



Board of Adjustment

**Staff Report
BOA-24033**

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

Owner and Applicant Information

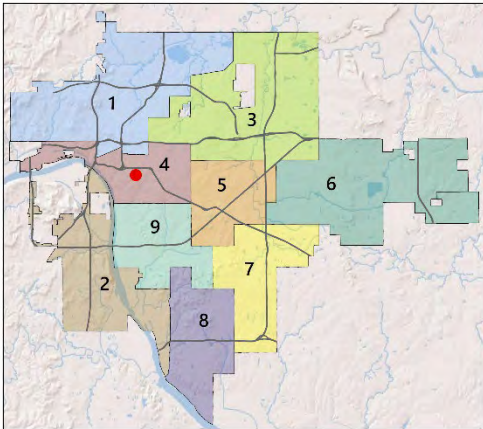
Applicant: Mike Thedford, Wallace Design Collective
Property Owner: Andolinis Holdings LLC

Property Location

1601 East 15th Street South
Tract Size: ±0.22 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
County Commission: District 1, Stan Sallee

Public Notice Required

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

Request Summary

Variance to reduce the required 10-foot street setback in the CS district (Section 15.030, Table 15-3).

Zoning

Zoning District: CH, CS
Zoning Overlays: NIO

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use
Small Area Plans: N/A
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: Sharrow

Environment

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

Staff Analysis

The applicant is requesting a to reduce the required 10-foot street setback in the CS district (Section 15.030, Table 15-3). The proposed building is 3 feet from the property line. The applicant is requesting 7 feet of relief.

Table 15-3: O, C and I District Lot and Building Regulations

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	-	-	-	10,000	-	-	-	-	-	-	-
Minimum Street Frontage (feet) [4]	50	50	50	-	50	50	-	-	50	50	50
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	-	-	-	-	-	-	-	-	-	-	-
Min. Open Space per Unit (sq. ft.)	-	-	-	-	-	-	-	-	-	-	-
Building Setbacks (feet)											
Street [1]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R, or R district	10	10[2]	10[2]	10	10[2]	10[2]	-	-	75[3]	75[3]	75[3]
From O district	-	-	-	-	-	-	-	-	75[3]	75[3]	75[3]
Max. Building Coverage (% of lot)	-	-	-	-	-	-	-	-	-	-	-
Maximum Building Height (feet)	35	-	-	-	-	-	-	-	-	-	-

Relevant Case History

- BOA-01882, December 11, 1946; The BOA granted the applicant permission to manufacture hair tonic in their residence.
- BOA-06094, November 19, 1968; The BOA granted a setback variance from the north property line to permit an apartment building.
- BOA-15322, December 7, 1989; The BOA granted a variance of the required parking ratio.

Statement of Hardship

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

Comprehensive Plan Considerations

Land Use Plan

The 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	RM-2, NIO	Neighborhood	Commercial Retail
East	RM-2, OL, CH, NIO, PUD-760	Multiple Use	Commercial Retail
South	CH	Multiple Use	Commercial Retail
West	RM-2, CS, CH, NIO, PUD-811	Multiple Use	Commercial Retail

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: East 15th Street South runs parallel to the south side of the subject property and is classified as a Urban Arterial, which has a planned minimum 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: The 2015 GO Plan recommends a Sharrow along East 15th Street South

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

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 11%. 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 northeast from South Trenton Avenue, March 2025 (Image from Google Street View)

Sample Motion

I move to approve or deny variance to reduce the required street setback in the CS district from 10 feet to 3 feet (Section 15.030, Table 15-3),

- 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:

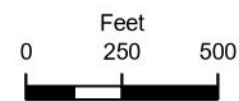
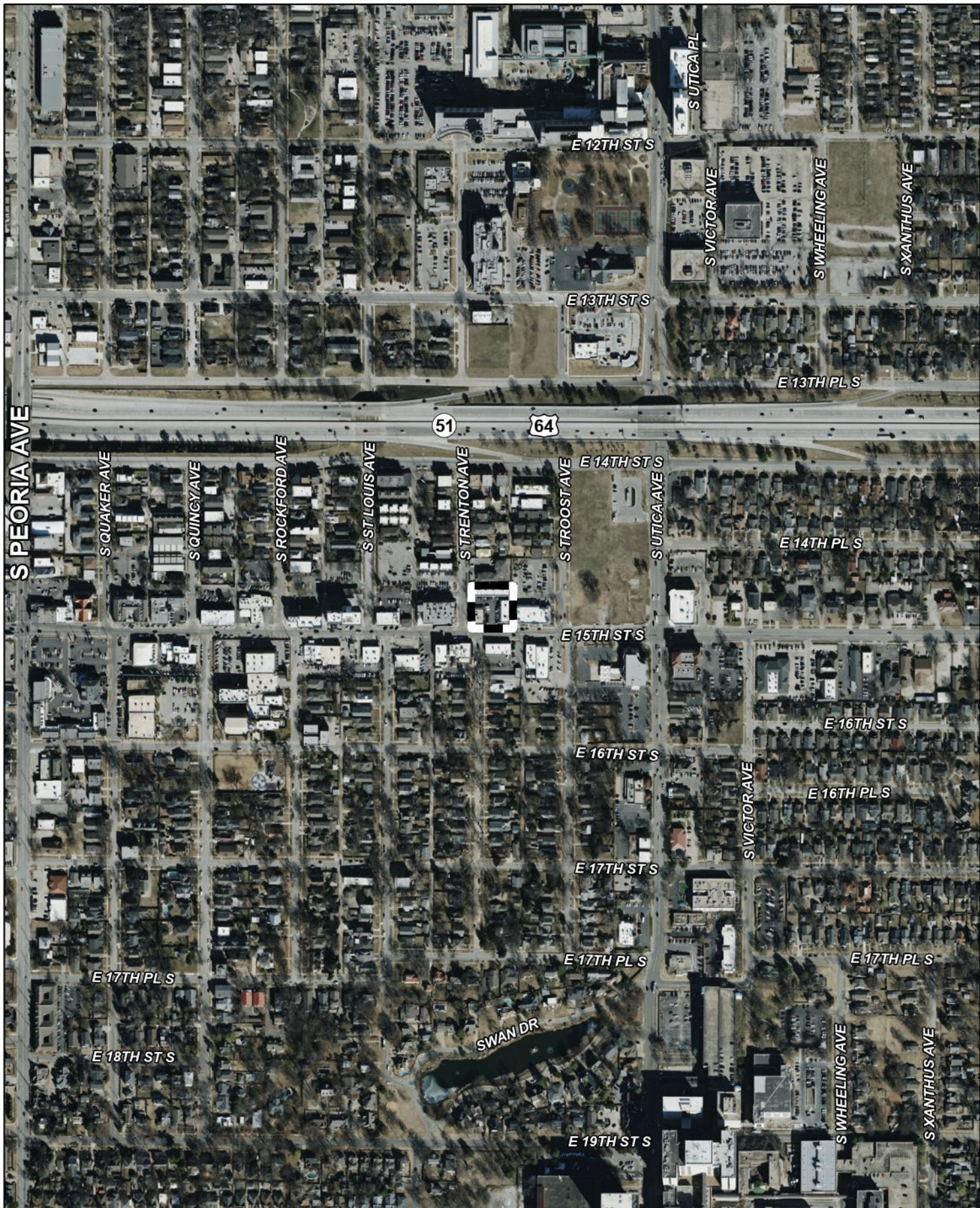
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement 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

