

***AMENDED* AGENDA**
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday December 16, 2025, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room
Meeting No. 549

RECEIVED



3:04 pm, Dec 09, 2025

Consider, Discuss and/or Take Action On:

1. Approval of Minutes of October 21, 2025 (Meeting No. 547).

NEW APPLICATIONS

2. **CBOA 3322 - Dylan Ingram**

Action Requested:

Variance of the street frontage requirements from 30' to 0' in an AG district (Sec. 2.040, Table 2-3).

Location: 22792 W 41st S., Sand Springs

3. **CBOA 3319 - Tyler Chambers**

Action Requested:

Variance of the rear (East) setback in the AG-R district (Section 2.040, Table 2-3)

Location: 4915 S. 257th W. Ave., Sand Springs

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: https://www.incog.org/Land_Development/land_main.html

E-mail: esubmit@incog.org

If you require special accommodations pursuant to the Americans with Disabilities Act, please call 918-584-7526.

NOTE: Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at the Tulsa Planning Office at INCOG. **All electronic devices must be silenced** during the Board of Adjustment meeting.

RECEIVED



3:04 pm, Dec 09, 2025



Case Number: CBOA-3319

Hearing Date: 12/16/2025 1:30 PM

Case Report Prepared by:

Javier Rojas

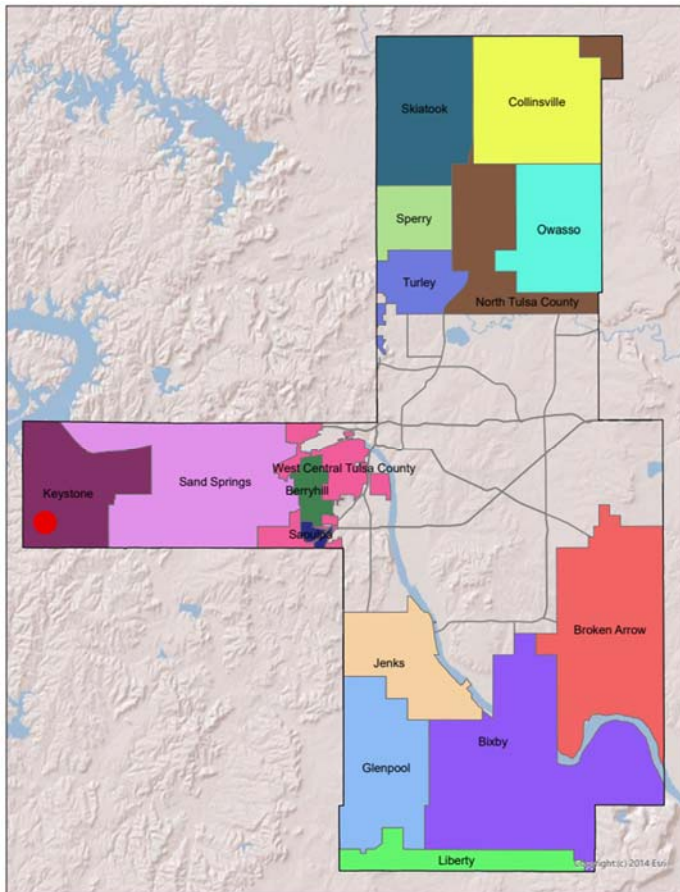
Owner and Applicant Information:

Applicant: Tyler Chambers

Property Owner: Same

Action Requested: Variance of the rear (East) setback in the AG-R district (Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 2.63 acres

Legal Description: BEG 654' N & 25' E
SW COR SW TH N 620' E185' S 620' W
185' TO BEG SEC 29 19 10

Present Zoning: AG-R (Agriculture-Rural
Residential)

Fenceline/Area: Keystone

Land Use Designation: Rural Residential/
Agricultural

Exhibits: Applicant site plan; INCOG
aerial, land use, and zoning maps.

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9029

CASE NUMBER: CBOA-3319

CASE REPORT PREPARED BY: Javier Rojas

HEARING DATE: 12/16/2025 1:30 PM

APPLICANT: Tyler Chambers

ACTION REQUESTED: Variance of the rear (East) setback in the AG-R district (Section 2.040, Table 2-3)

LOCATION: 4915 S 257TH WEST AVE,
SAND SPRINGS , OK 74063

ZONED: AG-R (Agriculture-Rural Residential)

FENCELINE: Keystone

PRESENT USE: Residential

TRACT SIZE: 2.63 acres

LEGAL DESCRIPTION: BEG 654' N & 25' E SW COR SW TH N 620' E185' S 620' W 185' TO BEG SEC 29 19 10

RELEVANT PREVIOUS ACTIONS:

n/a

ANALYSIS OF SURROUNDING AREA:

The subject tract is zoned AG-R and is directly surrounded on the south, east, and north by AG-R zoning, and on the west by AG zoning. These surrounding AG-R tracts are, in turn, surrounded by further AG and AG-R districts. The nearest non-AG and non-AG-R districts are a 2.31 acre IL-zoned lot approximately 2/3 of a mile northwest of the subject tract, and an 11.22 acre RE-zoned lot approximately 3/4 of a mile to the east of the subject tract.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the rear (East) setback in the AG-R district (Section 2.040, Table 2-3). The building in question, a garage, is 12 feet from the eastern property line, but, according to the zoning code, it should be 40 feet away. Moreover, the building is situated in the rear of the property by defining 'rear' relative to the house, its entrance, and the driveway, but viewing the subject tract this way means the lot is significantly wider than it is deep, leaving little room for a rear accessory building. The 'front' and 'rear' of the property can also be defined by its address, which places S 257th W Ave as the front. This interpretation of 'front' and 'rear' of the property aligns with the previous one.

