



Board of Adjustment

**Staff Report
BOA-24016**

Hearing Date: March 24, 2026
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Chase and Erica Healy
Property Owner: Midland on 18th LLP

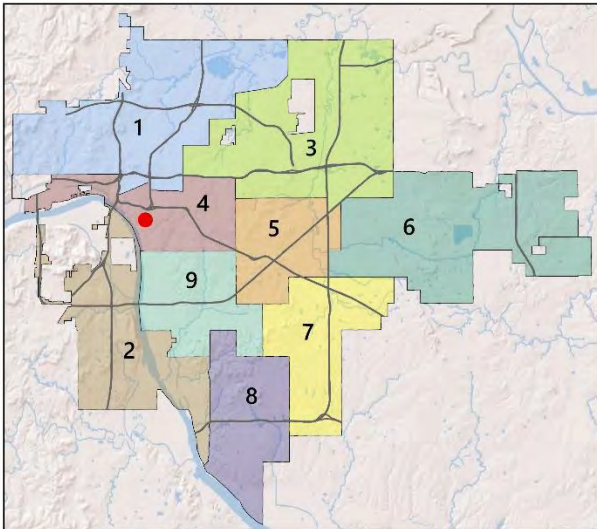
Property Location

129 East 18th Street South

Tract Size: ±0.34 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
County Commission: District 2, Lonnie Sims

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300’ radius – min. 10 days in advance
Posted Sign – min. 10 days in advance

Request Summary

Special Exception to allow a Brewpub use in the CS district (Section 15.020, Table 15-2).

Zoning

Zoning District: CS
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Streetcar Era

Transportation

Major Street & Highway Plan: Residential Collector
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: Multi-Use Trail, Signed Route, Sidewalks
Planned Bike/Ped Facilities: Signed Route, Bike Lane

Environment

Flood Area: N/A
Tree Canopy Coverage: 20-29%
Parks & Open Space: Midland Valley Trail, Dream Keepers Park, and Maple Park

Staff Analysis

The applicant is requesting a special exception to allow a Brewpub use in the CS district (Section 15.020, Table 15-2). The proposed brewpub will be located within an existing, vacant, 1,196-square-foot structure.

Section 15.020 Use Regulations

Principal uses are allowed in office, commercial and industrial districts in accordance with [Table 15-2](#).

Table 15-2: O, C and I District Use Regulations

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
COMMERCIAL												
Restaurants and Bars												
Restaurant	P[1]	P[1]	P[1]	P	P	P	P	P	P	P	P	Section 40.330
Bar (except as below)	-	-	-	-	P[2]	P[2]	P[2]	P[2]	S	S	S	Section 40.050
Brewpub	-	-	-	-	S	S	S	P[2]	S	S	S	Section 40.050

Relevant Case History

- BOA-00001, March 11, 1924; The details of the first board of adjustment case are lost to time. Cases 1 through 18 were presented as a petition from the Building Inspector as minor cases developed between the establishment of the board of adjustment in December 1923 and their appointment in February 1924. Having already been reviewed and adjusted by the Building Inspector, the board affirmed his decisions for all eighteen cases.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood. Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RM-2	Neighborhood	Residential
East	RS-3/HP	Neighborhood	Residential
South	RM-2, MX1-U-45 with Z-7626 ODP	Neighborhood	Commercial, Residential
West	CS	Neighborhood, Park and Open Space	Commercial, Midland Valley Trail

Small Area Plans

The subject property is not included in a Small Area Plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: East 18th Street runs parallel to the south and South Cincinnati Avenue runs parallel to the east of the subject property; both streets are classified as Residential Collectors which have planned minimum right-of-way widths of 60 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: The Midland Valley Multi-Use Trail runs north to south to the west of the subject property. A Signed Route runs along East 18th Street. Sidewalks are present along street frontages.