UNIT 3 & 34.48 INT IN COMMON ELEMENTS IN CHERRY STREET SQUARE BEING LTS 13 THRU 16 BLK 1, CLARK'S 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-24033

19-13 07

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

Aerial Photo Date: 2025



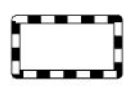
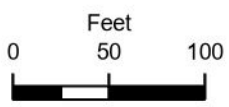


STRENTON AVE

S STROOST AVE

E 15TH ST S

S STRENTON AVE



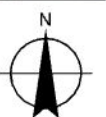
Subject Tract

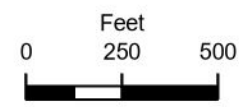
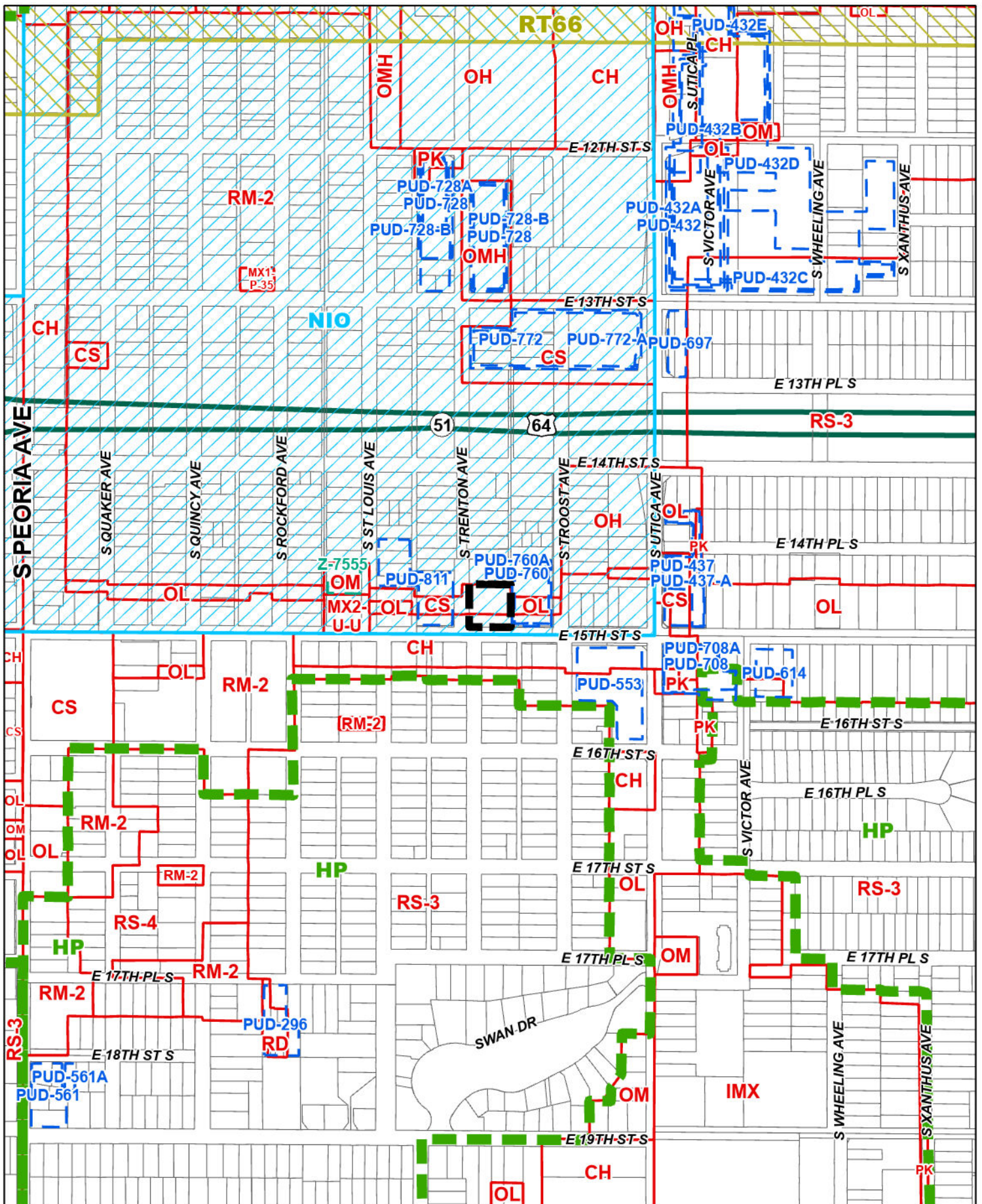
BOA-24033

