

09/21/2022 02:59 PM

Office of the
City Clerk

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center Tuesday,
September 27, 2022, 1:00 P.M.

Meeting No. 1303

If you wish to present or share any documents, written comments, or exhibits during the hearing, please **submit them by 9:00 a.m. the day of the hearing**. Remember to reference the case number and include your name and address.

Email: esubmit@incog.org

Mail or In Person: City of Tulsa BOA c/o INCOG, 2 W. 2nd St., Suite 800 Tulsa 74103

INTRODUCTION AND NOTICE TO THE PUBLIC

At this Meeting, the Board of Adjustment, in accord with and pursuant to applicable Board of Adjustment Policies and Procedures, will review, consider, discuss, and may take action on, approve, amend, modify, approve with amendment(s) or modification(s), deny, reject, or defer any action on any item listed on this Agenda.

UNFINISHED BUSINESS

1. 23411 – Encino's 3D Custom Products & Signs

Action Requested:

Variance to allow signs within 50-feet of Residential Districts (Sec. 60.040-B.3);

Variance to increase the number of allowed drive-through signs and to allow the drive-through signs to be within 50-feet of residential zoning districts (Sec.

60.030-B) **Location:** 1244 S. Harvard Ave. **(CD-4)**

2. 23427 - Hemphill, LLC, c/o Faulk & Faulk

Action Requested:

Special Exception to permit a guyed communications tower in the IL zoning

District (Sec. 40.420-E.2.b) Special Exception to waive the landscaping

requirements for a communications tower within 300-feet of residential zoning

districts or lots occupied by a residential uses (Sec. 40.420-F.4) **Location:** 1388

N. New Haven Ave. **(CD – 3)**

NEW APPLICATIONS

3. 23430 - Amy Wightman

Action Requested:

Special Exception to permit Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district (Sec. 15.020, Table 15-2) **Location:** 905 S. Hudson Ave. **(CD-3)**

4. 23432 - Marketta Rowe

Action Requested:

Special Exception to allow a manufactured housing unit in the AG District (Sec. 25.020-D, Table 25-1.5); Special Exception to extend the one-year time limit to allow the Manufactured Housing Unit permanently (Sec.40.210-A) **Location:** 1710 E 48th St N. **(CD-1)**

5. 23433 - Charles Maddox

Action Requested:

Variance to reduce the required 35-foot arterial street setback in the RS-3 District (Sec. 5.030-A, Table 5-3); Variance to reduce the 60-foot minimum lot width for a duplex use in the RS-3 District (Sec. 5.030-A, Table 5-3) ;Special Exception to permit a duplex in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5) **Location:** 4143 S. Riverside Dr. **(CD-9) Application has been withdrawn.**

6. 23434 - Charles Maddox

Action Requested:

Variance to reduce the required 35-foot arterial street setback in the RS-3 District (Sec. 5.030-A, Table 5-3); Variance to reduce the 60-foot minimum lot width for a duplex use in the RS-3 District (Sec. 5.030-A, Table 5-3) ; Special Exception to permit a duplex in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5) **Location:** 4153 S. Riverside Dr. **(CD-9)**

7. 23435 - Josh Miller

Action Requested:

Special Exception to permit a Day Care Use in the RS-3 District (Table 5.020, Table 5-2) Variance to reduce the 12,000 square-foot minimum lot size and 100-foot minimum lot width for Special Exception uses in the RS-3 District (Sec. 5.030-A, Table 5-3); Variance to reduce the 25-foot setback for non-residential Special Exception uses from R-zoned lots (Sec. 5.030-B, Table note [4]) **Location:** 2742 N. Boulder Ave. **(CD-1)**

8. 23437 - Tim Boeckman-CJC Architects, Inc.

Action Requested:

Special Exception to allow a Large (>250 person-capacity) Commercial Assembly & Entertainment Use in the Central Business District (CBD) (Sec.15.020, Table 15-2)

Location: 5 S. Boston Ave. **(CD-1)**

9. 23438 - Wayne Minshall

Action Requested:

Special Exception to allow a fence or wall to exceed 4-feet in height in the street setback (Sec. 45.080-A) **Location:** 1332 E. 18th St. S. **(CD-4)**

10. 23439 - Signs & Wonder, LLC

Action Requested:

Variance to allow more than one freestanding sign per lot with frontage on a minor street (Sec. 60.080-C.2.A) **Location:** 553 and 555 S. Zunis Ave. **(CD-1)**

11. 23440 - Joel & Cassia Carr

Action Requested:

Appeal of the decision by the Tulsa Preservation Commission to deny a portion Historic Preservation Permit Application HP-0380-2022 (Sec. 70.070-L)

Location: 308 W. King St. **(CD-1)**

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: tulsaplanning.org

E-mail: esubmit@incog.org

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify Tulsa Planning Office at 918-584-7526. Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained by the Tulsa Planning Office at INCOG. All electronic devices must be silenced.