



City of Tulsa Board of Adjustment

Minutes of Meeting No. 1376

Tuesday, February 10, 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 February 5, 2026, at 10:30 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 1375, January 27, 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 24th 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

Chance Delancey, 5932 E. 76th Pl., expressed his desire to widen the driveway to accommodate future vehicles for his expanding family and to alleviate on-street parking issues. He highlighted that numerous homes in the vicinity feature similar driveway layouts.

Speakers

None

Board Comments

Mr. Hale remarked that many homes in the neighborhood possess similar driveway configurations. Ms. Stauffer emphasized that street parking poses a safety risk due to the high traffic on the road.

Board Action

Motion: Approve, per plans on page 3.11 of the agenda packet.

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

LT 3 BK 21, RANCH ACRES B19-27, City of Tulsa, Tulsa County, State of Oklahoma

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

Kyle Gibson, 551 S. Quaker Ave., indicated that his client wishes to divide the lot to construct his residence and subsequently a rental property adjacent to it. He clarified that each lot would measure 6,270 square feet, which is below the required 6,900 square feet. He mentioned that the hardship arises because his lot is the only one along the entire stretch that has a 25-foot right of way designated for the City of Tulsa, while the other lots extend to the center of the road. He pointed out that they would have been able to split the lot and comply with the minimum requirements if it were not for the 25-foot right of way dedication.

Speakers

None

Board Comments

Mr. Hale acknowledged the unique right-of-way dedication as the primary hardship.

Board Action

Motion: Approve, per plans on pages 4.12-4.13 of the agenda packet, finding the hardship to be the unique right-of-way dedication.

Motion By: Dumas

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

E120 LT 7 LESS E25 THEREOF BLK 5, MARYLAND GARDENS 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

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

None

Speakers

None

Board Comments

None

Motion: Continue to the February 24th meeting.

Motion By: Hale

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

New Business

BOA-23987

Location: 1437 North Joplin Avenue

City Council District: 3

Applicant: RCJ Designs, LLC

Action(s) Requested

Variance to reduce the required 5-foot side setback in the RS-3 district (Section 5.030-A, Table 5-3); Variance to reduce the required 20-foot rear setback in the RS-3 district (Section 5.030-A, Table 5-3).

Presentation by Applicant

Jessi Stringer, 1428 S. New Haven Ave., indicated that the carport constructed was done without the necessary permits, and encroaches upon the rear and side setback regulations. She explained that her client aims to cover the existing concrete area to shield their vehicles from the weather conditions. She said that they wish to accommodate two cars comfortably and ensure that the car doors can be opened without colliding with the house or the adjacent vehicles. She conveyed that her client is prepared to forfeit the variance request for the rear setback to guarantee that at least one car can be sheltered under the carport. She highlighted that the hardship arises from the lot being only 57 feet wide, as opposed to the standard width of 60 feet. She noted that had their lot been slightly wider, they would comply with the required five-foot setback.

Speakers

None

Board Comments

Mr. Hale remarked that the location of the carport sets a negative precedent within the neighborhood. He observed that a two-car carport could be constructed within the mandated setbacks. Mr. Barrientos commented on the potential to build the carport in accordance with the requirements. Ms. Stauffer stated that no hardship was established for the rear setback; however, she acknowledged the side setback request due to the lot's limited width. She noted that she recognizes the difficulty regarding the side setback but does not consider it to be the optimal solution.

Board Action

Motion: Deny the application.

Motion By: Hale

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

BOA-24000

Location: 4104 East 22nd Street South

City Council District: 4

Applicant: Clifford E. Phillips

Action(s) Requested

Special Exception to increase the maximum allowable driveway width in the RS-3 district (Section 55.090-F.5; Table 55-6).

Presentation by Applicant

Clifford Philips, 4104 E. 22nd Pl., conveyed his intention to expand his driveway to access his newly built carport. He noted that he consulted with his neighbors, who expressed no objections but inquired about the necessary permits that needed to be obtained.

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 7.11-7.14 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

LT 1 BLK 3, MAYO MEADOW, City of Tulsa, Tulsa County, State of Oklahoma

BOA-24001

Location: 12942 East Reading Place

City Council District: 3

Applicant: Felipe Guedes

Action(s) Requested

Variance to reduce the required 75-foot setback in the IL district from an abutting RS-3 district (Section 15.030-A, Table 15-3).

Presentation by Applicant

Felipe Guedes, 12942 E. Reading Pl., stated his intention to extend the original structure, which was mistakenly permitted and constructed with a 15-foot setback in 2023. He asserted that the hardship was not self-imposed, as they adhered to the approved plans.

Staff Comments

Mr. Foster remarked that the initial permit was granted in violation of the setback regulations. He explained that the property was rezoned to IL during this period and noted that it is possible the zoning map had not been updated to reflect this change.

