

**CITY OF TULSA BOARD OF ADJUSTMENT**  
**Regularly Scheduled Meeting**  
**Tulsa City Council Chambers**  
**175 East 2nd Street, 2nd Level**  
**One Technology Center**  
**Tuesday, September 12, 2023, 1:00 p.m.**

**Meeting No. 1323**

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others</b>
Bond, Chair Radney, Vice Chair Stauffer	Barrientos Wallace	A. Chapman	A. Blank, Legal

The notice and agenda of said meeting were posted in the City Clerk’s office, City Hall, on September 5, 2023, at 2:44 p.m.

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Mr. Bond called the meeting to order at 1:03 p.m.

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## Unfinished Business

### **23548 – Joseph I Hull, IV**

**Action Requested:** Variance to increase the permitted size of Temporary Mobile Storage Units on a non-residential lot (Sec. 50.030-F.2.C)

The applicant was not present, the board preceded with the motion.

### **Board Action:**

On **MOTION** of **Radney**, the Board voted 3-0-0 (Bond, Stauffer, Radney “ayes”; no “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Deny** the request for a Variance to increase the permitted size of Temporary Mobile Storage Units on a non-residential lot (Sec. 50.030-F.2.C)

### **Property Description**

*LT 7 BK 2, STUTSMAN ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA*

**23550 - Cyntergy/ Linda Waytula**

**Action Requested:** Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

**Board Action:**

On **MOTION** of **Radney**, the Board voted 3-0-0 (Bond, Stauffer, Radney “ayes”; no “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Continue** the request for a Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2) to the September 26th meeting.

**Property Description**

*PRT LTS 17 & 18 BEG SWC LT 18 TH N22.41 SE19.60 SE216.56 E69.07 S7.42 W304.50 POB; LTS 17 & 18 LESS PRT BEG SWC LT 18 TH N22.41 SE19.60 SE216.56 E69.07 S7.42 W304.50 POB, CANFIELD SUB CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA*

**23560 – Ignacio Becerra**

**Action Requested:** Special Exception to permit a carport in the street setback and yard with modifications to the allowable height, width, and setback requirements (Sec. 90.090-C1)

**Location:** 6747 E. Independence Pl. N. (CD 3)

**Presentation**

**Ignacio Becerra**, 6747 E. Independence Pl., (speaking through a translator) stated that he is requesting a for a request to be able to build a carport in the street setback.

Mr. Chapman stated that the applicant came to the last meeting requesting a carport, but the carport was too big, and the board requested that it be scaled down, with plans showing the changes. He stated that the applicant has presented a new copy of plans for the board to review.

Mr. Bond asked the applicant how the new plans are different from the previous ones.

Mr. Becerra stated that on the left side it was very close to the neighbors, and they eliminated that portion, and they reduced the height down to what the code requires. He stated that now it should be able to meet the zoning requirements.

**Comments and Questions**

Ms. Radney stated it appears the concerns raised by a neighbor at the previous meeting have been addressed with the new plans.

**Board Action**

On **MOTION** of **Radney**, the Board voted 3-0-0 (Bond, Stauffer, Radney “ayes”, no “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Approve** the request for a Special Exception to permit a carport in the street setback and yard with modifications to the allowable height, width, and setback requirements (Sec. 90.090-C1).

*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**

LT 27 BLK 14, VAL-CHARLES ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

## NEW APPLICATIONS

### **23564 – Pat White**

**Action Requested:** Special Exception to extend an exterior building wall with a non-conforming setback (Sec. 80.030-D).

**Location:** 3732 S. Utica Ave (**CD 9**)

### Presentation

**Pat White**, 10722 Masters Cir., stated that they are extending a room addition on the corner lot to make it into a studio. He stated when looking at the house from the west, those in the street will not be able to see it. He stated that the height will be conforming to the zoning code.

Mr. Bond asked if he has had any issues from the neighbors regarding the extension.

Mr. White stated that there was one neighbor that they had an issue with it, but the issue has been resolved.

### Interested Parties

**Sam Sadler**, 3729 S. Troost Ave., stated that he is the neighbor to the west of the proposed special exception. He stated that he has worked out a plan with the neighbor to have a new privacy fence and landscaping to help mitigate any issues on their side.

### Comments and Questions

Mr. Bond stated that he believes it would fit into the character of the neighborhood.

Ms. Radney stated that she would like for the applicant or the neighbor to put on record what was discussed between them to do.

Mr. White stated that they will be replacing the privacy fence and placing some evergreen trees along the fence which the neighbor thought would look good. He stated that the owner thought that it was a great idea.