The site is located within the Rural Residential/Agricultural land use designation of the Tulsa County Comprehensive Plan as identified in the Unincorporated Tulsa County Land Use Designations (Keystone) portion of the Comprehensive Plan which was adopted as part of the Tulsa County Comprehensive Plan on January 14, 2019.

The Tulsa County Comprehensive Land-use Plan defines Rural Residential/Agricultural as land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots.

Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

APPLICANT STATEMENT:

The applicant states that the building construction was initiated as is due to the builder thinking the subject lot was in Creek County. However, where the building is now is the best placement because moving it west would interfere with the owner's water well and moving it south would put the building closer to the sewer pond.

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed special exception is compatible and non-injurious to the surrounding area.

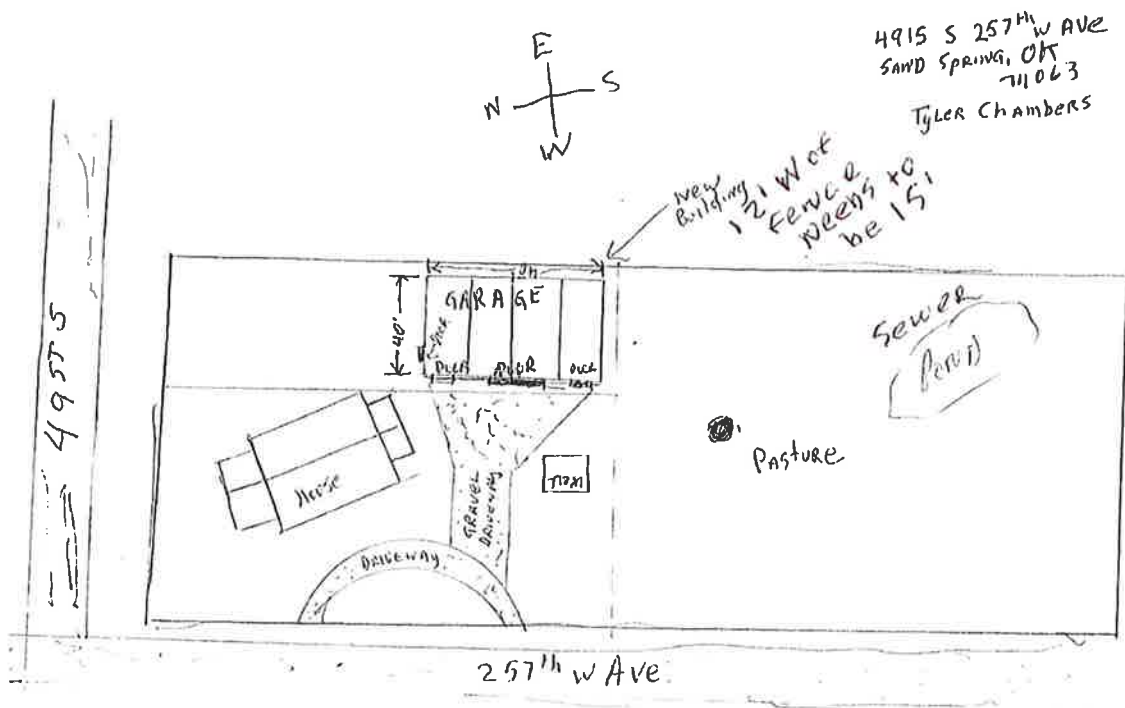
Sample Motion:

"Move to _____ (approve/deny Variance of the rear (East) setback in the AG-R district (Section 2.040, Table 2-3).

Subject to the following conditions, if any: 1) This request is limited to the specific existing building illustrated on the applicant's site plan. 2) _____.

Finding the hardship to be _____.

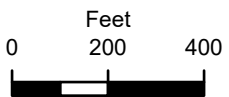
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; 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 Code, or the Comprehensive Plan.



Set back from East fence is 12', needs to be 15''



