stem wall, piers, and bulkheads. Commissioner Grant asked if the bulkheads were original, and Commissioner Parker replied that they likely were not because the caps on the bulkheads were concrete, in contrast to the limestone caps on the porch columns. Commissioner McKee agreed that she could not support covering the stem wall in stucco. Commissioner Grant again expressed a willingness to support stucco on the piers, but Commissioner Parker stated that matching the non-original bulkheads would be the wrong choice. Commissioner Hood pointed out Guideline A.1.4, which directs owners to return the structure to its original historic appearance using physical or pictorial evidence, rather than conjectural designs.

714 N. Denver Ave.

Commissioner Turner made a motion to deny the application as presented. The motion was seconded by Commissioner Ellington. The motion passed unanimously.

Cited Guideline(s): A.1.1 and A.1.2

In Favor: Grant, Ellington, Hood, Johannsen, McKee, Parker, Townsend, Turner

Opposed: None

Abstaining: None

Not Present: Evans, Sanders

2. HP-0742-2026 / 1601 S. Trenton Ave. (Swan Lake)

Applicant: Kevin Kallstrom

Proposals:

1. Expansion of fence in street yard

Felicity Good stated that the applicant had already expanded the six-foot (6'-0") fence in the street yard across the north side of the house to create a dog run for tenants, as the main backyard was exposed when the driveway gate was open. She noted that the Historic Preservation Permit Subcommittee had suggested alternatives and requested revisions to the application but forwarded the application without a recommendation due to the applicant's schedule constraints. Commissioner Ellington reported that the subcommittee suggested reducing the fence height to make the house's northern facade more visible or relocating the dog run to the south side of the house, which is outside the street yard and not subject to review. Kevin Kallstrom stated that the unpermitted fence construction was due to ignorance of the specific requirements for fences in historic preservation overlays. He pointed out that he had found several examples of other corner lots in the neighborhood with similar or even taller fences in the same relative area. Commissioner Grant stated that a six-foot (6'-0") solid fence within a street yard would not have been approved by the commission under current guidelines because it obstructs the view of the structure. He explained that other similar fences in the neighborhood were likely built without permits or were present prior to the adoption of the overlay. Commissioner Grant asked if the applicant would be willing to lower the expanded section of the fence to four feet (4'-

0"). Mr. Kallstrom stated that he would be okay with it if it would not create problems for his tenants, who have dogs. He stated that he and the subcommittee had discussed bringing that portion of the fence down to five feet (5'-0") so that the windows could still be seen and to give security to the tenants. Commissioner Townsend asked about the subcommittee's suggestion to relocate the fence to the south side of the home. Mr. Kallstrom stated that the yard on the south side of the house was only about three feet (3'-0") wide, so it would not make sense to put the fence there. Commissioner Grant noted that even reducing the fence to four feet (4'-0") or five feet (5'-0") would still block some of the windows, especially if the fence is solid. Commissioner Parker cited Guideline G.1.4, which states that any fence that blocks the view of the structure is not allowed. She noted that fences in the street yard are meant to be something like a picket fence or a lattice fence. She expressed that she could not support a solid four-foot (4'-0") or five-foot-tall (5'-0") fence because it would be too tall and would block the visibility of the windows.

1601 S. Trenton Ave. (Swan Lake)

Commissioner Ellington made a motion to deny the application as presented. The motion was seconded by Commissioner Parker. The motion passed by majority.

Cited Guideline(s): G.1.1 and G.1.4

In Favor: Grant, Ellington, Hood, Johannsen, McKee, Parker, Townsend

Opposed: Turner

Abstaining: None

Not Present: Evans, Sanders

3. HP-0750-2026 / 1132 E. 20th St. (North Maple Ridge)

Applicant: Stephanie and Michael Madsen

Proposals:

1. Replacement of window on south side of residence

Commissioner Parker, having expressed a conflict of interest, recused and exited the room at 4:37 p.m.

Stephanie Madsen stated that the window being replaced is a non-original casement window, likely added around the time of a designer showcase event in the early 2000s, and is the only casement window on the house. She noted that the proposed new window matched the style of windows used in a previously approved renovation and addition project on the home, ensuring it would be in keeping with the other windows and look historically accurate. Commissioner Grant asked if the proposed window will be the same width as the existing window opening. Ms. Madsen confirmed that it would be the same width with wide trim on the sides but would be a little shorter. Commissioner Turner asked if the header and sills would match their current appearance, and Ms. Madsen confirmed they would.

