

CITY OF TULSA BOARD OF ADJUSTMENT

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - 918-584-7526

tulsaplanning.org

APPLICATION INFORMATION

RECEIVED BY: fg DATE FILED: **09/23/21** HEARING DATE: **10/26/2021 1:00 PM** CASE NUMBER: **BOA-23201**

[] RESIDENTIAL [X] NON-RESIDENTIAL [] COMBINATION

REFERRAL CITIES: _____

A-P#: _____

NEIGHBORHOOD ASSOCIATIONS: **Area Councils for Community Action, IDL Association, Brady Merchant Association**

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **Northwest corner of East Cameron Street & North Detroit Avenue**

LEGAL DESCRIPTION: (email to esubmit@incog.org) **LT 7 LESS RY & W/2 VAC ALLEY ADJ ON E BLK 21; ALL LT 6 N OF RY & W/2 VAC ALLEY ADJ ON E BLK 21; PRT VAC RR R/W BEING PRT LTS 1 2 5 & 6 BEG NWC LT 6 TH E10.76 TH ON CRV RT 134.43 SE82.58 NW147.74 NW72.29 POB & BEG NEC LT 2 TH SE77 NW147.74 NW82.74 TH ON CRV RT 149.72 SE3.11 POB & 20-VAC ALLEY ADJ BLK 21; PRT LTS 2 3 4 5 & 6 BLK 21 MORE FULLY DESCRIBED IN BOOK 3305 PAGE 293 OFFICE OF TULSA COUNTY CLERK; PRT LTS 3 4 5 & VAC ALLEY BEG 96.3N SWG LT 4 TH N17.47 TH ON RT CRV 214 ELY103.18 SE17 SWLY ON CRV 318 POB BLK 21, TULSA-ORIGINAL TOWN, NORTH TULSA** *See attached.*

PRESENT USE: vacant warehouse ZONING ATLAS: _____ LAND USE DESIGNATION: Downtown Neighborhood

CURRENT ZONING: **CBD** PUD: _____ HP: _____ T-R-S: **9201** CZM: **36** CD: **4**

AREA PREVIOUS CASE NUMBERS: _____ SUBJECT: _____ SURROUNDING: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: **Variance of the parking area design regulations to reduce the required drive aisle width from 24' (Section 55.090-D, Table 55-5)**

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: _____ USE UNIT: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: Mike Thedford - Wallace Design Co.	Detroit Avenue Restoration Partners, LLC
ADDRESS 123 N. MLK Jr. BLVD.	1135 E 33RD PL
CITY, ST, ZIP Tulsa, OK 74103	TULSA OK 74105
DAYTIME PHONE 918-584-5858	
EMAIL mthedford@wallacesc.com	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <i>[Signature]</i>	9-23-21

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant

APPLICATION FEES (Make checks payable to INCOG)			
BASE REQUEST	\$ 500		
ADDITIONAL REQUESTS	\$ 0	APPLICATION SUBTOTAL	\$ 500
NEWSPAPER PUBLICATION	\$ 80		
SIGN (Special Exception Uses in CITY Only)	\$130 x 0 = \$ 0		
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$45 + \$0 = \$ 45	NOTICE SUBTOTAL	\$ 125
[] APPLICANT PROVIDED MAIL LIST	RECEIPT NUMBER 233913	TOTAL AMOUNT DUE	\$ 625

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED [] Y [] N PLAT NAME: _____ WAIVER [] Y [] N



