

Subdivisionandzoning

From: indy0923@aol.com
Sent: Thursday, May 6, 2021 7:54 PM
To: Subdivisionandzoning
Subject: Re: Opposition to SPUD 1312
Attachments: DUPLEX ILLEGAL PARKING.jpeg; 147 NE 15th BOA Variance Request.pdf; Iqbals lot NE 14th & Walnut.jpg; Iqbals lot.jpg; Duplex NE 15th & Walnut front view.jpg; Duplex NE 15th & Walnut.jpg; Duplex NE 15th Con't..jpg; Duplex NE 15th weeds.jpg

City of OKC Developmental Services
420 West Main Street, Ste. 910
Oklahoma City, Oklahoma 73102
Attn: Oklahoma City Planning Commission

Re: Case No. SPUD-1312 Applicant: Khusro Iqbal

Dear Members of the Oklahoma City Planning Commission:

I OBJECT to the proposed development application SPUD-1312: "To modify setback regulations of single-family residential uses and development."

From the "OKLAHOMA CITY Innovation District and Capitol Environs- Land Use and Strategic Development Plan December 2019" p.31 regarding infill in existing neighborhoods, the paragraph on setbacks states:

Building Setbacks: Match setbacks of existing houses within the block face. If the block face does not have a prevailing setback, conform with adjacent blocks or neighborhoods. Existing setbacks vary block to block but are typically between 20-30 feet.

The minimum lot size, side, front, and rear setbacks, etc. the Oklahoma City Municipal Code referenced need to continue to be honored as written.

Developers come before you promising things they do not deliver. Once they are done, we are left with occupied properties lacking maintenance, violations of City Codes, illegal parking, etc. Please see photos of Mr. Iqbal property he plans to develop as it looks now, today. The next is the opposite corner, NE 15th & Walnut. Developed 2-story Duplex, occupied in need of maintenance to the lawn. Tenants, visitors, etc. continue to drive across the sidewalk to illegally park on an adjacent lot next to it. Problems!

Please see attached a similar request with multiple structures denied by Board of Adjustments.

We sincerely appreciate the contributions that developers have made to the Classen's North Highland Parked neighborhood. Please help this community keep its integrity.

Thank you for your consideration of these concerns. I urge your **rejection** of this proposal.

Thank you, stay safe & be well!

Shirley Denson

















IN SUPPORT OF REQUEST FOR VARIANCE IN CASE NO. 14198

To: Clerk, Board of Adjustment, The City of Oklahoma City

From: Neila Crank-Clements, Executive Director, Applicant,
Oklahoma City Housing Services Redevelopment Corporation, d/b/a Positively
Paseo

Date: February 11, 2016

Re: BOA Case No. 14198 Request by Positively Paseo for Variance

Summary of Request

Positively Paseo requests a variance in order to build two new single-family residences and shared garage on the currently vacant lot at 147 NE 15th Street in the Classen's North Highland Park neighborhood. Situated near the Capitol and Downtown business districts, this historic neighborhood is one with a rich architectural history, showcasing single- and multi-family housing types. Due, in part, to decades of disinvestment, many of the homes became dilapidated and were demolished, leaving dozens of vacant lots serving only to blight the area. Positively Paseo is working closely with The City of Oklahoma City's Strong Neighborhoods Initiative (SNI) to holistically improve this neighborhood through physical, social and economic investments that will tip the neighborhood toward vitality and self-sufficiency. Positively Paseo proposes to build two affordably-priced, efficient homes that will clean up a long-vacant lot, and maintain and add to the historic character of the nearly one hundred year old neighborhood.

Section 59-6100 outlines the purpose statement for R-2 zoning district stating: The purpose of this district is to create and preserve residential areas with a broad range of housing types and densities in proximity to essential support services. The regulations provide incentives for infill housing development consistent with the existing character and density of an area. Positively Paseo is proposing to do just that – preserve the character and density of Classen's North Highland Park by creating additional homeownership opportunities.

The development regulations for R-2 Medium-Low Density Residential Area are provided at Section 59-6100.1 of The City of Oklahoma City's Municipal Code, which specifically references Table 6100.2. Table 6100.2 provides the minimum lot size requirement and the side, front, and rear setback, and garage location requirements for R-2. The applicant seeks variance from these requirements.

