



## City of Tulsa Board of Adjustment

### Minutes of Meeting No. 1365

**Tuesday, July 22, 2025, 1:00 p.m.**

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

The notice and the agenda of said meeting were posted in the City Clerk's office on July 14, 2025, at 3:41 p.m.

**Members Present:** Barrientos, Radney, Stauffer, Wallace, Williams

**Members Absent:** None

**Staff Present:** Audrey Blank, Felicity Good, Caleb Rocha

#### **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 1:04 p.m.

### **Approval of Minutes**

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#### **Minutes from Meeting 1364, July 8, 2025**

Motion: Approval of Minutes.

Motion By: Barrientos

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: None

### **Unfinished Business**

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**BOA-23901**

Location: 5950 East Admiral Place South

City Council District: 3

Applicant: Paul Schmidt

**Action(s) Requested**

Special Exception to permit a Governmental Service or Similar Functions use in the CH district (Section 15.020, Table 15-2).

**Withdrawn by the applicant.**

**Presentation by Applicant**

None

**Speakers**

None

**Board Comments**

None

**Board Action**

Motion: None

Motion By: None

Ayes: None

Nays: None

Abstentions: None

Absent: None

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**BOA-23904**

Location: 237 East 35th Place South

City Council District: 9

Applicant: Rhema Smithwick

**Action(s) Requested**

Variance of the minimum open space per unit requirement for a nonconforming lot in the RS-3 district (Section 80.020-B).

**Withdrawn by the applicant.**

**Presentation by Applicant**

None

**Speakers**

None

**Board Comments**

None

**Board Action**

Motion: None

Motion By: None

Ayes: None

Nays: None

Abstentions: None

Absent: None

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**BOA-23905**

Location: 231 East 35th Place South

City Council District: 9

Applicant: Rhema Smithwick

**Action(s) Requested**

Variance of the minimum open space per unit requirement for a nonconforming lot in the RS-3 district (Section 80.020-B).

**Withdrawn by the applicant.**

**Presentation by Applicant**

None

**Speakers**

None

**Board Comments**

None

**Board Action**

Motion: None

Motion By: None

Ayes: None

Nays: None

Abstentions: None

Absent: None

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**BOA-23906**

Location: 1322 North Lewis Avenue

City Council District: 1

Applicant: Chasitye Normon

**Action(s) Requested**

Variance to allow outdoor storage and outdoor merchandise display within 300 feet of an abutting residential district (Section 15.040-A).

**Presentation by Applicant**

Chasitye Norman, 6101 N. Main St., expressed her intention to sell vehicles from her automotive shop. She mentioned that they plan to sell no more than ten vehicles at any time, with several parking spaces designated for customers.

**Speakers**

None

**Board Comments**

Mr. Wallace remarked that the site plan is not to scale, and he felt uneasy about approving something that may not be accepted by the permit office. Ms. Radney indicated that she would restrict the number of vehicles for sale to a maximum of five. She emphasized that not approving the variance would create an undue hardship for a flourishing business, making it less competitive within the commercial corridor.

**Board Action**

Motion: Approve, subject to the following conditions: there shall be no more than five vehicles for sale and the property must comply with parking area design standards of Section 55.090. The Board finds the hardship to be the unique zoning context.

Motion By: Stauffer

Ayes: Barrientos, Radney, Stauffer, Williams

Nays: Wallace

Abstentions: None

Absent: None

*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**

PRT LT 49 BEG 15S NEC TH S100 W130 N100 E130 POB, SPRINGDALE ACRE LOT ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**BOA-23912**

Location: 2147 North Owasso Avenue

City Council District: 1

Applicant: Raul Cisneros

**Action(s) Requested**

Variance of the required 20-foot street setback in the RS-4 district (Section 5.030, Table 5-3).

**Presentation by Applicant**

Jessi Stringer, 1428 S. New Haven Ave., indicated that her client wishes to construct a home on the proposed site. She highlighted their desire to construct the residence nearer to the western side of the street, providing the buyers with a larger footprint and a more spacious backyard. She noted that if the variance is granted, the home would align with the neighboring properties.