E INDEPENDENCE ST

E HASKELL PL

MARTIN LUTHER KING JR BLVD

E JOHN HOPE FRANKLIN BLVD

N MAIN ST

E FAIRVIEW ST

E EASTON ST

E EASTON ST

244

412

N GREENWOOD AVE

W EASTON ST

N BOSTON AVE

E CAMERON ST

N DETROIT AVE

N ELGIN AVE

N FRANKFORT AVE

W CAMERON ST

N BOULDER AVE

E RECONCILIATION WAY

N CINCINNATI AVE

N CHEYENNE AVE

W ARCHER ST

E ARCHER ST

S BOSTON AVE

S DETROIT AVE

S ELGIN AVE

E 1ST S

E 2ST S



Subject Tract

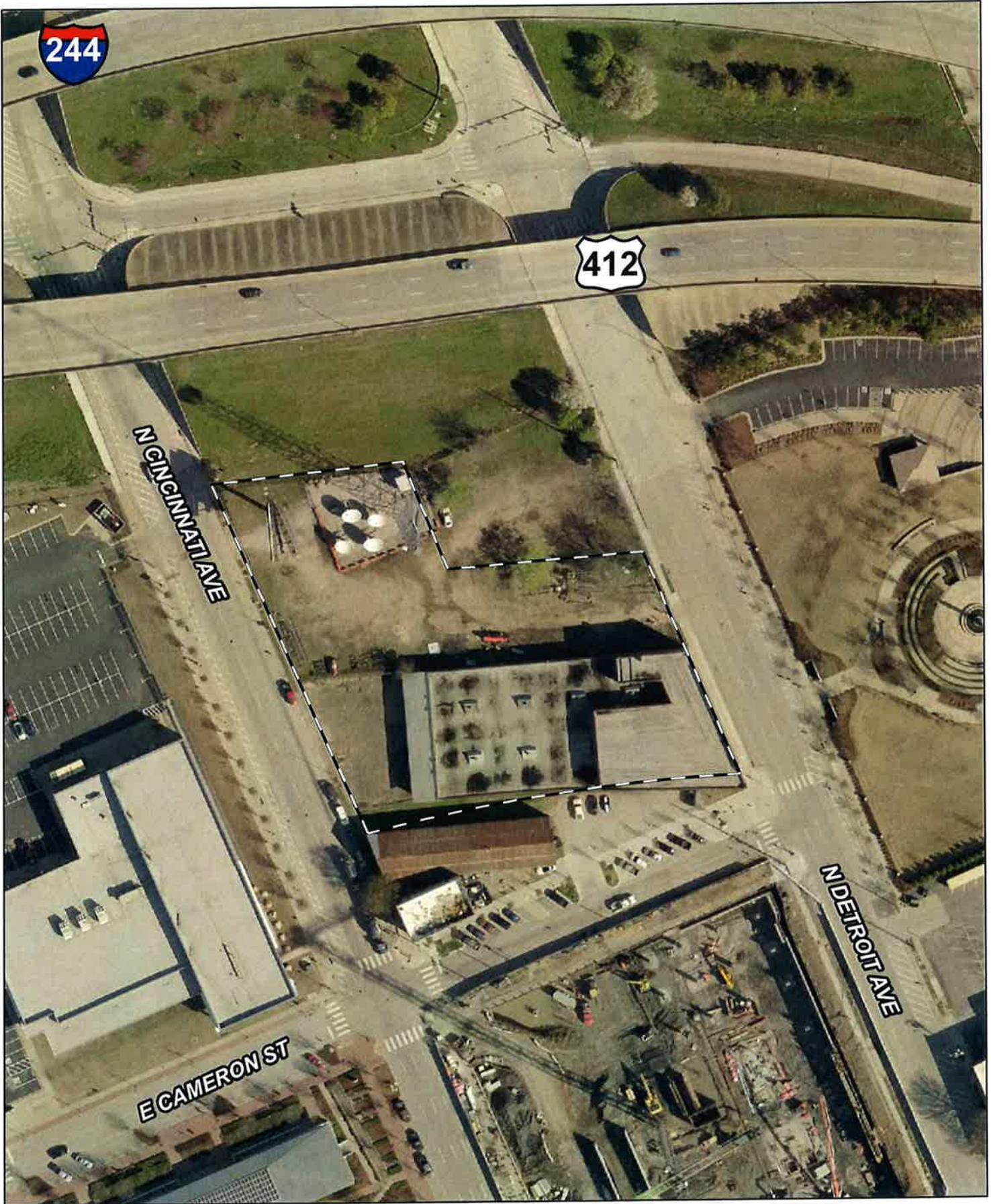
BOA-23201

19-12 01

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

Aerial Photo Date: 2020/2021





244

412

N CINCINNATI AVE

N DETROIT AVE

E CAMERON ST



Subject Tract

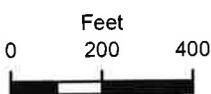
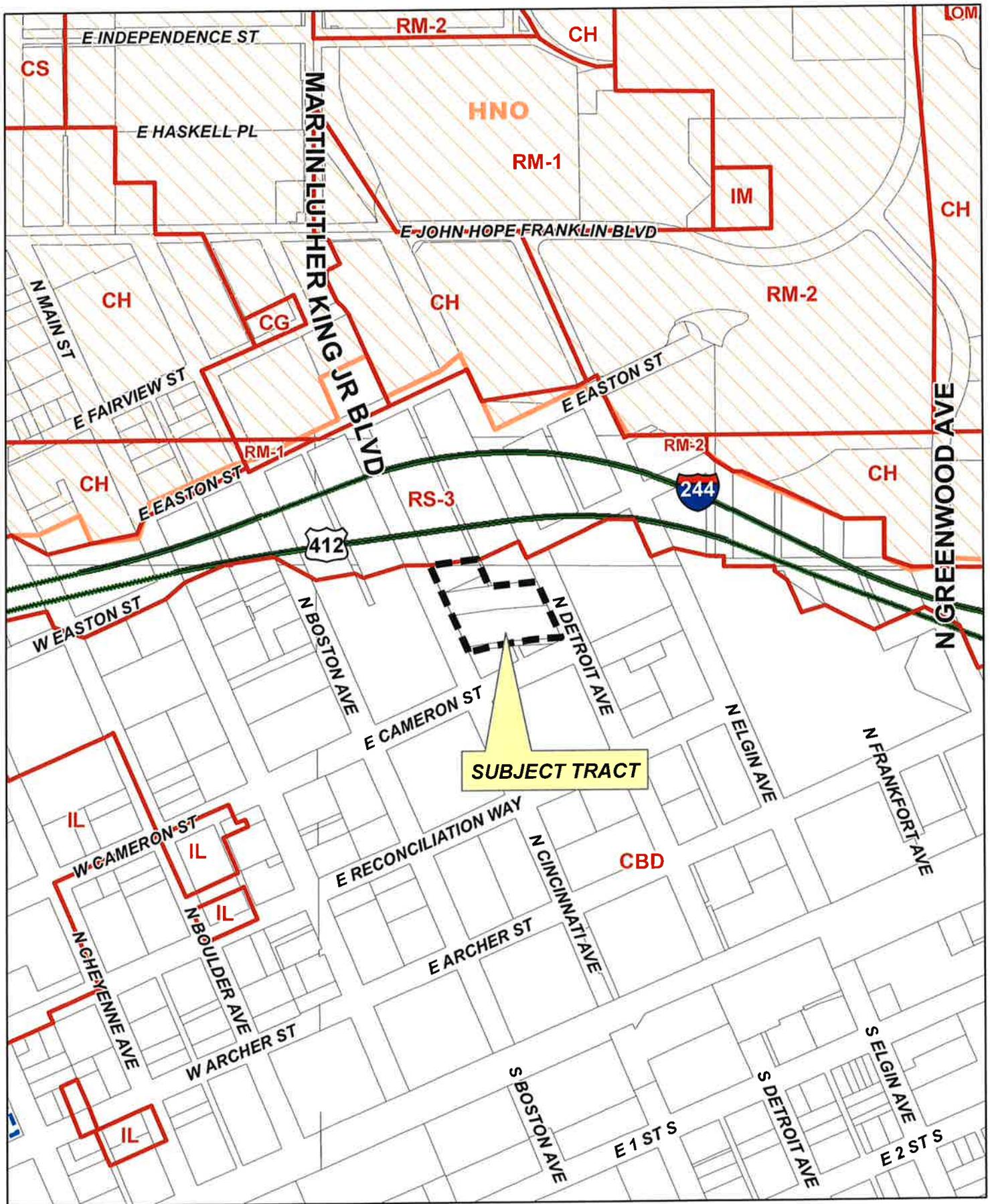
BOA-23201

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

Aerial Photo Date: 2020/2021





BOA-23201

19-12 01



Notice of Hearing before the Board of Adjustment of the City of Tulsa, Oklahoma

Case Number: BOA-23201

A public hearing will be held before the Board of Adjustment to consider the following application. Anyone interested in this matter may attend the public hearing and express their support for or opposition to this request. **You have received this notice because your property is near the property (or properties) subject to the application**

The Case

Applicant: Mike Thedford 918-584-5858, mthedford@wallacesc.com

Action Requested: Variance of the parking area design regulations to reduce the required drive aisle width from 24-feet (Section 55.090-D, Table 55-5)

Location: Northwest corner of East Cameron Street & North Detroit Avenue

Property Legal Description: See Attached.

