



Hickman Law Group
attorneys counselors mediators

July 29, 2024

VIA EMAIL ONLY

City of Oklahoma City
Planning Department, Subdivision and Zoning
420 W. Main Street, Suite 910
Oklahoma City, OK 73102
subdivisionandzoning@okc.gov

Subj: Appeal of Decision to approve Sign Permit Application 2024-00417.

On behalf of Delmar Enterprises, LLC and Lamar Central Outdoor, LLC, please accept the attached City of Oklahoma City ("City") Board of Adjustment (the "BOA") appeal of the administrative official's decision to approve sign permit application 2024-00417 (the "Permit"). In accordance with the filing requirements, we are submitting on behalf of the applicants the completed form for application to the BOA for appeal. Attached to the form is an Exhibit A describing the grounds for the appeal along with references to various City ordinances. Furthermore, we have attached as Exhibit B the sign application along with other backup materials related to the Permit. Finally, we have included the property owner report.

Please let us know if you have any questions or if you require further information. We also respectfully request confirmation of the date of the hearing before the BOA for consideration of this appeal.

Thank you for your consideration.

Sincerely,

William Hickman

cc: Bill Condon, Lamar Central Outdoor
Aaron Stiles, aaron@downtownlegal.com, on behalf of Delmar Properties
Marty Estes, marty@downtownlegal.com, on behalf of Delmar Properties



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 — Web: <https://www.okc.gov>

Staff Use Only
BOA - 15736

Zoning: I-2

APPLICATION FOR BOARD OF ADJUSTMENT

Application for Variance, Special Exception, or Appeal

Address of subject property: 2306 N. Broadway Ave

Present use of property: Warehouse Size of Property (Acres): .6

- ☐ VARIANCE: Chapter: _____ Section: _____
- ☐ SPECIAL EXCEPTION: Chapter: _____ Section: _____
- ☒ APPEAL FROM ADMINISTRATIVE DECISION

VARIANCE APPLICANTS:

Summary of Variance sought

☐ _____

SPECIAL EXCEPTION APPLICANTS:

Summary of Special Exception being sought

☐ _____

APPEAL APPLICANTS:

Summary of Nature of Appeal

- ☒ SIGN-2024-00417. Sign permit erroneously issued. See attached Exhibit A stating the basis for the appeal. See attached Exhibit B for City review of the permit application and related back-up documents.

I certify that the submitted information is true and correct.

Property Owner Information (if other than Applicant):

Delmar Enterprises, LLC

Name

2322 N. Broadway Ave.

Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-310-3465

Phone

marty@downtownlegal.com

Email

William Hickman

Digitally signed by William
Hickman

Date: 2024.07.29 13:58:32 -05'00'

Signature of Applicant

Lamar Central Outdoor, LLC

Applicant's Name (please print)

123 NW 50th Street

Applicant's Mailing Address

Oklahoma City, OK 73118

City, State, Zip Code

405-528-2683

Phone

bcondon@lamar.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc.) or links to FileShare services (Dropbox, Google Drive, etc.) can not be accepted for security purposes.

Lakin, Cynthia A

From: William Hickman <hickman@hickmanlawgroup.com>
Sent: Friday, August 23, 2024 1:40 PM
To: Lakin, Cynthia A
Cc: Assistant
Subject: BOA 15736 Application

You don't often get email from hickman@hickmanlawgroup.com. [Learn why this is important](#)
Hi Cindy,

On July 30, 2024, I submitted an application on behalf of Delmar Enterprises, LLC and Lamar Central Outdoor. The application was assigned case BOA-15736. I realized after the submission that the reference to Delmar Enterprises was incorrect. Rather, the co-applicant with Lamar should be Byron's Liquor Warehouse / P.S.G. Rentals, LLC. Therefore, I respectfully request that you substitute Delmar Enterprises with Byron's Liquor Warehouse / P.S.G. for case BOA-15736.

Thank you for your consideration. Please let me know if you have any questions.

Have a good weekend.

Best,

Bill

Thank you,

William H. Hickman



Hickman Law Group
attorneys counselors mediators

330 West Gray Street, Suite 170
Norman, Oklahoma 73069
Phone: 405.605.2375
Fax: 405.605.2374
hickmanlawgroup.com

August 30, 2024

City of Oklahoma City
Board of Adjustment
Attn: Cynthia Lakin
Cindy.lakin@okc.gov

RE: Letter of Authorization

Dear Ms. Lakin,

We understand that you have requested a letter of authorization for our legal representative, Mr. William Hickman, to be authorized to amend our application in case BOA-15736 and for him to be recognized as our representative.

As an authorized representative of Byron's Liquor Warehouse and P.S.G. Rentals, LLC (collectively "Byron's"), I hereby confirm that Byron's grants authorization to Mr. Hickman to insert our entities as the applicant in the case BOA-15736 in lieu of Delmar and for Mr. Hickman to act as our legal representative.

Thank you for your cooperation and assistance.

Sincerely,

A handwritten signature in black ink, appearing to be "B. Lakin", written over the word "Sincerely,".

Lakin, Cynthia A

From: Blake@byronsliquor.com
Sent: Thursday, August 29, 2024 4:29 PM
To: William Hickman
Subject: City of OKC Letter from Byron's and PSG

Board of Adjustment Application Submittal Checklist:

Submittal Requirements:

- ☐ 1.) A copy of the Building Permit application corrections report from Development Center, Plan Review citing the applicable sections of the Code from which variance is being sought, or a detailed typed MS Word file (.doc or .docx) list of the sections of the Oklahoma City Municipal Code, as amended, being varied.
 - ☐ 2.) A list of all property owners, mailing addresses and legal descriptions within a 300-foot radius of the subject site. The list must contain a minimum of 10 individual property owners and must be current within 30 days of the date of submittal of the application. If there are less than 10 individual owners within 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
 - ☐ 3.) A letter size (8.5" x 11"), fully dimensioned, site plan showing north arrow, all property lines (matching deed legal description), setback lines, building lines, and existing and/or proposed building locations.
- (NOTE: Applications which are approved are limited to the submitted site plan. Any variation from said site plan will require an additional approval of the Board of Adjustment).
- ☐ 4.) One (1) copy of the deed(s) to the property.
 - ☐ 5.) Typed MS Word file (.doc or .docx) of the subject property Legal Description (matching Deed legal description).
 - ☐ 6.) Signed and notarized Affirmation if property owner list is not certified by county assessor, or abstractor.
 - ☐ 7.) If the applicant is not the owner of the subject property, a letter of authorization from the owner is required.
 - ☐ 8.) Typed MS Word file (.doc or .docx) statement addressing statutory standards listed below.
 - ☐ 9.) Special Exception Home Sharing Applicants must provide a detailed description of proposal as a typed MS Word file (.doc or .docx). Home Share applicant must describe; a) number of rooms offered, b) maximum number of guests to be accommodated, C) method of advertising, d) self-imposed rules for guests, and e) provide photograph of available off-street parking.
 - ☐ 10.) Special Exception Medical Hardship Applicants must provide a doctor's statement.
 - ☐ 11.) Appeal Applicants must provide a detailed description of the nature of your appeal as a typed MS Word file (.doc or .docx).
 - ☐ 12.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted. Photographs must be compiled, and annotated, into a PDF (.pdf) file, or MS Word file (.doc or .docx).
 - ☐ 13.) Application filing fee must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

For a variance to be granted in accordance with State Statute requirements, the applicant must prove:(a)

- The application of the Ordinance to the particular piece of property would create an unnecessary hardship;**
- (b) Such conditions are peculiar to the particular piece of property involved;**
- (c) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance or Comprehensive Plan;**
- (d) The Variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.**

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, Google Drive, etc..) can not be accepted for security purposes.