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 8.12-8.14 of the agenda packet, finding the hardship to be that the original plans were approved at the distance of 15 feet rather than 75 feet, and were not self-imposed by the property owner.

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

LTS 4 & 5 BLK 2, GARNETT GARDEN ACRES, City of Tulsa, Tulsa County, State of Oklahoma

BOA-24003

Location: 624 South 193rd East Avenue

City Council District: 6

Applicant: Brian Henley

Action(s) Requested

Special Exception to permit a manufactured housing unit in the AG-R district (Section 25.020-C, Table 25-1.5).

Presentation by Applicant

Brian Henley, 624 S. 193rd E. Ave., expressed his desire to place a 2,000 square foot mobile home on a concrete foundation on the property. He emphasized that it would resemble a traditional home.

Speakers

None

Board Comments

Mr. Hale noted the existence of two mobile home parks in the vicinity. Members of the board stated that they were inclined to support the application as presented.

Board Action

Motion: Approve, per plans on pages 9.12-9.14 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

LT 3 BLK 1, INDIAN HILLS, City of Tulsa, Tulsa County, State of Oklahoma

BOA-24004

Location: 5112 South Harvard Avenue

City Council District: 9

Applicant: Encinos 3D Custom Products LLC

Action(s) Requested

Variance to increase the maximum display area for a freestanding sign in the CS district (Section 60.080-C.3; Table 60-3); Variance of the 1,200-foot spacing requirement for an off-premise outdoor advertising sign with dynamic display from another off-premise outdoor advertising sign with dynamic display (Section 60.100-K).

Presentation by Applicant

Peter Jansen, 9810 E. 58th St., expressed a desire to construct a billboard that would expand the maximum display area from 615 square feet to 672 square feet, while also decreasing the spacing requirement from 1,200 feet to 650 feet. He mentioned that the hardship arises from the limited visibility due to Interstate 44 being elevated, and that the other billboard is located on the opposite side of the highway.

Speakers

- (-) Justin Wyatt, 7777 E. 38th St., was concerned that granting the spacing variance might lead to an oversaturation of billboard signage.
- (-) Brown Douglas, 10512 Concord Dr., Oklahoma City, was concerned that approving the spacing variance could prompt numerous billboard companies to seek similar variances, resulting in an oversaturation of digital billboards across the city.

Rebuttal

The applicant acknowledged the concerns raised by the speakers and explained that scarcity is a key factor influencing the value of billboard space. He indicated that they had explored various locations on the property for the billboard to be placed but noted that residential areas are located to the south. He stated that his client believes the highway would obstruct visibility from their proposed billboard to the existing one. He clarified that the other billboard caters to westbound traffic, whereas his sign would be aimed at eastbound traffic.

Board Comments

Ms. Stauffer articulated that each case is distinct and does not set a precedent. She acknowledged the desire for increased display area but pointed out that the height of the freeway does not constitute a hardship regarding the spacing requirement. Ms. Dumas remarked that the addition of signage could lead to greater distractions and safety issues.

Board Action

Motion: Deny the application.

Motion By: Dumas

Ayes: Barrientos, Dumas, Hale, Stauffer, Williams

Nays: None

Abstentions: None

Absent: None

BOA-24005

Location: 2627 East 21st Street South

City Council District: 4

Applicant: A-Max Sign Co., Inc.

Ms. Stauffer recused herself and exited the meeting at 2:39 p.m.

Action(s) Requested

Variance to permit more than one wall sign per public building entrance for a nonresidential use in the RM-2 district (Section 60.050-B.2); Variance to increase the maximum display area of wall signs for a nonresidential use in the RM-2 district (Section 60.050-B.2).

Presentation by Applicant

Carly Finer, 2627 E. 21st St., indicated that two businesses would be utilizing the building, and therefore, they would like to install two signs. She explained that one sign would measure 47 square feet, while the other would be 50 square feet. She expressed that the hardship lies in the fact that the property, which is zoned for residential use, is situated on a commercial corridor, making code-compliant signs disproportionately small and not easily visible. She pointed out the existence of a second entrance located at the rear of the building.

Staff Comments

Mr. Foster remarked that it would be best to postpone the application in order to confirm the number of public entrances.

Speakers

None

Board Comments

Board members requested that the applicant consult with staff to verify the total number of public entrances and to provide mock-ups of signage that complies with the code. The applicant consented to have the application continued until the meeting scheduled for February 24th.

Board Action

Motion: Continue to the February 24th meeting.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Williams

Nays: None

Abstentions: Stauffer

Absent: None

Ms. Stauffer re-entered the meeting at 2:54 p.m.

Other Business

None

New Business

None

Board Member Comments

None

Staff Comments

None

Adjournment

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

Date approved: 2/24/2026

Chair: Wendy P. Stinson