Planned Bike/Ped Facilities: A Signed Route is planned to run along East 18th Street. A Bike Lane is planned to run along South Cincinnati Avenue.

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is not located within a designated flood area.

Tree Canopy Coverage: Tree canopy in the area is 20%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: The Midland Valley Trail runs nearby to the west and north of the subject property. Maple Park is nearby to the northeast of the subject property, and Dream Keepers Park is nearby the southwest of the subject property.

Site Photos



View north from East 18th Street, February 2023 (Image from Google Street View)

Sample Motion

I move to approve or deny a special exception to special exception to allow a Brewpub use in the CS district (Section 15.020, Table 15-2);

- per the conceptual plan(s) shown on page(s) _____ of the agenda packet.
- subject to the following conditions (including time limitation, if any): _____.

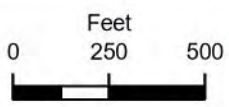
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LTS 17 & 18 & S10 VAC ALLEY ADJ ON N BLK 4, SOUTH SIDE ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



 Subject Tract

BOA-24016

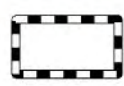
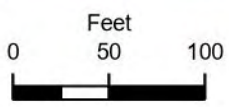
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



4.6



Subject Tract

BOA-24016

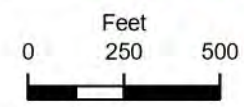
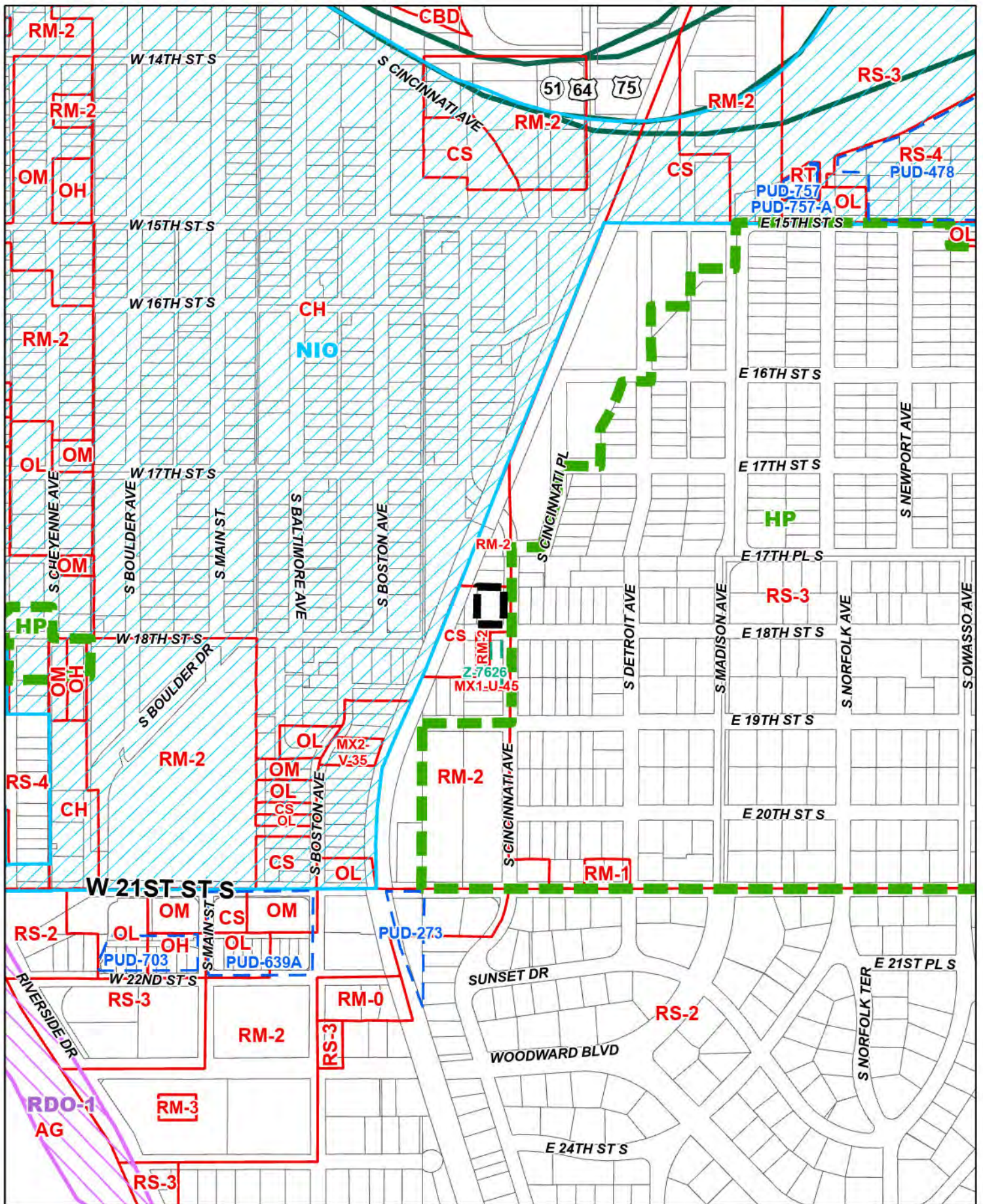
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Aerial Photo Date: 2025



