



City of Tulsa Board of Adjustment

Minutes of Meeting No. 1375

Tuesday, January 27, 2026, 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 January 21, 2026, at 11:04 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 1:05 p.m.

Approval of Minutes

Minutes from Meeting 1373, December 09, 2025

Motion: Approval of Minutes.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

Minutes from Meeting 1374, January 13, 2026

Motion: Approval of Minutes.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

Unfinished Business

BOA-23980

Location: 2424 East 21st Street South

City Council District: 4

Applicant: Pete Webb

Action(s) Requested

Variance to increase the maximum display area for wall signs in the OM district (Section 60.060-C).

Presentation by Applicant

None

Speakers

None

Board Comments

None

Board Action

Motion: Continue to the February 10th meeting.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

BOA-23982

Location: 3915 South Florence Avenue

City Council District: 9

Applicant: Chance Delancey

Action(s) Requested

Special Exception to increase the maximum allowable driveway width within the street setback and right-of-way in the RS-1 district (Section 55.090-F.5; Table 55-6).

Presentation by Applicant

None

Speakers

None

Board Comments

None

Board Action

Motion: Continue to the February 10th meeting

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

BOA-23990

Location: 138 North Toledo Avenue

City Council District: 3

Applicant: Kyle Gibson

Action(s) Requested

Variance to reduce the required lot area and lot area per unit in the RS-3 district to permit a lot split (Section 5.030, Table 5-3).

Presentation by Applicant

None

Speakers

None

Board Comments

None

Board Action

Motion: Continue to the February 10th meeting

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

New Business

BOA-23995

Location: 823 North Cheyenne Avenue

City Council District: 1

Applicant: Chance Dobson

Action(s) Requested

Variance to reduce the 20-foot setback for a street-facing garage door on a corner lot in the RS-4 district (Section 80.020-B); Variance to permit more than 40% coverage of the rear setback by a detached accessory building in the RS-4 district (Section 90.090-C, Table 90-2).

Presentation by Applicant

Chance Dobson, 909 N. Wheeling Ave., expressed his desire to construct a detached garage in his backyard, explaining that the lot is non-conforming and has an irregular shape. He pointed out that during their meeting before the Preservation Commission, they learned that a detached garage had previously existed in the backyard.

Speakers

None

Board Comments

Ms. Stauffer remarked that the home predates the current zoning code and that it represents a unique, non-conforming lot. Mr. Hale noted that most of the lots in the neighborhood are smaller and non-conforming, making it challenging to build anything without requiring a variance.

Board Action

Motion: Approve, per plans on pages 6.13-6.16 of the agenda packet, finding the hardship to be the unique shape of the non-conforming lot.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, 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.

Property Description

LT 22 BLK 14, BURGESS HILL ADDN, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23996

Location: 1423 North Lewis Avenue

City Council District: 3

Applicant: Blanca Aymacana

Action(s) Requested

Special Exception to allow a Personal Vehicle Sales use in the CS district (Section 15.020, Table 15-2); Variance to allow outdoor storage and display of vehicles for sale within 300 feet of an abutting residential district in the CS district (Section 15.040-A).

Presentation by Applicant

Dario Perez, 1423 N. Lewis Ave., indicated his intention to establish a car dealership on the property, which he indicated is situated between a car wash and another car dealership. He stated that he plans to display four to five cars behind an existing fence at the front of the property. He mentioned that he had spoken with the residential neighbors behind his property, who did not express any objections.

Speakers

None

Board Comments

Ms. Dumas commented that she had no issues with the applicant operating a car dealership on the property, given the presence of a car dealership next door and surrounding commercial establishments. She noted that the applicant does not have a hardship and, rather than denying the variance, she suggested that the applicant consult with the Planning Office to obtain guidance on fulfilling the requirements necessary for a variance. Mr. Barrientos remarked that he did not perceive any hardship related to the property. Ms. Dumas pointed out that the zoning ordinance prohibits the display of vehicles for sale within 300 feet of an adjacent residential district, and for the board to approve a variance, specific qualifications must be satisfied. Mr. Hale expressed skepticism regarding what the applicant could present to demonstrate a hardship. Ms. Stauffer indicated her willingness to approve the special exception and to continue the variance, allowing the applicant to return with evidence of a hardship. The applicant consented to the continuation of the variance.

Motion: Approve the Special Exception to allow a Personal Vehicle Sales use in the CS district (Section 15.020, Table 15-2) per plans on pages 7.12-7.13 of the agenda packet.

Motion By: Dumas

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.

Motion: Continue the Variance to allow outdoor storage and display of vehicles for sale within 300 feet of an abutting residential district in the CS district (Section 15.040-A) to the February 10th meeting.

