



**Case Number: PUD-703-2**  
**Minor Amendment**

**Hearing Date: June 5, 2019**

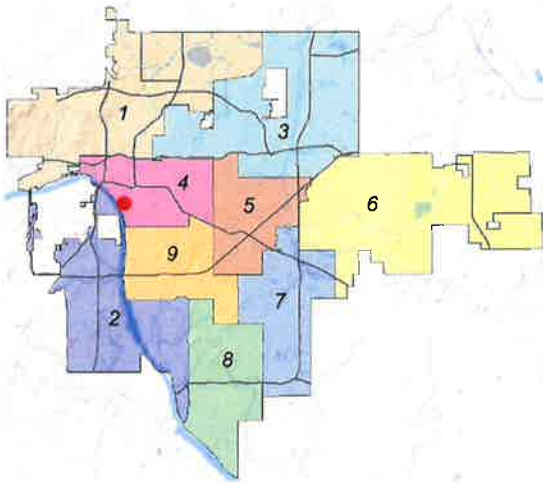
**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**

Applicant: Ryan Wagon

Property Owner: Robin Siegfried

**Location Map:**  
 (shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce required side setback from 40 ft to the Centerline of Main St to 0 ft from the property line adjacent to Main St. to permit a covered patio.

Gross Land Area: 0.11 acres

Location: NW/c E 22<sup>nd</sup> St S & S Main St

Lot 1, Block 1 Tudors II

1 W 22<sup>nd</sup> St S

**Zoning:**

Existing Zoning: OH/PUD-703

Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Existing Neighborhood

Growth and Stability Map: Stability

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 9213

**City Council District: 4**

*Councilor Name:* Kara Joy McKee

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**SECTION I:** PUD-703-2 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the development standards to reduce the required setback from 40 ft to the Centerline of Main St to 0 ft from the property line adjacent to Main St. to permit a covered patio.

Currently, the development standards limit the setback along Main St. to 40 ft from the centerline of Main, or approximately 10 ft from the property line. The applicant is proposing to reduce this to 0 ft in order to construct a proposed covered patio, as illustrated on the renderings and plans submitted by the applicant.

The applicant will need to work with the City of Tulsa and/or franchise utilities if the proposed work falls within an easement.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

*“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”*

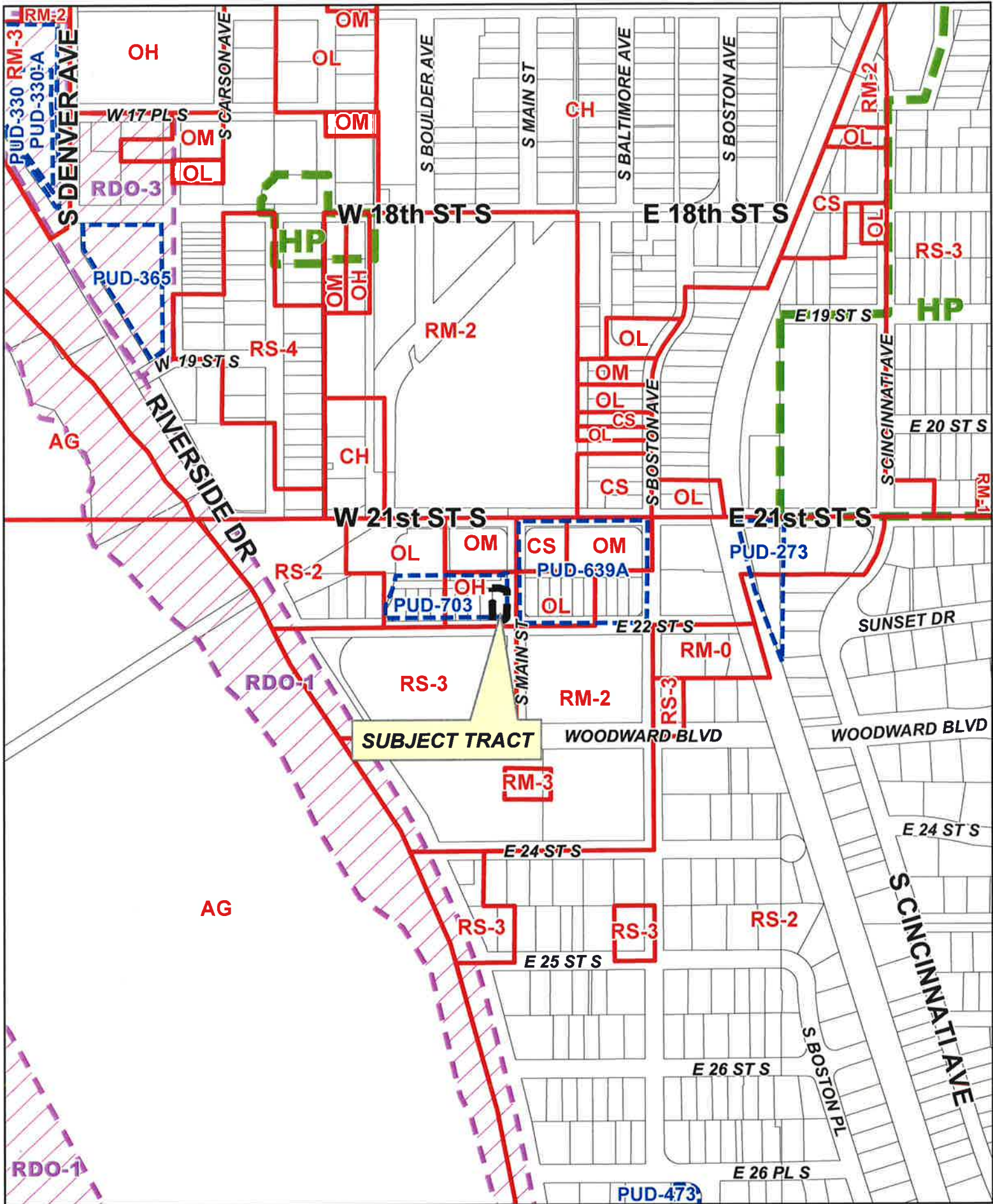
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-703 and subsequent amendments shall remain in effect.