19-13 07

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

Aerial Photo Date: 2025

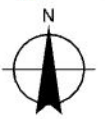


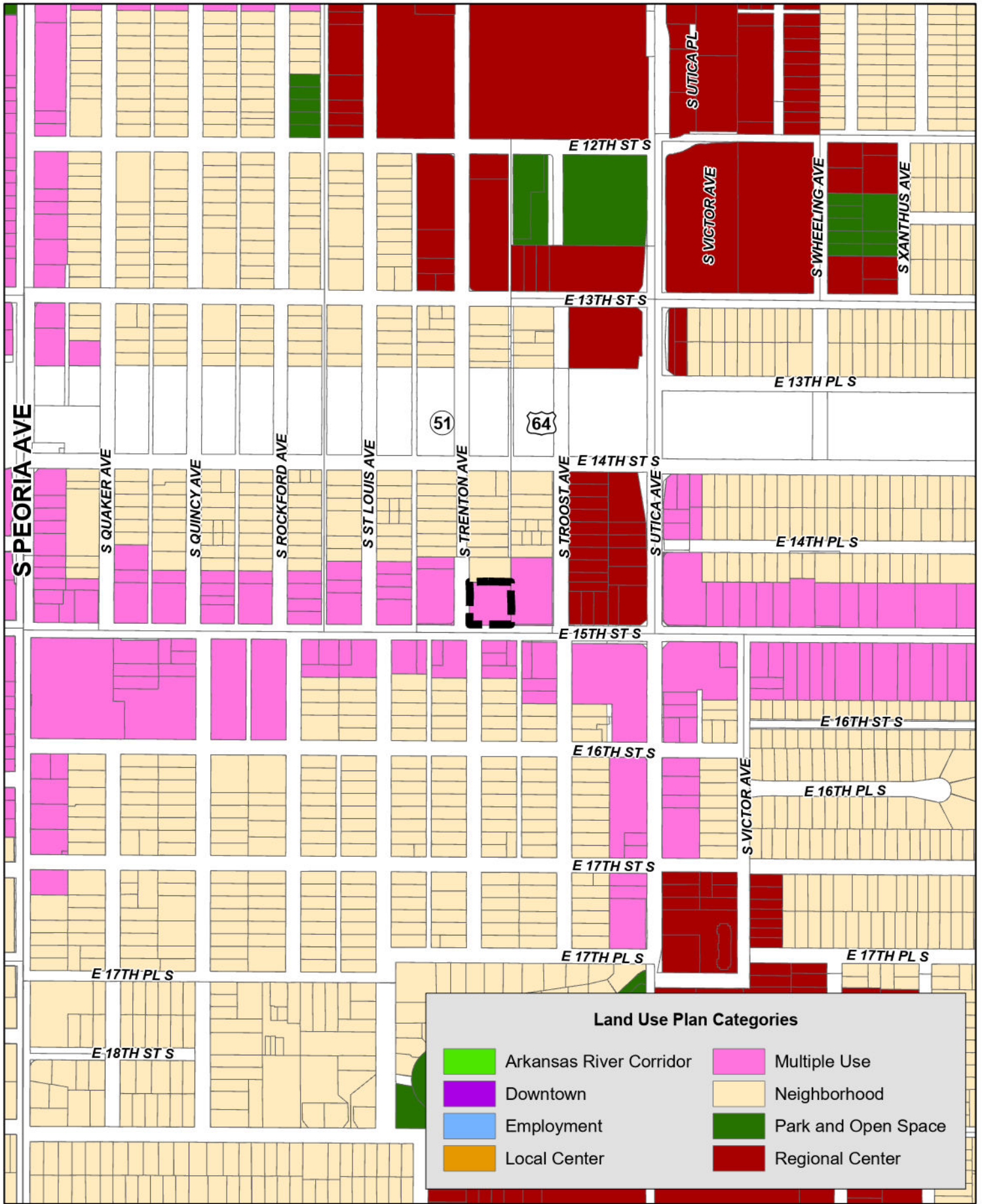


 Subject Tract









BOA-24033

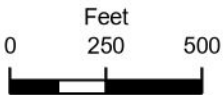
19-13 07





Land Use Plan Categories

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