Current Zoning: CBD

View the Application: tulsaplanning.org/cityboa/cases/BOA-23201.pdf

Read the Zoning Code: tulsaplanning.org/resources/plans

The Public Hearing

Date: Tuesday, 10/26/2021 1:00 PM

Attend In-person: Tulsa City Hall, Council Chambers, 175 E. 2nd St., Tulsa, Oklahoma

Attend Virtually: Instructions to attend remotely will be posted on the meeting agenda. You may view the agenda at the link below at least 48 hours before the hearing:
tulsaplanning.org/boards-commissions/city-of-tulsa-board-of-adjustment/city-boa-agenda/

Livestream & TV: To watch the meeting but not speak or comment, visit TGOVonline.org. Tulsa residents may watch on TV via Cox Channel 24.

Submit Comments or Exhibits: If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 am the day of the hearing. Remember to reference the case number and include your name and address.
Email: esubmit@incog.org
Mail: City of Tulsa Board of Adjustment, c/o INCOG, 2 W. 2nd St., Suite 800, Tulsa, OK 74103

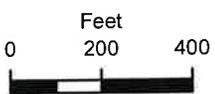
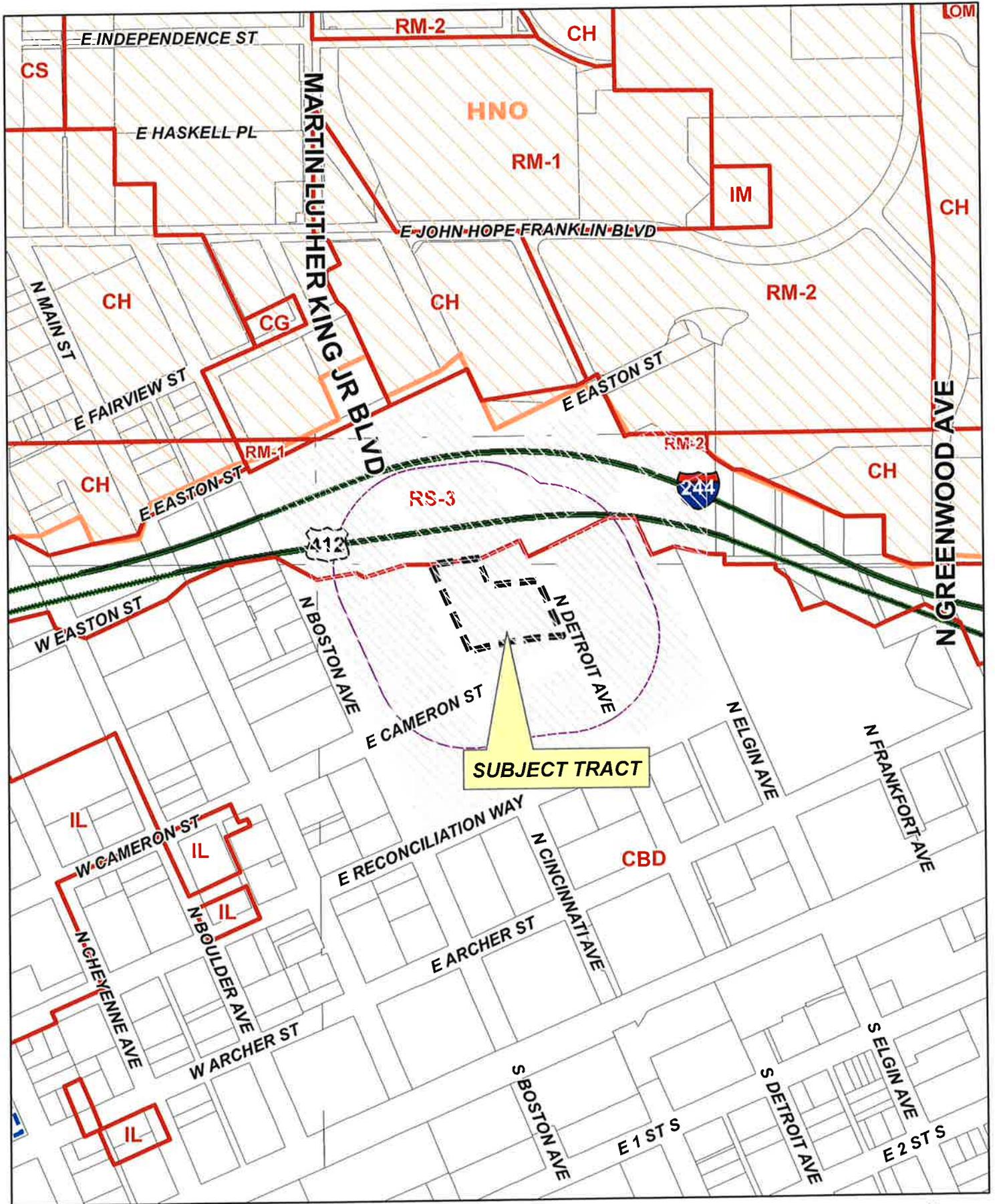
Questions?

