

C.D.P. # 62

APPLICATION

BOARD OF ADJUSTMENT
CITY OF TULSA

NO. 6327
S.T.R. 21-19-12

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

ACTION REQUESTED

- VARIANCE
- SPECIAL EXCEPTION
- COMMUNITY DEVELOPMENT PROJECT
- INTERPRETATION OF ZONING TEXT
- INTERPRETATION OF ZONING MAP
- APPEAL FROM BUILDING INSPECTOR

UNDER THE PROVISIONS OF SECTION 18 TITLE 42

SET OUT BELOW THE SPECIFICS OF YOUR APPLICATION. WHERE APPLICABLE INDICATE PERTINENT ORDINANCE PROVISIONS, USES, DISTANCES, DIMENSIONS, ETC. YOU SHOULD ATTACH ANY PLOT PLANS, PHOTOGRAPHS, AND OTHER FACTUAL INFORMATION WHICH WILL ASSIST THE BOARD IN DETERMINING THE MERITS OF YOUR APPLICATION.

*Request for approval of a community development project
(middle Home Parks)*

PROPERTY LEGAL DESCRIPTION

*The East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 21,
Township 19, North Range 12 East of the Indian Base and Meridian, (Except tract 80 x 200 Ft.
Tulsa County, Oklahoma, according to the U.S. Govt. Survey thereof.*

Lots 7 thru 33, incl., Block 9, Yager Addition

NAME OF RECORD OWNER

Myrtle Fields

GENERAL LOCATION

3700 Block West 41st. Street

AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY?

- PRESENT OWNER
- PURCHASER
- ATTORNEY FOR OWNER
- AGENT FOR OWNER
- OTHER

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT

NAME

Allen M. Goodwin

ADDRESS

4801 So 33rd W. Tulsa Okla.

PHONE

4169345

FOR INTERNAL OFFICE USE

APPLICATION RECEIVED BY	DISPOSITION	
	DATE	ACTION
<i>C. Jones</i>	<i>4/28/69</i>	<i>Referred to T.M.A.P.C.</i>
DATE <i>4-28-69</i>		
FILING FEE RECEIPT <i>10⁰⁰ 7185 4/28/69 JgR</i>		
PUBLIC HEARING FEE RECEIPT <i>25⁰⁰ 7185 4/28/69 JgR</i>		
PRESENT ZONING <i>U-1C</i>		
PRESENT USE <i>Vacant</i>		
ATLAS PAGE <i>255 S.A. #4</i>		
OTHER PERTINENT INFORMATION		

TULSA METROPOLITAN AREA PLANNING COMMISSION
 Minutes of Zoning Public Hearing (No. 763)
 Wednesday, June 25, 1969, 1:30 p.m.
 2nd Floor, City Hall, Tulsa Civic Center

MEMBERS PRESENT

Cox, Secretary
 Forrester
 Kornegay
 Leavitt

MEMBERS ABSENT

Bartlett
 Caughey
 Dubie, Chairman
 Halstead
 Hewgley
 Martin, Vice Chairman
 Miller
 Newhouse

STAFF PRESENT

Gardner
 Osgood
 Martin

Due to the absence of a quorum, Acting Chairman Cox continued the following agenda items to the July 2, 1969 meeting, 1:30 p.m., 2nd Floor, City Hall, Tulsa Civic Center; however, note was made that there were approximately 125 persons present in protest to CDP No. 66 (#3); and nine persons present in protest to Z-3488 (#7).

CONTINUED ZONING PUBLIC HEARING:

1. Z-3244 Bonnie V. Hardy 150' West of NW/c 31st and Louisville U-3BH to 3D

ZONING PUBLIC HEARING:

2. CDP No. 62 - Z-3486 Glenn M. Goodwin (Myrtle Fields) NW corner 41st and 36th West Avenue U-1C to U-3D
3. CDP No. 66 - D. Brown 15th & 124th East Avenue Zoned U-1C
4. Z-3495 Vernon Mudd (Geraldine Sanger) SW corner 51st & South Delaware U-1B to U-3BH & U-2B
5. Z-3490 Ralph E. Friend West of 76th Street North & Madison U-1C to U-3D
6. Z-3502 B. D. Chumley SW corner Lewis & 33rd Street North U-3D, 1C to U-4B
7. Z-3488 Prier Lee Price III South of SE corner 42nd Street & Norfolk U-1C to U-2B
8. Z-3489 David W. Holden (L & R Brown, Inc.) North side 41st Street, East of Darlington Avenue U-3D to U-3E
9. Z-3487 Harvey F. Allen (George French) West side Memorial, South of 11th U-1C to U-2B
10. Z-3491 Jack H. Morse (Frank Moskowitz, et al) SE corner 31st & Mingo U-3DH to U-2B
11. Z-3494 David L. Tracy NE corner Louisville & East 27th Pl. U-1C to U-2A

The Staff submitted the following report:

This application is to split a .22 acre lot from approximately an 80 acre tract, located about 1/2 mile east of Sperry on the east side of North Peoria. Apparently title was conveyed in the late 1950's, but never was approved by TMAPC as a lot-split. The property is only 65' x 150' or 9,750 square feet. This falls well below the minimum lot size of 13,500 square feet required by U-1A zoning, the 14,000 square feet required by the Health Department, and 35' short of the required 100' of frontage required by both zoning and Health Department regulations. The Health Department rejected this split as too small and entirely unacceptable.

