Board of Adjustment

Staff Report
BOA-24117

Hearing Date: October 27, 2026
Prepared by: Christopher Willis
ctwillis@cityoftulsa.org
918-596-7620

Owner and Applicant Information

Applicant: Katherine Ormond

Property Owner: Steve & Corey Crabtree

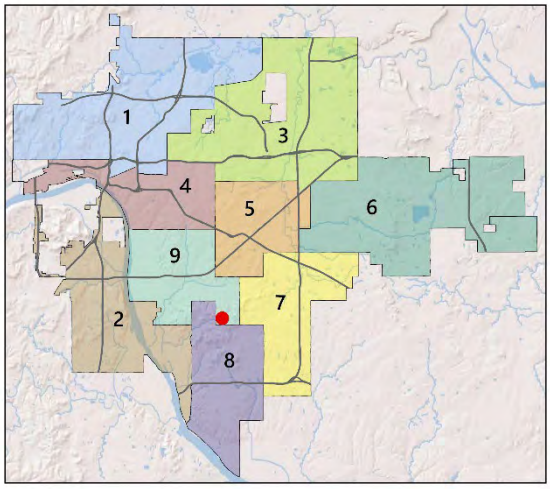
Property Location

6915 South Canton Avenue East

Tract Size: ±0.45 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Carol Bush
County Commission: District 3, Kelly Dunkerly

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300' radius – min. 10 days in advance
Posted Sign – min. 10 days in advance

Request Summary

Special Exception to permit an assisted living facility in the OL district (Section 15.020, Table 15-2).

Zoning

Zoning District: OL

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

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 permit an assisted living facility in the OL district (Section 15.020, Table 15-2). The applicant is proposing to convert an existing 3,738 square foot office building into an assisted living facility.

Section 15.020 Use Regulations

Principal uses are allowed in office, commercial and industrial districts in accordance with Table 15-2.

***

Table 15-1: O, C and I District Use Regulations

USE CATEGORY **Subcategory** Specific use	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
RESIDENTIAL												
Group Living												Section 40.160
Assisted living facility	S	P	P	P	P	P	P	P	–	–	–	

Relevant Case History

- None found.

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:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	OL	Multiple Use	Medical, dental or health practitioner office
East	OL	Multiple Use	Massage Parlor, Financial Services
South	OM, PUD-576	Multiple Use	Bar
West	OM, CS, PUD-260C	Local Center	Hotel/motel

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 Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking,

community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

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

Arterial Traffic per Lane: N/A

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

Tree Canopy Coverage: Tree canopy in the area is 12%. 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 Canton Avenue, November 2024 (Image from Google Street View)

View south from East 69th Place, November 2024 (Image from Google Street View)

Sample Motion

Special Exception

I move to *approve or deny* a special exception to permit an assisted living facility in the OL district (Section 15.020, Table 15-2);

- 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, this zoning code or the comprehensive plan.

Property Description

N132 W150 N220 S470 LT 1 BLK 3, ROLLING HILLS, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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