If you have questions about the application, you may contact the applicant Tulsa Planning Office staff at INCOG.

- Austin Chapman: 918-579-9471 or achapman@incog.org
 - Assistant Planner: 918-584-7526 or esubmit@incog.org
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Legal Description BOA-23201

TRACT A: PART OF LOTS ONE (1), TWO (2), FIVE (5) AND SIX (6), BLOCK TWENTY-ONE (21), ORIGINAL TOWN, NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 7 OF SAID BLOCK 21, SAID POINT BEING MARKED BY A RAILROAD COMPANY STEEL RAIL AND BEING 2.66 FEET NORTH 24°28'38" WEST DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 24°28'38" EAST ALONG THE WESTERLY LINE OF SAID BLOCK 21 A DISTANCE OF 2.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°31'22" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 10.76 FEET TO THE NORTHERLY LINE OF SAID M-K-T RIGHT-OF-WAY; THENCE EASTERLY ALONG A CURVE TO THE RIGHT (TANGENT BEARS NORTH 79°35'21" EAST), SAID CURVE HAVING A RADIUS OF 1,960.08 FEET AND A CENTRAL ANGLE OF 3°55'46", FOR AN ARC DISTANCE OF 134.43 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE SOUTH 24°28'38" EAST ALONG SAID EAST LINE A DISTANCE OF 62.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 24°28'38" EAST ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 19.70 FEET; THENCE SOUTH 84°14'25" WEST A DISTANCE OF 147.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 6, SAID POINT BEING 74.95 FEET SOUTH 24°28'38" EAST DISTANT FROM AFOREMENTIONED STEEL RAIL; THENCE NORTH 24°28'38" WEST ALONG LAST SAID WESTERLY LINE A DISTANCE OF 72.29 FEET TO THE POINT OF BEGINNING, AND BEGINNING AT A POINT ON THE WESTERLY LINE OF DETROIT AVENUE, SAID POINT BEING MARKED BY A RAILROAD COMPANY STEEL RAIL ON THE EAST LINE OF SAID LOT 1 BEING 3.11 FEET NORTH 24°28'38" WEST DISTANT FROM THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 24°28'38" EAST ALONG THE EASTERLY LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 77.0 FEET; THENCE SOUTH 84°14'25" WEST A DISTANCE OF 147.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 24°28'38" WEST ALONG THE WESTERLY LINE OF LOT 2 AND LOT 1 A DISTANCE OF 82.74 FEET TO THE NORTHERLY LINE OF SAID M-K-T RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT (TANGENT BEARS NORTH 84°08'04" EAST), SAID CURVE HAVING A RADIUS OF 1,960.08 FEET AND A CENTRAL ANGLE OF 04°22'36", FOR AN ARC DISTANCE OF 149.72 FEET TO THE POINT OF BEGINNING, AND TRACT B: A TRACT OF LAND THAT IS A PART OF LOTS SIX (6) AND SEVEN (7), BLOCK TWENTY-ONE (21), ORIGINAL TOWN, NOW CITY OF TULSA, AND A PART OF LOT EIGHT (8), BLOCK NINETEEN (19), NORTH TULSA ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 82°31'53" EAST FOR 146.48 FEET (SAID DISTANCE CALCULATES 146.28 FEET) TO A POINT ON THE EASTERLY LINE OF SAID LOT 8, SAID POINT BEING 19.68 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 24°24'24" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOTS 7 AND 6 FOR 93.40 FEET TO A POINT THAT IS 62.88 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 83°35'21" WEST FOR 0.