



City of Tulsa Board of Adjustment

Minutes of Meeting No. 1339

Tuesday, June 11, 2024, 1:00 p.m.

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

The notice and agenda of said meeting were posted in the City Clerk's office on June 6, 2024, at 1:47 p.m.

Members Present: Barrientos, Bond, Radney, Stauffer, Wallace

Members Absent: None

Staff Present: Audrey Blank, Rebecca Surber-Cantu, Austin Chapman, Caleb Rocha, Sean Wallace

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

Approval of Minutes

Minutes from Meeting 1336, April 23, 2024

Motion: Continue to the June 25th meeting.

Motion By: Barrientos

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

Nays: None

Abstentions: None

Absent: None

Unfinished Business

BOA-23692

Location: 2427 East 27th Street North

City Council District: 1

Applicant: Martha Gibson

Action(s) Requested

Special Exception to permit a Manufactured Housing Unit in the RS-3 zoning district (Sec. 5.020, Table 5-2.5);

Special Exception to extend the 1-year limit for a Manufactured Housing Unit (Sec. 40.210-A)

Presentation by Applicant

Martha Gibson, 6720 E. 97th St. S., stated that she would like to put a 1993 manufactured home on her property for an indefinite amount of time. She stated once it is on the property, it will be remodeled and put on a concrete foundation. She stated that she has not heard any negative feedback from the neighborhood.

Speakers

None

Board Comments

The board emphasized that they only grant manufactured homes for homeowner occupancy during construction of a permanent home, not as an investment property. They expressed that they were concerned about the age and lifespan of the manufactured home. Ms. Radney voiced that she is agnostic to what type of construction it is but suggested limiting the approval to five years.

Board Action

Motion: Approve, per plans on pages 2.9-2.11 of the agenda packet, subject to the following conditions: that the unit is placed on a permanent foundation, that appropriate skirting is required, and that the approval will endure for five years.

Motion By: Radney

Ayes: Barrientos, Radney

Nays: Bond, Stauffer, Wallace

Abstentions: None

Absent: None

The Motion Failed.

Property Description

Lot 10 Block 5, The Ben C Franklin Addition, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23696

Location: 1602 North Denver Avenue

City Council District: 1

Applicant: David Valderrama

Action(s) Requested

Variance to reduce the 20-foot setback for a street-facing garage door on a corner lot (Sec. 80.020-B)

Presentation by Applicant

David Valderrama, 7521 S. Olympia Ave., stated that case BOA-23657 was approved with an incorrect measurement from the center of the road to the front of the garage. He explained that building the garage to code would obstruct the view of the homeowners' children in the backyard.

Speakers

None

Board Comments

The board stated that the lot is non-conforming, and they were inclined to support it as drawn.

Board Action

Motion: Approve, per plans on pages 3.10-3.15 of the agenda packet, finding the hardship to be the non-conforming lot that predates the modern zoning code.

Motion By: Stauffer

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

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 12 BLK 4, THE MORLEY ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

New Applications

BOA-23705

Location: 425 South 39th West Avenue

City Council District: 4

Applicant: Rosa Linda Gamboa Perez

Action(s) Requested

Special Exception to permit a carport in the street setback and yard with modification of the allowable setback requirement (Sec. 90.090-C1)

Presentation by Applicant

Salvador Lopez, 425 S. 39th W. Ave., stated that their carport was destroyed in the Father's Day storm, and they have constructed a new one assuming that it was approved before the permit was actually approved. He informed the board that they have not had any negative feedback from the neighborhood.

Speakers

(+) Roger Castillo, 419 S. 39th W. Ave., was in support of the carport.

Applicant Rebuttal

None

Board Comments

The board stated that they are inclined to support it and noted that the carport is in keeping with the neighborhood.

Board Action

Motion: Approve, per plans on pages 4.9-4.10 of the agenda packet.

