



City of Tulsa Board of Adjustment

Agenda of Meeting No. 1374

Tuesday, January 13, 2026, 1:00 p.m.

Tulsa City Council Chamber, 175 E. 2nd St., Second Level, Tulsa, OK 74103

Introduction and Notice to the Public

The City of Tulsa Board of Adjustment (BOA) is empowered by state law to grant variances due to hardships, and special exceptions to the zoning code. At this meeting, BOA, in accordance with and pursuant to applicable policies and procedures, will review, consider, discuss, and may take action on, approve, approve with conditions, amend or modify, deny, reject, or defer action on any item listed on the agenda.

How to Participate

You may attend the hearing to express your opinions or have someone appear on your behalf. If you wish to present documents or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Please reference the case number and include your name and address. Any exhibits presented will become part of the public record of the case.

To comment on cases, email planning@cityoftulsa.org.

Mail: Tulsa Planning Office, 175 E. 2nd St., Suite 480, Tulsa, OK 74103

All electronic devices must be silenced during the hearing. Note: If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526.

Call to Order

Approval of Minutes

1. Minutes from Meeting 1373, December 13, 2025

Unfinished Business

2. **BOA-23971**

Location: 10342 South 66th East Avenue

City Council District: 8

Applicant: Landon Brown

Action(s) Requested: Special Exception to permit an accessory dwelling unit in the RS-3 district (Section 45.031-D; Variance to reduce the required 5-foot side setback in the RS-3 district (Section 5.030-A, Table 5-3).

New Business

3. **BOA-23977**

Location: 2125 North Delaware Place

City Council District: 1

Applicant: Damaris Soriano & Jose Rodriguez

Action(s) Requested: Special Exception to permit a manufactured housing unit in the RS-3 district (Section 5.020-G, Table 5-2.5).

- 4. BOA-23979**
Location: 2226 South 92nd East Avenue
City Council District: 5
Applicant: Pete Webb
Action(s) Requested: Variance to allow dynamic display signs to exceed the maximum sign area of 48 square feet in the CS district (Section 60.080-E); Variance to increase the maximum display area for a freestanding sign in the CS district (Section 60.080-C.3.b.1, Table 60-3).
- 5. BOA-23980**
Location: 2424 East 21st Street South
City Council District: 4
Applicant: Pete Webb
Action(s) Requested: Variance to increase the maximum display area for wall signs in the OM district (Section 60.080-B.1).
- 6. BOA-23981**
Location: Southeast corner of East 8th Street South and South Quincy Avenue
City Council District: 4
Applicant: Jonathan Belzley, New Leaf Development
Action(s) Requested: Variance to reduce the required 10-foot street setbacks in the RM-2 and NIO districts (Section 5.030, Table 5-3; Section 20.080-D, Table 20-5).
- 7. BOA-23982**
Location: 3915 South Florence Avenue
City Council District: 9
Applicant: Chance Delancey
Action(s) Requested: Special Exception to increase the maximum allowable driveway width within the street setback in the RS-1 district (Section 55.090-F.5; Table 55-6).
- 8. BOA-23983**
Location: 827 South 127th East Avenue
City Council District: 3
Applicant: RCJ Designs
Action(s) Requested: Variance to increase the allowable floor area of detached accessory buildings in the RS-2 district (Section 45.030-A); Variance to reduce the required 5-foot side setback in the RS-2 district (Section 5.030-A, Table 5-3).
- 9. BOA-23984**
Location: 6616 East Archer Street North
City Council District: 3
Applicant: Ashraf Salim
Action(s) Requested: Special Exception to increase the permitted fence height of 4 feet within the street setback (Section 45.080-A).
- 10. BOA-23985**
Location: 13111 East 21st Street South
City Council District: 6
Applicant: Shahnaz Kasmani
Action(s) Requested: Amendment to CDP-33 to allow a Personal Vehicle Sales use within the Community Development Project (CDP) (Section 30.020).

11. BOA-23986

Location: 402 South Florence Avenue

City Council District: 4

Applicant: Femi Fasesin

Action(s) Requested: Special Exception to permit an accessory dwelling unit in the RS-3 district (Section 45.031-D); Special Exception to increase the allowable floor area of detached accessory buildings containing an accessory dwelling unit in the RS-3 district (Section 45.031-D).

12. BOA-23988

Location: 1428 East 17th Place South

City Council District: 4

Applicant: RCJ Designs

Action(s) Requested: Special Exception to permit an accessory dwelling unit in the RS-3 district (Section 45.031-D).

13. BOA-23989

Location: 524 East Mohawk Boulevard North

City Council District: 1

Applicant: Brianna Parker

Action(s) Requested: Special Exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5).

14. BOA-23990

Location: 138 North Toledo Avenue

City Council District: 3

Applicant: Kyle Gibson

Action(s) Requested: Variance to reduce the required lot area and lot area per unit in the RS-3 district to permit a lot split (Section 5.030, Table 5-3).

15. BOA-23991

Location: 254 East Hazel Boulevard South

City Council District: 4

Applicant: Bill Powers

Action(s) Requested: Variance to reduce the required 5-foot side setback in the RS-2 district (Section 5.030-A, Table 5-3).

16. BOA-23992

Location: 2636 East 61st Street South

City Council District: 9

Applicant: John Droz

Action(s) Requested: Special Exception to amend a previously approved site plan for a Country Club use in the RS-1 district (Section 5.020, Table 5-2; Section 70.120).

17. BOA-23993

Location: 10100 East 61st Street South

City Council District: 7

Applicant: Mike Thedford

Action(s) Requested: Special Exception to amend a previously approved site plan for a School use in the RS-3 district (Section 5.020, Table 5-2; Section 70.120).

18. BOA-23994

Location: 1711 South St. Louis Avenue

City Council District: 4

Applicant: Joshua Friesenhahn

Action(s) Requested: Special Exception to permit an accessory dwelling unit in the RS-3 district (Section 45.031-D).

Other Business

19. Nomination and election of officers for the 2026 calendar year.

Board Members' Comments

Adjournment
