



## City of Tulsa Board of Adjustment

### Minutes of Meeting No. 1373

**Tuesday, December 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 December 4, 2025, at 8:14 a.m.

**Members Present:** Barrientos, Dumas, Hale, Stauffer, Williams

**Members Absent:** None

**Staff Present:** Audrey Blank, Nathan Foster, 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, Barrientos called the meeting to order at 1:00 p.m.

### **Approval of Minutes**

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#### **Minutes from Meeting 1372, November 18, 2025**

Motion: Approval of Minutes.

Motion By: Stauffer

Ayes: Barrientos, Stauffer, Williams

Nays: None

Abstentions: Dumas, Hale

Absent: None

### **New Business**

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**BOA-23953**

Location: 2219 North Birmingham Place

City Council District: 1

Applicant: Tashea Smith

**Action(s) Requested**

Special Exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5).

**Presentation by Applicant**

Tashea Smith, 2219 N. Birmingham Pl., indicated that she acquired the property as a duplex; however, the former owners failed to file for the necessary permits. She mentioned that there will be a shared driveway along with a parking pad at the rear of the property, which would accommodate three vehicles. She noted that no exterior modifications will be made, but there will be significant renovations to the interior of the home. She stated that she had consulted with several neighbors, and all but one expressed support for the special exception.

**Speakers**

(-) Amber Metcalf, 2406 N. Birmingham Pl., was concerned with potential congestion with two tenants residing at the property. She stated that the driveway is insufficiently wide for two vehicles to pass, which may lead tenants to park on the street.

**Rebuttal**

The applicant clarified that the lease would specify that there is a shared driveway and that no vehicles will be permitted to park there.

**Board Comments**

Ms. Stauffer remarked that there are parking regulations for duplexes, and if those are adhered to, that is the extent of the board's purview. Ms. Williams emphasized the city's need for additional housing. Ms. Dumas noted that the applicant answered her inquiries regarding parking.

**Board Action**

Motion: Approve, as built.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Stauffer, 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**

N64 W147.5 LT 4 BLK 7, CITY VIEW ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**BOA-23969**

Location: 1624 South Madison Avenue

City Council District: 4

Applicant: Daniel Hildebrand

**Action(s) Requested**

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

**Presentation by Applicant**

Daniel Hildebrand, 1624 S. Madison Ave., expressed that he has an existing accessory dwelling unit that is dilapidated, and he wishes to demolish the current structure and construct a new one in its place. He explained that the new building will be slightly larger than the existing one.

**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 3.10-3.11 of the agenda packet.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, 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**

S32 LT 5 & ALL LT 6 BLK 5, MAPLE PARK ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**BOA-23970**

Location: 1902 East 52nd Street South

City Council District: 9

Applicant: Tom Neal

**Action(s) Requested**

Special Exception to permit a duplex in the RS-3 district (Section 5.020, Table 5-2, Table 5-2.5).

**Presentation by Applicant**

Tom Neal, 2507 E. 11th Pl., conveyed that his client intends to build a duplex. He stated that his client had discussions with the neighbors, and two neighbors submitted letters of opposition to the duplex. He pointed out that there are eight duplexes on the next block and an apartment complex to the west.

**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 4.11-4.14 of the agenda packet.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Stauffer, 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**

W100 W270 LT 10 BLK 2, PERRY'S SUB W435 B2 PERRY'S SUB, City of Tulsa, Tulsa County, State of Oklahoma

**BOA-23971**

Location: 10342 South 66th East Avenue

City Council District: 8

Applicant: Landon Brown

**Action(s) Requested**

Special Exception to permit an accessory dwelling unit in the RS-3 district (Section 45.031-D); Variance to reduce the required 5-foot side setback in the RS-3 district (Section 5.030-A, Table 5-3).

**Presentation by Applicant**

Landon Brown, 10342 S. 66th E. Ave., indicated that his client wishes to expand an existing nonconforming detached garage to create a living space for his parents. He mentioned that construction to the left of the garage is not feasible due to the presence of a pool. He stated that to avoid any awkward jogs in the wall, he is requesting a reduction in the setback to align with the existing garage. He explained that the hardship arises from the fact that the detached garage is already in place and compliance would necessitate demolishing and reconstructing a new structure.

**Speakers**

(-) Barbara Landreth, 10427 S. 67th E. Ave., was concerned that the proposed accessory dwelling unit may not adhere to the HOA covenants. She pointed out that there is only one other accessory dwelling unit in the neighborhood, which is not visible from the street. She pointed out the presence of at least four vehicles in the driveway, suggesting that the addition of an accessory dwelling unit would likely increase the number of vehicles.