Ms. Stauffer stated that she loves it when neighbors work things out before they come before the board.

### Board Action

On **MOTION** of **Stauffer**, the Board voted 3-0-0 (Bond, Stauffer, Radney “ayes”, no “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Approve** the request for a Special Exception to extend an exterior building wall with a non-conforming setback (Sec. 80.030-D) per the conceptual plans on pages 4.8-4.9 of the agenda packet.

*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

LOT 5 & THE S 1/2 OF LOT 6 BLK 6, WOODLAND HGTS CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

### **23565 – Ryan Strode**

**Action Requested:** Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A, 45.031-D.6); Variance to allow a detached Accessory Building to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C2).

**Location:** 1619 S. Gary Ave. E. (CD 4)

### **Presentation**

**Ryan Strode**, 4633 S Evanston Ave., stated that he is representing the owner of the property. He stated that there is an existing garage that is original to the home built in 1932. He stated that the garage was in bad condition and when the Father's Day storm came through it is now at a 30-degree angle. He stated that they want to demolish the existing and build a new garage in the same footprint, but the new garage will include office space above for the owners. He stated that there is a half-dozen of detached accessory buildings on that street, so it is a precedent for the neighborhood.

Mr. Bond asked if they heard any concerns from neighbors. Mr. Strode stated that he had not heard anything, but that staff received an email with someone concerned about it being a dwelling unit. He stated that it would not be a dwelling unit but an office space.

Ms. Stauffer asked Mr. Strode what the hardship was.

Mr. Strode stated that it is the configuration of the lot, and the lot predates the existing zoning code since the home was built in the 1930s.

### **Comments and Questions**

Ms. Radney stated that this relief would be the minimum relief that would satisfy the need. She stated that she would support it, and Ms. Stauffer agreed.

### **Board Action**

On **MOTION** of **Stauffer**, the Board voted 3-0-0 (Bond, Stauffer, Radney "ayes", no "nays"; no "abstentions"; Wallace, Barrientos "absent") to **Approve** the request for a Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A, 45.031-D.6); Variance to allow a detached Accessory Building to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C2) finding the hardship to the configuration of the lot and the fact that the lot predates the current zoning code, per the conceptual plans shown on pages 5.10-5.12 of the agenda packet.

*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 20 BLK 7, EXPOSITION HGTS ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

## **23566 – Tom Neal**

**Action Requested:** Variance to allow a Detached Accessory Building/ Dwelling Unit to exceed one story or 18-feet in height and to exceed 10-feet in height to the top of the top plate in the rear setback (Section 90.090-C2); Special Exception to allow an Accessory Dwelling Unit in an RS-2 District (45.031-D)

**Location:** 2142 E. 25th Pl. (CD 4)

### **Presentation**

**Tom Neal**, 2507 E. 11th Pl., stated that the garage that was present was torn up from the Father's Day storm. He stated that it was inadequate for contemporary parking purposes, and the young family that owns the property wants to build an ADU for out of town of guests.

Mr. Bond asked if there have been objections from the neighbors surrounding the property. Mr. Neal stated that the clients stated that they have spoken to many of the neighbors, and they have no objection to it. He stated that there are many homes in the area that have large ADU's, even the home directly behind and on the sides.

### **Comments and Questions**

Ms. Stauffer stated that she is very familiar with the area, and there are a few detached buildings in this area. Mr. Bond stated that he agreed with Ms. Stauffer and stated that this is the standard for the neighborhood. Ms. Radney asked what the hardship was.

Mr. Neal stated that the hardship is that he is replacing a garage that was built in the late 30's or 40's and does not accommodate modern day vehicles. He stated that the pool that is built at the property limits where the ADU can be built, and that if the pool was not placed in the position that it is in, they would have been able to rebuild the ADU in accordance with the zoning code.

### **Board Action**

On **MOTION** of **Stauffer**, the Board voted 3-0-0 (Bond, Stauffer, Radney "ayes", no "nays"; no "abstentions"; Wallace, Barrientos "absent") to **Approve** the request for a Special Exception to allow an Accessory Dwelling Unit in an RS-2 District (45.031-D), per the conceptual plans shown on pages 6.12-6.15 of the agenda packet, and a Variance to allow a Detached Accessory Building/Dwelling Unit to exceed one story or 18 feet in height and to exceed 10 feet in height to the top of the top plate in the rear setback (Section 90.090-C2), finding that the hardship to be the existing constraints of the preexisting pool, the location of the dwelling unit on the corner lot, and the age of the existing construction which existed before the zoning code, per the conceptual plans shown on pages 6.12-6.15 of the agenda packet.