1132 E. 20th St. (North Maple Ridge)

Commissioner Turner made a motion to approve the application as presented. The motion was seconded by Commissioner Grant. The motion passed unanimously.

Cited Guideline(s): A.1.2 and A.1.3

In Favor: Grant, Ellington, Hood, Johannsen, McKee, Townsend, Turner

Opposed: None

Abstaining: None

Recused: Parker

Not Present: Evans, Sanders

From: [Michelle Davis](#)
To: [Tulsa Planning Office](#)
Subject: [External Mail] BOA-24026
Date: Wednesday, April 22, 2026 2:38:32 PM

My name is Michelle Davis and my address is 1615 S Trenton Ave. Tulsa, OK 74120.

I have no problem with the fence at 1601 S Trenton Ave. The reason why this family needed to have this done is because they have children. Unfortunately a convicted pedophile lives on the street and any time he knows children are out he gabs his dog and goes on the prowl for children. I know that you have already been provided the needed documentation to prove what I have stated is correct.

Please do not assist this man in making it easier for him to look in the windows and intrude on this family.

Thank you,
Michelle Davis

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

Comments on case BOA-24026

From paragraph 1: The additional fencing creates an essential partition on the property for the tenants to keep their children and pets in a safe and protected environment. The detached garage and previously limited fencing did not allow for a secure and safe area to keep the residents' children and pets safe while in the backyard.

The additional fencing is open to and a portion of the existing fenced backyard. Yes, there is a parking area and a small garage totally within this space, and cars entering and leaving with the gate being opened and closed still present issues for pets to escape. But adding this small area doesn't change this problem at all. Further, there is absolutely nothing wrong with the existing space. The existing fenced back yard is huge and provides ample room for children to play and dogs to run. Why is this even an issue? Since the current owner has owned the property, none of his tenants have utilized the backyard parking. They park on the street, either on 16th or on Trenton.

From paragraph 2: The fence also creates necessary privacy and safety. Without the fence, the living areas of the house are completely exposed, both the interior and exterior living spaces. The privacy and safety of the residents accordingly is most certainly compromised.

The new fence does not increase necessary safety. It is a small area, about 300 sf and is a minor portion of the significantly larger back yard. While fencing does increase privacy, so do curtains and blinds.

From paragraph 3: The extension of the fence creates valuable space from what was otherwise an unusable part of the property. The north side of the property was not accessible or utilized because of the open nature of the space. It was unsafe and left a vulnerability with the exposure of the property.

Few properties have usable side yards due to limiting property lines. Why does this small space have to be usable with such a huge, fenced backyard?

From paragraph 4: The orientation of the corner lot leaves the tenants at an unfair disadvantage compared to the other homes that are not situated on corner lots. Most homes in the neighborhood are protected by fences, and some fences are much taller than six feet. The safety and privacy of the residents in those homes are not compromised as compared to residents living on a corner lot. There is a certain neighbor, the complainant, that desires to see the windows of this home and he claims his view is currently obstructed by the fence in question. However, this neighbor does not share the same safety and privacy concerns as do the residents that live on corner lots, and currently enjoys a very tall fence around his own home.

The home's location as a corner lot does not automatically confer the right to add fencing. Between Peoria and Utica, there are over a dozen houses occupying corner lots, all with the side of the house facing 16th Street. Not one of these has a privacy fence obscuring this façade. Two

of them have a few feet of the very back portion within a privacy fence, but their side facades are totally open to the street. All of them use curtains and blinds.

Additional thoughts: The other residences mentioned aren't corner lots, and their fences aren't in street yards. I love the Swan Lake neighborhood and have lived here nearly 50 years. There is no greater pleasure for me than walking through the neighborhood with my dog, looking at the beautiful landscaping and yards. However, I fear that granting this request will set a bad precedent. The homeowner on the south side of this property has previously stated to me his desire to build a street yard privacy fence, and if he sees his next door neighbor doing it, he might be so emboldened. And so on down the street.

Respectively submitted,
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