Motion By: Dumas

Ayes: Barrientos, Dumas, Stauffer, Williams

Nays: Hale

Abstentions: None

Absent: None

Property Description

LTS 17 & 18 BLK 2, BELLEVUE HGTS, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23997

Location: Multiple lots at the southwest corner of East 31st Street South and South Winston Avenue

City Council District: 9

Applicant: AAB Engineering, LLC

Action(s) Requested

Variance to permit more than 50% of the street yard to be used for motor vehicle parking in the RM-3 district (Section 55.080-B); Variance to reduce the setback requirement from unenclosed off-street parking areas to abutting streets in the RM-3 district (Section 55.080-C.1, Table 55-4).

Presentation by Applicant

Alan Betchan, 220 N. McKinley Ave., Sand Springs, explained that the 2.2-acre property is bordered by roads on four sides. He mentioned that the objective of the project is to provide attainable housing through a five-story building. He expressed that the challenge lies in the fact that the property surrounded by streets on all sides, and there is a 15-inch sanitary sewer line that runs through the center of the property. He pointed out that their alternative landscape compliance proposal includes preserving the tree counts and screening, as well as maintaining the existing impervious coverage. He highlighted that some of the amenities planned include a dog park along the northern edge and a patio/common area on the eastern side.

Speakers

None

Board Comments

Mr. Hale remarked that the site does not accommodate the density being requested and asserted that the hardship was self-imposed. Ms. Stauffer commented that the lot is particularly unusual, especially with the adjacent highway off-ramp and the property surrounded by streets on all four sides, but noted that she could perceive it as a self-imposed hardship as well. Mr. Barrientos observed that it appeared to be self-imposed due to the size of the structures in relation to the available land for construction.

Board Action

Motion: Deny the application.

Motion By: Hale

Ayes: None

Nays: None

Abstentions: None

Absent: None

Motion to deny failed for lack of a second.

Board Comments

The board requested that the applicant return with alternative options and a comprehensive hardship. The applicant consented to the request.

Board Action

Motion: Continue to the February 24th meeting.

Motion By: Stauffer

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

BOA-23998

Location: 546 East Pine Place

City Council District: 1

Applicant: Larry Ingram

Action(s) Requested

Variance to reduce the required 35-foot arterial street setback in the RS-3 district (Section 5.030-A, Table 5-3).

Presentation by Applicant

Larry Ingram, 546 E. Pine Pl., expressed his desire to construct a one-story addition at the rear of the property. He stated that the addition would be connected to the home, utilizing the existing kitchen door for access. He noted that this would result in minimal alteration to the street view. He explained that his hardship stems from being situated in a cul-de-sac between two lots, with his lot being reduced in size, which limits his ability to build anything substantial.

Speakers

None

Board Comments

Ms. Dumas remarked that since they are reusing the kitchen door, the street view will remain unchanged.

Board Action

Motion: Approve, per plans on pages 9.14-9.19 of the agenda packet, finding the hardship to be the unique shape of the yard.

Motion By: Williams

Ayes: Barrientos, Dumas, Stauffer, Williams

Nays: Hale

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 11 BLK 3, HERITAGE HILLS III AND RSB PT INVESTORS, HARDING & DUNBAR ADDS, City of Tulsa, Tulsa County, State of Oklahoma

BOA-23999

Location: Multiple properties east of the northeast corner of East Queen Street and North Midland Place

City Council District: 1

Applicant: Mark B. Capron, Wallace Design Collective

Action(s) Requested

Variance to reduce the required 10-foot street setback in the RS-4 and NIO districts (Section 20.080-D, Table 20-5; Section 90.090-A).

Presentation by Applicant

Mark Capron, 123 N. Martin Luther King Jr. Blvd., expressed their intention to construct townhouses in the designated areas. He mentioned that the difficulty arises from the fact that the subdivision was established prior to the implementation of subdivision regulations, resulting in a narrower right-of-way. He noted that the setbacks, which are calculated from the centerline of the planned right-of-way, effectively increase the required setbacks. He emphasized that they cannot relocate the building any further due to the presence of utility lines.

Maggie Hoey, 1607 N. Hartford Ave., explained that the project is for Lindsey House, a transitional living center, to provide affordable rental property for program graduates.

Staff Comments

Mr. Foster indicated that they maintain a 10-foot setback from the right-of-way; however, since Queen St. was established with a 30-foot right-of-way, this necessitates a greater setback due to the measurement being taken from the planned right-of-way width as opposed to the existing right-of-way width. He explained that the additional 10 feet of right-of-way added to the site is pushing their 10-foot setback deeper into the property. He stated that consequently, they are required to maintain a 20-foot setback instead of the original 10-foot setback, as Queen St. was established with a narrower right-of-way.

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 page 10.12 of the agenda packet, finding the hardship to be the utility easement and the setback predates current right-of-way restrictions.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Stauffer, 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.

Property Description

LTS 14 THRU 18, BLK 6, ROOSEVELT ADDN, 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 2:56 p.m.

Date approved: 2/10/26

Chair: 