The Staff and TAC realize that title may have already passed on the property some time ago, but cannot recommend anything but DENIAL on the basis of the Subdivision Regulations, Zoning Ordinances, and Health Department requirements.

Mr. Wilmoth stated that since the report was written and Health Department has changed their recommendation to approval since the tract does contain a working septic tank. The City Attorney's office advised that if the applicant needs a building permit, a Board of Adjustment waiver of the frontage would be required.

Mr. James Davidson, representing Mr. Dobbs, stated that the residence on the property was constructed approximately 11 years ago and was sold to Mr. Dobbs; however, the mortgager had not attempted to file the deed until the property was cleared of indebtedness. He stated that this property was in existence prior to the establishment of the ordinance in this area and should be interpreted as a nonconforming use instead of a violation of the land use requirements.

On MOTION of LEAVITT, the Planning Commission voted unanimously (7-0) to waive the Subdivision Regulations to allow the lot-split as submitted in this case since this residence was constructed (and is now occupied) approximately 11 years ago and the Commission's jurisdiction was only six years old at the time.

SPECIAL ITEMS:

Z-3244 Bonnie V. Hardy 150' West of NW corner 31st & Louisville U-3BH to U-3D

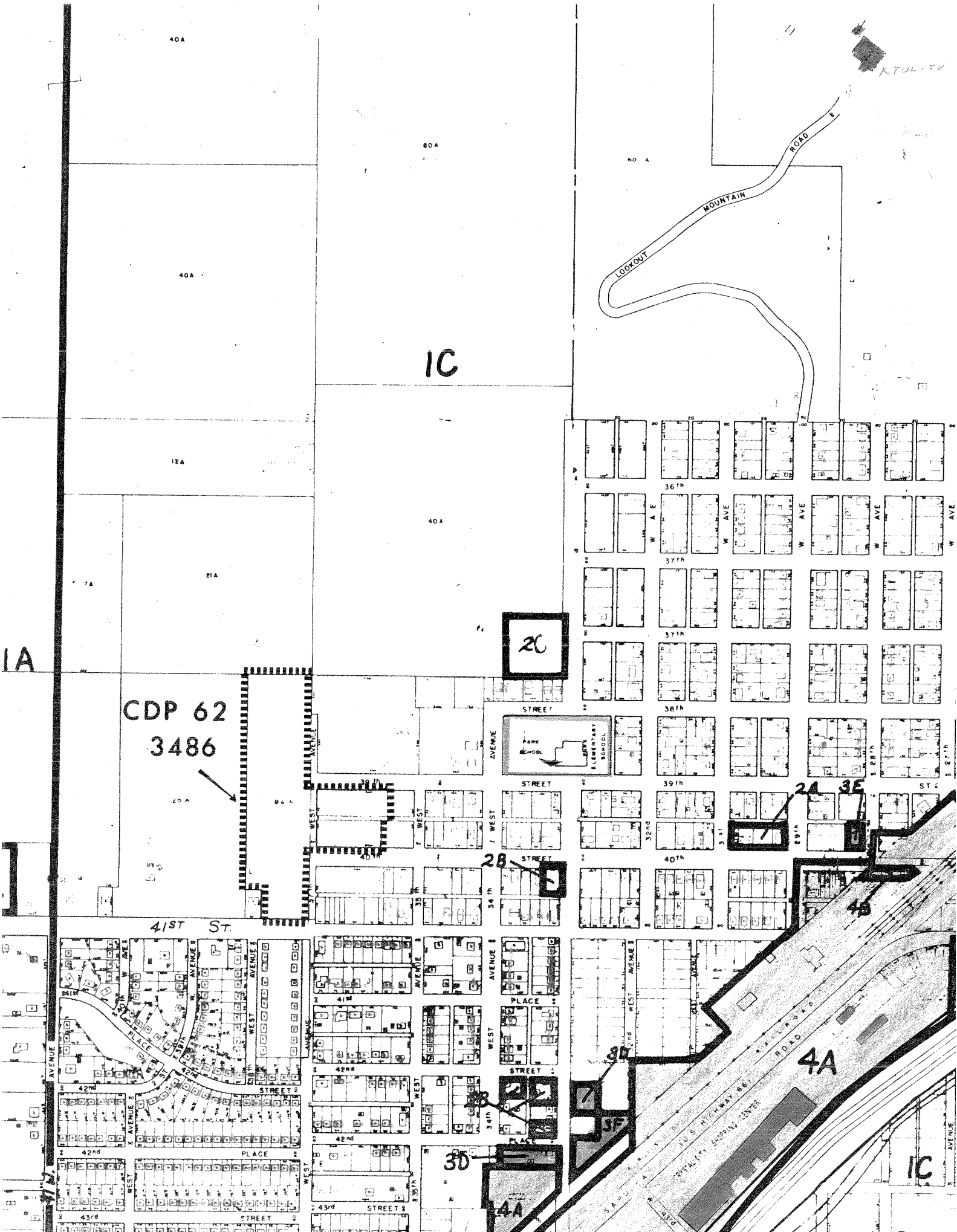
The Chair read a letter from the applicant requesting a continuance to August 27, 1969 (Exhibit "G-1").

