



City of Tulsa Board of Adjustment

Minutes of Meeting No. 1368

Tuesday, September 9, 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 September 3, 2025, at 10:41 a.m.

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

Members Absent: None

Staff Present: Audrey Blank, Felicity Good, Erin Roark, 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 1:01 p.m.

Approval of Minutes

Minutes from Meeting 1367, August 26, 2025

Motion: Approval of Minutes.

Motion By: Barrientos

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: None

Absent: None

Unfinished Business

BOA-23931

Location: 5522 North Hartford Avenue

City Council District: 1

Applicant: LaShan Ellison

Action(s) Requested

Special Exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5); Variance to reduce the minimum open space per unit requirement in the RS-3 district to permit a duplex (Section 5.030, Table 5-3).

Mr. Barrientos recused and exited the meeting at 1:04 p.m.

Presentation by Applicant

LaShan Ellison, 2142 N. Denver Blvd., stated their intention to construct a duplex on the lot, which would provide housing for graduates of the Lindsey House program. She mentioned that per their plans , they have enhanced the green space and provided access to the backyard from the side yard since the previous meeting. She noted that while they could construct a two-story duplex to comply with zoning regulations, it would not align with the character of the neighborhood.

Speakers

None

Board Comments

Ms. Stauffer expressed her appreciation for the revised plans that incorporate additional green space and highlighted that a one-story duplex would be more in keeping with the neighborhood's character. Members of the board stated that they were inclined to support the application as presented.

Board Action

Motion: Approve, per additional exhibits, finding the hardship to be the need to conform to the existing character and scale of the neighborhood.

Motion By: Stauffer

Ayes: Radney, Stauffer, Wallace, Williams

Nays: None

Abstentions: Barrientos

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.

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 52, VALLEY VIEW ACRES THIRD ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Mr. Barrientos re-entered the meeting at 1:19 p.m.

New Applications

BOA-23933

Location: 2006 East 7th Place South

City Council District: 4

Applicant: AEKDB of Tulsa, LLC

Action(s) Requested

Variance to reduce the required 10-foot street setback in the IM district (Section 15.030, Table 15-3);

Special Exception to increase the permitted fence height of four feet within the street setback (Section 45.080-A).

Presentation by Applicant

Chris Carter, 521 E. 2nd St., indicated that his client intends to develop the parcel into car condos. He stated that a zero-lot line is consistent with the neighborhood's character. He explained that the hardship arises from the property's unique characteristics, being bordered on all three sides by streets, in close proximity to the railroad, and two sewer easements running through the property. He noted that a fence would not be necessary to enclose the property since the buildings would be constructed on the lot line. He explained that they plan to install an eight-foot gate on both the north and south side of the property.

Speakers

None

Board Comments

Ms. Radney commented that the available buildable and drivable space would be significantly limited if they were required to adhere to the 10-foot setback. Ms. Stauffer remarked that the neighborhood experiences minimal drive-through traffic.

Board Action

Motion: Approve, per plans on pages 3.13-3.14 of the agenda packet, finding the hardship to be the unique condition of the lot being surrounded by city streets with sewer easements that traverse the property.

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.

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

E/2 LT 28 & LT 29 LESS E6 1/2 LT 29 BLK 1, CENTRAL PLACE SUB, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23934

Location: 6921 East Admiral Place North

City Council District: 3

Applicant: Vaqueros Tulsa Music, LLC

Action(s) Requested

Special Exception to permit a Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the CS district (Section 15.020, Table 15-2).

Presentation by Applicant

Marcelo Olvera, 6921 E. Admiral Pl., expressed a desire to utilize the building as an event center. He indicated that their operational hours would be from 8 p.m. to 2 a.m., Fridays through Sundays. He noted that they plan to host weddings, quinceañeras, and concerts, accommodating a maximum of 800 people.

Speakers

None

Board Comments

Mr. Wallace proposed imposing a time limit on the approval due to the proximity to the highway and the ongoing changes in the neighborhood. Members of the board stated that they were inclined to support the application as presented.

Board Action

Motion: Approve, per plans on pages 4.11-4.14 of the agenda packet, subject to the following conditions: the approval will expire five years from September 9, 2025, and that the events will not go past 2 a.m.

Motion By: Williams

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

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

PRT BLK 1 BEG 145W SECR LT 1 TH W298.80 N125 W255 N444.20 E45 S4.58 SE487.83 SE62.92 S255.33 W24 S170 TO POB, BROWN ADDN RESUB L3-4 POLSTON SUB, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23935

Location: 2829 South Sheridan Road

City Council District: 5

Applicant: Francis Wilmore, KKT Architects

Action(s) Requested

Variance to increase the maximum number of signs allowed on a property in the CH and IL districts (Section 60.080-C.2; Table 60-2); Variance to increase the maximum aggregate sign area allowed on a property in the CH and IL districts (Section 60.080-C.3; Table 60-3).

Presentation by Applicant

Francis Wilmore, 2200 S. Utica Pl., requested to install three signs on their property for wayfinding purposes. He highlighted the presence of multiple tenants and buildings on separate lots, noting that additional signage would facilitate wayfinding.

Ms. Stauffer recused and exited the meeting at 2:10 p.m.

Speakers

None

Board Comments

Ms. Radney commented that the signage would enhance wayfinding for travel flow. Mr. Barrientos noted that the property is situated in four different zoning districts, which has negatively affected the sign calculation. Members of the board stated that they were inclined to support the application as presented.

Board Action

Motion: Approve, per plans on pages 5.13, 5-19-5.22 of the agenda packet, finding the hardship to be that the property is located in four different zoning districts, and the need to direct the public to the different tenants.

Motion By: Barrientos

Ayes: Barrientos, Radney, Wallace, Williams

Nays: None

Abstentions: Stauffer

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 SW SW BEG NEC LT 1 BLK 45 SOUTH SHERIDAN ACRES TH W120 S100 W492.71 N295.6 E612.40 S195.72 POB SEC 14 19 13 3.880ACS, UNPLATTED, City of Tulsa, Tulsa County, State of Oklahoma

Ms. Stauffer re-entered the meeting at 2:25 p.m.

BOA-23936

Location: 11447 East Admiral Place North

City Council District: 3

Applicant: Antonio Bernal

Action(s) Requested

Special Exception to permit a Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the IL district (Section 15.020, Table 15-2).

Presentation by Applicant

Bobby Paterson, 22770 Grimes Rd., Haskell, expressed that his client intends to use the building as a family-friendly event center, accommodating up to 400 occupants. He noted that the operational hours would be from 10 a.m. to 2 a.m., seven days a week.

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 pages 6.11-6.12 of the agenda packet, subject to the condition that the maximum capacity be limited to 400 people.

Motion By: Williams

Ayes: Barrientos, Radney, Stauffer, Wallace, Williams

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

PRT LT 1 BEG SWC LT 1 TH N293.53 NW355.99 E432.65 N30 SE129.57 SE28.59 S248.58 S340.27 W419.50 POB BLK 1, RADISON ACRES, 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 2:52 p.m.

Date approved: 9/9/2025

Chair: 