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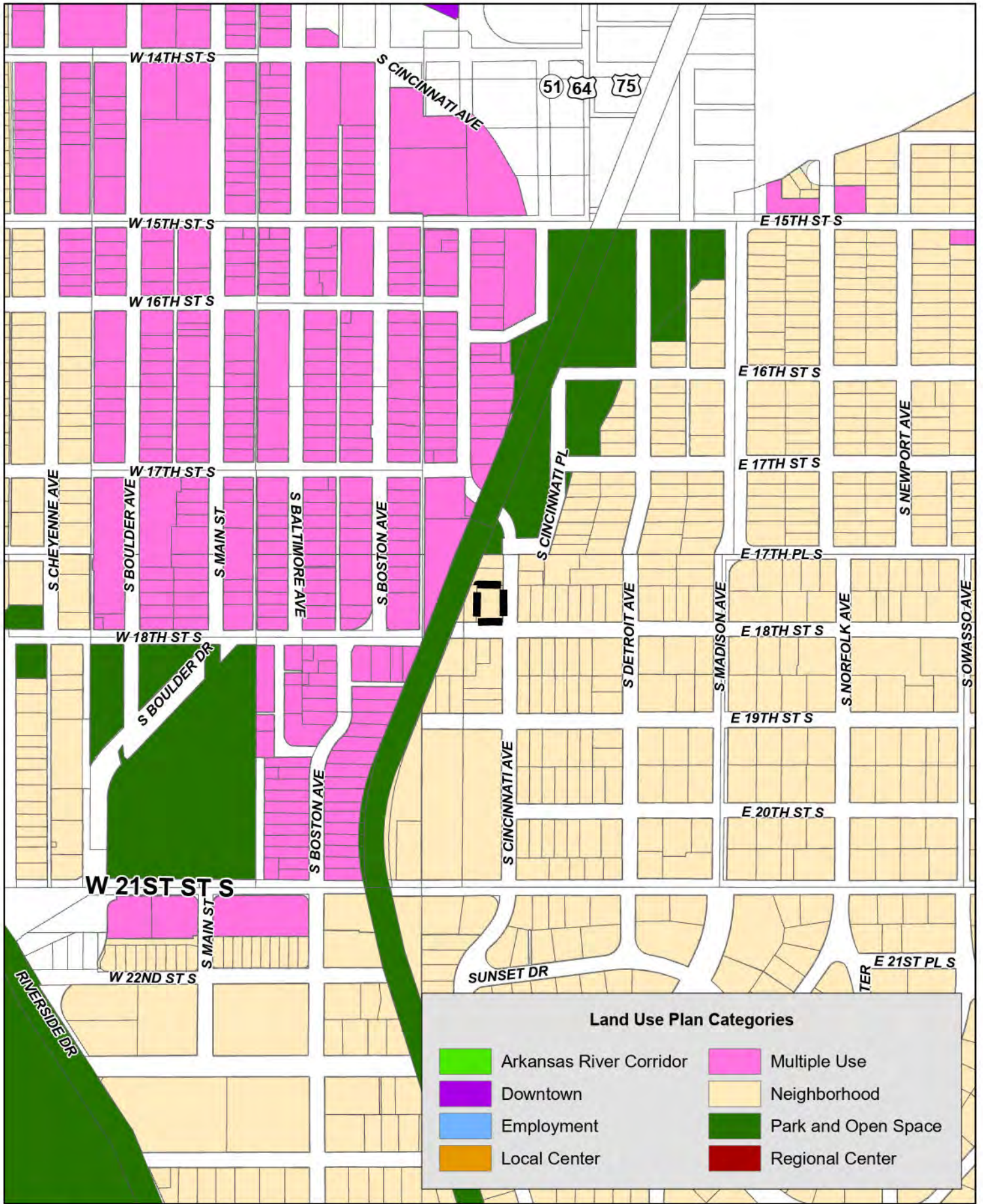
 Subject Tract