Feet
0 200 400

Subject Tract

BOA-24117

18-13 03

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

Aerial Photo Date: 2025

N

Feet
0 50 100

Subject Tract

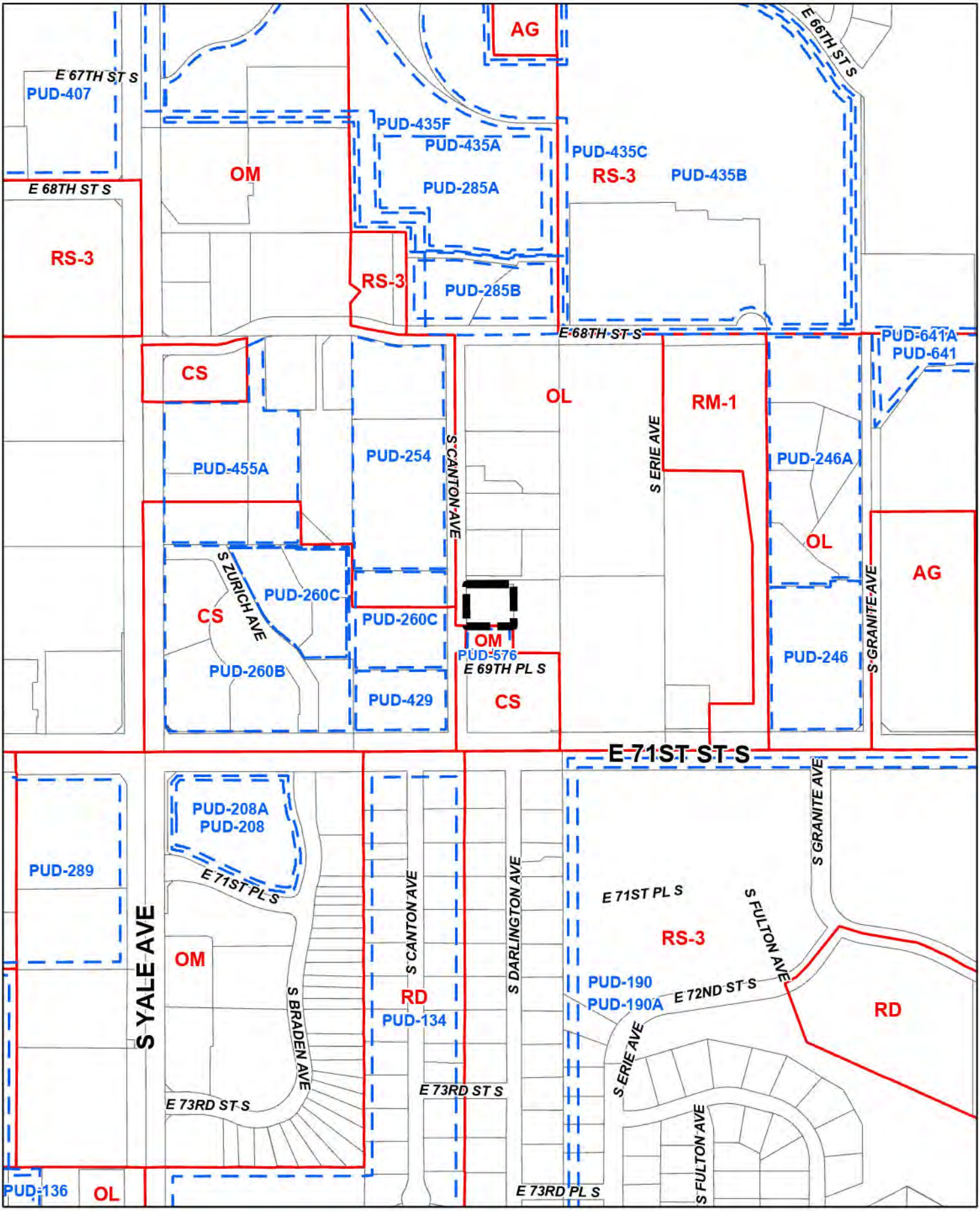
BOA-24117

18-13 03

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

Aerial Photo Date: 2025

N


AG
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PUD-407
PUD-435F
PUD-435A
PUD-435C
OM
RS-3
PUD-435B
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PUD-285A
RS-3
RS-3
PUD-285B
E 68TH ST S
PUD-641A
PUD-641
CS
OL
RM-1
PUD-455A
PUD-254
S CANTON AVE
S ERIE AVE
PUD-246A
OL
S ZURICH AVE
PUD-260C
AG
CS
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OM
PUD-576
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PUD-246
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PUD-260B
PUD-429
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Feet
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200
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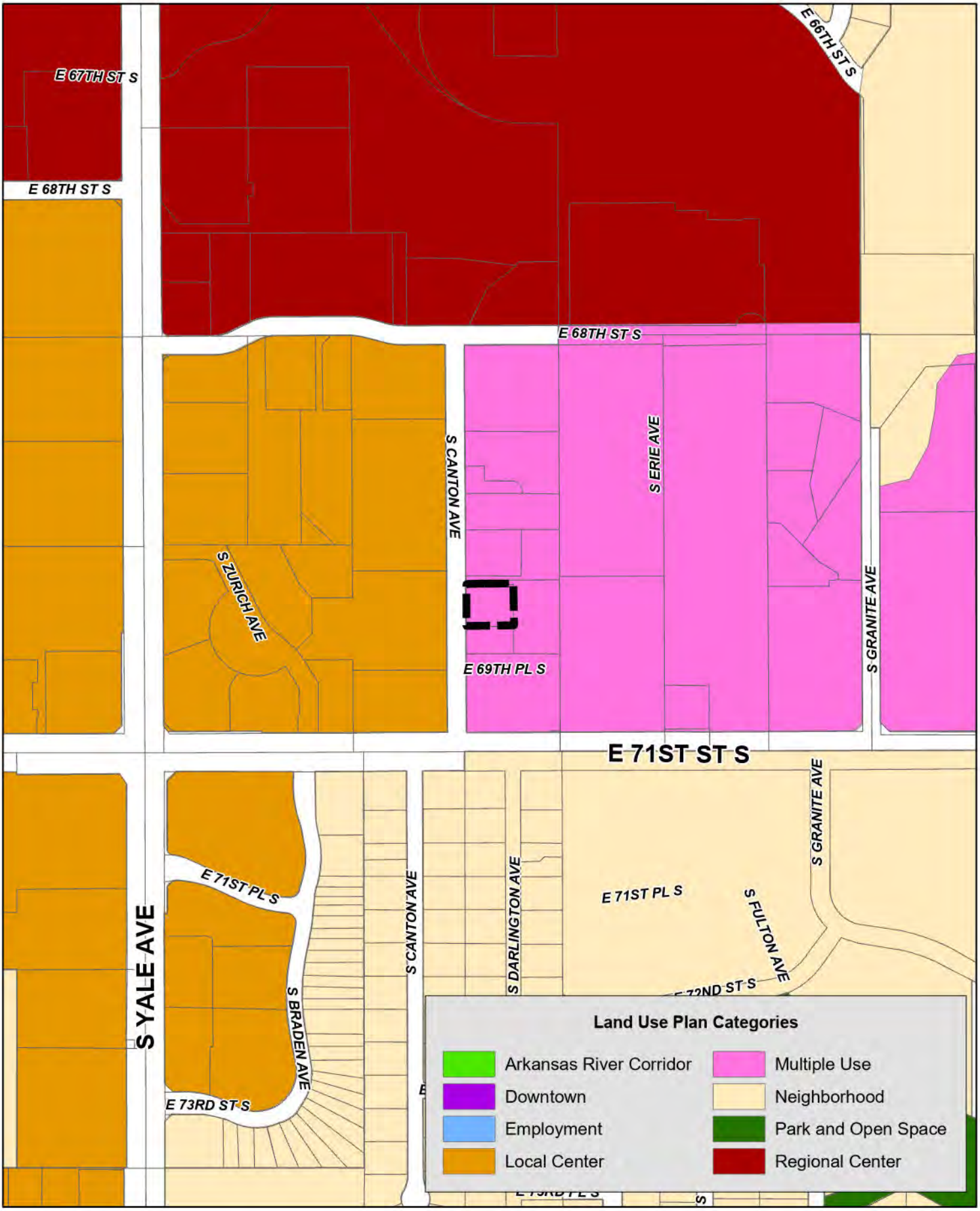
Subject Tract
BOA-24117
18-13 03
N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S CANTON AVE
S DARLINGTON AVE
E 71ST PL S
S FULTON AVE
S GRANITE AVE
E 73RD ST S
Land Use Plan Categories
Arkansas River Corridor
Downtown
Employment
Local Center
Multiple Use
Neighborhood
Park and Open Space
Regional Center
Feet
0
200
400
Subject Tract
BOA-24117
18-13 03
N