Exhibit "A"

The Applicants, Delmar Enterprises, LLC and Lamar Central Outdoor, hereby appeal the decision of the administrative official to issue the permit for the billboard location identified by applicant number SIGN -2024-00417. The decision to issue the permit violates the City of Oklahoma City's ordinances. In particular, the decision violates §59-16101 regarding the purpose and findings applicable to signage. The decision to issue the permit violates §59-16102 of the OKC municipal ordinances regarding the historic preservation / historic landmark district regulations prevailing over signage ordinance in the event of any conflict / uncertainty. The decision also violates §59-16111 of the OKC municipal ordinances regarding off-premise signs / billboards. In particular, the decision violated the location and spacing requirements for an off-premise sign / billboard pursuant to said section of the OKC municipal ordinance. Further, the decision violated §59-16114 of the OKC municipal ordinances regarding the administration and permitting of signage. The decision also violates §59-16119 of the City's ordinances regarding definitions, measurements, and rules of interpretation. Finally, the sign permit applicant failed to obtain owner consent as required by the City's ordinance. Therefore, the applicants respectfully request the Oklahoma City Board of Adjustment reverse the administrative official's decision to issue the sign permit.

W/ After recording, return to:

John J. Griffin, III

HARTZOG CONGER CASON & NEVILLE

201 Robert S. Kerr Ave., Suite 1600

Oklahoma City, OK 73102



20170915011287870

09/15/2017 03:45:43 PM

BK RE13542 Pg:826 Pgs:9 DEED

State of Oklahoma

County of Oklahoma

Oklahoma County Clerk

David B. Wooten

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That BYRON J. GAMBULOS, Trustee of the BYRON J. GAMBULOS FAMILY TRUST, u/t/a August 3, 1988, as amended, and PATRICIA PETER GAMBULOS, Trustee of the PATRICIA PETER GAMBULOS FAMILY TRUST, u/t/a August 3, 1988, as amended, as tenants in common ("Grantors"), in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto DELMAR ENTERPRISES, LLC, an Oklahoma limited liability company, of PO Box 1511, Oklahoma City, Oklahoma 73101 ("Grantee"), all of their right, title and interest in the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE;**

together with all the improvements thereon and the appurtenances thereunto belonging, and SUBJECT TO easements, rights-of-way, restrictive covenants and oil and gas leases of record, and to zoning ordinances, and warrant the title to the same.

"EXEMPT FROM DOCUMENTARY STAMP TAX PER 68 O.S. §3202(4)"

**"THIS IS NOT A TRANSFER FOR AD VALOREM TAX PURPOSES
PER 68 O.S. §2802.1"**

TO HAVE AND TO HOLD the above described premises unto the said Grantee, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever, EXCEPT FOR and subject to those matters set forth hereinabove.

EXHIBIT "A"

A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-Eight (28), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, being in Block One (1), WINAN'S THIRD ADDITION, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

Commencing at a point 150.00 feet East of the East line of Broadway on the South side of 23rd Street, being also the Northwest Corner of Lot One (1), said Block One (1);

Thence South 00°28'14" East along the West line of said Block One (1), a distance of 158.57 feet to the POINT OF BEGINNING;

Thence North 89°38'18" East a distance of 116.56 feet to a point on the West property line of A. T. & S. F. Railway Company;

Thence South 06°04'27" East along said West line of A. T. & S. F. Railway Company, a distance of 202.44 feet;

Thence South 89°38'18" West along the South line of Lot Five (5), said Block One (1), a distance of 136.33 feet to Southwest corner of said Lot Five (5);

Thence North 00°28'14" West along the West line of said Lot Five (5), and along the West line of Lot Four (4) said Block 1, a distance of 70.00 feet;

Thence 89°38'18" West a distance of 10.00 feet to the Centerline of the vacated alley in said Block One (1);

Thence North 00°28'14" West, along the Centerline of said vacated alley, a distance of 131.43 feet;

Thence North 89°38'18" East a distance of 10.00 feet to the POINT OF BEGINNING.

20170915011287870
Filing Fee: \$17.00

09/15/2017 03:45:43 PM
DEED



Exhibit "B"

07/17/2024 11:37 AM

Oklahoma City

420 W Main St., 8th Floor
Oklahoma City, OK 73102



Final Report - Approved

Application No. SIGN-2024-00417

Description : Erecting a prefabbed billboard structure on site from ground up.

Address : 2306 BROADWAY AVE, OKLAHOMA CITY, OK, 73103

Record Type : Sign Permit

Document Filename : 117459 BILLBOARD EXHIBIT 5-30-24 V2 (4).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Magdalena	mark.magdalena@okc.gov	405-297-2466

General Comments

Comment ID	Author : Department	Status	General Comments	Applicant Response Comments
1	Mark Magdalena : Development Services	Open	LEVEL 2 NOT ALLOWED. DEED AND COMPLETE SITE TO SCALE WITH SIGN LOCATION/POSSAIBLE DEED APPROVAL REQUIRED. 25 FT SETBACK REQUIRED. 1200 FT SPACING REQUIRED. 300 FT FROM HISTORIAL DISTRICT REQUIRED/ SIGN OFF NEEDED. STRUCTURAL SHOWS 80 FT/APPLICATION SAYS 70.	
2	Mark Magdalena : Development Services	Open	NEED EXACT SIGN LOCATION ON SITE PLAN. BILLBOARD CANNOT BE CLOSER THAN 300 FEET FROM NEAREST HP OR HL ZONED PROPERTY/ CONTACT LAURA GRIGGS 297-2980	
3	Mark Magdalena : Development Services	Open	6-21-24 NEED CURRENT STRUCTURAL AND FOUNDATION DESIGN FOR FLAG TYPE BILLBOARD PER IBC 2018 TO ISSUE PERMIT.	