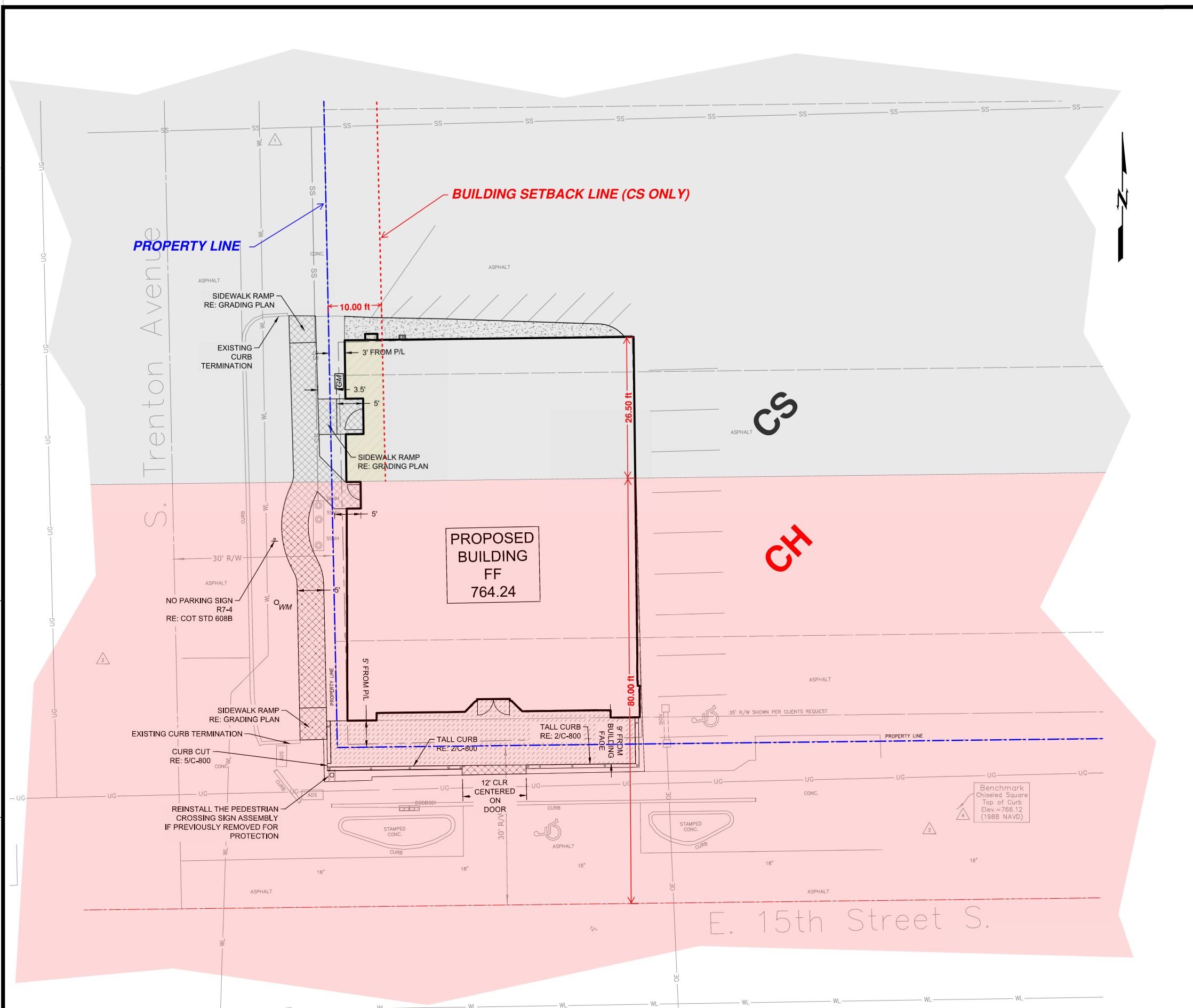


 Subject Tract

BOA-24033

19-13 07





VOISIN - 1601 EAST 15TH



wallace
design
collective

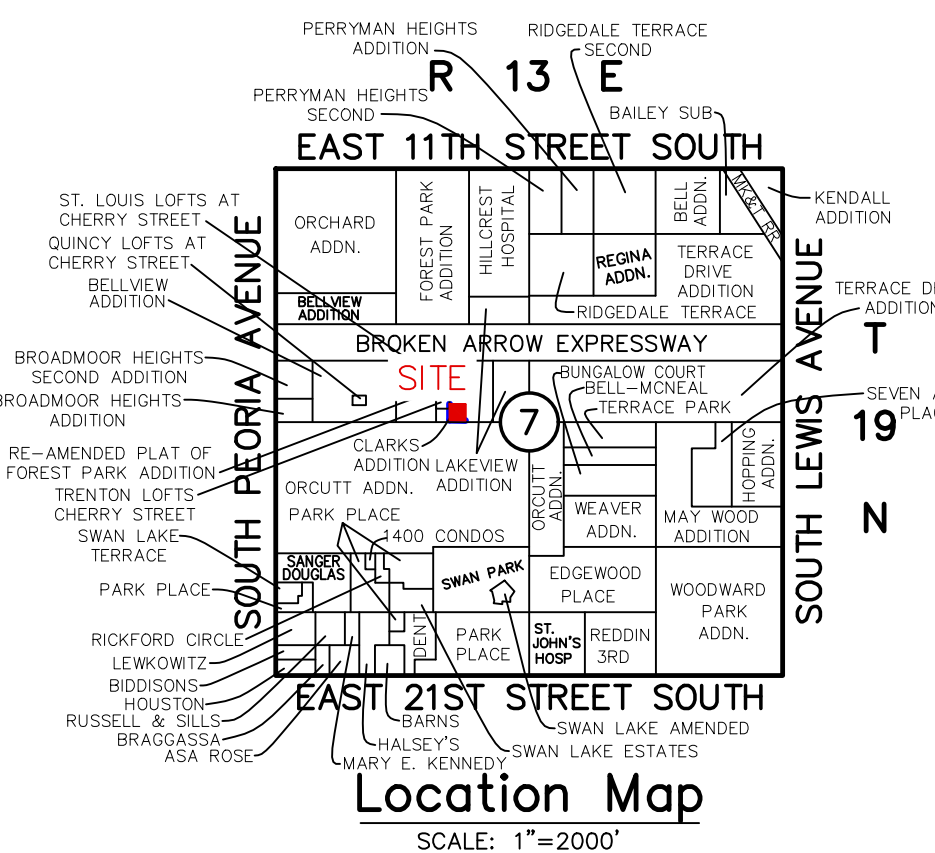
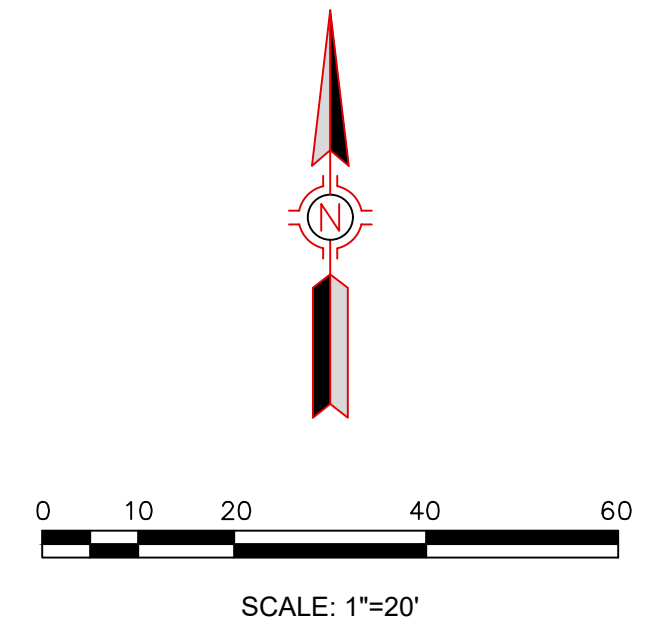
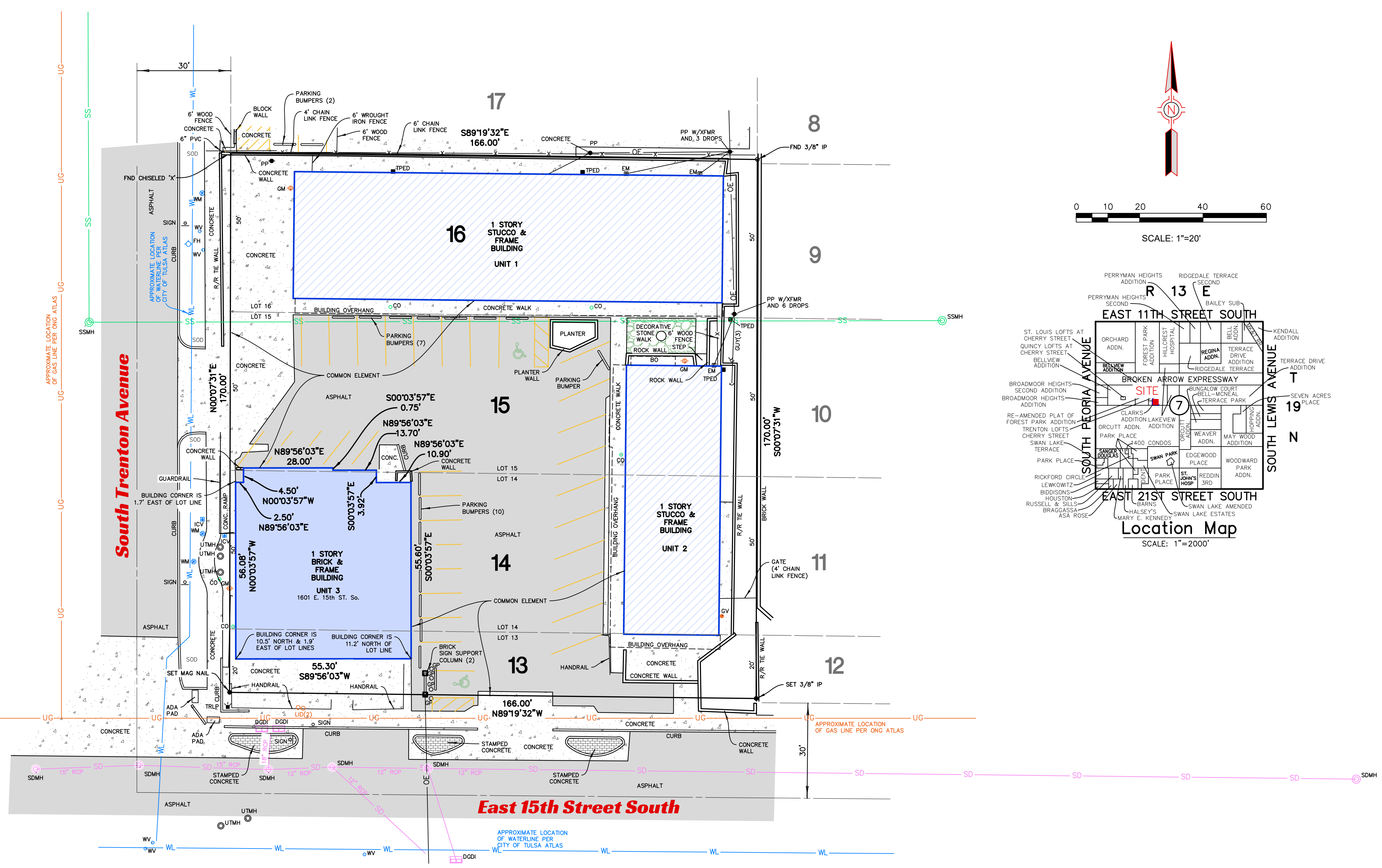
1601 EAST 15TH STREET
TULSA, OKLAHOMA 74120