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

The proposed assisted living facility is a use specifically contemplated by the Zoning Code in the OL district through the special exception process and is compatible with the surrounding office, medical, hospitality, and commercial uses.

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

The proposed use is low-impact and compatible with adjacent development, with no nearby residentially zoned property and no anticipated adverse effects from noise, traffic, lighting, or outdoor activity.

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.

Letter of Deficiency Requirement

An official Letter of Deficiency (LOD) issued to the Applicant from the City of Tulsa Permit Center must accompany every application. I understand, and take responsibility for, the following:

1. All requirements set forth in the LOD must be met, or the relief detailed in the LOD must be sought in an application to the Board of Adjustment (BOA) for any of the requirements which cannot be met. If the applicant does not request the relief detailed in the LOD, additional BOA action may be required, which may result in significant delays during the building permit process.

2. If the plans reviewed by the City for the issuance of the LOD are changed, the plans must be re-submitted to the City, and an additional LOD may be issued based upon the new plans which may result in additional requirements or an additional application to the Board being necessary.

I hereby certify that I have read and understand the above LOD requirements for the subject property.

Katherine Ormond 9/23/24
Applicant Signature Date

Platting/Subdivision Compliance Review Requirement

A platting requirement or subdivision conformance review is in place for the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, as follows:

> For any land which has been rezoned to a zoning classification upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.2.b of the City of Tulsa Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.

Katherine Ormond 9/23/24
Applicant Signature Date

Mailing Authorization and Release

I authorize City of Tulsa staff to obtain property owners' names and addresses as required for this application. I understand that City of Tulsa staff will use County Assessor data to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes.

I hereby release and forever discharge the City of Tulsa, its agents and successors, from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by the City of Tulsa as required in this application.

Katherine Ormond 9/23/24
Applicant Signature Date

Neighbor Communications

Advance communication with surrounding neighbors is encouraged by the Board of Adjustment, Planning Commission, and City Council to help educate applicants and neighbors about one another's interests; resolve issues in a manner that respects those interests; and identify unresolved issues before initiation of formal public hearings.

Applicants are encouraged to submit a summary of their communication and engagement with neighbors at or before the first required public hearing. The recommended content of such summaries is as follows:

a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);

b. How information about the proposal was shared with neighbors (mailings, workshops, meetings, open houses, fliers, door-to-door handouts, etc.);

c. Who was involved in the discussions;

d. Suggestions and concerns raised by neighbors; and

e. What specific changes (if any) were considered and/or made as a result of the neighbor communications.

Katherine Ormond 9/23/26
Applicant Signature Date

LEGEND	
T.D. = TRAVEL DISTANCE	XX'
1 HR RATED PARTITION (UL 465)	
EXIT INFORMATION	XX" EXIT WIDTH PROVIDED
NEW FIRE EXTINGUISHER CABINET 2-PROVIDED (SEMI-RECESSED)	FEC

AREA SCHEDULE		
Department	Area	Occupancy
	13 SF	
BATHROOM	325 SF	
COMMON AREA	680 SF	
CORRIDOR	663 SF	
DOUBLE ROOM	419 SF	
KITCHEN	167 SF	
OFFICE	105 SF	
RECEPTION	263 SF	
SINGLE ROOM	1010 SF	
UTILITY	94 SF	
Grand total: 30	3738 SF	

Building Code Summary: 6915 S. Canton Ave, Tulsa, OK
Project Scope: Change of Occupancy and Interior Alteration from Group B (Business / Office) to Group R-4, Condition 2 (Assisted Living Facility, 11 Residents).

