

To the Board,

My friends are asking for relief in two areas associated with their new development. They are constructing four duplexes on four separate lots. The lots abut each other and are all owned by the applicant. These lots are very small and will only allow for the minimum in three bedroom duplexes.

First Request; (to accomplish the maximum lot coverage of 40% as an average of the four lots) We are proposing the smallest three bedroom duplex structures possible, given adequate use, standards and design practice, and are struggling to meet the requirements. It would be an unnecessary hardship if we were to minimize the interior spaces any more than we have. These three bedroom duplexes have two bedrooms that are approx. 10'x11' and one master bedroom that is approx. 13'x14'. These spaces, if made smaller, would not even accommodate a double bed, desk and dresser. The master barely contains room for a queen bed, desk and dresser. If made smaller these rooms would not render the adequate space needed for even the smallest of furnishings. Our circulation spaces are currently approximately 4.5' in width and again if made smaller would have trouble providing even the most minimum accessibility. Other duplexes in the neighborhood are larger than these and to diminish the size, even further, could leave them unmarketable, in comparison.

Second Request; (To have relief from a maximum 16' wide drive to a larger 20' drive) We are asking to utilize a 20' driveway rather than the standard 16' drive identified for a duplex in an RT district. Typical parking spaces, required to meet code and today's larger vehicles, are approx. 10'x20' throughout the City. We feel that using parking spaces that are 8'x20' create an unsafe and unsightly result. By narrowing the drive to only 16 feet we would be promoting the occasional drive into the adjacent yard and possibly creating an unsightly or damaging condition. We also feel that by having the cars so close together we are create an unsafe situation for caring groceries or small children to and from. There is the possibility of cueing the cars end to end but in doing this we may extend out into the R.O.W. and possibly block the use of the already existing sidewalk. This forces pedestrians to walk in the street. We could push the house back on the lot, but in turn might be creating a possible privacy or setback encroachment, with respect to the adjacent properties. We also feel it necessary, that given we are constructing in a heavily agriculture based community, providing for larger truck's and the like is being mindful of the daily struggles in cueing of today's large trucks and SUV's.

We have spent a great deal of time in study of ways around this request, but feel it is the best for our project and the rest of the neighborhood. We believe that this small request would be the minimum necessary to alleviate our hardship. We also feel this would not cause any substantial detriment to the public good, or impair the purposes and intent of the ordinances or the comprehensive plan. We actually feel it would be a benefit to the inhabitants and the neighborhood to ask for this relief.

Please let us know if there are any additional needs or questions associated with our request.

Thank You,

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