Vexcel Imaging



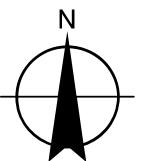
Subject
Tract

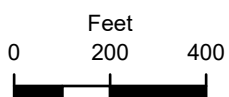
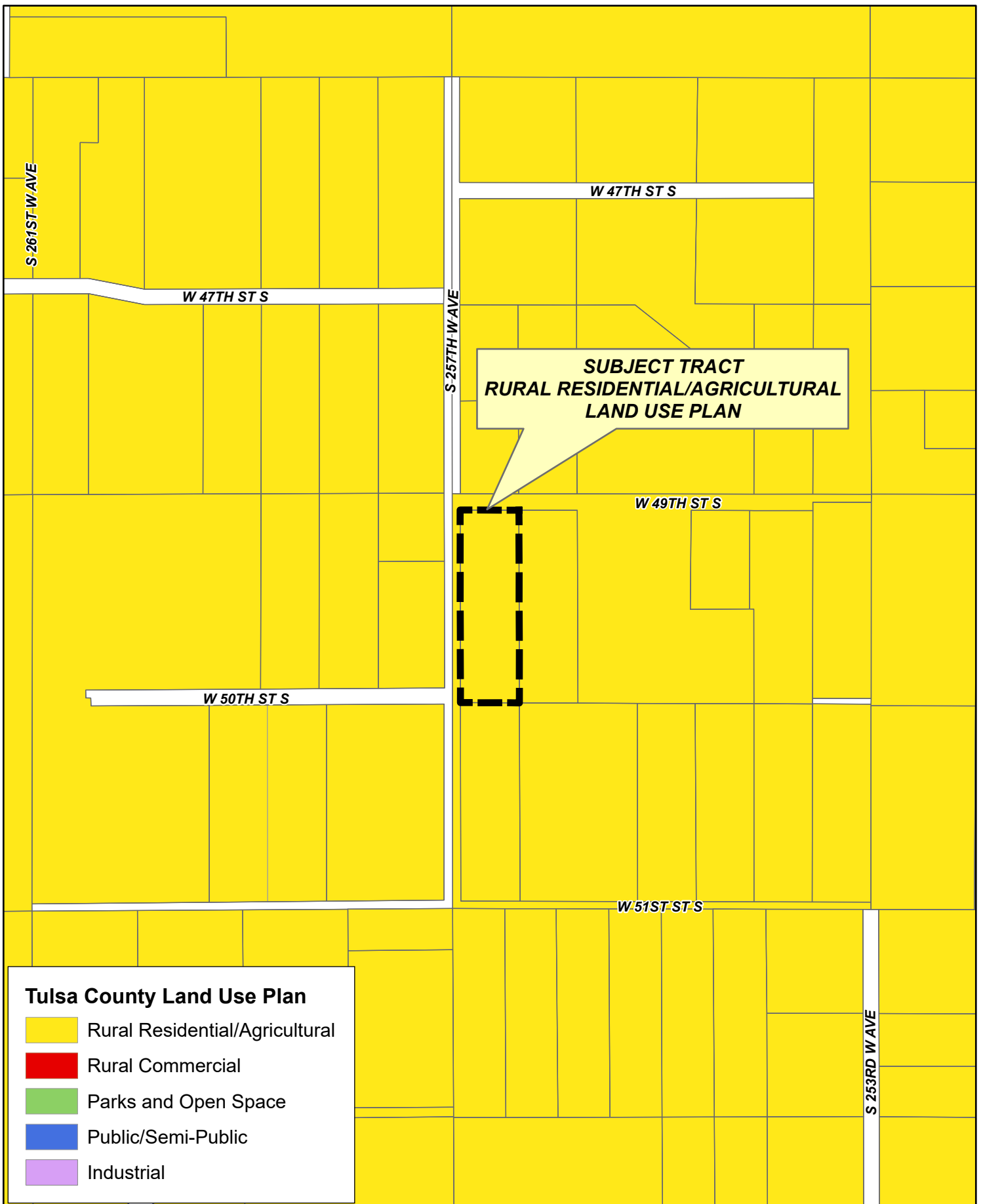
CBOA-3319

29 19-10

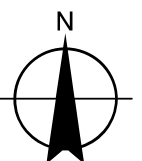
Note: Graphic overlays may not precisely align with physical features on the ground.