The City of
OKLAHOMA CITY
Development Services
Development Center

Monday, April 22, 2024

Eric

In response to your research request at the following location:

SIGN-2024-00417
Oklahoma City, OK

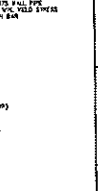
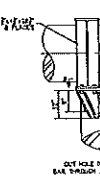
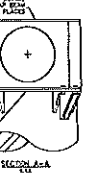
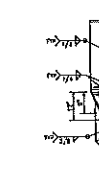
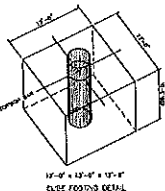
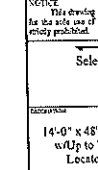
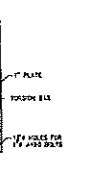
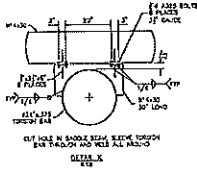
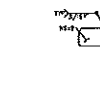
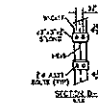
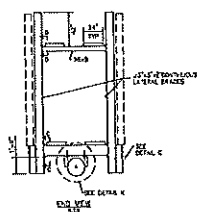
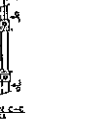
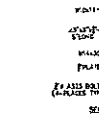
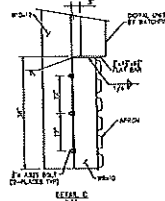
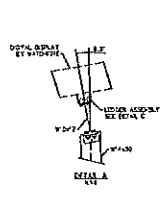
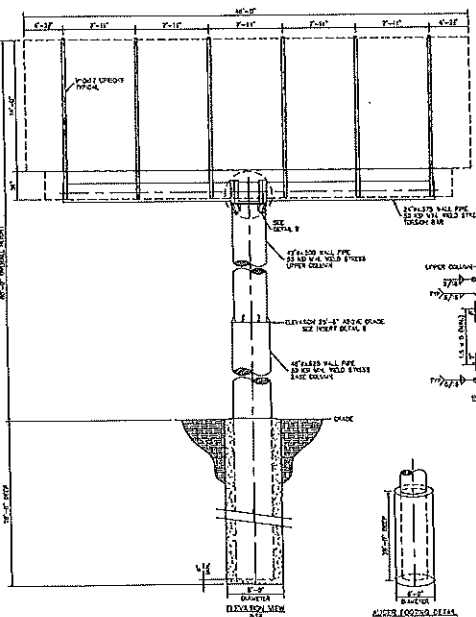
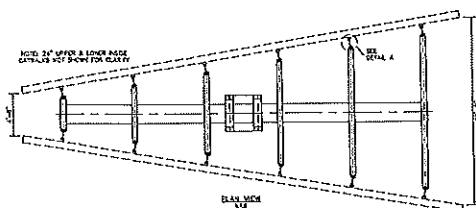
- SIGN-2024-00417 is in corrections but there is not a corrections comment page available. So, I will put the correction comments below.
- Per Mark Magdalena:
 - LEVEL 2 NOT ALLOWED.
 - DEED AND COMPLETE SITE TO SCALE WITH SIGN LOCATION/POSSAIBLE DEED APPROVAL REQUIRED.
 - 25 FT SETBACK REQUIRED.
 - 1200 FT SPACING REQUIRED.
 - 300 FT FROM HISTORIAL DISTRICT REQUIRED/ SIGN OFF NEEDED.
 - STRUCTURAL SHOWS 80 FT/APPLICATION SAYS 70.

Please feel free to visit our website at <https://access.okc.gov/aca/>.

Sincerely,

Development Services
Development Center
ORR-1922-2024

THE STRUCTURE SHOWN, AS DESIGNED, IS CAPABLE OF SUPPORTING UP TO TWO (2) DIGITAL DISPLAYS WEIGHING UP TO APPROXIMATELY 8,400# EACH.



- GENERAL NOTES**
1. All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - a. The International Building Code (2003/2003 Edition)
 - b. American Society of Testing and Materials (ASTM) specifications
 - c. Building Code Requirements for Reinforced Concrete (ACI 318-08) (Current Edition)
 - d. Code for Welding in Building Construction of the American Welding Society (AWS) (Current Edition)
 - e. Specification for Steel Decking, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC) (Current Edition)
 2. Concrete shall be 4,000 P.S.I. @ 28 days Compressive Strength, Standard Weight (150 P.C.F.)
 3. Reinforcing Steel (Rebar) shall be ASTM A-615 Grade 60.
 - a. All reinforcing steel shall be free from rust, oil, scale or coatings that would reduce or destroy bond.
 - b. All reinforcing bars shall be 3/4" diameter unless noted.
 - c. Minimum lap splice on bars, stirrups and mesh bars shall be 36" for bars, and 24" for stirrups and mesh bars or be noted with cross section for vertical surface (applied against the ground) as noted.
 4. Structural Steel and Plates shall be:
 - a. Structural Steel (Rebar) shall be ASTM A-615 Grade 60.
 - b. W-Shape beams shall be (F_y=50 ksi) Minimum.
 - c. Structural plates shall be ASTM A-572 Grade 50 (F_y=50 ksi).
 - d. Structural plates shall be ASTM A-572 Grade 50 (F_y=50 ksi).
 - e. Type E or S (F_y=35 ksi), ASTM A572 Grade 43 (F_y=43 ksi) or ASTM A572 Grade 50 (F_y=50 ksi), unless otherwise noted.
 - f. Steel decking for floor deck (see notes).
 5. Joints shall be (Rebar) shall be ASTM A-615 Grade 60.
 6. High strength bolts for connections shall be ASTM A-325, when otherwise noted.
 7. Welding materials and methods shall be AWS D-1.1, when otherwise noted.
 8. Design Wind Speed: 115 MPH (1.0 g.c.) Equivalent Wind Load = 23.25 PSF @ 100'-0" above the ground. (See Wind Note).
 9. Soil Bearing Capacity Requirements:
 - a. Standard Penetration Test (SPT) N₆₀ = 15.
 - b. Allowable Soil Bearing Capacity shall be 2,000 PSF, per test of soil.
 - c. See notes for soil test results.
 10. Contractor shall verify all dimensions and conditions in the field before construction and notify the Engineer of any discrepancies.
 11. Sealing of joints shall be as noted, and shall be installed. A full penetration weld of steel (see AWS D1.1) shall be used and must be performed by a certified welder. Splice shall not be within one foot of the foundation depth below grade, with 1/4" down pipe or other 1/2" down pipe, unless otherwise noted.
 12. The structure shown, as designed, is capable of supporting up to two (2) digital display units weighing approximately 8,400# each.

NOTICE: This drawing is for general information purposes only and is not to be used for construction without the approval of the Engineer. The user assumes all liability for any errors or omissions.

Selective Structures, LLC
 811 East Avenue
 Auburn, TN 36830

14'-0" x 48'-0" CM, 20V @ 80'-0" O.A.H.
 w/Up to Two (2) 8,400# Digital Units
 Located in: Oklahoma City, OK

TES
 THOMPSON ENGINEERING SERVICES, LLC
 1400 N. 10th St., Suite 100, Oklahoma City, OK 73107
 Phone: (405) 442-1111, Fax: (405) 442-1112, Email: tes@tesllc.com

DATE: 1/10/24
 DRAWN: J. Thompson
 CHECKED: J. Thompson
 DESIGNED: J. Thompson
 SCALE: 1/8" = 1'-0"

CARL E. THOMPSON, JR., P.E.



ENGINEERING | SURVEYING | PLANNING

SMITH ROBERTS BALDISCHWILER, LLC

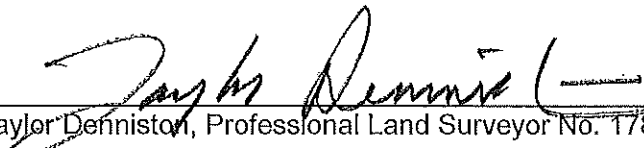
April 11, 2024

To: Native Digital, LLC
Attn: Kelli Lay

RE: Billboard Elevation Certificate

To Whom it May Concern:

I, Justin Smith, a Licensed Professional Land Surveyor in the State of Oklahoma, hereby certify the natural ground elevation at the northeast corner of the proposed billboard site is 1196.15 feet and the driving surface of Interstate No. 235 perpendicular to the northeast corner of proposed billboard site is 1246.70 feet. Total difference between elevations being 50.55 feet. Elevations are based on NAVD 88 Vertical Datum.