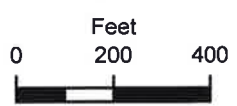
Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Proposed Plans

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required setback from 40 ft to the Centerline of Main St to 0 ft from the property line adjacent to Main St. to permit a covered patio.

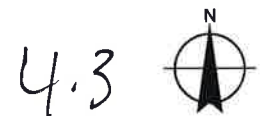


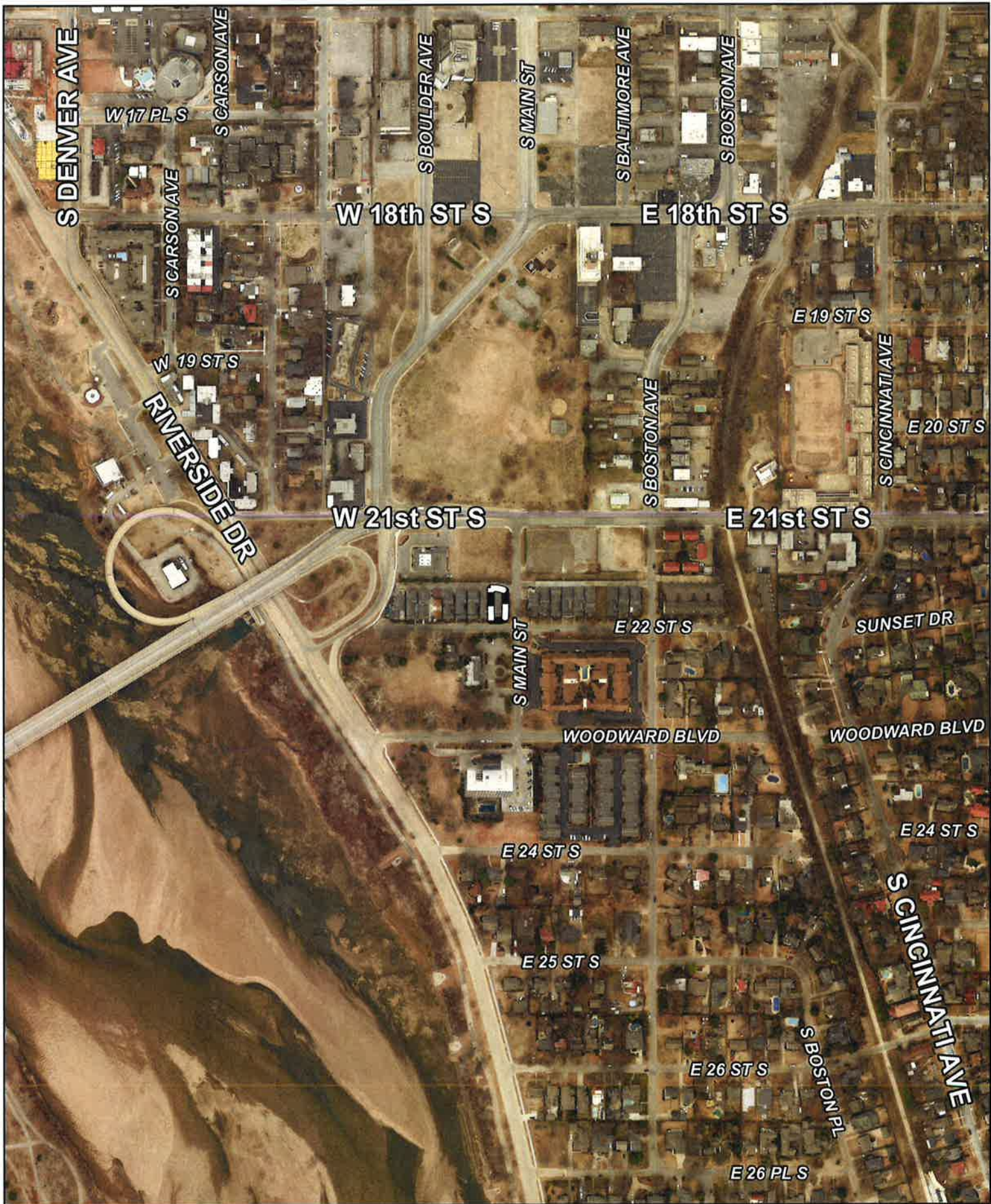
**SUBJECT TRACT**



**PUD-703-2**

19-12 13





Subject Tract

**PUD-703-2**

19-12 13

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

Aerial Photo Date: February 2018





S BOULDER AVE

W 21st ST S

E 21st ST S

W 22 ST S

E 22 ST S

S MAIN ST

WOODWARD BLVD



Subject Tract

PUD-703-2

19-12 13

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

Aerial Photo Date: February 2018





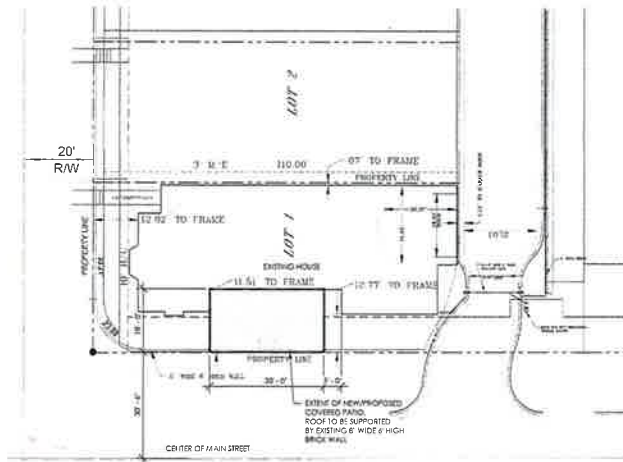
**3 NORTH PERSPECTIVE RENDERING**



**2 LEFT PERSPECTIVE RENDERING**



**1 RIGHT PERSPECTIVE RENDERING**



**4 SITE PLAN**  
1/16" = 1'-0"



INDEX OF DRAWINGS	
Sheet Number	Sheet Name
00	GENERAL
01	FOUNDATION
02	FRAMING
03	MECHANICAL
04	ELECTRICAL
05	PLUMBING
06	PAINTS
07	FINISHES
08	LANDSCAPE
09	CONCRETE
10	IRONWORK
11	GLASS
12	ROOFING
13	MECHANICAL
14	ELECTRICAL
15	PLUMBING
16	PAINTS
17	FINISHES
18	LANDSCAPE
19	CONCRETE
20	IRONWORK
21	GLASS
22	ROOFING