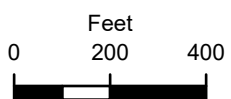
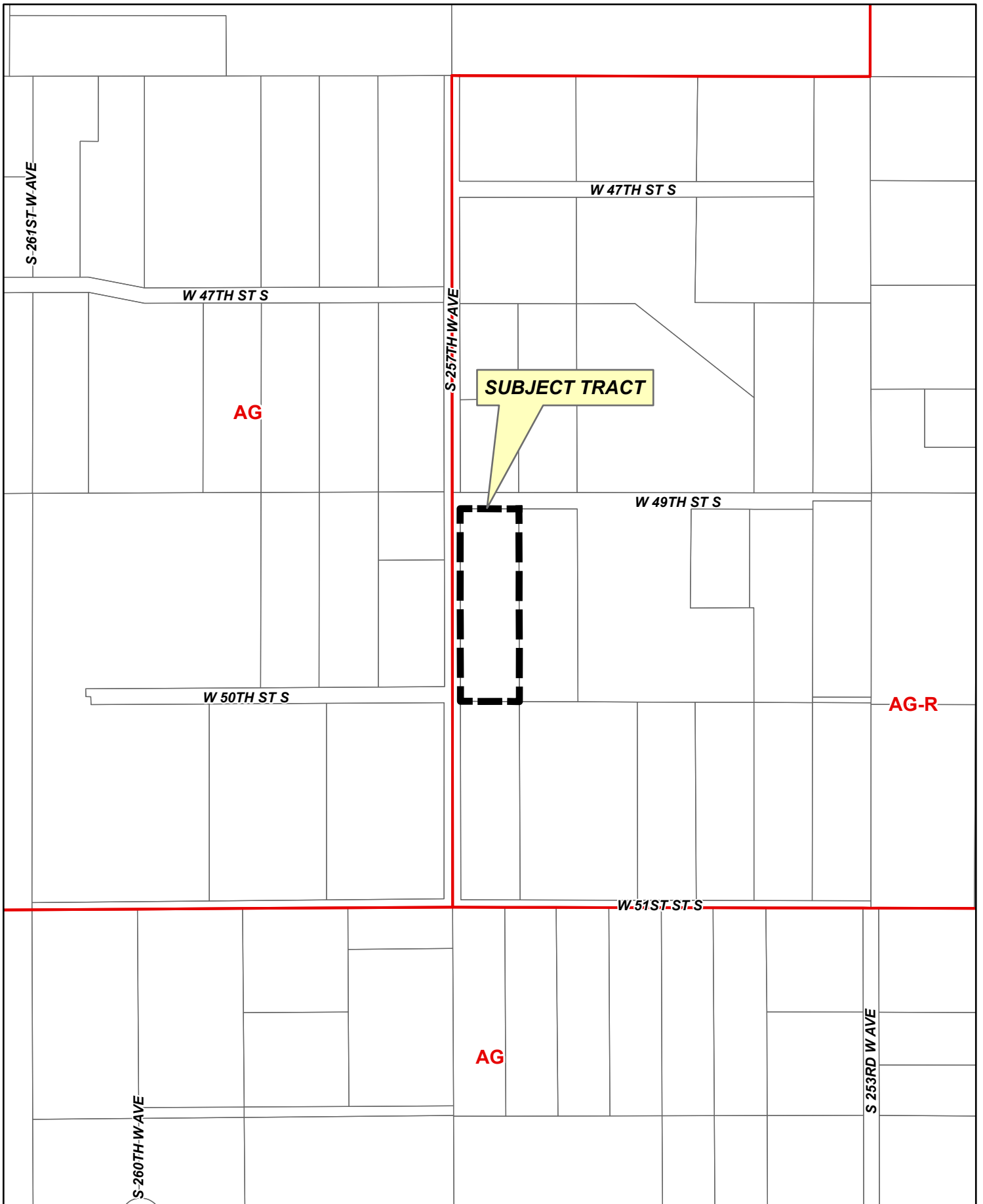
Aerial Photo Date: 2024



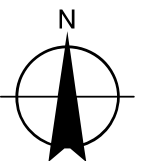


CBOA-3319





CBOA-3319





Case Number: CBOA-3322

Hearing Date: 12/16/2025 1:30 PM

Case Report Prepared by:

Javier Rojas

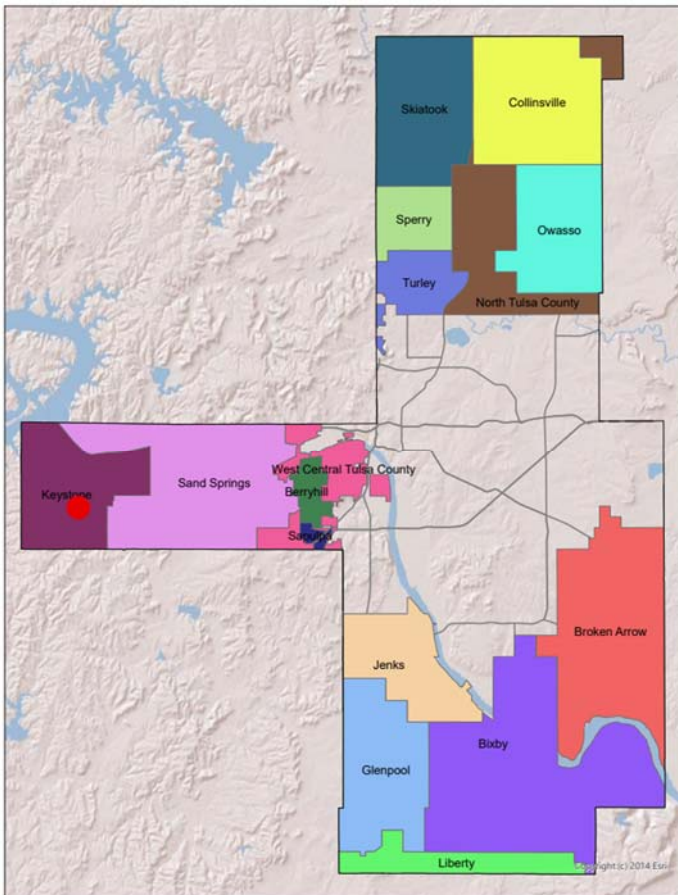
Owner and Applicant Information:

Applicant: Dylan Ingram

Property Owner: Dylan & Jennifer Ingram

Action Requested: Variance of the minimum frontage on Maintained Public Road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 31.5 acres

Legal Description: A part of the north half of the northeast quarter (n/2 ne/4) of section twenty-eight (28), Township nineteen (19) north, Range Ten (10) East of the Indian base and meridian, Tulsa county, state of Oklahoma, according to the U.S. government survey thereof, more particularly described as beginning at the northwest corner of the north half of the northeast quarter (n/2 ne/4) section twenty-eight (28) thence east along the north line thereof a distance of 1980 feet, thence south 261.5 feet, thence west 416 feet, thence south 546.45 feet, thence west 1564, thence north 807.7 feet to the point of the beginning

Present Zoning: AG (Agriculture)

Fenceline/Area: Keystone

Land Use Designation: Rural Residential/
Agricultural

Exhibits: Applicant statement, applicant maps and images, survey, mutual road usage agreement, INCOG aerial, land use, and zoning maps.