**Speakers**

None

**Board Comments**

Ms. Radney remarked that the proposed home would represent an elegant use of a narrow corner lot. Members of the board stated that they were inclined to support the application as presented.

**Board Action**

Motion: Approve, per plans presented in the revised packet and additional exhibits, finding the hardship to be the shape of the lot and the limited usable buildable space and that the lot was platted before the modern zoning code.

Motion By: Stauffer

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: None

*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**

LT 13 BLK 1, HENRY ADDN, City of Tulsa, Tulsa County, State of Oklahoma

## New Applications

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### **BOA-23913**

Location: 4950 North Mingo Road East

City Council District: 3

Applicant: American Electric Power c/o Kyle Greenhaw

### **Action(s) Requested**

Special Exception to permit a major utility in the IL district (Section 15.020, Table 15-2).

### **Presentation by Applicant**

None

### **Speakers**

None

### **Board Comments**

None

### **Board Action**

Motion: Continue to the August 12th meeting.

Motion By: Stauffer

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: None

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**BOA-23914**

Location: 1804 North Delaware Avenue East

City Council District: 1

Applicant: Gene Doakes and Ladonna Buyckes

**Action(s) Requested**

Variance to increase the allowable floor area of detached accessory buildings in the RS-3 district (Section 45.030-A).

**Presentation by Applicant**

Ladonna Buyckes, 1804 N. Delaware Ave., expressed her desire to build a detached garage for vehicle storage due to previous break-ins.

**Speakers**

(-) Walter Lund, 1801 N. Columbia Pl., was concerned that the garage might be excessively large.

**Rebuttal**

The applicant clarified that the area designated for the garage would not affect the neighbor and is not in proximity to his property.

**Board Comments**

Ms. Radney requested a more detailed site plan that is to scale, depicting the buildings on the property along with the proposed garage. She also requested additional information regarding the type of materials used to build the structure.

**Board Action**

Motion: Continue to the August 12th meeting.

Motion By: Stauffer

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: None

**BOA-23915**

Location: 4737 South Irvington Avenue

City Council District: 5

Applicant: Keith R. Dalessandro

**Action(s) Requested**

Variance to reduce the required 20-foot rear setback in the RS-3 district (Section 5.030, Table 5-3).

**Presentation by Applicant**

Keith Dalessandro, 1112 S. Kalanchoe Ave., Broken Arrow, indicated that his client intends to add an extension to his corner-lot home. He explained that the hardship arises from the shape of the lot and the elevated standards that corner lots are subject to.

**Speakers**

None

**Board Comments**

Members of the board stated that they were inclined to support the application as presented.

**Board Action**

Motion: Approve, per plans on page 9.10 of the agenda packet, finding the hardship to be the unique shape and size of the lot as it is a corner lot.

Motion By: Wallace

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: None

*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**

LT 3 BLK 8 PARK PLAZA FOURTH ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**BOA-23916**

Location: 11525 East Skelly Drive South

City Council District: 3

Applicant: Anna Sanger

**Action(s) Requested**

Variance to increase the maximum display area for outdoor advertising signs in the CS district (Section 60.080-C.3.b.1).

**Presentation by Applicant**

None

**Speakers**

None

**Board Comments**

None

**Board Action**

Motion: Continue to the August 12th meeting.