OWNER:
ANDRZEJ RYZA
1601 EAST 15TH STREET
TULSA, OKLAHOMA 74120

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
wallace.design

Schedule B-II Exceptions

10. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING SETBACK LINES CONTAINED IN THE CERTIFICATE OF DEDICATION AND AS SHOWN ON PLAT NO. 246 OF CLARK ADDITION, DATED AUGUST 15, 1917, FILED AUGUST 15, 1917 AS DOCUMENT NO. 100101 AND RECORDED IN BOOK 2, PAGE 277 WHICH DOES NOT PROVIDE FOR A FORFEITURE OF REVERSION OF INTEREST.
11. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING SETBACK LINES CONTAINED IN THE CERTIFICATE OF DEDICATION AND AS SHOWN ON PLAT OF FOREST PARK ADDITION, DATED OCTOBER 4, 1906, FILED OCTOBER 4, 1906 AS DOCUMENT NO. 1002 AND RECORDED IN BOOK 8, PAGE 541; DEED OF DEDICATION, DATED OCTOBER 4, 1906, FILED JUNE 30, 1908 AS DOCUMENT NO. 3703 AND RECORDED IN BOOK 37, PAGE 108; AND DEED OF DEDICATION, DATED MAY 17, 1910, FILED MAY 17, 1910 AS DOCUMENT NO. 22347 AND RECORDED IN BOOK 79, PAGE 488.
12. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING SETBACK LINES CONTAINED IN THE THE PLAT AND AS SHOWN ON PLAT OF AMENDED PLAT OF FOREST PARK ADDITION, FILED MAY 17, 2010 AS DOCUMENT NO. 56 AND RECORDED IN BOOK 2, PAGE 10.
13. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING SETBACK LINES CONTAINED IN THE THE PLAT AND AS SHOWN ON PLAT OF RE-AMENDED PLAT OF FOREST PARK ADDITION, FILED APRIL 8, 2011 AS DOCUMENT NO. 49 AND RECORDED IN BOOK 2, PAGE 43.
14. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING SETBACK LINES CONTAINED IN THE DECLARATION OF UNIT OWNERSHIP ESTATE AND AS SHOWN ON PLAT OF CHERRY STREET SQUARE, DATED MAY 19, 1997, FILED MAY 22, 1997 AS DOCUMENT NO. 45420 AND RECORDED IN BOOK 5917, PAGE 714; AMENDMENT TO DECLARATION OF UNIT OWNERSHIP, DATED MAY 19, 2011, FILED MAY 20, 2011 AS DOCUMENT NO. 2011043676.
15. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CONTRACT IN FAVOR OF THE CITY OF TULSA, OKLAHOMA, A MUNICIPAL CORPORATION, DATED DECEMBER 16, 1946, FILED FEBRUARY 20, 1947 AS DOCUMENT NO. 791600 AND RECORDED IN BOOK 1783, PAGE 117 IN THE OFFICE OF THE TULSA COUNTY CLERK.
16. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CONTRACT IN FAVOR OF THE CITY OF TULSA, OKLAHOMA, DATED JULY 27, 1978, DOCUMENT NO. 692841 RECORDED IN BOOK 4344, PAGE 4916 IN THE OFFICE OF THE TULSA COUNTY CLERK. (PERMIT TO ERECT A SIGN 6' WIDE AND 28' HIGH CONSTRUCTED 30' FROM CENTERLINE OF STREET. EXACT LOCATION IS NOT SPECIFIED.)
17. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF TENANCY IN COMMON AGREEMENT BY AND BETWEEN C. ROBERT LEIKAM, TRUSTEE OF THE CARL ROBERT LEIKAM REVOCABLE TRUST DATED JUNE 19, 1980, R. KIP LEIKAM, ROBERT K. LEIKAM, JR., AND JAMES A. LEIKAM, DATED SEPTEMBER 28, 2011, FILED SEPTEMBER 28, 2011 AS DOCUMENT NO. 2011084489 IN THE OFFICE OF THE TULSA COUNTY CLERK.