Motion By: Barrientos

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

Nays: None

Abstentions: None

Absent: None

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 7 Block 1, Park View Place addition, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23709

Location: 3709 East 46th Street South

City Council District: 9

Applicant: Daniel Davies

Action(s) Requested

Variance to reduce the required 15-foot side street setback in the RS-2 zoning district (Sec. 5.030-B, Table Note [3])

Presentation by Applicant

Daniel Davies, 3709 W. 46th St., stated that he would like to expand his garage, constructing it to look like the current design of the house. He explained that due to his home being on a collector street, they are required to have a greater side setback, which inhibits them from expanding the garage. He noted that he wrote a handwritten letter to all his neighbors and none of them were opposed to it.

Speakers

None

Board Comments

The board stated that the home was built before the current zoning code, and this would be the best solution to accomplish what the applicant wants to do their home.

Board Action

Motion: Approve, per additional exhibits presented to the board in the meeting, finding the hardship to be that the existing property and its development predates the existing code, and that this would be the minimum relief that would be required in order to be able to preserve the existing elements.

Motion By: Radney

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

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

Lot 10, Block 22, Patrick Henry B13-23 addition, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23710

Location: 3407 North Lewis Avenue

City Council District: 1

Applicant: James Griffin

Action(s) Requested

Variance to permit a dynamic display sign within 200 feet of a Residential zoning district (Sec. 60.100-F)

Presentation by Applicant

James Griffin, 11760 Skyline Dr., Collinsville, stated that the gas station is updating its pricing numbers from the white plastic tiles that are changed manually to LED e-tiles that will be changed automatically.

Speakers

None

Board Comments

The board stated that they do not have any issues with the application.

Board Action

Motion: Approve, per plans on pages 6.9-6.10 of the agenda packet, finding the hardship to be that the that literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose.

Motin By: Wallace

Ayes: Barrientos, Bond, Stauffer, Wallace

Nays: None

Abstentions: None

Absent: Radney

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

BEG AT INTERSECTION OF THE E R/W LN LEWIS AVE & THE SLY R/W LN MOHAWK BLVD TH NE205.24 SE140 S134.67 TO N LN ALANTA CIRCLE ADD W67.03 S14.80 W178.62 N150.30 POB SEC 20 20 13 1.16ACS, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23711

Location: 2111 South Darlington Avenue

City Council District: 5

Applicant: William Aguilar

Action(s) Requested

Special Exception to increase the permitted fence height inside the street setback (Sec. 45.080-A)

Presentation by Applicant

Jose Villescas, 14228 E. 37th St., stated that he wants to build a seven-foot fence for the safety of children playing, due to the property fronting a main road.

Speakers

None

Staff Comments

Austin Chapman stated the fence post that is in place will have to be removed to be out of the right-a-way. He suggested that it be continued so that the applicant can clearly define where the fence is going to go.

Board Comments

The board proposed that the applicant speak to the Planning Office to make a site plan showing where the fence post will be and how far it will need to be setback from the center line.

Board Action

Motion: Continue to the June 25th meeting.

Motion By: Wallace

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

Nays: None

Abstentions: None

Absent: None

BOA-23712

Location: 5203 South Sheridan Road

City Council District: 7

Applicant: Adam Fitzpatrick

Action(s) Requested

Special Exception to permit an Animal Service/Boarding or Shelter use in the CS zoning district (Sec. 15.020, Table 15-2)

Presentation by Applicant

Adam Fitzpatrick, 4200 N.E. 32nd St., Oklahoma City, presented a concept for a cat lounge and adoption center with a potential boarding service. He informed the board that they have a facility in Oklahoma City with the same concept and they want to expand it to Tulsa. He explained that the concept has been approved by the state and the health department, but he needs a special exception for boarding. He reported that the neighbors are excited to see life brought back into the area.

Speakers

None

Board Comments

The board stated that they do not have any concerns about the application and would be inclined to support it.

Board Action

Motion: Approve, per plans on page 8.9-8.18 of the agenda packet.