**GENERAL NOTES:**

- SCALE: 3/8" = 1'-0" SCALE DRAWINGS
- CODES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH COMPLIANCE WITH ALL CODES.
- DIMENSIONS: CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, FRAMING CONDITIONS, AND SITE CONDITIONS BEFORE STARTING WORK. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DISCREPANCIES.
- DIMENSIONS: ALL EXTERIOR DIMENSIONS ARE TO GRID LINES TO THE EDGE OF SLAB OR TO THE CENTERLINE OF OPENINGS. ALL INTERIOR DIMENSIONS ARE TO THE CENTERLINE OF FRAMES, TO THE CENTERLINE OF OPENINGS OR TO THE INSIDE FINISH FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- MATERIAL STORAGE: MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE, THEFT OR ANY OTHER HARMFUL AFFECTS.
- SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING ALL PHASES OF CONSTRUCTION.
- PERMITS: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NOTICES AND A CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AGENCIES PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY SERVICE WITH ALL UTILITY AGENCIES AND SCHEDULE UTILITIES BEFORE STARTING CONSTRUCTION.
- CONTRACT DOCUMENTS: THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT THE WRITTEN CONSENT. THESE CONTRACT DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THESE CONTRACT DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING. THE CONTRACT DOCUMENTS SHALL NOT BE USED FOR ISSUE OF A BUILDING PERMIT OR ANY CONSTRUCTION UNLESS SPECIFICALLY AND EXPLICITLY BY THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE INSTALLATION OF ALL PLUMBING FIXTURES AND ACCESSORIES IN COMPLIANCE WITH LATEST EDITION OF THE AMERICAN WITH DISABILITIES ACT.
- RECYCLE BIN: TO BE PROVIDED FOR WORKERS DURING CONSTRUCTION.
- MATERIALS: PAINTS, PRIMERS, FINISHES, ADHESIVES, SEALANTS AND STAINS TO BE LOW OR NO VOC.