**Staff Comments**

Mr. Foster clarified that the Board of Adjustment has no authority over home owners association covenants, as those are private agreements enforced by the neighborhood.

**Rebuttal**

The applicant stated that they had submitted plans and consulted with the HOA committee, which raised no objections. He noted that the number of vehicles would not rise, as the individuals occupying the accessory dwelling unit have already begun residing in the home.

**Board Comments**

Mr. Barrientos remarked that the hardship appears to be self-imposed. He noted that there is ample space on the right side to expand the building while remaining compliant with zoning regulations. Mr. Hale expressed no objections to the special exception, but he believed that the variance was self-imposed. Ms. Stauffer conveyed her support for both requests. Ms. Williams requested that the applicant return with a more definitive hardship. The applicant indicated a desire to have the item continued to provide a more definitive demonstration of hardship.

**Board Action**

Motion: Continue to the January 13th meeting.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None



**BOA-23972**

Location: 3407 South Yorktown Avenue

City Council District: 9

Applicant: Tom Neal

**Action(s) Requested**

Special Exception to permit a carport in the street yard and street setback with modifications to the allowable setback requirements (Section 90.090-C.1).

**Presentation by Applicant**

Tom Neal, 2507 E. 11th Pl., expressed that his client wishes to construct a carport in the street yard. He mentioned that there is another residence nearby that has a carport situated in the street yard. He stated that his client has consulted with the neighbors, who raised no objections.

**Speakers**

None

**Board Comments**

Mr. Hale expressed his disapproval of carports in the street yard. Ms. Williams and Ms. Stauffer indicated that they had no objections. Ms. Dumas remarked that her only reservations stem from personal preferences.

**Board Action**

Motion: Approve, per plans on pages 6.11-6.12 of the agenda packet.

Motion By: Williams

Ayes: Barrientos, Dumas, Stauffer, Williams

Nays: Hale

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**

*LT 10 BLK 1, ADAMS ESTATES, City of Tulsa, Tulsa County, State of Oklahoma*

**BOA-23973**

Location: 1323 East 27th Street South

City Council District: 4

Applicant: Bill Powers

**Action(s) Requested**

Special Exception to permit an accessory dwelling unit in the RS-2 district (Section 45.031-D); Special Exception to allow a vertical and horizontal wall extension on a nonconforming structure (Section 80.030-D).

**Presentation by Applicant**

Bill Powers, 8810 S. Yale Ave., conveyed that his client intends to renovate an accessory dwelling unit, making it longer and taller to increase storage capacity. He pointed out that every neighboring home has a garage and accessory dwelling unit of similar dimensions.

**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 7.12-7.14 of the agenda packet.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, 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**

*ALL LT 20 E 1/2 LT 21 BLK 1, SUNSET VIEW ADDN, City of Tulsa, Tulsa County, State of Oklahoma*

**BOA-23974**

Location: Multiple properties east of the southeast corner of East 81st Street South and South Evanston Avenue

City Council District: 2

Applicant: Juli Stewart, Deluxe Properties LLC

**Action(s) Requested**

Special Exception to permit six duplexes in the RS-5 district (Section 5.020, Table 5-2, Table 5-2.5).

**Presentation by Applicant**

Juli Stewart, 7308 S. College Ave., stated her intention to build duplexes on the three vacant lots. She explained that she had already initiated the rezoning process for the lots to be zoned RS-5 and was currently working on splitting the lots, which would result in the creation of six lots. She noted that the entire neighborhood consists of duplexes. She suggested that all the proposed duplexes would comply with zoning regulations. She expressed uncertainty regarding the approval of the lot splits and requested that the board condition their approval for up to six duplexes on the approval of the lots being split.

**Speakers**

None

**Board Comments**

Ms. Stauffer remarked that the addition of duplexes would significantly benefit the neighborhood. Mr. Hale acknowledged that the neighborhood is high density. He noted that adding duplexes would not be injurious to the neighborhood.

**Board Action**

Motion: Approve, per plans on pages 8.16 or 8.17 of the agenda packet, approval of no more than six duplexes subject to the approval of the pending lot splits.

Motion By: Hale

Ayes: Barrientos, Dumas, Hale, Stauffer, 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**

LTS 8-10 BLK 2, SOUTHWOOD TERRACE RESUB PRT ORU HGTS 3RD, City of Tulsa, Tulsa County, State of Oklahoma

**BOA-23975**

Location: 1724 East 15th Street South

City Council District: 4

Applicant: Nathalie Cornett, Eller & Detrich, P.C.

**Action(s) Requested**

Special Exception to allow a personal improvement service use in the OL district (Section 15.020, Table 15-2).