Motion By: Stauffer

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

Nays: None

Abstentions: None

Absent: None

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

LTS 1 2 & N/2 LT 3 LESS N290 W180 LT 1, The Farm Addition, City of Tulsa, Tulsa County, State of Oklahoma.

BOA-23713

Location: 1315 East 27th Place South

City Council District: 4

Applicant: Luke Summers

Action(s) Requested

Variance to reduce of minimum 15-foot side setback in the RE zoning district (Section 5.030, Table 5-3)

Presentation by Applicant

Drew Reece, 8801 S. Yale Ave., stated that they want to build a garage with living quarters behind the property. He stated that he is seeking relief to preserve 100-year-old trees, and due to the property's unique topography.

Speakers

None

Board Comments

The board stated that they do not have an issue with granting the variance due to the topographic uniqueness of the property.

Board Action

Motion: Approve, per plans on page 9.9 of the agenda packet, finding the hardship to be that the structure will be occupying the same footprint where a structure has historically been located, and that this is the minimum relief that will accommodate changes in the topography on the site as well as to preserve the tree canopy.

Motion By: Radney

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

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

PRT LTS 3 & 4 BEG 205.37E & 25N SWC LT 4 TH E89.13 N305 W134.5 S90 E45.5 S215.31 POB, SUNNYCREST ACREAGE, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23714

Location: 220 South Yale Avenue

City Council District: 4

Applicant: Femi Fasesin

Action(s) Requested

Special Exception to permit an accessory dwelling unit in the RS-3 zoning district (45.031-D)

Presentation by Applicant

Femi Fasesin, 421 S. Olympia Ave., stated that he wants to convert a storage unit into an ADU with a one-car garage. He stated that a duplex in the neighborhood would be in keeping with the area. He informed the board that he had not heard any negative feedback from neighbors.

Speakers

None

Board Comments

The board advised that the application be continued because the site plan shows that additional relief is needed, and notice will need to be given.

Board Action

Motion: Continue to the July 9th meeting.

Motion By: Stauffer

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

Nays: None

Abstentions: None

Absent: None

BOA-23715

Location: 9111 South Mingo Road

City Council District: 7

Applicant: Nathalie Cornett

Action(s) Requested

Variance to permit two dynamic display signs on the lot (Sec. 60.080-E)

Presentation by Applicant

Nathalie Cornett, 2727 E. 21st St., stated that the application is for the QuikTrip at E. 91st St. S. and S. Mingo Rd. She stated that QuikTrip is in the process of updating all its pricing numbers from the white plastic tiles that are changed manually to LED e-tiles that will be changed electronically. She explained that the sign cabinets will not be moving but will only be updated. She noted that the hardship is that the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose and that the traffic will need to be able to see the pricing signs regardless of the direction of travel.

Speakers

None

Board Comments

The board stated that that they did not have any issues with the application.

Board Action

Motion: Approve, per plans on pages 11.9-11.10 of the agenda packet, finding the hardship to be that the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose.

Motion By: Stauffer

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

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

Lot 1, Block 1, QuikTrip No. 0091, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23716

Location: 8081 South Memorial Drive

City Council District: 7

Applicant: Nathalie Cornett

Action(s) Requested

Variance to permit two dynamic display signs on the lot (Section 60.080-E)

Presentation by Applicant

Nathalie Cornett, 2727 E. 21st St., stated that the application is for the QuikTrip at E. 81st St. S. and S. Memorial Dr. She stated that QuikTrip is in the process of updating all its pricing numbers from the white plastic tiles that are changed manually to LED e-tiles that will be changed electronically. She explained that the sign cabinets will not be moving but will only be updated. She noted that the hardship is that the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose and that the traffic will need to be able to see the pricing signs regardless of the direction of travel.

Speakers

None

Board Comments

The board stated that that they did not have any issues with the application.