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9028

CASE NUMBER: CBOA-3322

CASE REPORT PREPARED BY: Javier Rojas

HEARING DATE: 12/16/2025 1:30 PM

APPLICANT: Dylan Ingram

ACTION REQUESTED: Variance of the minimum frontage on Maintained Public Road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3).

LOCATION: 22792 W 41 ST S, SAND SPRINGS, OK 74063

ZONED: AG (Agriculture)

FENCELINE: Keystone

PRESENT USE: Vacant

TRACT SIZE: 31.5 acres

LEGAL DESCRIPTION: A part of the north half of the northeast quarter (n/2 ne/4) of section twenty-eight (28), Township nineteen (19) north, Range Ten (10) East of the Indian base and meridian, Tulsa county, state of Oklahoma, according to the U.S. government survey thereof, more particularly described as beginning at the northwest corner of the north half of the northeast quarter (n/2 ne/4) section twenty-eight (28) thence east along the north line thereof a distance of 1980 feet, thence south 261.5 feet, thence west 416 feet, thence south 546.45 feet, thence west 1564, thence north 807.7 feet to the point of the beginning

RELEVANT PREVIOUS ACTIONS:

n/a

ANALYSIS OF SURROUNDING AREA:

The subject tract is zoned AG and is directly surrounded in all directions by AG-zoned districts. The nearest non-AG districts are a 15 acre RMH-zoned lot approximately 330 feet east of the subject tract, which itself abuts against a 5.66 acre CG-zoned lot, but both lots are also surrounded by AG-zoning.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the minimum frontage on Maintained Public Road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3).

The site is located within the Rural Residential/Agricultural land use designation of the Tulsa County Comprehensive Plan as identified in the Unincorporated Tulsa County Land Use Designations (Keystone) portion of the Comprehensive Plan which was adopted as part of the Tulsa County Comprehensive Plan on January 14, 2019.

The Comprehensive Land-use Plan defines Rural Residential/Agricultural as land that is sparsely occupied and is used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots

generally range from one-half acre or greater and may use on-site services where public utilities are not available.

APPLICANT STATEMENT:

The applicant states that the proposed variance will put the property in compliance with the standards of the Tulsa County Zoning Code by allowing practical access to the property for residential use. They also state that the proposed variance will not have a negative effect on public safety, neighboring properties, or on the intent of the zoning code.

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed special exception is compatible and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) Variance of the minimum frontage on Maintained Public Road from 30' to 0' in an AG district (Sec. 2.040, Table 2-3).

Subject to the following conditions, if any: 1) This variance does not apply to any future lot split or lot line modification.

2) _____.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; 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 Code, or the Comprehensive Plan.

Dear members of the Board,

We are requesting a variance from the Tulsa County requirements of a minimum 30-foot roadway access to a public street, to allow a 0-foot connection for our property. The property currently does not have direct access to a public street. According to table 2-3: Agricultural District Lot and Building Regulations the minimum roadway frontage requirement is 30' for human occupancy. This requirement creates hardship that prevents us from being able to build and live on the property. Our goal is to raise our children in the country, and granting this variance would allow us to reasonably use and enjoy the property as intended without negatively impacting public safety, neighboring properties or public infrastructure.

You will find in the attached documents, a mutual road usage agreement that has been established between us and the neighboring property owners, along with a resolution from the board of county commissioners of Tulsa County that has deemed the section line between sections 21 & 28, Township 19 North, Range 10 east opened for public use as a roadway. Mistakenly, it was our understanding that these documents would suffice to allow access to the property, and upon further guidance from Tulsa County permitting officials and Incog we have been instructed to seek this variance from the board.

Sincerely,

Dylan and Jennifer Ingram

Table of Content

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Page 9 : Board of county commissioners of Tulsa County Resolution continued

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Page 11 : Section Township Range maps