**DEMOLITION NOTES:**

- THE EXTENT OF SELECTIVE DEMOLITION WORK IS THAT WORK NECESSARY AND REQUIRED TO FACILITATE THE NEW CONSTRUCTION INDICATED. THE DEMOLITION IN THE EXISTING STRUCTURE INCLUDES THE EXISTING CLADDING, EXISTING CEILING, IN-AC DUCTWORK AND LINES, INTERIOR LIGHTING, INTERIOR WALLS, MILLWORK, DOORS AND FRAMES, AND ALL OTHERS AS NECESSARY FOR THE COMPLETION OF THE PROJECT AS DETAILED IN THE DRAWINGS.
- DEMOLITION SHALL BE SUCH THAT ALL CONSTRUCTION, NEW AND EXISTING, CHANGE PERFORMED AND COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- REQUIREMENTS OF STRUCTURAL WORK: DO NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OF LOAD RESISTION FRAMING.
- OPERATION AND SAFETY: OPERATIONS DO NOT CUT OPERATIONAL ELEMENTS AND SAFETY RELATED COMPONENTS IN A MANNER INTENDED OR RESULTING IN A REDUCTION OF CAPACITY TO PERFORM IN A MANNER INTENDED OR RESULTING IN A DECREASED OPERATIONAL LIFE, INCREASED DANGERS OR DECREASED SAFETY.
- LOADING: DO NOT SUPERIMPOSE LOADS AT ANY POINT UPON EXISTING STRUCTURE BEYOND DESIGN CAPACITY INCLUDING LOADS TO MATERIALS, CONSTRUCTION EQUIPMENT, DEMOLITION OPERATIONS AND SHORING AND BRACING.
- VIBRATION: DO NOT USE HEAVY, VIBRATORY TECHNIQUES OR PROCEDURES WHICH WOULD REDUCE VIBRATION IN ANY ELEMENT OF THE STRUCTURE.
- FIRE: DO NOT USE BURN, WELDING, TECHNIQUES OR PROCEDURES WHICH WOULD PRODUCE ANY FIRE HAZARDS.
- WATER: DO NOT USE HEAVY METHOD, TECHNIQUES, OR PROCEDURES WHICH WOULD PRODUCE EXCESSIVE WATER RUN OFF AND WATER POLLUTION.
- AIR POLLUTION: DO NOT USE HEAVY METHOD, TECHNIQUES, OR PROCEDURES WHICH WOULD PRODUCE UNCONTROLLED DUST, FUMES, OR OTHER DAMAGING AIR POLLUTION.
- 'EXISTING CONSTRUCTION' INDICATES INFORMATION WAS OBTAINED FROM EXISTING DRAWINGS OR OTHER INFORMATION WHICH MAY NOT REFLECT ACTUAL CONDITIONS. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- PERFORM THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK WITH EXTREME CARE AND USING SHARP TOOLS IN ORDER NOT TO JEOPARDISE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- CONDITION OF STRUCTURE: THE OWNER & ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACTUAL CONDITION OR PORTIONS OF THE STRUCTURE TO BE DEMOLISHED. PARTIAL REMOVAL OF PARTS OF SALVAGEABLE MATERIALS OR STRUCTURES MAY BE REMOVED FROM THE STRUCTURE AS THE WORK PROGRESSES IF NOT CLAIMED BY THE OWNER. SALVAGED MATERIALS TO BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED.