**Presentation by Applicant**

Nathalie Cornett, 2727 E. 21st St., indicated that a special exception was granted in 2016 to permit a hair salon in the OL district. She mentioned that this approval was subject to a 10-year time limit and required exterior modifications to the building. She expressed a desire for the special exception to be granted without any conditions, noting their positive relationship with the neighboring properties.

**Speakers**

None

**Board Comments**

Ms. Stauffer remarked that they have proven to be good neighbors. She stated that her approval would come without any conditions. Mr. Barrientos observed that the area has undergone significant changes over the past decade.

**Board Action**

Motion: Approve, per plans on page 9.13 of the agenda packet.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, 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**

*E/2 LTS 1 & 2 LESS BEG NEC LT 1 TH S7 NW11.41 E9 POB BLK 1, ORCUTT ADDN, City of Tulsa, Tulsa County, State of Oklahoma*

**BOA-23978**

Location: 315 South Gilcrease Museum Road

City Council District: 4

Applicant: City of Tulsa

**Action(s) Requested**

Special Exception to permit an emergency and protective shelter use in the IM district (Section 15.020, Table 15-2); Special Exception to reduce the required separation distance between detention and correctional facilities, emergency and protective shelters, homeless centers, residential treatment centers, and transitional living uses (Section 40.130-B).

**Presentation by Applicant**

Emily Hall, the Mayor's Senior Advisor of Homelessness for the City of Tulsa, indicated that the proposed site for the shelter is adjacent to an established emergency family shelter operated by Tulsa County. She emphasized that the Tulsa County board commissioners are in favor of the project and that there have been multiple discussions with various stakeholders.

Jeff Hall, 401 S. Boston Ave., mentioned that the property is primarily situated in an industrial zone and is bordered on two sides by Tulsa County. He explained that the 24/7 low barrier shelter will accommodate approximately 180 beds for single men and women. He highlighted that instead of the main entrance being positioned on the public side it will be on the southern side for privacy. He stated that a wall will be constructed on three sides of the property to ensure a distinct separation from their southern neighbor, which is the family shelter. He clarified that they will not replicate the shelter located to the south but will concentrate on serving individuals rather than families. He mentioned that they have established a partnership with City Care, which manages several low barrier shelters in Oklahoma City. He acknowledged that many concerns raised pertained to preventing individuals from lingering on the street side of the building. He explained that City Care's approach ensures that when individuals are inside the building, they are there with a purpose, and they leave with a purpose, whether it involves connecting with services or securing housing.

Shawn Loyd, Senior Director of Homeless Services at City Care, 440 N.W. 97th St., Oklahoma City, mentioned that they operate on a reservation system and that individuals without a reservation are not permitted to remain on the premises. He indicated that they know who enters and exits the facility.

**Speakers**

- (-) Kara McCurry, 2401 Charles Page Blvd., was concerned about how quickly individuals would be entering and leaving the low barrier shelter. She remarked that it typically takes time for a person to regain stability. She raised concerns about City Care's delay in submitting their 990 tax forms.
- (+) Laura Bellis, Tulsa City Councilor, 224 N. Rosedale Ave., voiced her support for the low barrier shelter. She pointed out that the location of the shelter is among the most disproportionately affected by homelessness in the city, as most other social services are situated at the opposite end of the neighborhood. She noted that the community has been welcoming towards the shelter and believes it will bring positive change to the area.

**Rebuttal**

Mr. Hall mentioned that they have engaged not only with the county commission and residents but also with the administrator of the adjacent family shelter. He clarified that the services they will offer differ significantly from those provided by the family shelter, yet they plan to collaborate. He highlighted that their aim is to create a space that helps individuals stabilize before connecting them with additional facilities and services tailored to their needs.

**Board Comments**

Ms. Stauffer remarked that the proposed use of the property, which has been vacant for five years, is very well thought out. Mr. Hale noted that the shelter will create a more positive environment for the neighborhood. Ms. Dumas noted that the renovations and the inclusion of multiple outdoor spaces will significantly improve the area.

**Board Action**

Motion: Approve, per plans on page 10.16-10.23 of the agenda packet.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, 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**

*BEG 563.52N & 25E SWC W/2 NW SE TH N346.16 SE559.80 CRV RT94.71 S278.80 W18.89 S57.56 WLY628.90 W5 POB SEC 03 19 12 4.985ACS, UNPLATTED, City of Tulsa, Tulsa County, State of Oklahoma*

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**Other Business**

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**New Business**

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None

**Board Member Comments**

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None

**Staff Comments**

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None

**Adjournment**

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There being no further business, the meeting was adjourned at 2:58 p.m.

Date approved: 01/27/26

Chair: 