General Project Data & Applicable Codes
- **Governing Building Code:** 2018 International Building Code (IBC), with City of Tulsa Amendments
- **Existing Building Code:** 2018 International Existing Building Code (IEBC)
- **Fire Code:** 2018 International Fire Code (IFC)
- **Mechanical Code:** 2018 International Mechanical Code (IMC)
- **Plumbing Code:** 2018 International Plumbing Code (IPC)
- **Energy Conservation Code:** 2018 International Energy Conservation Code (IECC)
- **Accessibility Standard:** ICC A117.1-2009 / 2010 ADA Standards for Accessible Design
- **Zoning Ordinance:** Tulsa Zoning Code, Title 42 (Zoned OL - Office Low)
- **State Licensing Oversight:** Oklahoma State Department of Health (OSDH), OAC 310:663 (Assisted Living Centers)

Occupancy Classification & IEBC Work Scope
- **Existing Occupancy:** Group B (Office)
- **Proposed Occupancy:** Group R-4, Condition 2 (IBC Section 310.5.2)
- *Definition:* Custodial care facility with more than 5 but not more than 16 persons (excluding staff) receiving custodial care, where occupants require verbal or physical assistance to evacuate during an emergency.
- **Licensed Capacity:** 11 resident beds + on-duty staff
- **IEBC Work Category:** Change of Occupancy (IEBC Chapter 10) and Level 2 Alteration (IEBC Chapter 8)
- *Compliance Method:* Prescriptive / Work Area Compliance. Per IEBC Section 1011.1, the new occupancy must comply with full IBC requirements for fire protection, means of egress, and accessibility.

Construction Type, Height & Area Determinations
- **Existing Construction Type:** Type V-B (Combustible, Unprotected) (IBC Section 602.5, Table 601)
- **Existing Building Height / Stories:** 1 Story (approx. 16 ft high)
- **Existing Building Footprint / Gross Area:** 4,262 sq ft
- **Lot Area:** 19,800 sq ft (0.46 Acres)

Allowable Height & Stories (IBC Section 504, Table 504.3 & Table 504.4)
- Allowable Building Height (Type V-B with NFPA 13R): 60 feet (Existing is approx. 16 ft; Complies)
- Allowable Number of Stories (Type V-B with NFPA 13R): 3 stories (Existing is 1 story; Complies)

Allowable Area Determination (IBC Section 506.2 & 506.3)
- Base Allowable Area (Table 506.2, Group R-4, Type V-B with NFPA 13R): 7,000 sq ft
- Frontage Increase (IBC Section 506.3): Not required (alone exceeds the existing building area)
- *Calculation:* 4,262 sq ft actual area 7,000 sq ft allowable area
- *Result:* Compliant without area increase. No fire walls required.

Occupant Load Calculations (IBC Chapter 10, Table 1004.5)
- **Resident Sleeping Areas:** 11 resident rooms (designed for 11 residents single-occupancy; nominal factor: 200 sq ft gross per occupant) = 11 occupants
- **Dining / Activity Common Room:** Estimated 680 sq ft net @ 15 sq ft per person (unconcentrated tables & chairs) = 46 occupants
- **Kitchen:** Estimated 167 sq ft gross @ 200 sq ft per person = 1 occupant
- **Administrative Offices:** Estimated 373 sq ft gross @ 150 sq ft per person = 3 occupants
- **Design Exit Occupant Load:** 61 occupants total (Governs plumbing and egress calculations).

Fire-Resistance Ratings of Structural Elements & Partitions
- **Structural Frame, Roof, and Floor Construction (IBC Table 601, Type V-B):** 0-hour rated
- **Exterior Bearing & Nonbearing Walls (IBC Table 601 & Table 602):** 0-hour rated where Fire Separation Distance 10 to 30 feet.
- **Sleeping Unit Separations (IBC Section 420.2):** Minimum 1-hour fire partition separating resident rooms from each other.
- **Corridor Fire Partitions (IBC Section 420.3 & Table 1020.1):** Minimum 0.5-hour fire-resistance rating separating resident rooms and common areas from the egress corridor. (Rating mandatory for R-4 Condition 2, with NFPA 13R sprinkler system).
- **Corridor Opening Protectives (IBC Section 716.5, Table 716.1(2)):** Minimum 20-minute fire-rated door assemblies (UL 10C / NFPA 252) equipped with smoke/draft gaskets and self-closing or automatic-closing devices.