Receiving no objection,
on MOTION of KORNEGAY, the Planning Commission voted unanimously to continue application no. Z-3244 to the August 27, 1969 meeting, 1:30 p.m., 2nd Floor, City Hall, Tulsa Civic Center.

✓ CDP No. 62 & Z-3486 Glenn M. Goodwin (Myrtle Fields) NW corner 41st & 36th W.
Avenue U-1C to U-3D

Mr. Gardner advised that the applicant was requesting a withdrawal of the zoning application and CDP.

On MOTION of CAUGHEY, the Planning Commission voted unanimously to allow the withdrawal of CDP No. 62 and Z-3486.



CDP 62
3486

IC

IA

20

28

30

4A

IC

LOOKOUT
MOUNTAIN
ROAD

RTUL-TV

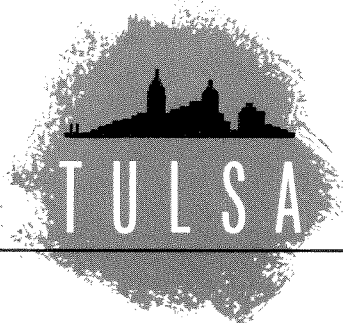
PARK
SCHOOL

S. HIGHWAY 66
CITY SHOPPING CENTER

The applicant withdrew the CDP application prior to
filing a CDP text, and prior to public hearing on
June 25, 1969.

Jenn Schad
BQ

Jones



THE CITY OF TULSA OKLAHOMA

BOARD OF ADJUSTMENT
609 KENNEDY BUILDING
TULSA, OKLAHOMA 74103

OFFICE OF THE SECRETARY

April 28, 1969

Tulsa Metropolitan Area Planning Commission
City Hall
Tulsa, Oklahoma

Re: Case No. 6327 - C.D.P. 62
Glen M. Goodwin - 3700 West
41st Street.

Gentlemen:

Attached hereto is a copy of an application filed by Mr. Glen M. Goodwin requesting approval of a community development project in the vicinity of 3700 Block West 41st Street.

This matter is being referred to the Planning Commission in accordance with Title 42, Chapter 6, Section 18, Tulsa Revised Ordinances for your findings and/or recommendations to the Board of Adjustment.

Yours truly,

BOARD OF ADJUSTMENT

By *Casper J. Jones*
Casper J. Jones,
Secretary

Attachments:

To:

Tulsa Daily Legal News
Dexter Publishing Company
818 South Cheyenne
Tulsa, Oklahoma

Bill and Send Copy to:

Glen M. Goodwin
4801 South 33rd West Ave.
Tulsa, Oklahoma

NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED COMMUNITY
DEVELOPMENT PROJECT AS PROVIDED BY ORDINANCE NO. 9844.
COMMUNITY DEVELOPMENT PROJECT NO. 62.

Notice is hereby given that a public hearing will be held before the Tulsa
Metropolitan Area Planning Commission, in the Auditorium,
City Hall, 200 Civic Center, Tulsa, Oklahoma, at 1:30 p. m., on the
25th day of June, 1965.

At that time and place, consideration will be given to the proposed Community
Development Project in the vicinity of 3700 West 41st Street.

All persons interested in this matter may be present at this hearing and
present their objections to or arguments for any or all of the above matters.

After review and consideration by the Tulsa Metropolitan Area Planning
Commission, said Planning Commission shall submit its findings and/or
recommendations to the Board of Adjustment of the City of Tulsa, for its
consideration and action as provided by law.

The Board of Adjustment's review of the recommendation of the Planning
Commission on the project shall be at a meeting time and place to be
determined by the Board, said information to be available from the office
of the Board of Adjustment.

Maps showing the proposed changes may be inspected at the offices of the
Tulsa Metropolitan Area Planning Commission, 3rd Floor, City Hall, 200
Civic Center, Tulsa, Oklahoma.

Dated at Tulsa, Oklahoma, this _____ day of _____,

K. N. Cox
Secretary