Taylor Denniston, Professional Land Surveyor No. 1787





123 NW 50th Street
Oklahoma City, OK 73118

November 16, 2023

City of Oklahoma City
Public Works Department
400 W. Main St
Oklahoma City, OK 73102

O: 405.528.2683

F: 405.557.1648

W: Lamar.com/OklahomaCity

RE: Potential Non accessory Sign Application at and around NW 23rd and Broadway Ave and/or I-235

Dear OKC Public Works Dept:

As the department responsible for the issuance of sign and building permits in the city of Oklahoma City ("City"), Lamar must bring to your attention a previous sign application to the City and/or a possible new sign application located in the same area. Sign application SIGN-2015-00869 addressed as 2306 N. Broadway Ave (attached), was submitted. The City documented that sign application in its portal with several comments and corrections, which are: "25 foot setback", "1200 foot spacing required", and "300 foot spacing required from HP zoning". We are not sure if the same address or application will be used, however, please use caution for any sign application submitted or updated between the boundaries of NW 16th to NW 25th and Robinson to I-235. Keep in mind, some roads/highways can take on differing names in this area, ie: I-235 is Centennial Expy.

In the 2015 sign application, the City acknowledged an issue with spacing from a HP (Historic Preservation) district.

- In 1983, the City established Ordinance No 17225 creating the Heritage Hills East Urban Conservation District recorded in Oklahoma County Book 5066, Pages 83-90. (attached)
- This District is memorialized in the City Ordinance §59-A.9(G). Heritage Hills East Urban Conservation District. (attached)
- This HP district is identified on the City's zoning map (attached)
- The City's website:
<https://www.okc.gov/departments/planning/design-review-and-historic-preservation/historic-preservation> also identifies this District.

Spacing from an HP or HL district is not permissible by way of City Ordinance §3-119. 5(d) since adopted in 2008. As a result, any sign application less than 300 feet from an HP or HL district prohibits operating a non accessory sign. Furthermore, the City's Comprehensive Plan states, "The City has a historic preservation program, with extensive design guidelines and special building permit requirements that apply to designated historic districts."

This matter needs your utmost attention and we request the City to keep Lamar informed of any activity in the above referenced area. If you have any questions please feel free to contact me.

Sincerely,

Bill Condon
Sr. Vice President/General Manager



Citizen Access

I Want
Resident Business Recreation Government Department Visitor to...

Register for an Account Login

Welcome to the City of Oklahoma City's Citizen Portal

Home Work Zone Permits Licenses Garage Sale Planning Fire
Engineering Parks Police Utilities Prequalification Application
more

Search Permits Apply for a Permit Schedule an Inspection

Record SIGN-2015-00869:
Sign Permit
Record Status: In Review

Record Info Payments

Location:

2306 N BROADWAY AVE
OKLAHOMA CITY

Permit Details

Owner:

DEBORAH L DUDMAN

More Details

Additional Information

Job Value(\$):
\$400,000.00

Housing Units:
1

Number of Buildings:
1



Citizen Access

I Want

Resident Business Recreation Government Department Visitor to...

Register for an Account Login

Welcome to the City of Oklahoma City's Citizen Portal

Home Work Zone Permits Licenses Garage Sale Planning Fire
Engineering Parks Police Utilities Prequalification Application
more ▾

Search Permits Apply for a Permit Schedule an Inspection

Record SIGN-2015-00869:
Sign Permit
Record Status: In Review

Record Info ▾ Payments ▾

Processing Status

For Building Permits, click the arrow next to Plan Review below to see remaining Required Inspections.

✓ Application Submitted

☐ Marked as Corrections Required on 11/16/2015 by Phillip Magdalena

Comment: Sign license required. 25ft setback. 1200 foot spacing required. 300 foot spacing required from HP zoning. DOT permit required. Structural 67ft high/App shows 70.

Marked as TBD on TBD by TBD

Permit Issuance

Inspections

VIII G.
6-14-83

121769

(Published in the Daily Law Journal Record June 15, 1983)

ORDINANCE NO. 17,225

AN ORDINANCE AMENDING CHAPTER 25, SECTION 4300, OF THE OKLAHOMA CITY CODE, 1970, BY ADDING A NEW SECTION ENTITLED "4300.18 HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT"; TO CREATE HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT; TO DEFINE BOUNDARIES OF SAID DISTRICT; TO ESTABLISH AN OFFICIAL ADVISORY RELATIONSHIP BETWEEN THE CITY OF OKLAHOMA CITY AND SAID URBAN CONSERVATION DISTRICT; TO AMEND SPECIFIC PROVISIONS OF CHAPTER 25 AS LISTED HEREIN FOR THE DEVELOPMENT AND REGULATION OF SAID CONSERVATION DISTRICT IN ORDER TO PROMOTE THE HEALTH, SAFETY, ECONOMIC, CULTURAL, AND GENERAL WELFARE OF THE PUBLIC BY ENCOURAGING THE CONSERVATION AND ENHANCEMENT OF THE URBAN ENVIRONMENT OF THE CITY OF OKLAHOMA CITY; PROVIDING FOR SHORT TITLE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

SEP 23 10 45 AM '87
STATE OF OKLAHOMA
JERRY DEMODY
OKLA. COUNTY CLERK
RECORDED OR FILED

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. Chapter 25 of the Oklahoma City Code, 1970, is amended by the addition of a new Section 4300.18 to read as set forth in Attachment I which is attached hereto and made a part hereof.

SECTION 2. SHORT TITLE. This Section 4300.18 shall be known and may be cited as the "Heritage Hills East Urban Conservation District Designation Ordinance."

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

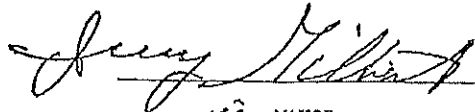
SECTION 4. EMERGENCY. WHEREAS, it being immediately necessary for Oklahoma City and the inhabitants thereof that the provisions of this Ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this Ordinance shall take effect and be in full force immediately upon and after its adoption by the Council of The City of Oklahoma City as provided by law.

60 *** **1200D
99=00 09-23-83

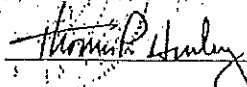
12.00

INTRODUCED and READ in open meeting of the Council of The City of
Oklahoma City this 24 day of May, 1983.

PASSED by the Council and APPROVED by the Mayor of The City of
Oklahoma City this 14 day of June, 1983.


via MAYOR

ATTEST:


CITY CLERK

APPROVED as to form and legality on this 17th day of May,
1983.