BOA-24016









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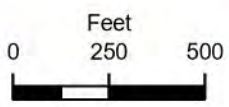


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Land Use Plan Categories

	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



 Subject Tract

BOA-24016

19-12 12



Special Exceptions

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Conditions

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

If your application is approved, you will likely need additional permits.

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.




Exhibit 2



Our intent with the property located at 131 E. 18th St Tulsa OK 74119 is to renovate the existing 1200 sqft gas station to be a Brewpub for our brand American Solera. We previously had this same concept at 108 E 18th St. The current zoning is CS, LI is what's needed to operate here. We intend to produce 100-200 barrels of beer in this location a year, well below the allowable 5,000 barrels.

Cheers!


Chase Healey
Co-Owner
American Solera

Good, Felicity

From: ethan warlick <ethanwarlick@yahoo.com>
Sent: Monday, March 16, 2026 6:45 PM
To: chase@americansolera.com; Tulsa Planning Office
Subject: [External Mail] Brewpub exception... BOA 24016

Chase,

Im one of the owners and the managing member of Ring of Fire LLC (dba Mercury Lounge) at 1747 S Boston Ave.

We couldn't be more excited to have you all back in the neighborhood. American Solera will be a great addition to the area and we are completely in support of the 'special exception' for use of the property at 129 E 18th Street South.

Thanks
Ethan Warlick MD
9188531634

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Good, Felicity

From: Gena Nelson <gena0203@gmail.com>
Sent: Tuesday, March 17, 2026 9:25 AM
To: Tulsa Planning Office
Subject: [External Mail] Ref Case: BOA: 24016

We are writing to show our enthusiastic support for this zoning proposal and brewpub. Our neighborhood has embraced and frequented the SoBo area and especially the new establishments eastward to Cincinnati St.

~ *Nelsons 321 E 19th*

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March 16, 2026
Tulsa Planning Office
175 E 2nd Street, Ste 480
Tulsa OK 74104
Case: BOA-24016

Re: Letter of Endorsement for Chase and Erica Healy and Their Support of a Brewpub in the CS District

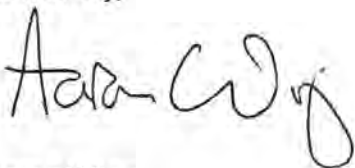
I am writing to offer my endorsement of Chase and Erica Healy and their efforts to support a brewpub in the CS District. In addition to the positive economic impact that a thoughtfully operated brewpub can bring, the Healy's have consistently demonstrated that they lead with neighborhood-minded values and a genuine commitment to giving back.