Legend

ACC	ACCESS
A/C	AIR CONDITIONER
BLDG	BUILDING
B/L	BUILDING SETBACK LINE
BO	BUILDING OVERHANG
BW	BOTTOM OF WALL
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
COMP	CORRUGATED METAL PIPE
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CPED	CABLE TELEVISION PEDESTAL
DGDI	DOUBLE GRATE DROP INLET
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
FDC	FIRE DIRECT CONNECTION
FF	FINISH FLOOR
FL	FIRE HYDRANT FLOWLINE (INVERT)
FNC	FENCE
FND	FOUND
FP	FLAGPOLE
G	GUTTER
GL	GROUND LIGHT
GM	GAS METER
GP	GUARD POST
GR	GAS RISER
GD	GLY DOWN
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
IP	LIMITS OF NO ACCESS
LNA	LP
MA/E	MUTUAL ACCESS EASEMENT
MB	MAIL BOX
ML	METAL LID
MW	MONITOR WELL
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OU	OVERHEAD UTILITIES
PP	POWER POLE
PPT	POWER POLE W/ TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SC	SUPPORT COLUMN
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGI	SINGLE GRATE DROP INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TO	TOP OF INLET GRATE
TGDI	TRIPLE GRATE DROP INLET
TH	TOP OF HEADWALL
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF MANHOLE RIM
TSMH	TRAFFIC SIGNAL MANHOLE
TRSL	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDERGROUND CABLE
UE	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
U/E	UTILITY EASEMENT
ULM	UNDERGROUND LINE MARKER
UT	UNDERGROUND TELEPHONE
UTMH	UTILITY MANHOLE
W	WATERLINE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WS	WATER SPIGOT
WXR	WATER TRANSFORMER
(1)	FIELD BEARING/DISTANCE
(P)	LEGAL BEARING/DISTANCE
(g)	GRID BEARING

REVISION	BY	DATE

FILE:	1913.0700	SURVEY BY:	CDM
ORDER:	18696	DRAWN BY:	MK
BOOK:		CHECKED BY:	SAC
DATE:	4/8/2021	SCALE:	1"=20'

ALTA/NSPS Land Title Survey
of
Unit No. 3 of Lots 13, 14, 15 & 16, Block 1
Clark's Addition
City of Tulsa, Tulsa County, Oklahoma



Miscellaneous Notes

- ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES, IN SERVICE OR ABANDONED, ARE SHOWN HEREON. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING.
- THE PROPERTY DESCRIBED HEREON: UNIT NO. 3 CONTAINS 3,260 SQ. FT. OR 0.075 ACRES. COMMON ELEMENT CONTAINS 17,015 SQ. FT. OR 0.39 ACRES. (COMMON ELEMENT IS LOTS 13, 14, 15 AND 16 LESS UNITS 1, 2 AND 3.)
- THE BEARING BASE FOR THIS SURVEY IS ASSUMED USING N 89°19'32" W AS THE SOUTH LINE OF LOT 13.
- THE PROPERTY DESCRIBED HEREON CONTAINS A TOTAL OF 30 STRIPED PARKING SPACES ONE OF WHICH IS DESIGNATED AS HANDICAPPED.
- WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 401430240L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. (PER: <https://msc.fema.gov/portal/>)
- ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. G-107515, WITH A COMMITMENT DATE OF MARCH 16, 2021, ARE SHOWN OR NOTED HEREON.

Legal Description

UNIT NO. 3, OF THE CHERRY STREET SQUARE UNIT OWNERSHIP ESTATES, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF UNIT OWNERSHIP ESTATE FOR CHERRY STREET SQUARE, DATED MAY 19, 1997, RECORDED ON MAY 22, 1997, IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA, AS DOCUMENT NO. 97045420, RECORDED IN BOOK 5917 AT PAGE 714.

BEING A PART OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16), BLOCK ONE (1), CLARK'S ADDITION TO TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Surveyor's Certification

WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO:
ANDOLINI'S HOLDINGS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
SECURITY BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR
ALLIANT NATIONAL TITLE INSURANCE COMPANY
GUARANTY TITLE COMPANY, LLC

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 & 16 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON MARCH 29, 2021.