*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.*

*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**

*ALL-LT-1-E.25-LT-2-BLK-7, WILDWOOD CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA*



**23567 – Walter Moore, Image Builders**

**Action Requested:** Special Exception to permit a Dynamic Display sign in a Residential District containing a School Use (Sec. 60.050-B.2.c); and a Special Exception to permit a dynamic display sign within 200 feet of Residentially Zoned Lots (Sec. 60.100-F)

**Location:** 1789 W. Seminole St. N. (CD 1)

**Presentation**

**James Griffin**, 11760 Skyline Dr., Collinsville, OK 74021, stated that he is seeking a special exception to permit a display sign in a residential district and to allow it to be within 200 feet of the residential zoned lots.

Mr. Bond asked if they would be getting rid of the current sign that is there. Mr. Griffin stated that they will be getting rid of it.

Mr. Bond asked what the height difference would be. Mr. Griffin stated that it is 4 feet, 10 inches.

Mr. Bond asked if they have had any questions or concerns from the neighbors. Mr. Griffin stated that they have not.

Ms. Radney asked if the new sign was going into the same footprint as the old sign was. Mr. Griffin stated that it would be in the same footprint, being two inches narrower.

**Comments and Questions**

Mr. Bond stated that he has no problem with the sign being replaced, and Ms. Radney stated that she is in favor of the sign.

**Board Action**

On **MOTION** of **Stauffer**, the Board voted 3-0-0 (Bond, Stauffer, Radney “ayes”, no “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Approve** the request for a Special Exception to permit a Dynamic Display sign in a Residential District containing a School Use (Sec. 60.050-B.2.c) and a Special Exception to permit a dynamic display sign within 200 feet of Residentially Zoned Lots (Sec. 60.100-F) per the conceptual plans shown on pages 7.10-7.11 of the agenda packet.

*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**

27-20-12 PART SE NW-BEG N 89-12-01 W 657.27'-N 0-47-59 E 60' OF CENTER OF SEC-N 0-47-59 E 199' -S 89-12-01 E 309'-S 0-47-51 W 199'-N 89-12-01 W 309' TO POB, BEG 657.27' W & 259' N OF CTR SEC 27-E 34'-N 130.25'-E 1.25' -N 42.25'-W 91.50'-S 172.5'- E 56.25' TO BEG (.36A)

## **23568 – City of Tulsa**

**Action Requested:** Variance to permit a wall and parking spaces inside the Right-of-Way (Sec. 90.090-A)

**Location:** 440 S. Houston Ave. **(CD 4)**

### **Presentation**

**Andrew Lira**, 1300 S Main St., stated that he is seeking for a variance to replace a retaining wall in the city Right-of-Way. He stated that with them replacing the wall they will increase it in height but decreasing the length. He stated that if the wall was removed and the building was lowered then they would be breaking grade requirements by city engineering.

Mr. Bond asked if they had spoken to any individuals or organizations concerning the matter.

Mr. Lira stated that they are collaborating with the individuals on the south and on the east of them to work out the design of the wall.

Ms. Stauffer asked for Mr. Lira to repeat the hardship. Mr. Lira stated that if they were to remove the wall, they would have to lower the building, which would create adverse grading between the existing building. He stated that the existing building in the south will remain, so to not have to demolish everything they would need to replace the wall in kind.

### **Comments and Questions**

Mr. Bond stated that the hardship is unique, and it is not self-imposed, and Ms. Stauffer agreed.

### **Board Action**

On **MOTION** of **Stauffer**, the Board voted 3-0-0 (Bond, Stauffer, Radney “ayes”, no “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Approve** the request for a Variance to permit a wall and parking spaces inside the Right-of-Way (Sec. 90.090-A), per the conceptual plans shown on pages 8.9-8.10 of the agenda packet, finding the topographical uniqueness of the property and the existing structures to be a hardship.

