



City of Tulsa Board of Adjustment

Minutes of Meeting No. 1357

Tuesday, March 25, 2025, 1:00 p.m.

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

The notice and agenda of said meeting were posted in the City Clerk's office on March 19, 2025, at 1:06 p.m.

Members Present: Radney, Stauffer, Wallace, Williams

Members Absent: Barrientos

Staff Present: Nathan Foster, Erin Roark, Caleb Rocha, Caroline Guerra Wolf

Speaker Key:

(+) indicates a speaker generally supportive of an item;

(-) indicates a speaker generally opposed to an item; and

(=) indicates a speaker generally neutral or who has questions about an item.

Motions and actions require an affirmative vote of three members. When there is less than a full Board, the Board may consider a request to continue agenda items to a later meeting date.

After declaring a quorum present, Radney called the meeting to order at 1:01 p.m.

Approval of Minutes

Minutes from Meeting 1356, March 11, 2025

Motion: Approval of Minutes.

Motion By: Stauffer

Ayes: Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: Barrientos

New Applications

BOA-23867

Location: 1809 North College Avenue East

City Council District: 1

Applicant: Alejandro Munoz

Action(s) Requested

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

Presentation by Applicant

Alejandro Munoz, 1809 N. College Ave., stated that he intends to construct a duplex on his large lot. He mentioned that there were no objections from the neighboring residents.

Speakers

None

Board Comments

Ms. Radney clarified that the special exception approval permits a duplex not the specific plans submitted by the applicant. She noted that the applicant will still need to navigate the permit process to comply with the zoning regulations. Members of the board stated that they were inclined to support the application as presented.

Board Action

Motion: Approve, per plans on page 2.9 of the agenda packet.

Motion By: Stauffer

Ayes: Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: Barrientos

The Board finds that the special exception will be in harmony with the spirit and intent of the zoning code and that it will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

N 1/2 OF LT 1 BLK 25 MARTIN SECOND ADDN, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23868

Location: 2146 East 27th Street South

City Council District: 4

Applicant: John Duvall

Action(s) Requested

Special Exception to permit an accessory dwelling unit in the RS-1 district (Section 45.031-D).

Presentation by Applicant

Chad Hoecker, 2146 E. 27th St. S., stated that he would like to construct a livable space above his garage. He noted that the neighbors have expressed no objections to the proposed structure.

Speakers

None

Board Comments

Mr. Wallace stated that the ADU is designed to harmonize with the neighborhood's scale.

Board Action

Motion: Approve, per plans on pages 3.13-3.14 of the agenda packet.

Motion By: Stauffer

Ayes: Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: Barrientos

The Board finds that the special exception will be in harmony with the spirit and intent of the zoning code and that it will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

W1/2 OF LT 4 ALL OF LT 5 BLK 6, FOREST HILLS, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23863

Location: 1317 East 11th Street South

City Council District: 4

Applicant: Peter Janzen, Encinos Signs

Action(s) Requested

Variance to increase the maximum number of projecting signs allowed on a lot in the CH district (Section 60.080 C.2; Table 60-2); Variance to allow projecting signs within 30 feet of other projecting signs (Sec. 60.040-B.2).

Presentation by Applicant

Peter Janzen, 9810 E. 58th St., stated that the building is intended to accommodate six business tenants, each requiring signage for wayfinding. He pointed out that the building's proximity to the street poses visibility challenges.

Speakers

None

Board Comments

Ms. Stauffer stated that the signs look nice in uniformity and are consistent with the district's aesthetic. Members of the board stated that they were inclined to support the application as presented.

Board Action

Motion: Approve, per plans on pages 4.10-4.19 of the agenda packet, finding the hardship to be the unique location of the existing facility being that it is adjacent to the historic route 66 along with the age and character of the neighborhood.

Motion By: Wallace

Ayes: Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: Barrientos

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established: that the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; that literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose; that the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification; that the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner; That the variance to be granted is the minimum variance that will afford relief; That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the zoning code or the comprehensive plan.

Property Description

N 47 1/2 FT E 100 FT OF LT 7 BLK 10, EAST LYNN ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Other Business

None

New Business

None

Board Member Comments

Ms. Radney welcomed Ms. Williams to the Board.

Staff Comments

None

Adjournment

There being no further business, the meeting was adjourned at 1:27 p.m.

Date approved: _____

Chair: _____