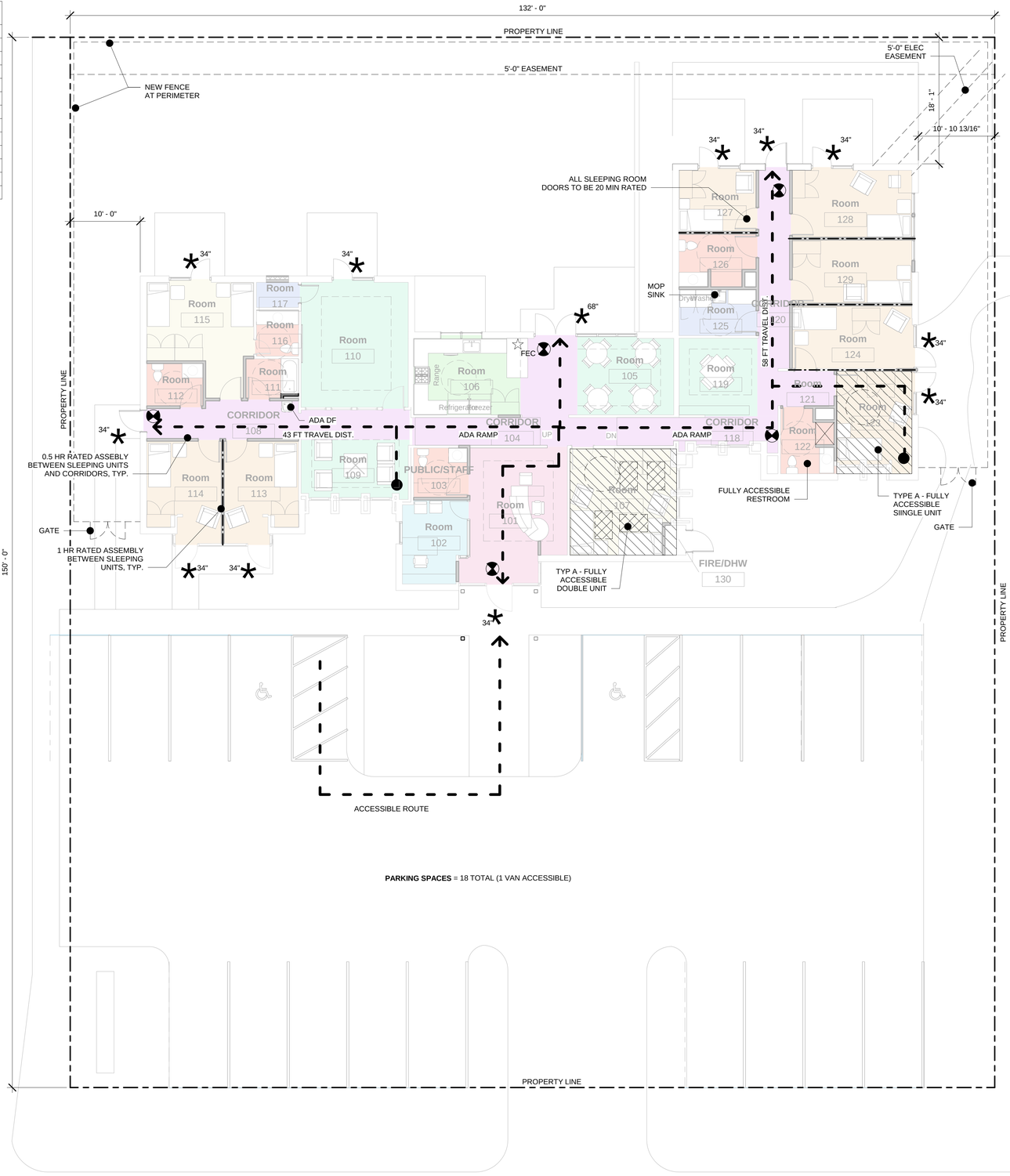
Fire Protection & Life Safety Systems (IBC Chapter 9)
- **Automatic Fire Sprinkler System (IBC Section 903.2.8):** Required throughout the building.
- *System Standard:* NFPA 13R system permitted per IBC Section 903.2.8.3.
- *Attic Fire Protection (IBC Section 903.2.8.3.2):* Sprinkler heads, heat detectors, or draftstopping required in combustible attic spaces.
- **Manual Fire Alarm System (IBC Section 907.2.10.1):** Required. Must include manual fire alarm boxes (pull stations) at each exit doorway.
- **Automatic Smoke Detection (IBC Section 907.2.10.2):** Automatic smoke detectors required in all corridors, common areas open to corridors, and administrative offices.
- **Single- & Multiple-Station Smoke Alarms (IBC Section 907.2.10.3):** Hardwired, interconnected smoke alarms with battery backup required inside each resident sleeping room.
- **Carbon Monoxide Detection (IBC Section 915):** Required if fuel-burning appliances (water heater, furnace, dryer) are present.

Means of Egress (IBC Chapter 10)
- **Number of Exits (IBC Table 1006.3.3(4)):** 2 minimum due to occupant load more than 20 occupants: 4 provided.
- **Minimum Corridor Width (IBC Section 1020.2, Table 1020.2):** Minimum 44 inches required.
- **Dead-End Corridors (IBC Section 1020.4):** 20 ft maximum.
- **Common Path of Egress Travel (IBC Section 1006.2.1):** Maximum 125 feet allowable in a sprinklered building.
- **Exit Access Travel Distance (IBC Section 1017.2, Table 1017.2):** Maximum 250 feet allowable in an NFPA 13R sprinklered R-4 facility.
- **Door Clear Width (IBC Section 1010.1.1):** Minimum 32 inches clear opening width (requires nominal 36-inch doors).
- **Door Hardware (IBC Section 1010.1.9):** Lever-action unlatching hardware operable with a single motion; no tight grasping or pinching required.

Accessibility Requirements (2018 IBC Chapter 11 & ICC A117.1-2009)
- **Accessible Route (IBC Section 1104):** Continuous accessible route required from public right-of-way, accessible parking, and drop-off areas to the primary accessible entrance.
- **Accessible Parking (IBC Section 1106.1 & 1106.5):**
- Total required spaces per zoning: 10 spaces (11 beds 0.5 = 5.5, + 4 staff = 10 spaces).
- Accessible stalls required (1–25 tier): 1 stall.
- Section 1106.5 requires this stall to be van-accessible (11-ft stall + 5-ft aisle or 8-ft stall + 8-ft aisle) with an upright sign showing the International Symbol of Accessibility and "Van Accessible."
- **Resident Sleeping Units Scoping (IBC Section 1107.6.4):**
- *Type A Accessible Units (IBC Section 1107.5.2.1):* R-4 Condition 2 Facilities with units require at least 2 Fully Accessible units.
  - *Standard:* Must fully comply with ICC A117.1 Section 1003 (60-inch bathroom turning circle, 30x48-inch fixture clearances, knee/toe clearance under sink, roll-in or transfer shower with blocking).
- *Type B Adaptable Units (IBC Section 1107.5.2.2):* All remaining 10 resident units must comply with ICC A117.1 Section 1004 (adaptable clearances, 32-inch doors, accessible route).
- **Public / Staff Restrooms (ICC A117.1 Section 604):** Must provide 60-inch turning space, compliant water closet (16–18 inches from centerline to wall), grab bars, and insulated pipes under the lavatory.