- PROTECTION: ASSURE THAT THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION IS MAINTAINED DURING THE DEMOLITION OPERATION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
- PROVIDE TEMPORARY PROTECTION OF EXISTING CONSTRUCTION (LOADS, RODS AND WALLS) WHEN ADJOINING NEW WORK AND WORKING AREA.
- PROVIDE TEMPORARY CONSTRUCTION, CONSTRUCTION OF FRAMING AND TIE RODS, TO PROTECT EXISTING CONSTRUCTION AND SURROUNDING SURFACES FROM DAMAGE BY MOVEMENT OF MATERIALS AND PERSONNEL.
- REPAIR, REPLACEMENT OR REBUILD EXISTING CONSTRUCTION AS REQUIRED OR AS DIRECTED WHICH HAS BEEN REMOVED, ALIENED OR DESTROYED TO ALLOW FOR NEW CONSTRUCTION. EXISTING CONSTRUCTION SHALL BE CORRECTED TO MATCH ADJACENT CONSTRUCTION, NEW OR EXISTING.
- PERFORM CUTTING OF EXISTING CONCRETE AND MASONRY CONSTRUCTION WITH SAWS AND CORE DRILLS. DO NOT USE JACK HAMMERS OR DRILLS.
- PROVIDE TEMPORARY SHORING OF EXISTING CONSTRUCTION TO ALLOW REMOVAL OF EXISTING STRUCTURAL ELEMENTS. MAINTAIN SHORING UNTIL PERMANENT BRACING IS IN PLACE.
- MATERIALS AND ITEMS SCHEDULED FOR REUSE WHICH ARE DAMAGED BY THE CONTRACTOR OR TO THE EXTENT THAT THEY CANNOT BE REUSED, SHALL BE RECYCLED BY THE CONTRACTOR WITH EQUAL QUALITY MATERIAL AT NO ADDITIONAL COST TO THE OWNER.
- REMOVED AND SALVAGED MATERIALS NOT REUSED SHALL BE DELIVERED AS DIRECTED TO THE OWNER. THESE ITEMS INCLUDE: CEILING FIXTURES, ROOF TOP UNITS, DOORS, FRAMES, HARDWARE, MILLWORK, PLUMBING FIXTURES, AND ANY OTHER MATERIALS DESIGNATED BY THE OWNER.
- REMOVED AND SALVAGED MATERIALS OF VALUE NOT DESIGNATED FOR REUSE, UNLESS CLAIMED AS SALVAGE BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR, AND BE LEGALLY DISPOSED OF OFF SITE.

RODDEO STUDIO, LLC  
1735 SOUTH ERIE AVENUE  
TULSA, OKLAHOMA 74112  
PH. 918.633.4433

COVERED PATIO  
ADDITION  
ROBIN & CHERIE  
SIEGFRIED RESIDENCE

1 WEST 75 SHEN SQUIN  
TULSA, OKLAHOMA 74114

NO.	REVISION	DATE

DRAWN FOR

PROJECT NUMBER

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ISSUE

ARCHITECTURAL REVIEW

DATE

02.12.2019

DRAWN BY

Author

Checked by

Checked by

SHEET TITLE

ABBREVIATIONS /  
SYMBOLS / SITE PLAN

**A001**

4.6

NOT FOR CONSTRUCTION