I had the privilege of working with Chase and Erica when I ran the foundation at Council Oak Elementary. During that time, they made a meaningful commitment to our neighborhood school by contributing a portion of proceeds from the original American Solera location nearby to help ensure teachers had the resources they needed to teach students in our outdoor classroom. Their support was not only symbolic, it translated into tangible classroom tools and materials that expanded hands-on learning opportunities and strengthened educational space that students and teachers relied on.

That same spirit of community investment is what makes Chase and Erica uniquely well-suited to support a successful brewpub in the CS District. They understand that a local business can be more than a storefront and a contributor to neighborhood pride and a reliable force for positive, sustained impact. I believe their continued involvement will help ensure the brewpub is an asset to the district and a business that reflects the values of the community it serves.

Thank you for your time and consideration. Please feel free to contact me if you would like any additional information.

Sincerely,



Aaron Wing
218 E 18th Street
Tulsa OK 74119
E-Mail: winga19@yahoo.com
612.760.9464

Good, Felicity

From: Christine Beeson <christine.r.beeson@gmail.com>
Sent: Wednesday, March 18, 2026 7:07 AM
To: Tulsa Planning Office
Subject: [External Mail] BOA-24016

Hello!

I'd like to write in support of the brewpub business considering opening at 18/Cincinnati. I walk to 18/Cincinnati daily and would love to see this business go in to continue the revitalization of the area.

Thank you,

Christine Beeson
1518 s Norfolk Avenue
Tulsa

Sent from my iPhone

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Good, Felicity

From: Madsen, Michael <michael.madsen@captulsa.org>
Sent: Tuesday, March 17, 2026 2:52 PM
To: Tulsa Planning Office
Cc: Stephanie Madsen (steph.a.madsen@gmail.com)
Subject: [External Mail] Support for Case BOA-24016

My name is Michael Madsen. My wife Stephanie and I have lived at 1120 E. 20th Street in Maple Ridge — at the corner of 20th and Owasso — since 2019. We have two children enrolled at Council Oak Elementary School, and this neighborhood is genuinely our home.

I am writing in strong support of Case BOA-24016, which would grant a special exemption for American Solera to operate a brewpub at 18th and Cincinnati.

Anyone who spends time on Cincinnati these days can feel the difference that Maple Ridge Grocer, Bishop Quigley's, and Swirl 66 have made. It has become the kind of street people actually want to walk — and a brewpub at 18th and Cincinnati would extend that momentum. That corner needs it. The vacant gas station that sits there now has been dark and empty for a long time. When we walk with our kids or head out to the Midland Valley Trail, we notice it. An active business in its place means lighting, foot traffic, and a safer block — and that matters to us as parents and as neighbors who use that corridor regularly.

I also want to speak to caliber of the owners of American Solera. Their renovation of the brewery on Utica demonstrates that they invest in the communities where they operate — they didn't just open a business, they improved the block. And having operated previously at 18th and Boston, they already know this part of Tulsa. This is an established, community-minded operator with a real track record in our neighborhood.

I respectfully urge the Board to approve this application. For our family and for Maple Ridge, it is the right call.

Respectfully,

Michael Madsen
1120 E. 20th Street
Tulsa, OK



Michael Madsen, CPA

Chief Financial Officer

o: 918-382-3239

c: 918-978-1364

www.captulsa.org



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Good, Felicity

From: Veronica Sadowski <vsgrauke@gmail.com>
Sent: Wednesday, March 18, 2026 9:52 AM
To: Tulsa Planning Office
Subject: [External Mail] Boa 24016 American Solera

Good morning,

As a resident of riverview we are in support of the brewpub American Solera is proposing. Their current location provides a clean, fun gathering space for adults to come together and support a Tulsa business. We loved when they had sobo location before and would love if they joined the area and community again.

Veronica Sadowski
240 w 16th st
Tulsa, ok 74119

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