Plumbing Fixture Minimums (2018 IPC / IBC Chapter 29, Table 2902.1)
- **Use Classification:** Residential Care / Assisted Living (Group R-4)
- **Water Closets:** 1 per 10 occupants = 2 minimum required (Provided: 4 for residents + 1 common staff/visitor restroom; Exceeds code).
- **Lavatories:** 1 per 10 occupants = 2 minimum required (Provided: 4 for residents + 1 common staff/visitor restroom; Exceeds code).
- **Bathtubs / Showers:** 1 per 8 occupants (11 residents / 8 = 1.375) = 2 minimum required (Provided: 3 for residents; Exceeds code).
- **Service Sink (Mop Sink):** 1 required per IPC Table 2902.1.
- **Drinking Fountain:** 1 required for occupant load 100 (or hi-low cooler/water dispenser meeting ADA reach ranges).

Cooking & Kitchen Exhaust Provisions (IBC Section 420.8 & 2018 IMC)
- **Domestic Cooking Appliances (IBC Section 420.8 / IMC Section 505):** Permitted in Group R-4 without a Type I commercial grease hood, provided the following criteria are met:
- Cooking equipment produces domestic volumes only (serving facility residents and staff).
- Range hood is installed, venting to the exterior or ductless per IMC 505.
- Cooktop is provided with an automatic shutoff device (interlocked with heat sensor or manual 120-minute timer).
- Minimum one 20-B:C portable fire extinguisher mounted within 30 feet of the range.
- *Note:* Review with the Tulsa City-County Health Department (THD) during preliminary food-license plan review to confirm domestic equipment variance under OAC 310:257.



2 BUILDING CODE SUMMARY
1/4" = 1'-0"

1 LIFE SAFETY PLAN
1/8" = 1'-0"

BMH DESIGN
6100 S. YALE AVE, STE 500
TULSA, OKLAHOMA 74133
918.269.3997

CANTON ASSISTED LIVING

6915 S. CANTON AVE.
TULSA, OK

26032

NO	DATE	DESCRIPTION

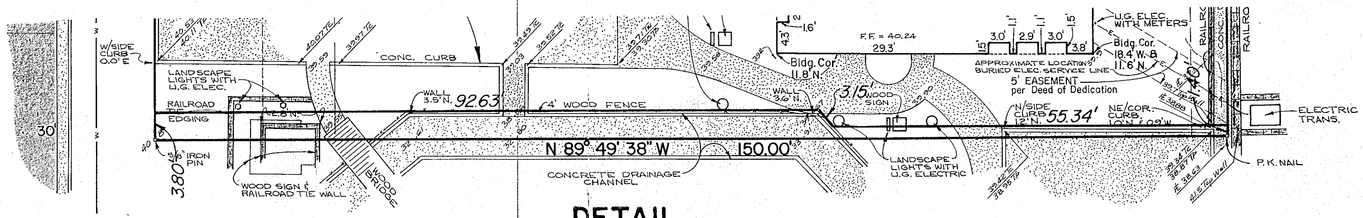
NOT FOR CONSTRUCTION

9/23/26

G1.02

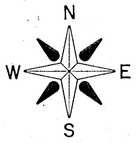
CODE INFORMATION

5.11

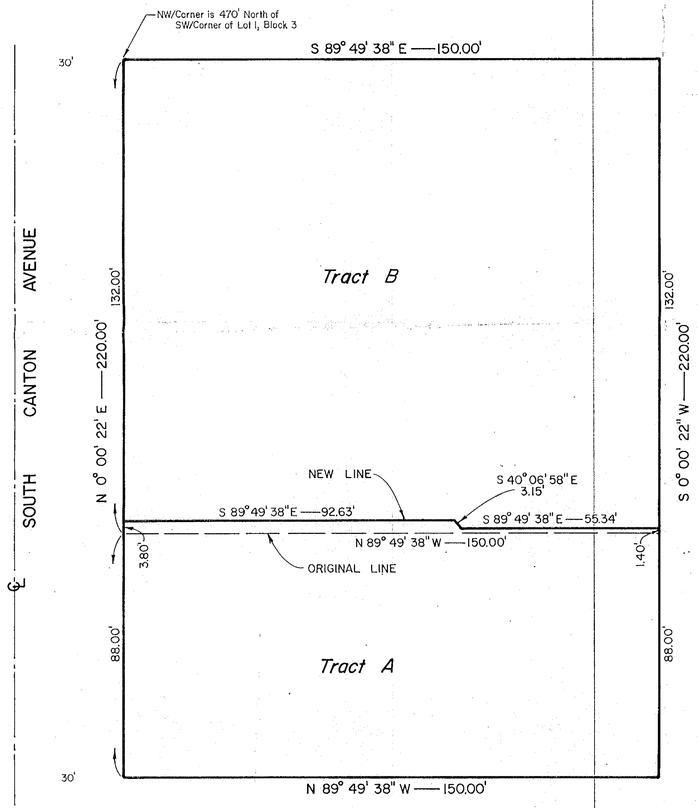


DETAIL

SCALE: 1" = 10'