The historic condition of the property at 147 NE 15th Street has been a single-family residence on a 50x140-foot lot, zoned R-2. It is a platted lot. Positively Paseo is proposing simply to construct two 950 square foot single-family homes with a shared detached garage. One home will front NE 15th Street and will follow the historic setback pattern on the block, including the fenestration pattern, materials, finished height, and full width front porch, and will closely match the footprint of the home that previously existed on the lot. The second home will front N. Walnut Ave, sharing a similar design and using the same materials as the home fronting NE 15th Street. Precedent for two detached homes sharing a platted lot can be found on the lot immediately to the north at 1617 N. Walnut Ave. The 1922-1949 Sanborn Maps show a detached single family home at the rear of the lot facing N. Walnut Ave. See Exhibit A Sanborn Maps. All other corner lots on NE 14th, NE 15th, and NE 16th west of N. Walnut Ave. remain vacant.

It is Positively Paseo's intention to split lots 1 and 2 in order to sell each home to a separate buyer. Splitting the lots will cause our project to be out of compliance with guidelines on lot size, front yard, side yard, rear yard set backs, and garage location. We are requesting Variances to the following:

Lot size – R-2 zoning requires a minimum of 4,000 sqft

House One – Proposed home will be built on a 3,900 sqft lot

House Two – Proposed home will be built on a 3,100 sqft lot

Front yard setback – R-2 zoning requires a 25 foot setback

House Two – Because of the smaller size of the lot, and fronting the house along N. Walnut Ave., our proposed setback is 16.5 feet

Corner side yard setback – R-2 zoning requires a 15 foot setback

House One – Proposed home will have a 10 foot setback

Side yard setback – R-2 zoning requires a 5 foot setback

House Two - The shared detached garage will be built on the new property line, thus leaving a zero setback

Rear yard setback – R-2 zoning requires a 10 foot setback

House One – The shared detached garage will be built on the new property line, thus leaving a zero setback

House Two –Because of the smaller size of the lot, and fronting the house along N. Walnut Ave., our proposed setback is 5 feet.

Garage location – R-2 zoning requires that a detached garage be behind the rear wall of the house

House Two – Because of the smaller size of the lot, and fronting the house along N. Walnut Ave., the only feasible location for the shared detached garage is as shown on the site plan, forward of the rear wall of the house.

Positively Paseo is a 501c3 non-profit Community Housing Development Organization that receives federal money through The City of Oklahoma City in order to renovate and construct homes in three inner city Oklahoma City neighborhoods for mostly low to moderate income families. The house that previously occupied the lot was in a dilapidated condition and consisted of sub-standard construction that violated City Code. Positively Paseo purchased the property so that it could fulfill its mission of helping to revitalize Classen's North Highland Parked into a safe, stable, historic neighborhood with quality housing for an economically and ethnically diverse market. Positively Paseo proposes to build two efficient and sustainable, historically appropriate homes to take the place of the deteriorated structure that was there. See Exhibit B Architect's Plans.

Statutory Standards

The application of the Ordinance to this particular piece of property would create an unnecessary hardship because it would change the historic condition of this piece of property and similar lots fronting N. Walnut Ave. as evidenced by the 1922-1949 Sanborn Maps.

The allowance of the variances would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance or the Comprehensive Plan. To the contrary, this lot sits on a key corner of a residential block in the historic Classen's North Highland Parked neighborhood. A home close to the footprint of the home that was previously there in this residential area in the core of Oklahoma City meets the intent of the City's Strong Neighborhoods Initiative. The second home will also provide affordable housing for an additional low-to-moderate income individual. No detriment to the public good could result from building two high-quality houses where a sub-standard one previously stood.

The variances requested are the minimum necessary to alleviate the unnecessary hardship. Allowing the variance will not change the zoning of the property. The setback requirements of the Ordinance are very nearly met. The only reason we are requesting a Variance is because we plan to split the lots to answer a need for small lot development that will provide affordable housing in our urban core.

Conclusion

After decades of disinvestment in Classen's North Highland Parked, the historic neighborhood was left with dozens of vacant lots and boarded up houses. In

partnership with The City of Oklahoma City's Strong Neighborhoods Initiative, Positively Paseo is working to replace the blight with affordable, efficient, new homes. The piece of property at 147 NE 15th, currently vacant, and surrounded by vacant lots, is one perfectly suited for small lot development. Our proposal includes building two 950 square foot homes and one 2 car detached garage. In order to do this we will need variances to the lot size, front yard, side yard, rear yard set backs, and garage location.