ASSISTANT MUNICIPAL COUNSELOR

HERITAGE HILLS EAST URBAN CONSERVATION
DISTRICT ORDINANCE

Page 1

ATTACHMENT I

HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT
DESIGNATION ORDINANCE

4300.18 Heritage Hills East Urban Conservation District

A. Purpose and Intent

The Heritage Hills East Urban Conservation District is intended to promote the health, safety, economic, cultural, and general welfare of the public by encouraging the revitalization and enhancement of the urban environment specifically in the area of The City of Oklahoma City known as Heritage Hills East. The purpose of the district is:

- (1) To provide for coordinated action and treatment for the area delineated in Subsection B below in accordance with the spirit of the Urban Conservation District enabling provisions;
- (2) To serve as a nucleus for neighborhood stability;
- (3) To promote neighborhood identity and City recognition of special features and problems of the Heritage Hills East neighborhood.

B. District Designation

- (1) Boundaries: The Heritage Hills East Urban Conservation District is contained within the following described boundaries, which are also shown by the map attached to this Ordinance and made a part thereof:
 - (a) North: along the north property line of lots 12 through 17 and lot 4 of Block 13 in Winans Highland Terrace Addition between Robinson and Broadway Avenues;
 - (b) East: starting at the centerline of Broadway Avenue adjacent to the northeast corner of Lot 4, Block 13 of Winans Highland Terrace Addition, and proceeding south along said centerline until Broadway branches at Winans Park, whereupon the District boundary shall follow the centerline of the northbound lane of Broadway surrounding the park, until the two lanes converge at N.W. 20th Street, whereupon the boundary once again follows south along the centerline of Broadway until N.W. 14th Street;
 - (c) South: along the centerline of N.W. 14th Street, between Broadway and Robinson;
 - (d) West: along the centerline of Robinson Avenue between N.W. 14th Street adjacent to the northwest corner of Lot 12, Block 13 of Winans Highland Terrace Addition;
 - (e) Included within the aforementioned boundaries are the following subdivisions and unplatted land: the southern twenty-five (25) feet of Lots 4, 5, and 12 through 17 of Block 13, Lots 1 through 18

HERITAGE HILLS EAST URBAN CONSERVATION
DISTRICT ORDINANCE

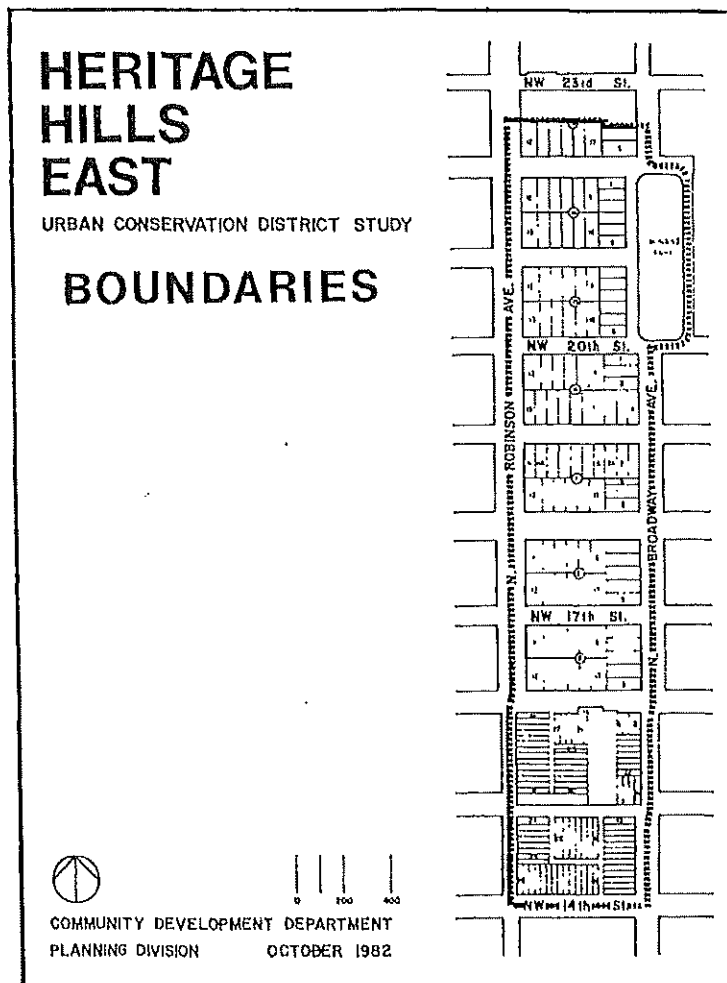
Page 6

(5) Garages and Accessory Buildings

- (a) All garages, accessory buildings, and carports shall be located even to or behind the rear wall of the main building.
- (b) The side yard setback requirement is hereby waived for existing shared garages in violation of side yard setback requirements.

(6) Front Yard Fencing

- (a) All fencing in front of the main structure shall be of stone, wood, brick, masonry, or decorative iron, or a combination thereof. Prohibited fencing shall include, but not be limited to: chain-link, hog, barb wire, corrugated metal, or plastic. The maximum height of the fence shall be three (3) feet. Sight-proof fencing in compliance with the above requirements is allowed.



was the brother of Henry Overholser and uncle to Edward Overholser, both of whom were members of Oklahoma City's first family of commerce and politics. Henry was the owner of the historic Overholser Mansion, situated at NW 15th Street and Hudson Avenue. It was the first mansion to be built in what later came to be known as Heritage Hills.

In 1902, E. V. Weaver built some one-story single-family homes facing Broadway Avenue between NW 15th and NW 16th Streets. Weaver is believed to be the son of General James Baird Weaver, former commander of the Oklahoma City military outpost during the territorial era, and the 1886 presidential candidate of the Greenback Party.