SCALE: 1" = 20'



TRACT A

The South 88.00 feet of the West 150.00 feet of the North 220.00 feet of the South 470.00 feet of Lot 1, Block 3, BURNING HILLS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, AND, the following described tract, to-wit:

Beginning at a point on the West line of Lot 1, Block 3, BURNING HILLS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat therof, said point being 338.00 feet North of the Southwest corner of said Block 3; thence N 0° 00' 22" E, along the West Line of Block 3, a distance of 3.80 feet to a point; thence S 89° 49' 38" E, and parallel with the South line of Block 3, a distance of 92.63 feet to a point; thence S 40° 06' 58" E a distance of 3.15 feet to a point; thence S 89° 49' 38" E a distance of 55.34 feet to a point; thence S 0° 00' 22" W a distance of 1.40 feet to a point; thence thence N 89° 49' 38" W a distance of 150.00 to the Point of Beginning, and containing 434.59 square feet, more or less.

TRACT B

The North 132.00 feet of the West 150.00 feet of the North 220.00 feet of the South 470.00 feet of Lot 1, Block 3, BURNING HILLS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS AND EXCEPT the following described portion thereof, to-wit:

Beginning at a point on the West line of Lot 1, Block 3, BURNING HILLS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat therof, said point being 338.00 feet North of the Southwest corner of said Block 3; thence N 0° 00' 22" E, along the West Line of Block 3, a distance of 3.80 feet to a point; thence S 89° 49' 38" E, and parallel with the South line of Block 3, a distance of 92.63 feet to a point; thence S 40° 06' 58" E a distance of 3.15 feet to a point; thence S 89° 49' 38" E a distance of 55.34 feet to a point; thence S 0° 00' 22" W a distance of 1.40 feet to a point; thence thence N 89° 49' 38" W a distance of 150.00 to the Point of Beginning, and containing 434.59 square feet, more or less.

