

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center
Tuesday, November 8, 2016, 1:00 P.M.

Meeting No. 1173

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of **Minutes** of October 25, 2016 (Meeting No. 1172).

UNFINISHED BUSINESS

2. **22148—Eller & Detrich – Lou Reynolds**
Special Exception to permit wholesale distribution and indoor/outdoor storage of equipment and materials (Section 15.020); Variance from the screening requirements (Section 40.410 and Section 65.060); Variance from the required pedestrian circulation system (Section 55.130); Variance to reduce the required building setbacks from the R zoned lot (Section 15.030); Variance to permit outdoor storage within 300 feet of the abutting R District (Section 15.040-A). **LOCATION:** 401 South Memorial Drive East **(CD 3)**
3. **22149—Jason Gibson**
Variance of the rear yard setback from 25 feet to 14 feet to permit a covered outdoor patio (Section 5.030-A). **LOCATION:** 2134 East 27th Street South **(CD 4)**

The application has been withdrawn.
4. **22151—KKT Architects – Nicole Watts**
Special Exception to permit wholesale distribution and storage of equipment and materials (Section 15.020); Variance of parking from 170 to 155 spaces (Section 55.020). **LOCATION:** 5202 South Harvard Avenue East **(CD 9)**
5. **22154-Osage—Ronald Wise**
Variance of the required parking for a restaurant from 16 spaces to 13 spaces in the CS District (Section 55.020). **LOCATION:** 505 West Newton Street North **(CD 1)**

NEW APPLICATIONS

6. **22153—Heath E. Hardcastle**
Modification to a previously approved site plan to permit expansion of an existing storage facility approved in BOA-17970 (Section 15.020). **LOCATION:** 10211 South Delaware Avenue East **(CD 2)**
7. **22155—Charles Sanders Homes, Inc.**
Special Exception to increase the maximum driveway width within the right-of-way and on the lot from 20 feet to 30 feet in an RS-4 District (Section 55.090-F.3). **LOCATION:** 18521 East 44th Street South **(CD 6)**
8. **22156—Perry Dunham**
Special Exception to allow a non-conforming 2-story detached garage to be reconstructed (Section 80.030); Variance to increase the footprint of a non-conforming structure; Variance to allow an accessory structure to exceed 10 feet at the top of the top plate; Variance to allow a building to cover more than 25% of the rear yard setback area (Section 90.090). **LOCATION:** 2619 South Boston Place East **(CD 4)**
9. **22157—Michael D'Eath**
Variance to reduce the required side-yard setback to permit expansion of the existing garage (Section 5.030). **LOCATION:** 13515 East 38th Place South **(CD 6)**
10. **22158—John Moody**
Variance to allow a projecting sign to exceed the maximum allowable height to permit a sign 60 feet above grade with a 31 foot setback from the center line of West 4th Street South and South Boulder Avenue West (Section 60.080-D). **LOCATION:** 406 South Boulder Avenue West **(CD 4)**
11. **22159—Nick Puma**
Special Exception to increase the maximum driveway width from 30 feet to 75 feet on the lot in the RS-1 District (Section 55.090-F3). **LOCATION:** 6033 East 118th Street South **(CD 8)**
12. **22161—John Butler**
Verification of the spacing requirement for liquor stores of 300 feet from plasma centers, day labor hiring centers, bail bonds offices, pawn shops, and other liquor stores (Section 40.300-A). **LOCATION:** 6514 East 101st Street South, Suites A1, B, & C **(CD 8)**
13. **22162—Eller & Detrich – Lou Reynolds**
Special Exception to allow a government service and juvenile detention/correctional facility in the IM District (Section 15.020); Special

Exception to permit a juvenile detention/correctional facility to be located within 2,640 feet of a homeless center and other detention/correctional facilities (Section 40.130-B); Variance to reduce the required building setback to 0 feet from North Elwood Avenue West and West Archer Street North (Section 15.030). **LOCATION:** 10 North Elwood Avenue West **(CD 4)**

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: www.cityoftulsa-boa.org

E-mail: esubmit@incog.org

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918)584-7526. Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at Land Development Services, INCOG. The ringing/sound on a cell phones and paggers must be turned off during the Board of Adjustment meeting.

NOTE: This agenda is for informational purposes only and is not an official posting. Please contact the INCOG Office at (918) 584-7526, if you require an official posted agenda.