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 8TH DAY OF APRIL, 2021.



SISEMORE & ASSOCIATES, INC.
BY: *[Signature]*
SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@sw-assoc.com

SISEMORE & ASSOCIATES
Surveying - Civil Engineering - Land Planning
6660 South Sheridan Road
Suite 210 - Tulsa, Oklahoma 74133
Phone: (918) 685-3600
Fax: (918) 685-3668
C.A. No. 24261
Exp. Date 6/30/21
(www.sw-assoc.com)

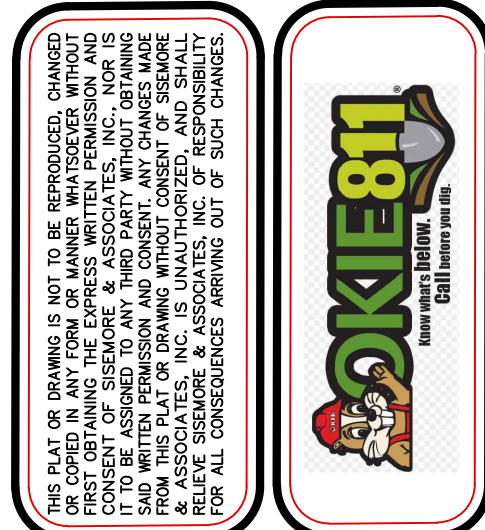
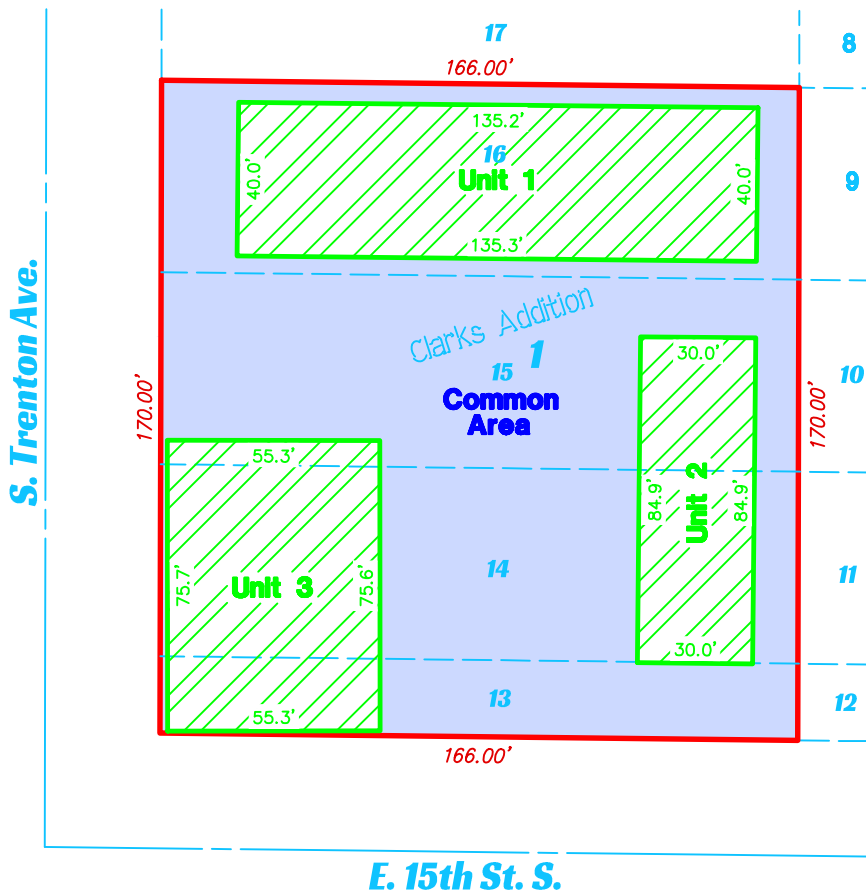


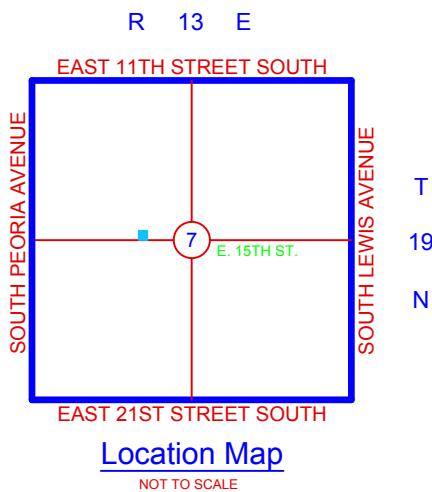
Exhibit A

Lots 13, 14 15 & 16, Block 1 Clarks Addition

City of Tulsa, Tulsa County, Oklahoma



SCALE: 1"=50'



UNIT 1 = 5,410 SQ. FT.
 UNIT 2 = 2,546 SQ. FT.
 UNIT 3 = 4,184 SQ. FT.
COMMON AREA = 16,080 SQ. FT
TOTAL AREA = 28,220 SQ. FT.

SISEMORE & ASSOCIATES

Surveying ~ Civil Engineering ~ Land Planning

6660 South Sheridan Road Phone: (918) 665-3600
 Suite 210 - Tulsa, Oklahoma 74133 Fax: (918) 665-8668
 C.A. No. 2421 Exp. Date 6/30/27
 (www.sisemoreandassociates.com)



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

BLDC-236937-2026 (1601 E 15TH ST S Tulsa, OK 74120) Markup Summary #1

BLDC-236937-2026 (7)



Subject: BLDC-236937-2026
Page Label: 6
Author: Barbara
Date: 2/16/2026 1:10:36 PM
Color: ■

Sec 55.090-C: Stall Size. Parking spaces must be at least 8.5 feet in width and 18 feet in length, exclusive of access drives and aisles. In parking areas where permanent wheel stops have been installed, 2.5 feet of the parking space length (depth) beyond the wheel stop may be counted as part of the required stall length if that area is unobstructed.
REVIEW COMMENT: Parking stalls are 7'-8" x 15'-0" with the accessible stall at 12'-7" as measured to the bollards. Parking stalls are too small. Provide parking stalls with dimensions in accordance with code.