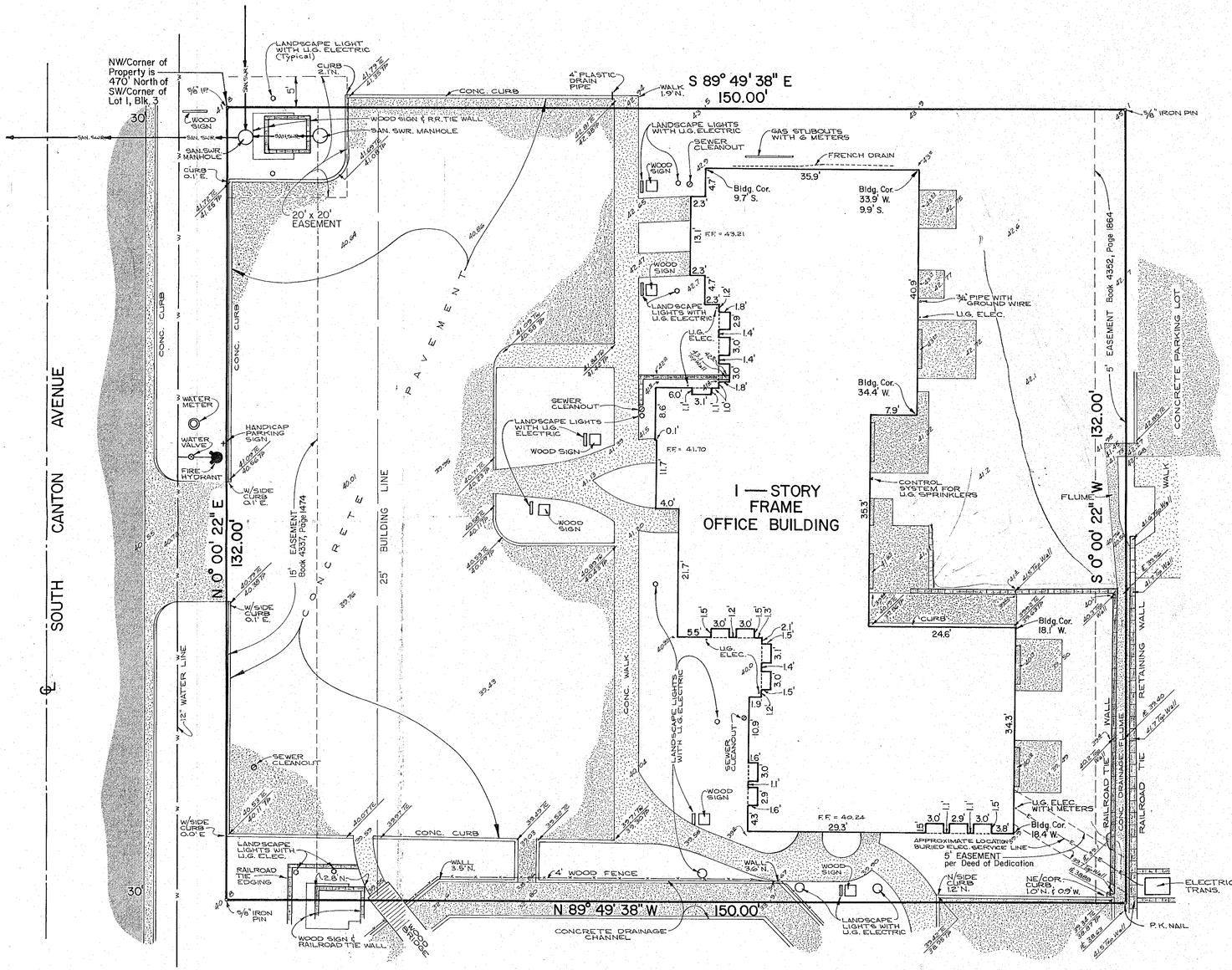
LOT SPLIT EXHIBIT

LOT 1, BLOCK 3
BURNING HILLS

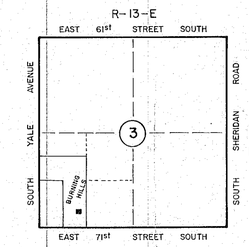
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: TAB
DATE: 3/08/89		REVISED:

HAMMOND ENGINEERING CO.
5157 E. 51st ST., SUITE 100 PH. (918) 627-5661 TULSA, OKLAHOMA

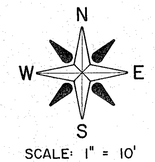
DATE OF PRINTS:	WORK ORDER NO.		DRAWING NUMBER
APR 18 1989	5536	KEN SOUTHARD	89-0032



R-13-E



LOCATION MAP



SCALE: 1" = 10'

DESCRIPTION

The North One Hundred Thirty-two (132) feet of the West One Hundred Fifty (150) feet of North Two Hundred Twenty (220) feet of South Four Hundred Seventy (470) feet of Lot One (1), Block Three (3), BURNING HILLS, an Addition in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

CERTIFICATE

I hereby certify that the above plat is a true representation of the survey of the property shown and described hereon; that said survey was actually performed on the premises; that 5/8" iron pins were set at the NW, SW, and NE property corners and a P.K. Nail set in concrete at the SE corner of the property as shown; that the building and other improvements are located as shown, and that there are encroachments onto and off of the property. I further certify that the easements shown hereon are as described in the documents of record shown by recording Book and Page, as provided in the Title Opinion furnished to us, and in accordance with the Plat and Covenants of BURNING HILLS as they affect this property. Underground electric service to the building is as field located by Public Service Company of Oklahoma on the site.

I also further certify that no portion of this property is located in a flood hazard area or 100-year flood plain, but is located in Zone C on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency on Community-Panel No. 405381-0065B, last revised 10/15/82.

Dated this 23rd day of June, 1988.

Phillip G. Smith
Registered Land Surveyor # 209 (Okla.)

REGISTERED LAND SURVEYOR — PHILLIP G. SMITH L.S. 209 — OKLAHOMA

EASEMENT NOTES:
Re: Attorney's Title Opinion dated 6-21-88 (Nancy Woods, Esq.)

a. Easements per recorded plat and Certificate of Dedication for Burning Hills Addition are as shown on the Survey.

b. Easement to City of Tulsa recorded in Book 4156, Page 1557, does not affect the surveyed property.

c. Utility Easement to the Public recorded in Book 4337, Page 1474, affects the West 15 feet of the property, and is shown on the survey.

d. Easement to Public Service Company recorded in Book 4352, Page 1864, affects the East 5 feet of the property and is shown on the survey.

LEGEND

Tc	TOP CURB
TP	TOP PAVEMENT
FF	FINISH FLOOR
UG	UNDER GROUND

'BENCH MARK'
2" SQUARE CUT ON TOP OF SSE CURB RETURN INTERSECTION OF E. 69th ST. S. (Private) & S. CANTON AVE.
ELEV. = 841.82 U.S.C. & G.S.

DATE OF PRINTS: JUN 24 1988

DETAIL AS BUILT SURVEY

THE N/132' OF THE W/150' OF THE N/220' OF THE S/470' OF
LOT 1, BLOCK 3 — BURNING HILLS
TULSA COUNTY — OKLAHOMA

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: TAB
DATE: 6/01/88		REVISED:

HAMMOND ENGINEERING CO.
5157 E 91st ST, SUITE 100 PH. (918) 627-5881 TULSA, OKLAHOMA

WORK ORDER NO.		DRAWING NUMBER
5381	UNITED BANK	88-0066

REQUEST FOR WAIVER OF LETTER OF DEFICIENCY REQUIREMENT

If the Board staff waives the requirement that an LOD accompany an application to the Board, **the Applicant is responsible for requesting all necessary relief and for citing the sections of the Zoning Code pertinent to the relief sought.** (The waiver of the requirement that an LOD accompany an application to the Board shall not be considered a waiver of the necessity to apply for a building permit or a zoning clearance permit, as may be required by the particular proposed use or construction.) **In the event that the applicant does not request all necessary relief, additional BOA action may be required resulting in significant delays during the building permit process.**

I hereby certify that I have read and understand the above requirements and that I request that the LOD requirement be waived for the subject property in case number: BOA - 24117

Katherine Ormond
Applicant's Signature

9/23/26
Date

Approved by: _____