*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 BLKS 43 & 44 OWEN ADD & BLKS 127 128 & 156 ORIGINAL TOWN & VAC STREETS & ALLEYS BEG 20W & 70N SECR LT 1 BLK 127 TH S776.15 TH CRV RT99.00 SW649.35 N356 NW164.80 N154.81 NE109.94 SE130.10 NE10.83 E52.37 NE145 TH CRV RT 78.30 POB, OWEN ADDN AMD, TULSA-ORIGINAL TOWN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**23569 – Mark Capron**

**Action Requested:** Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2)

**Location:** SE/c of 21st St. S. and S. Vandalia (**CD 4**)

**Presentation**

**Justin Debruin**, 4912 E. El Paso St., stated that they received a letter protesting and a petition, which he stated that they acted accordingly to correct the issues that were brought up. He stated that there is no longer an access drive along Vandalia. He stated that what will be at the location is a 7 Brew coffee shop on the west side and a Taco Bell on the east side. He stated that the 7 Brew coffee does not have seating and is just drive-thru, and that the zoning code all but makes it practically impossible for them to place this shop at this location. He stated that this site plan is the best that they could come up with for driving circulation and for safety purposes. He stated that after hearing the protestants, they have tried to optimize what they have as best as they can. He stated that they have also taken into consideration their view of the property from the residential side, so they have a landscape plan to create a buffer between the commercial and the residential. He stated that tomorrow they have a rezoning case and with the approval of variance it would be conditioned to what it will be rezoned.

Mr. Bond asked if the protestants were against there being an access on Vandalia or the whole project. Mr. Debruin stated that the protestants were solely against the access on Vandalia.

Mr. Bond asked city staff if they should have a motion on the variance since they are bringing this to the City Council tomorrow. Mr. Chapman stated that it would be in the best interest of the board to continue the matter because there is a portion on the property that is still zoned residential. He stated that according to the site plan presented, there are parking spaces that will be on residential zoned property.

Mr. Debruin stated that he would like there to be a motion made today that way they could present something more solid to the city council.

**Interested Parties**

**Chelsea Kephart**, 4610 E. 21st Pl., stated that her concern is the safety of the children that play in the street and safety of neighbors that walk around the neighborhood. She stated that they deal with the state fair for the two weeks it runs each year and during those weeks there is unwanted trash everywhere. She asked if the commercial properties have street cleaning available or what they will do to pick up the unwanted trash. She stated that Walmart in that area has security because of the homelessness there, and asked if these businesses will also have security.

Ms. Radney asked if there were any elements in the site plan that would still give her pause, because the site plan shows that they will not be opening the lot to go through the neighborhood onto Vandalia.

Ms. Kephart asked whether they could put drive through to Vandalia if this site plan were approved. Mr. Bond stated that they could not unless they brought it back to the board.

**David Kessock**, 2125 S. Urbana Ave., stated that he does not feel that these two buildings are the best use of the property. He stated that he is opposed to them putting the business there because of the constant noise that will be heard. He stated that the landscape and the screening fence will be some buffer to the noise, but he would like them to build a wall. He stated that he appreciates taking away the access onto Vandalia, but there are all the other issues he is concerned about.

**Rebuttal**

Mr. Debruin stated that the piece of property is zoned commercial, and he feels as though this would be the best use for the property. He stated that they are doing everything that they can to create a buffer between the commercial property and the residential property.

Mr. Bond asked if there was another way to design the building to meet the zoning requirements.

Mr. Debruin stated that there is not another way to orient the buildings to not ask for the variance.

**Comments and Questions**

Mr. Bond stated that he does not see that there are self-imposed issues on this property, and that he feels that this is a unique property to grant a variance.

Ms. Stauffer stated she agrees with Mr. Bond and stated that this is a unique property to allow the variance. She stated that two stores down, there is a Whataburger that has their drive through facing the street and if the variance was okay for them, then it should be okay for this property.

Ms. Radney stated that she respects the effort that the applicant has made to make it best for the neighborhood, but she stated that at the time the property was platted as commercial, there was not as much traffic and commercial properties in the area. She stated that she does not believe that original developers would have felt that the traffic flow would have been appropriate for this corner of the neighborhood, and that she has concerns about pedestrian safety due to the traffic flow. She expressed appreciation for closing the access to Vandalia, but what that does is contain all the traffic in that one lot. She stated that she is a hard no on giving the variance.

Mr. Bond stated that he would give the applicant a chance to continue the matter if he would like since there is not a full board.

Mr. Debruin stated that he would like to continue the matter.

**Board Action**

On **MOTION** of **Stauffer**, the Board voted 3-0-0 (Bond, Stauffer, Radney “ayes”, no “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Continue** the request for a Variance to allow drive-through facilities to be located on the street-facing side of the property (Sec. 55.100-C.2) to the September 26th meeting.