Page 12 : Dimensions for resolution

Page 13 : Driveway site distance examples

JACKSON, WILLIAM C MARITAL TRUST
TULSA

S-T-R: 21-19-10
Legal: S/2 SW SW & SE SW & S/2 SE SEC 21 19 10 140AC

Variance location from 30-foot roadway access to allow 0-foot

INGRAM, DYLAN L & JENNIFER S
22792 W 41 ST S SAND SPRINGS

S-T-R: 28-19-10
Legal: BEG NWC N/2 NE TH E1980
S261.25 W416 S546.45 W1564
N807.7 POB SEC 28 19 10
31.495ACS

JOHNSON, ELIZABETH
22650 W 41 ST S SAND SPRINGS

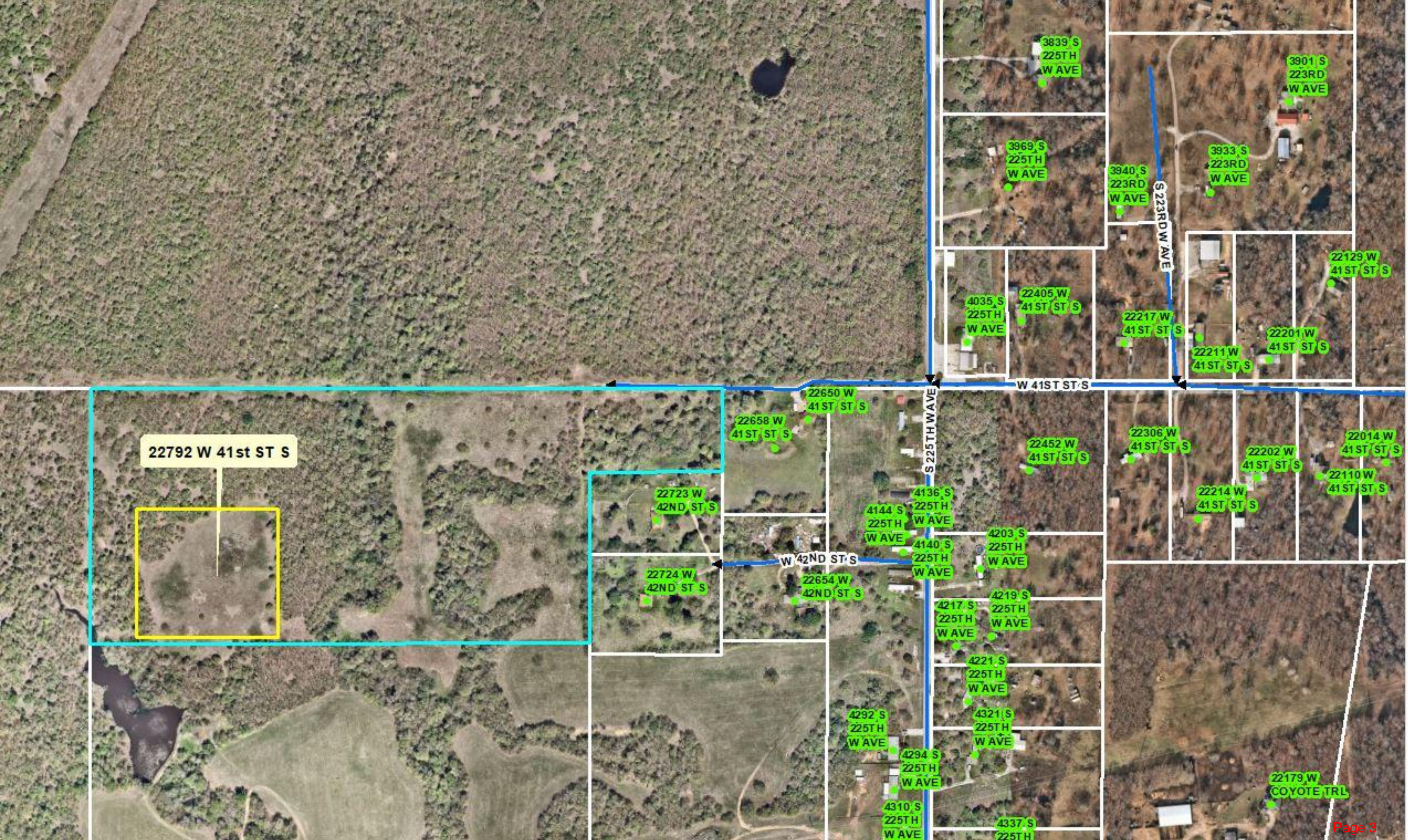
S-T-R: 28-19-10
Legal: W 330 OF N 396 NE NE NE SEC 28-19-10

SHAEFFER, LARRY E REV TRUST
4422 S 225 AV SAND SPRINGS

S-T-R: 28-19-10
Legal: E 1/2 E 1/2 NE NE & E 1/2 NE SE NE SEC 28 19 10

A part of the north half of the northeast quarter (n/2 ne/4) of section twenty-eight (28), Township nineteen (19) north, Range Ten (10) East of the Indian base and meridian, Tulsa county, state of Oklahoma, according to the U.S. government survey thereof, more particularly described as beginning at the northwest corner of the north half of the northeast quarter (n/2 ne/4) section twenty-eight (28) thence east along the north line thereof a distance of 1980 feet, thence south 261.5 feet, thence west 416 feet, thence south 546.45 feet, thence west 1564, thence north 807.7 feet to the point of the beginning