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 4°15'12" FOR 145.51 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 7, SAID POINT BEING 2.66 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 24°24'24" WEST ALONG SAID WESTERLY LINE FOR 96.24 FEET TO THE POINT OF BEGINNING, AND TRACT C: A TRACT OF LAND THAT IS PART OF LOT SEVEN (7), BLOCK TWENTY-ONE (21), ORIGINAL TOWN, NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 24°24'24" WEST ALONG THE WESTERLY LINE OF SAID LOT 7 FOR 2.66 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 00°19'28" AND A CHORD BEARING OF NORTH 79°29'52" EAST WITH A CHORD DISTANCE OF 11.08 FEET FOR AN ARC LENGTH OF 11.08 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 7; THENCE SOUTH 65°35'36" WEST ALONG SAID SOUTHERLY LINE FOR 10.76 FEET TO THE POINT OF BEGINNING, AND TRACT D: THE VACATED PORTION OF THE ALLEY IN BLOCK TWENTY-ONE (21), ORIGINAL TOWNSITE, NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF, ABUTTING A PORTION OF LOTS ONE (1), TWO (2), FIVE (5) AND SIX (6), IN SAID BLOCK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE SOUTHWEST CORNER OF BLOCK 21 ON THE EAST LINE OF CINCINNATI AVENUE MEASURE NORTH ON SAID LINE 222.67 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY, DEFLECTING AN ANGLE OF 108 DEGREES 46 MINUTES TO THE RIGHT FROM THE LAST COURSE 147.8 FEET TO THE WEST LINE OF THE ALLEY FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ON SAME COURSE 21.15 FEET TO THE EAST LINE OF THE ALLEY; THENCE NORTH ON SAID EAST LINE OF THE ALLEY 82.73 FEET TO A POINT ON THE EAST LINE OF LOT 1; THENCE NORTHEASTERLY ON THE SAME COURSE 20.95 FEET TO A POINT ON THE WEST LINE OF THE ALLEY, SAID POINT BEING APPROXIMATELY 37.12 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 6; THENCE SOUTHERLY ON THE WEST LINE OF THE ALLEY APPROXIMATELY 82.58 FEET TO THE POINT OF BEGINNING, AND TRACT E: THE WESTERLY HALF OF THE FOLLOWING DESCRIBED LAND: A PARCEL OF LAND THAT IS PART OF THE ALLEY ADJACENT TO LOT ONE (1), LOT SIX (6) AND LOT SEVEN (7), BLOCK TWENTY-ONE (21), ORIGINAL TOWNSITE, NOW CITY OF TULSA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND PART OF THE ALLEY ADJACENT TO LOT SIX (6), LOT SEVEN (7) AND LOT EIGHT (8), BLOCK NINETEEN (19), NORTH TULSA ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, NOW VACATED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 21, ORIGINAL TOWNSITE, NOW CITY OF TULSA; THENCE NORTH 24°24'24" WEST AND ALONG THE EAST LINE OF SAID LOT 7, BLOCK 21, A DISTANCE OF 56.28 FEET; THENCE NORTH 74°19'38" EAST A DISTANCE OF 20.23 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 19, NORTH TULSA ADDITION; THENCE SOUTH 24°24'24" EAST AND ALONG THE WEST LINE OF LOT 7, BLOCK 19, NORTH TULSA ADDITION AND LOT 1, BLOCK 21, ORIGINAL TOWNSITE, NOW CITY OF TULSA, A DISTANCE OF 96.96 FEET; THENCE ON A NONTANGENT CURVE TO THE LEFT THROUGH AN ANGLE OF 02°55'23" HAVING A RADIUS OF 1,960.08 FEET A DISTANCE OF 21.07 FEET, AND WHOSE LONG CHORD BEARS SOUTH 83°53'46" WEST FOR A DISTANCE OF 21.07 FEET; THENCE NORTH 24°24'24" WEST AND ALONG THE EAST LINE OF SAID LOT 6, BLOCK 21, A DISTANCE OF 37.13 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 21, ORIGINAL TOWNSITE, NOW CITY OF TULSA AND THE POINT OF BEGINNING AND TRACT G: PART OF LOTS TWO (2) THROUGH SIX (6), BLOCK TWENTY-ONE (21), ORIGINAL TOWN NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF DETROIT AVENUE DISTANT 77 FEET SOUTHEAST FROM THE STEEL RAIL MARKING THE RAILROAD COMPANY'S PROPERTY LINE, SAID RAIL MARKING THE NORTHEAST CORNER OF A 200 FOOT BY 155 FOOT TRACT OF LAND IN THE EAST ONE-HALF OF BLOCK 21, CONVEYED TO M.K.