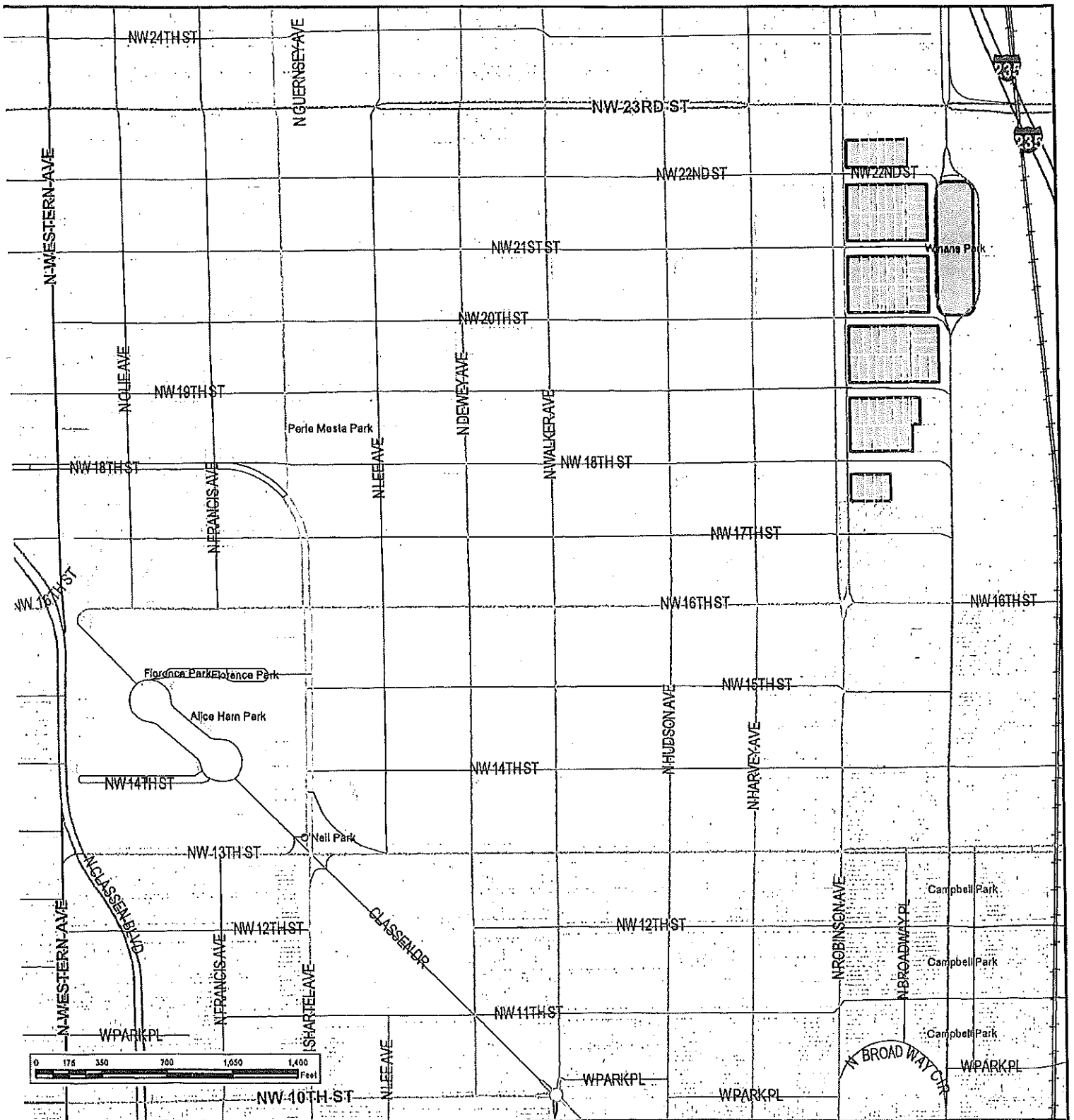
X The three blocks between NW 16th and NW 19th Streets are part of Winans Highland Terrace Addition, and like the other subdivisions on the southern portion of Heritage Hills East, have an assortment of mixed residential uses. Land developer John F. Winan filed this plat in 1911, according to the county records. However, it was not until 1925 that structures had been built on all the lots. Winans Park, a three acre neighborhood park located on Broadway between NW 20th and NW 22nd Streets, was the City's twelfth officially dedicated park. In 1952, a fire station was built on the north edge of the tract.

Across the street from Winans Park is Nichols and Chandler Addition. Doctor G. A. Nichols was one of Oklahoma City's premier developers, responsible for constructing several of the City's first midtown neighborhoods, including Mesta Park, Heritage Hills, and Heritage Hills East. The homes in Nichols and Chandler Addition were almost exclusively one-story single-family cottages and were built in the seven year period from 1918 to 1925 as part of the development that included Heritage Hills neighborhood.

POPULATION PROFILE

Population information, income figures, and household characteristics are important ingredients for understanding neighborhood evolution. Census data from 1970 and 1980 reveal that while total population in the last decade remained unchanged, the composition of the population shifted greatly. In 1970 the neighborhood had a very large elderly population, few children, and a modest income level. Average household size (number of persons) was extremely low and the female heads of household rate was over twenty-five percent (25%) higher than the City figure. By 1980 the elderly population dropped steeply, while the number of children and female heads of household increased substantially. Median family income grew at a rate only one-fourth of the Oklahoma County rate during the 1970's. Quite surprisingly, the average household size remained very low, 1.62 persons per household. This indicates that the neighborhood's demographic cycle had turned, elderly households replaced by households with children and female heads.

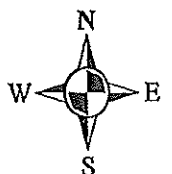
Mesta Park and Heritage Hills Historic Districts



- Mesta Park HP Zoning District
- Heritage Hills East HP Zoning District
- Heritage Hills HP Zoning District
- Heritage Hills East HL Overlay District



The City of
OKLAHOMA CITY
PLANNING DEPARTMENT



Prepared: 1/6/09



Oklahoma City

Oklahoma City, Oklahoma - Code of Ordinances Chapter

VERSION: JUN 9, 2023 (CURRENT) ▾



▾ APPENDIX A: - DISTRICT BOUNDARIES

1. - Bricktown Core District.
2. - Central Business District Parking Overlay District.
3. - Classen Boulevard Overlay District.
4. - Fringe Parking Overlay District.
5. - Neighborhood Conservation District.
6. - Scenic River Overlay District.
7. - Reserved: Scenic River Overlay Design Districts.
8. - Stockyard's City Development And Transitional Development Districts.
- 9. - Urban Conservation Districts.**
10. - Urban Design Districts
11. - Healthy Neighborhoods Overlay District.

9. - Urban Conservation Districts.

- A. *Linwood Place Urban Conservation District.* The boundaries of the Linwood Place Urban Conservation District shall include all of Blocks 15 through 42 inclusive, Linwood Place Addition to Oklahoma City, Oklahoma, as shown by the recorded plat thereof, and any replats which have been filed of record. This area is generally within the boundaries of the centerlines of the following streets: Northwest 23rd Street on the north, North Drexel Boulevard on the east, Northwest 16th Street on the south and Interstate Highway 44 on the west.
- B. *Northeast Gateway Urban Conservation District.* The Northeast Gateway Urban Conservation District is generally located from North Kelley Avenue to North Martin Luther King Avenue, and the Deep Fork Creek and Northeast Grand Boulevard to Northeast 70th Street; plus from North Martin Luther King Avenue to Interstate 35, and Remington Place and Northeast 50th Street to Northeast 67th Street extended. It shall be bounded as follows: Portions of land lying within the south half of Sections 1 and 2, Township 12 North, Range 3 West and Sections 11 and 12, Township 12 North, Range 3 West described as follows: Begin at a point 2,640 feet north of the southwest corner of Section 2, Township 12 North, Range 3 West on the centerline of North Kelley Avenue, then extend a line east across said Section 2 to the centerline of Martin Luther King Avenue; then southerly along the centerline of North Martin Luther King Avenue to a point 1,320 feet north of the southeast corner of said Section 2, then easterly across Section 1, Township 12 North, Range 3 West to the west right-of-way line of Interstate 35; then southerly along the west right-of-way line of said Interstate Highway to a point in Section 12, Township 12 North, Range 3 West where it intersects the centerline of Northeast 50th Street; then West along the centerline of Northeast 50th Street to a point of intersection with Grand Boulevard; then northwesterly along the centerline of Grand Boulevard to a point of intersection with the centerline of Deep Fork Creek in Section 11, Township 12 North, Range 3 West; then westerly along the centerline of Deep Fork Creek to the point of intersection with the centerline of North Kelley Avenue; then north along the centerline of North Kelley Avenue to the point or place of beginning.
- C. *Cleveland Urban Conservation District.* The Cleveland Urban Conservation District is generally located from Northwest 23rd Street to Northwest 30th Street, and North Villa Avenue to North May Avenue, excluding Northwest Classen High School and Northwest Christian Church.
- D. *Silver Lake Urban Conservation District.* The Silver Lake Urban Conservation District is generally located from West Britton Road to South Shore Drive, and North MacArthur Boulevard to one-half mile west. Its legal description is: Begin at the southeast corner of the southeast quarter of Section 28, T13N R4W, then proceed north along the east line of said quarter approximately 2,640 feet to the northeast corner of said southeast quarter, then west