**Property Description**

*PRT BLK 1 & PRT VAC 21 PL BEG NWC BLK 1 TH E197.04 S5 E59.08 SE APR 24.42 S124.96 CRV RT 54.03 W104.54 S15.97 W135 N197.80 POB, MAYO MEADOW EXTENDED CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA*

**23570 – Joel Collins**

**Action Requested:** Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A)

**Location:** 1616 S. Florence Ave. **(CD 4)**

**Presentation**

**Joel Collins**, 2626 S. Troost Ave., stated that he is the representative for the owners of the property and that he is asking for a variance for the accessory building to exceed the 500 square foot floor area, but he is also requesting that they would be allowed a reduction in the open space by 161 feet. He stated that it was on the site plan that he drew.

Mr. Bond asked staff if what was noticed also encompassed the reduction of open space.

Mr. Chapman stated what was noticed was not what is being requested by the applicant. He stated that he would ask that the board would grant a continuance on the matter.

**Board Action**

On **MOTION** of **Stauffer**, the Board voted 3-0-0 (Bond, Stauffer, Radney “ayes”, no “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Continue** the request for a Variance to allow the floor area of detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A) to the September 26th meeting.

**Property Description**

*LT 4 BLK 8, AVONDALE ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA*

## **Other Business**

### **23562 – Lou Reynolds**

**Action Requested:** Reconsideration of a Special Exception to permit a Freestanding Monopole Communications Tower in the AG District (Sec. 25.020-B, Table 25-2) and to reduce the required setback of the Tower from an adjoining AG zoned lot (Sec. 40.420-E.6.a)

**Location:** 11211 S. Yale Ave. **(CD 8)**

### **Board Action:**

On **MOTION** of **Radney**, the Board voted 3-0-0 (Radney, Stauffer, Bond “ayes”; “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Approve** the request for a Reconsideration of a Special Exception to permit a Freestanding Monopole Communications Tower in the AG District (Sec. 25.020-B, Table 25-2) and to reduce the required setback of the Tower from an adjoining AG zoned lot (Sec. 40.420-E.6.a) to the September 26th meeting.

### **Property Description**

*S/2 W/2 W/2 N/2 NW NW SEC 34 18 13 2.50ACS, LEXINGTON CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA*

**BOA-23557 – Lou Reynolds**

**Action Requested:** Reconsideration of a Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); and a Variance to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3)

**Location:** 1110 E. 45th Pl. S. (CD 9)

**Board Action:**

On **MOTION** of **Stauffer**, the Board voted **3-0-0** (Radney, Stauffer, Bond “ayes”; “nays”; no “abstentions”; Wallace, Barrientos “absent”) to **Approve** the request for a Reconsideration of a Special Exception to permit a Library in the RS-3 District (Table 5.020, Table 5-2, Table 5-2.5); and a **Variance** to reduce the required 25-foot street setback in the RS-3 District (Sec. 5.030-A, Table 5-3) to the September 26th meeting.

**Property Description**

*A tract of land located in the City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as follows, to-wit: The East 995 feet of the South 474 feet of the Annie May Grant Tract "B" of the L.J.F. Rooney Survey of Annie May Grant (nee Abdo) and Harry N. Abdo lands in Section 25, Township 19 North, Range 12 East, according to the recorded plat thereof, the East boundary thereof being the center of the Section line between said Section 25, T-19-N, R-12-E, and Section 30 T-19-N, R-13- E; and the East 995 feet of the Annie May Grant Tract "C" of the L.J.F. Rooney Survey of Annie May Grant (nee Abdo) and Harry N. Abdo lands in Section 25, Township 19 North, Range 12 East, according to the recorded plat thereof, the East boundary thereof being the center of the Section line between said Section 25, T-19-N, R-12-E, and Section 30, T-19-N, R-13-E, LESS a tract of ground in the Southwest corner of the Annie May Grant "C" Tract (which is part of the N/2 of NE/4 of SE/4 of 25-19-12) specifically described as: Beginning at a point in the center of Section line on the East side of said Section 25 at the Southeast corner of the Annie May Grant "C" Tract, according to the recorded plat and running thence North in the center of said Section line along the East boundary of said Section 25 a distance of 160 feet, thence due West and parallel with the South boundary line of said Section 25 a distance of 170 feet, thence South and parallel with the East boundary line of said Section 25 a distance of 160 feet, thence East along the South boundary line of said Annie May Grant "C" Tract a distance of 170 feet to the Point of Beginning.*

**New Business**

**Board Member Comments**

**Adjournment**

There being no further business, the meeting adjourned at 3:11 p.m.

Date approved: 12-12-23

Chair: A. [Signature]