Subject: BLDC-236937-2026
Page Label: 6
Author: Barbara
Date: 2/16/2026 1:10:33 PM
Color: ■

(FYI. Information)
REVIEW COMMENT: Each new sign requires a separate Sign Permit.



Subject: BLDC-236937-2026
Page Label: 6
Author: Barbara
Date: 2/16/2026 1:10:40 PM
Color: ■

Sec 5.030 + Table 15-3: C District Lot and Building Regulations. Building Street Setback in a CS-District is 10-foot from the right-of-way (ROW).
REVIEW COMMENT: 15th Street is considered an Urban Arterial/Main Street with a 35-foot ROW as measured from the street centerline; S Trenton Ave has a 30-foot ROW as measured from the street centerline. The proposed building is located within the Building Setbacks. OPTIONS: (1) revise the building to meet the required setbacks OR (2) coordinate with the Tulsa Planning Office to apply for a Board of Adjustment (BOA) review (tulsaplanning@cityoftulsa.org or 918-596-7526) and submit the approved BOA.

Note from Planning: Lot is CS & CH, setback variance is only applicable to CS zoned portion

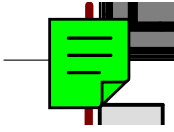


DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



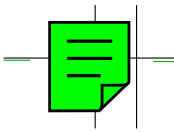
Subject: BLDC-236937-2026
Page Label: 6
Author: Barbara
Date: 2/16/2026 1:13:29 PM
Color: ■

Sec 65.040: Street Trees. At least one large tree is required per 30 feet of street frontage.
REVIEW COMMENT: No streets are proposed. OPTIONS: (1) install Street Trees in accordance with code OR (2) coordinate with the Tulsa Planning Office to apply for a Alternative Compliance Landscape and screening Plan (tulsaplanning@cityoftulsa.org or 918-596-7526) and submit the approved Alternative Compliance Landscape Plan OR (3) coordinate with the Tulsa Planning Office to apply for a Board of Adjustment (BOA) review (tulsaplanning@cityoftulsa.org or 918-596-7526) and submit the approved BOA.



Subject: BLDC-236937-2026
Page Label: 2
Author: Barbara
Date: 2/16/2026 11:38:02 AM
Color: ■

Chpt 67|Outdoor Lighting.
REVIEW COMMENT: No outdoor lighting is shown and no notes indicate that no outdoor lighting is to be installed. OPTIONS: (1) submit an outdoor lighting plan in accordance with code OR (2) clarify that no new outdoor lighting is proposed.



Subject: BLDC-236937-2026
Page Label: 6
Author: Barbara
Date: 2/16/2026 12:10:24 PM
Color: ■

Sec 55.060-B.1 + Table 55-3: Short-term Bicycle Parking. Short-term bicycle parking spaces must be provided in accordance with the minimum ratios in Table 55-3.
REVIEW COMMENT: No bicycle parking is proposed. Submit a plan with bicycle parking in accordance with code.

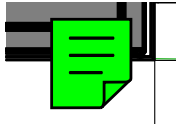


DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: BLDC-236937-2026
Page Label: 6
Author: Barbara
Date: 2/16/2026 1:14:03 PM
Color: ■

Sec 65.090-C: Irrigation. All required landscaped areas must be provided with irrigation in accordance with one of the code presented 2 options.
REVIEW COMMENT: No required landscape is shown; no required irrigation is shown. OPTIONS: (1) submit an irrigation in accordance with code OR (2) coordinate with the Tulsa Planning Office to apply for a Alternative Compliance Landscape and screening Plan (tulsaplanning@cityoftulsa.org or 918-596-7526) and submit the approved Alternative Compliance Landscape Plan OR (3) coordinate with the Tulsa Planning Office to apply for a Board of Adjustment (BOA) review (tulsaplanning@cityoftulsa.org or 918-596-7526) and submit the approved BOA.

Note (24)



Subject: Note
Page Label: [6] C-600 UTILITY PLAN
Author: Kylan
Date: 2/20/2026 11:24:07 AM
Color: ■

Is there a proposed fire service connection for the proposed building?



Subject: Note
Page Label: 49
Author: CC
Date: 2/27/2026 12:02:48 PM
Color: ■

Per City of Tulsa requirements, please remove "For Reference Only" and add seal, signature, and date to seal.



Subject: Note
Page Label: 50
Author: CC
Date: 2/27/2026 12:02:57 PM
Color: ■

Per City of Tulsa requirements, please remove "For Reference Only" and add seal, signature, and date to seal.



Subject: Note
Page Label: 51
Author: CC
Date: 2/27/2026 12:03:02 PM
Color: ■

Per City of Tulsa requirements, please remove "For Reference Only" and add seal, signature, and date to seal.

Variances

Proof of Hardship

The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Below, describe how your request satisfies **each** of these conditions.

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

The overall concept of the previously approved condo development created limited area for each separate unit building. The proposed building will be located within the area designated as Unit 3, which is in the same general location as the previous building. For the new building location, there was a primary focus on conforming to the current zoning code and the E 15th St S ultimate right-of-way frontage. The location of the new west wall is on the same plane as the previous building's west wall.

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

Literal enforcement of the subject zoning code would significantly limit the effective use of the previously established, subject building site in a thriving development on Cherry Street.

3. 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;

The conditions related to a previously established development with buildings crossing a split zoning line creates a unique circumstances which is generally not applicable to any property within any zoning classification, or the subject property zoning classifications.

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

The practical difficulty and unnecessary hardship was created by an evolving zoning code under previous ownership.

5. That the variance to be granted is the *minimum* variance that will afford relief;

In an attempt to build a similar sized structure as previously built on the subject site, the variance request for the rear 27 feet of one wall on the west side is the minimum variance that will afford relief.

6. 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

If granted, the variance will not alter, but will enhance the essential character of Cherry Street.

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

The purposes, spirit, and intent of the zoning code and comprehensive plan will not be impacted by the variance to be granted.