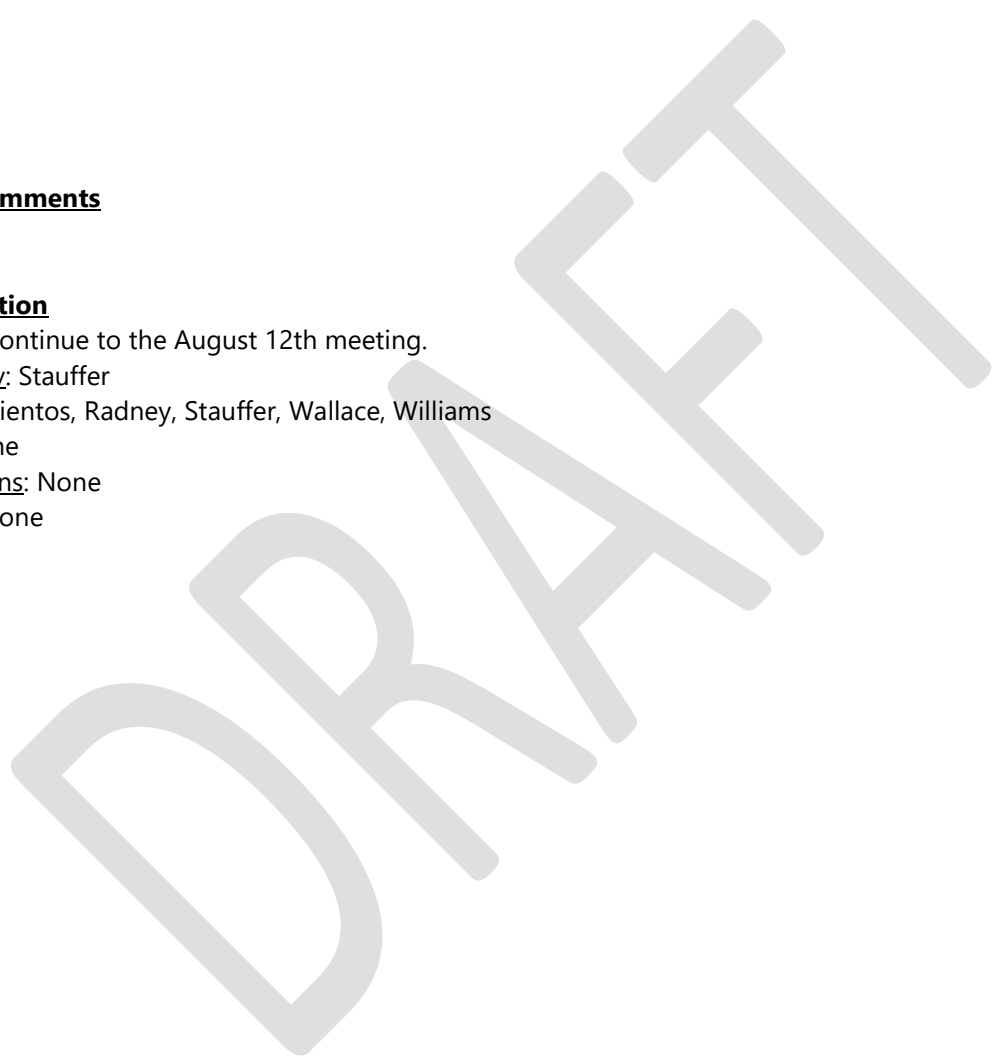
Motion By: Stauffer

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: None



**BOA-23917**

Location: 10641 East 31st Street South

City Council District: 5

Applicant: Anna Sanger

**Action(s) Requested**

Variance to increase the maximum display area for outdoor advertising signs in the CS district (Section 60.080-C.3.b.1).

**Presentation by Applicant**

Anna Sanger, 2 W. 2nd St., Ste. 700, indicated that a permit has been submitted for the conversion of an existing static billboard to a dynamic billboard on one side. She emphasized that they would adhere to the zoning code, provided there is no monument sign present on the property that belongs to the business. She expressed that the hardship is the fact that the billboard sign is already in place and its dimensions remain unchanged.

**Speakers**

None

**Board Comments**

The board requested that the applicant submits the total square footage of all signs on the property to properly grant them the relief they require.

**Board Action**

Motion: Continue to the August 12th meeting.

Motion By: Stauffer

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: None

**Other Business**

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None

**New Business**

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None

**Board Member Comments**

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Ms. Radney requested that staff include pictures of the site for each case in the staff reports.

**Staff Comments**

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None

**Adjournment**

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There being no further business, the meeting was adjourned at 2:49 p.m.

Date approved: \_\_\_\_\_

Chair: \_\_\_\_\_

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