along the north line of the southeast quarter to the northwest corner of said quarter then west approximately 425 feet to the point of intersection with the east line of Briarcreek Subdivision to Oklahoma City, Oklahoma, then southerly along the east boundary of said subdivision approximately 270 feet to a point of intersection with the northerly line of Lot 24, Block 10; then southwesterly along the north line of said Lot 24 134.39 feet to the point of intersection with the east right-of-way line of Briarcreek Drive; then southeasterly along the east right-of-way line of Briarcreek Drive approximately 494 feet to a point of intersection with the north line of Lot 1, Block 5 of the said Briarcreek Subdivision; then southerly and easterly around the west and south lines of said Lot 1 a distance of approximately 194 feet to the intersection of the northwest corner of Lot 1, Block 4, Briarcreek Subdivision, with the east right-of-way line of Northwest 98th Street; then southeasterly along the east right-of-way line to NW 98th Street approximately 78 feet to a point of intersection with the north line of Lot 2, Block 4 of said subdivision; then southeasterly along said north line 100 feet to a point of intersection with the east line of Lot 2 which is the east boundary of Briarcreek Subdivision; then southerly along said east line approximately 340 feet to a point of intersection with the east right-of-way line of Lakeland Terrace; then southwesterly along said east right-of-way line approximately 700 feet to the point of intersection with the west line of Lot 25, Block 1 of said Briarcreek Subdivision; then southeasterly along said west line approximately 112 feet to a point of intersection with Lot 13, Block 1 of said Subdivision; then west approximately 30 feet to the west line of said Lot 13; then southwesterly approximately 151 feet along the west line of said Lot 13 to a point of intersection with the east right-of-way line of Northwest 95th Street; then southeasterly along the east right-of-way line of said Northwest 95th Street approximately 267 feet to a point of intersection with the south line of Lot 10, Block 1, of said Briarcreek Subdivision; then southeasterly along the south line of said Lot 10 approximately 120 feet to the east line of Briarcreek Subdivision then south along said east line approximately 250 feet to a point on the south line of Section 28, Township 13 North Range 4 West which is the southeast corner of the southwest quarter of said section; then east along the south line of said Section 28 approximately 2,640 feet to the point of beginning.

- E. *Hilldale Urban Conservation District*. The Hilldale Urban Conservation District is generally within the boundaries of Northwest 19th Street on the north, North Meridian Avenue on the east, Northwest 10th Street on the south, and North Ann Arbor Avenue on the west.
- F. *Mesta Park Urban Conservation District*. The Mesta Park Urban Conservation District is generally located from one-half block south of NW 16th Street to one-half block north of NW 22nd Street, and from North Walker Avenue to North Western Avenue; plus both sides of NW 22nd Street between North Robinson Avenue and North Walker Avenue. It shall include all of the following described property: Lots 17—32 of Block 1, Lots 17—32 of Block 2, Lots 18—34 of Block 3, Lots 14—26 of Block 4, Lots 17—32 of Block 5, Lots 13—24 of Block 6, Blocks 23—

34, Blocks 43—54, Blocks 63—74 of University Addition; Lots 1—5 of Block 1, Lots 1—5 of Block 2, Lots 1—4 of Block 3 of Classen's West Highland Park Addition; Lots 71—87 of Harndale Addition; Lots 8—14 of Block 1, Lots 8—14 of Block 2, Lots 1—7 of Block 3, and Lots 1—7 of Block 4 of Winans Highland Terrace Addition.

G. *Heritage Hills East Urban Conservation District.* The Heritage Hills East Urban Conservation District is generally located from Northwest 14th Street to one-half block north of Northwest 22nd Street, and from North Broadway Avenue to North Robinson Avenue. It is contained within the following described boundaries, which are also shown by the map attached to this Ordinance No. 17225, and made a part thereof: NORTH: along the north property line of Lots 12 through 17 and Lot 4 of Block 13 in Winans Highland Terrace Addition between Robinson and Broadway Avenues; EAST: starting at the centerline of Broadway Avenue adjacent to the northeast corner of Lot 4, Block 13 of Winans Highland Terrace Addition, and proceeding south along said centerline until Broadway branches at Winans Park, whereupon the district boundary shall follow the centerline of the northbound lane of Broadway surrounding the park, until the two lanes converge at NW 20th Street, whereupon the boundary once again follows south along the centerline of Broadway until NW 14th Street; SOUTH: along the centerline of NW 14th Street, between Broadway and Robinson; WEST: along the centerline of Robinson Avenue between NW 14th Street adjacent to the northwest corner of Lot 12, Block 13 of Winans Highland Terrace Addition.

Included within the aforementioned boundaries are the following subdivisions and unplatted land: The southern 25 feet of Lots 4, 5, and 12 through 17 of Block 13, Lots 1 through 18 of Block 14, Lots 1 through 18 of Block 15, Lots 1 through 12 of Block 16 of Winans Highland Terrace Addition; Winans Park; Lots 4 through 6 and Lots 13 through 19 of Block 16, Lots 1 through 2A and 6 through 11A of Block 1 of Nichols and Chandlers Addition; Lots 3 through 5 and 12 through 17 of Block 1, Lots 1 through 17 of Block 2, Lots 1 through 17 of Block 3 of Winans Highland Terrace Addition, all of Overholser and Aveys Addition including an unplatted parcel starting at the northwest corner of Lot 5 in Weavers Addition, south 400 feet, west 430.3 feet, north 50 feet, east 300.3 feet, north 350 feet, and east 130 feet back to the point of origin; all of Weavers Addition; and all of Fays Addition.

H. *Jefferson Park Urban Conservation District.* The Jefferson Park Urban Conservation District is generally located from Centennial Expressway to North Walker Avenue, and one-half block north of Northwest 23rd Street to Northwest 30th Street. It shall include all of the following described property: Lots 8—17 of Block 1, Lots 1—3 and Lots 11—14 of Block 2, Lots 1—8 of Block 3, Lots 1—3 and Lots 15—22 of Block 4, Blocks 5—8, Lots 9—23 of Block 9, Blocks 10—14, Lots 9—22 of Block 16, Blocks 19, 20, 25 of Jefferson Park Addition; Blocks 15, 17, 18, 21, 22, 23, 24 and part of 10 and 14 of the amended plat of Jefferson Park; Lots 7—20 of Block 26, Lots 8—21 of Block 27, Lots 9—22 of Block 28 of Jefferson Park Second Addition.