22792 W 41st ST S

Parcel: 99028902807210

INGRAM, DYLAN L & JENNIFER S
22792 W 41 ST S SAND SPRINGS

S-T-R: 28-19-10
Legal: **BEG NWC N/2 NE TH E1980**
S261.25 W416 S546.45 W1564
N807.7 POB SEC 28 19 10
31.495ACS

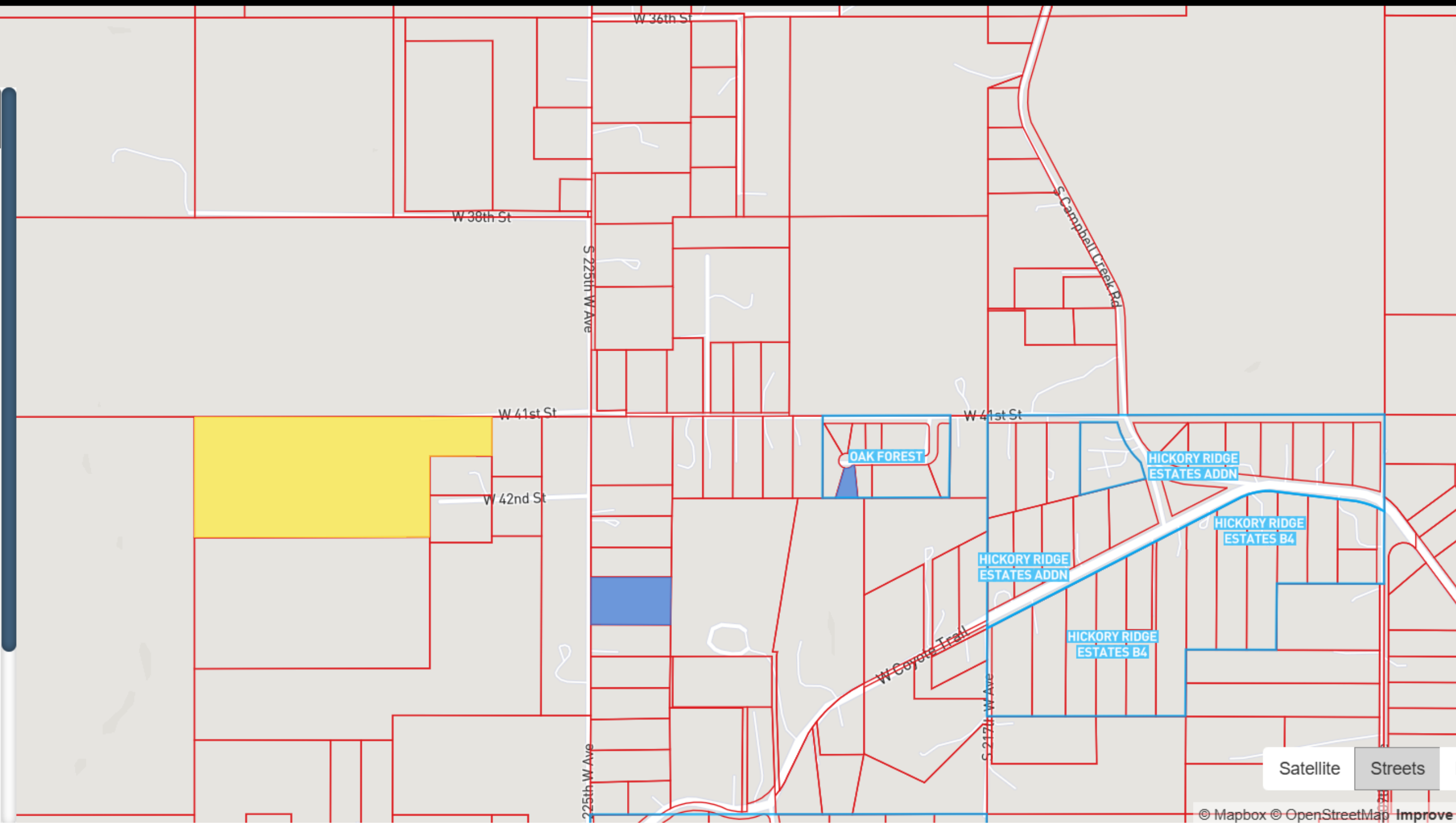
Recorded Documents

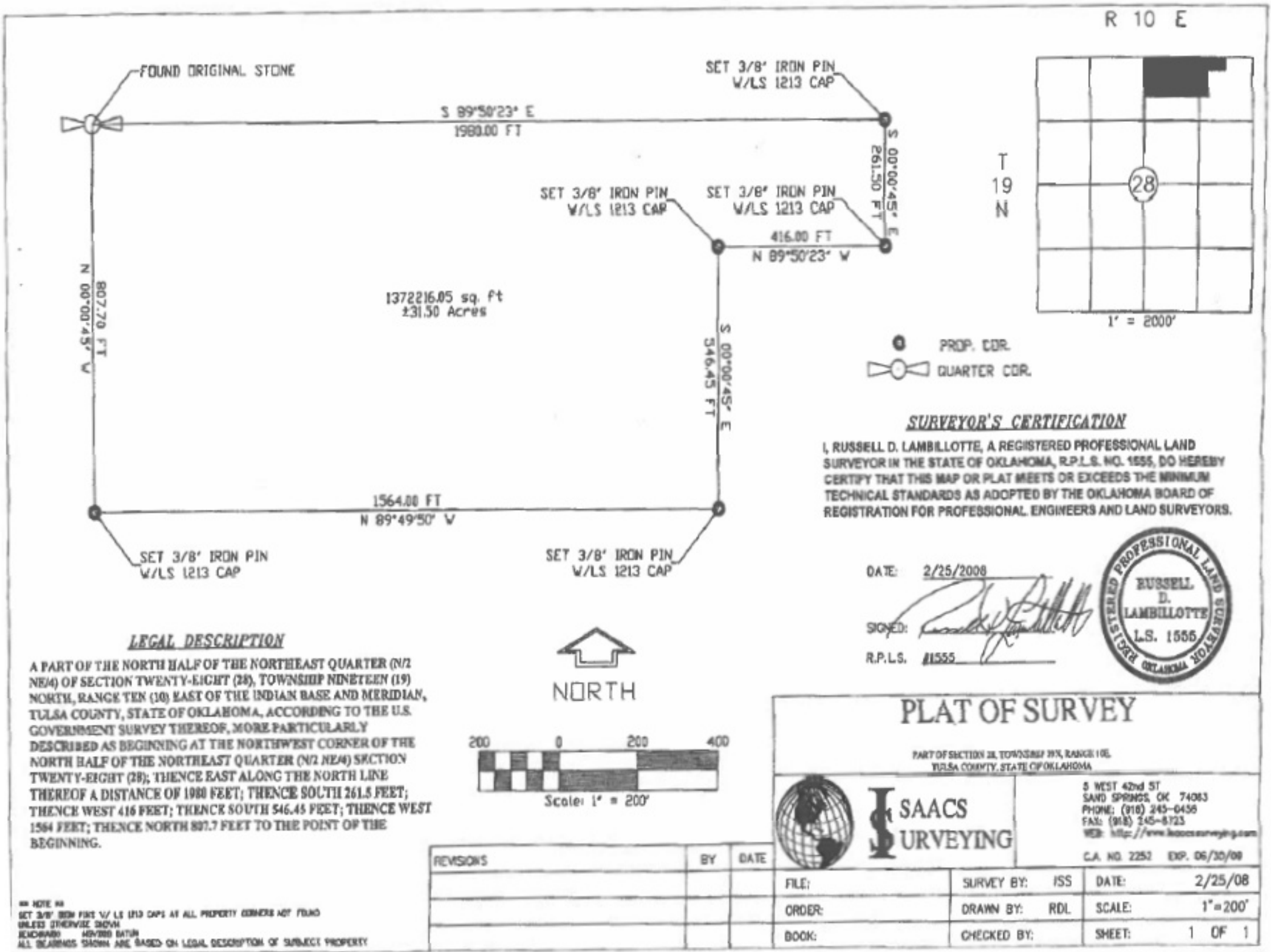
DEED 2022057787

DEED 2007052602

DEED 2007052601

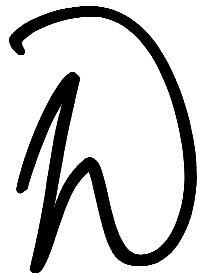
View Assessor's Data





NOTE: SURVEY PROVIDED BY SURVEYOR AND IS FOR REFERENCE ONLY

1 EXISTING SURVEYOR DATA
SCALE: NONE



wdesign
ARCHITECTURE & INTERIORS
608 E. 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:



8/13/2025
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2027

PROJECT:

INGRAM
RESIDENCE

PROJECT #
25001

22792 W. 41st St.,
Sand Springs, OK
74063

CONSULTANT:

REVISIONS:

ISSUE DATE:

8.13.2025

SHEET NAME:
EXISTING
SURVEYOR
DATA

SHEET #:

SP00
Page 5

DRAWN BY: RAM/ACO



Tulsa County Clerk - Michael Willis

Doc # 2022057786 Page(s): 2 Recorded 06/02/2022 02:54:02 PM

Receipt # 22-38123 Fees: \$20.00

MUTUAL ROAD USAGE AGREEMENT

THIS MUTUAL ROAD USAGE AGREEMENT (the "Agreement") is made and entered into on this 27 day of May, 2022, by and between, Larry E. Shaeffer, (hereinafter "Shaeffer"), Ed Martin and Elizabeth Johnson, (hereinafter "Martin-Johnson") and Dylan Ingram and Jennifer Ingram (hereinafter "Ingram"). Collectively ("parties").