Board Action

Motion: Approve, per plans on pages 12.9-12.10 of the agenda packet, finding the hardship to be that the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose.

Motion By: Radney

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

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 1 BLK 1, ANDERSON ADDN (74715), City of Tulsa, Tulsa County, State of Oklahoma

BOA-23717

Location: 7950 East 41st Street South

City Council District: 5

Applicant: Nathalie Cornett

Action(s) Requested

Variance to permit two dynamic display signs on the lot (Section 60.080-E); Variance to permit a dynamic display sign within 50 feet of the driving surface of a signalized intersection (Section 60.100-D)

Presentation by Applicant

Nathalie Cornett, 2727 E. 21st St., stated that the application is for the QuikTrip at E. 41st St. S. and S. Memorial Dr. She stated that QuikTrip is in the process of updating all its pricing numbers from the white plastic tiles that are changed manually to LED e-tiles that will be changed electronically. She explained that the sign cabinets will not be moving but will only be updated. She noted that the hardship is that the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose and that the traffic will need to be able to see the pricing signs regardless of the direction of travel.

Speakers

None

Board Comments

The board stated that that they did not have any issues with the application.

Board Action

Motion: Approve, per plans on pages 13.9-13.10 of the agenda packet, finding the hardship to be that the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose.

Motion By: Stauffer

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

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

A TRACT OF LAND THAT IS PART OF BLOCK THREE (3), INDUSTRIAL EQUIPMENT CENTER, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 00°00'00" WEST ALONG THE EASTERLY LINE OF SAID BLOCK 3 FOR 23.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 00°00'00" WEST ALONG THE EASTERLY LINE OF SAID BLOCK 3 FOR 127.00 FEET; THENCE SOUTH 89°57'18" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK 3 FOR 236.00 FEET; THENCE SOUTH 00°00'00" WEST PARALLEL WITH SAID EASTERLY LINE FOR 129.71 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 3; THENCE

NORTH 71°32'13" WEST ALONG SAID SOUTHERLY LINE FOR 484.74 FEET; THENCE NORTH 00°00'00" EAST FOR 125.83 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE NORTH 89°57'18" EAST ALONG SAID NORTHERLY LINE FOR 357.83 FEET; THENCE SOUTH 00°02'42" EAST FOR 8.00 FEET; THENCE NORTH 89°57'18" EAST PARALLEL WITH SAID NORTHERLY LINE FOR 322.95 FEET; THENCE SOUTH 45°01'21" EAST FOR 21.20 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

BOA-23718

Location: 3230 East Admiral Place North

City Council District: 3

Applicant: Nathalie Cornett

Action(s) Requested

Variance to permit three dynamic display signs on the lot (Section 60.080-E); Variance to permit a dynamic display sign to be located within 200 feet of a residential district (Section 60.100-F)

Presentation by Applicant

Nathalie Cornett, 2727 E. 21st St., stated that the application is for the QuikTrip at N. Harvard Ave. and E. Admiral Pl. N. She stated that QuikTrip is in the process of updating all its pricing numbers from the white plastic tiles that are changed manually to LED e-tiles that will be changed electronically. She explained that the sign cabinets will not be moving but will only be updated. She noted that the hardship is that the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose and that the traffic will need to be able to see the pricing signs regardless of the direction of travel.

Speakers

None

Board Comments

The board stated that that they did not have any issues with the application.

Board Action

Motion: Approve, per plans on page 14.9 of the agenda packet, finding the hardship to be that the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose.

Motion By: Radney

Ayes: Barrientos, Bond, Radney, Stauffer, Wallace

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

Lot 1, Block 1, QuikTrip No. 0085, City of Tulsa, Tulsa County, State of Oklahoma

Other Business

None

New Business

None

Board Member Comments

None

Staff Comments

None

Adjournment

There being no further business, the meeting was adjourned at 3:33 p.m.

Date approved: 8-13-24

Chair: Arthur Burt