&O. RY. CO., APRIL 26TH, 1905 BY O.F. STAFF, AND RECORDED IN BOOK 5, PAGE 573 ON SEPTEMBER 9, 1905, IN TULSA COUNTY DEED RECORDS, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF DETROIT AVENUE 121.9 FEET TO A STAKE FOR CORNER SET 9.23 FEET NORTHWESTERLY FROM THE CENTER LINE OF TRACT I.C.C. NO. 28; THENCE WESTERLY, DEFLECTING AN ANGLE OF 112°53' TO THE RIGHT FROM LAST COURSE, PARALLEL WITH AND 8.5 FEET NORTHWESTERLY FROM THE CENTER LINE OF TRACT I.C.C. NO. 28, A DISTANCE OF 103.18 FEET TO A STAKE SET AT A POINT OF CURVE; THENCE WESTERLY FOLLOWING THE ARC OF A CURVE TO THE LEFT RADIUS 1,503.45 FEET PARALLEL WITH AND 8.5 FEET NORTHWESTERLY FROM THE CENTER LINE OF TRACT I.C.C. NO. 28, A DISTANCE OF 216.56 FEET TO A STAKE SET ON THE EAST LINE OF CINCINNATI AVENUE DISTANT 17.47 FEET NORTHWEST OF A RAILROAD COMPANY STEEL RAIL LINE PROPERTY LINE MARKER SET 96.3 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF BLOCK 21; THENCE NORTHERLY ALONG THE EASTERLY LINE OF CINCINNATI AVENUE 113.9 FEET TO A STAKE FOR CORNER DISTANT 9 FEET SOUTHEAST FROM THE CENTER LINE OF TRACT I.C.C. NO. 27 AND 74.95 FEET SOUTHEAST ALONG SAID STREET LINE FROM A STEEL RAIL MARKER ON THE NORTHWEST SIDE OF RAILROAD COMPANY'S RIGHT OF WAY; THENCE EASTERLY, DEFLECTING AN ANGLE OF 108°46' TO THE RIGHT FROM THE EASTERLY LINE OF CINCINNATI AVENUE, 316.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND GRAY PROPERTY: A 17.00 FOOT WIDE STRIP OF LAND THAT IS PART OF THE M.K.T. RAILROAD RIGHT-OF-WAY IN PARTS OF LOTS 3, 4, 5 AND PART OF THE VACATED ALLEYWAY IN BLOCK 21 OF THE ORIGINAL TOWN NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT THAT IS THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N 24°28'38" W ALONG THE WESTERLY LINE OF LOT 4 FOR 96.30 FEET TO THE "POINT OF BEGINNING" OF SAID STRIP OF LAND; THENCE CONTINUING N 24°28'38" W ALONG SAID WESTERLY LINE FOR 17.58 FEET TO A POINT THAT IS 8.50 FEET NORTHWESTERLY OF THE CENTERLINE OF TRACT I.C.C. NO. 28; THENCE NORTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TRACT I.C.C. NO. 28 ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 8°15'16" AND A RADIUS OF 1503.45 FEET FOR 216.56 FEET WITH A CHORD BEARING OF N 84°15'43" E FOR A CHORD LENGTH OF 216.41 FEET; THENCE N 88°24'22" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 103.18 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3; THENCE S 24°28'38" E ALONG SAID EASTERLY LINE FOR 4.19 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE S 65°31'22" W ALONG SAID SOUTHERLY LINE FOR 33.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRACT I.C.C. NO. 28; THENCE S 88°24'22" W ALONG SAID RIGHT-OF-WAY LINE FOR 73.67 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 8°05'00" AND A RADIUS OF 1486.45 FEET FOR 209.71 FEET, HAVING A CHORD BEARING OF S 84°20'50" W FOR A CHORD LENGTH OF 209.54 FEET TO THE "POINT OF BEGINNING" OF SAID STRIP OF LAND.



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