- I. *Wilde Oaks Urban Conservation District*. The Wilde Oaks Urban Conservation District is generally located from NE 50th St to the Deep Fork Creek south of Interstate 44, from North Kelley Avenue to one-half mile east, plus a triangle one-fourth (¼) mile on each side northwest from the corner of NE 50th Street and North Kelley Avenue. Begin at the southeast corner of Lot 1, Block 1, Cashlons Wildewood Addition within the southwest quarter of Section 11, Township 12 North, Range 3 West; and proceed north approximately 425 feet along the east line of Lots 1—2, Block 1 of said Addition to a point of intersection of the southeast corner of Lot 3, Block 1, of said Addition; then east approximately 325 feet along the south line of Lots 4—5, Block 1 of said Addition to a point of intersection of the southeast corner of said Lot 5; then north approximately 335 feet along the east lines of Lots 5—6, Block 1 of said Addition to a point of intersection of the northeast corner of said Lot 6; then east approximately 355 feet along the south lines of Lots 7—9, Block 1 of said Addition to a point of intersection of the southeast corner of said Lot 9; then north approximately 1,125 feet along the east lines of Lots 9, 11—15, Block 1, and Lots 1—2, Block 13A, of said Addition to a point of intersection of the northwest corner of Lot 1, Block 4, of Higley's Wildwood Addition, Section 3; then easterly along the north line approximately 240 feet of said Lot 1, Block 4, of Higley's Wildwood Addition to a point of intersection of the northeast corner of said Lot 1; and continuing northeasterly approximately 95 feet to the point of intersection of the southwest corner of Lot 4, Block 17, of Park Estates 11th Addition; then northeast along the west line of said Lot 4 approximately 110 feet to the point of intersection of the northwest corner of said Lot 4; then east approximately 300 feet along the north lines of Lots 4—1, Block 17, of said Park Estates 11th Addition to the point of intersection of the northeast corner of said Lot 1, Block 17, of said Addition; then north approximately 765 feet along the west line of Lots 12—1, Block 17, of said Addition to a point of intersection of the north right-of-way line of NE 58th Street with Lot 9, Block 15, of Cashlons Wildewood Addition; then west approximately 235 feet along the south lines of Lot 9, Block 15, and Lot 1, Block 16, of said Cashlons Wildewood Addition to a point of intersection of the southwest corner of said Lot 1, Block 16 and said Addition; proceeding northerly approximately 920 feet along the west line of Block 16 of said Addition to a point of intersection of the northwest corner of Lot 17, of said Block; proceeding northwesterly approximately 2,370 feet along a line 100 feet south of the centerline of Deep Fork Creek to the point of intersection of the northeast corner of Lot 7, Block 2, of Richardsons Wildewood Addition; then west approximately 430 feet along the north lines of Lots 7—9, Block 2, of Richardsons Wildewood Addition to a point of intersection of the northwest corner of said Lot 9, Block 2, of said Addition; then southerly approximately 305 feet along the west lines of Lots 9—12, Block 2, of said Addition to a point of intersection of the northeast corner of Lot 14, Block 2, of said Addition; proceeding west approximately 630 feet along the north lines of Lots 14—22, Block 2, of said Addition to a point of intersection of

the northwest corner of said Lot 22, Block 2, of said Addition; then south approximately 285 feet along the west line of Lot 22, Block 2, of Richardsons Wildewood Addition to a point of intersection of the southwest corner of said lot, and proceeding south across the right-of-way at NE 59th Street to a point of intersection of the northwest corner of Lot 16, Block 1, of said Addition, and further south approximately 155 feet along the west line of said Lot 16 to a point of intersection of the said lot's southwest corner; then west approximately 60 feet to the west line of the said Section 11; proceeding south approximately 2,625 feet along the west line of Section 11 to a point of intersection of the northeast corner of Lot 12, Block 1, of Burr Oaks Addition, which is entirely located in the southeast quarter of Section 10, Township 12 North, Range 3 West, and continuing southwesterly for approximately 2,280 feet along the northern and western line of Block 1 of said Addition to a point of intersection of the south line of said southeast quarter of Section 10; then east approximately 1,390 feet along the south line of the southeast quarter of said Section 10 to its southeast corner, where it intersects the southwest corner of the southwest quarter of Section 11, Township 12 North, Range 3 West; then further east approximately 1,975 feet along the south line of said southwest quarter of Section 11 to the point of beginning.

Tract 1 is that part of the District not within the area described as Tract 2.

Tract 2 is that portion of the District located within the southeast and northeast quarters of Section 11, Township 12 North, Range 3 West, and within the northwest quarter of said section that is located east and north of a line originating at the south line of the said northwest quarter where it intersects with the middle of the right-of-way at Lottie Avenue, thence proceeding north for approximately 200 feet, then west approximately 210 feet, then north approximately 60 feet, then northwesterly approximately 290 feet to a point of intersection at the centerline of a stream tributary of the Deep Fork Creek, and following said stream centerline in a northerly direction to its intersection with a point 100 feet south of the centerline of the Deep Fork Creek.

- J. *Gatewood Urban Conservation District.* The Gatewood Urban Conservation District is generally from North Classen Boulevard to North Pennsylvania Avenue, and from one-half block south of Northwest 16th Street to Northwest 23rd Street, except the Plaza District Urban Design zone. It includes Blocks 8—13, 15—21, 36—37, 40—41, 56—57, 61, 75—79, and B of University Addition; Blocks 1—4 of Nichols University Place Addition; Blocks 1—10 of University Place Addition; all of Blocks A and B and 1—17 and Lots 1—9 of Block 18 and Lots 1—15 of Block 19 and all Block 20 and Lots 1—5 of Block 21 and Lots 2—13 of Block 22 and all Block 23, and the unnumbered blocks east and north of Block 11, of Gatewood Addition; Block 4 of McKinley Place Addition, and McKinley Place Amended Addition; Lots 7—24 of Block 31 of Young's Englewood Addition; Lots 7—29 of Block 1 of Baumann Addition; Lots 1—8 of Whytes Subdivision; Lots 1—12 of Block A of College Addition; Lots 7—12 of Ware's

Subdivision; Lots 1—12 of Block 1 and Lots 1—6 of Block 2 of University Heights Addition; Lots 1—5 and 30—34 of Block 2 of Edgewood Subdivision; Lots 1—9 of Block 1 of Avoca Addition; Lots 1—7, north 150 feet of Lots 8—11, and one-half vacated street adjacent to Lot 1 on the east of Block 1; and north 150 feet of Lots 1—6 and north 140 feet of Lots 7—12 of Block 2 of University View Addition; Lots 1 and 2, plus the north 140 feet of a vacated street adjacent to the west of Lots 2 and 3, plus the north 15 feet of Lots 3 and 6 of Block 3 of Summers Place Addition; and a tract designated as Blocks C, D and E of Carey Place.

- K. *Mayfair Heights Urban Conservation District.* The Mayfair Heights Urban Conservation District is generally from North May Avenue to one-half block east of North Miller Avenue, and from Northwest 41st Street to Northwest 50th Street, less the commercial districts on the northwest and southwest corners. Its boundaries shall include all of Blocks 1 thru 18, Mayfair Heights Addition and Blocks 1 thru 3, Robin Lee Addition, less and except Lot 1, Block 11; Block 11A and Block 12, Mayfair Heights Addition.