RECITALS:

A. Shaeffer is the owner in fee of a tract of land located in Tulsa County, State of Oklahoma, described as The E/2 of the E/2 of the NE/4 of the NE/4 and the E/2 of the NE/4 of the SE/4 of the NE/4 in Section 28, Township 19 North, Range 10 East.

B. Martin-Johnson is the owner in fee of a tract of land located in Tulsa County, State of Oklahoma, described as The West 330 feet of the North 396 feet of the NE/4 of the NE/4 of the NE/4 of Section 28, Township 19 North, Range 10 East.

C. Ingram is the owner in fee of a tract of land located in Tulsa County, State of Oklahoma, described as a part of the N/2 NE/4 of Section 28, Township 19 North, Range 10 East, particularly described as: Beginning at the NW corner of the N/2 NE/4 thence East a distance of 1980 feet; thence South 261.5 feet; thence West 416 feet; thence South 546.45 feet; thence West 1564; thence North 807.7 feet to the point of beginning

D. The above referenced parties desire to mutually use the section line adjacent to the north of their properties as access to the three properties described above.

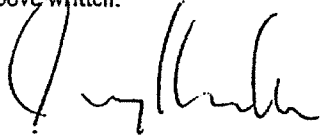
AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Shaeffer, Martin-Johnson and Ingram agree as follows:

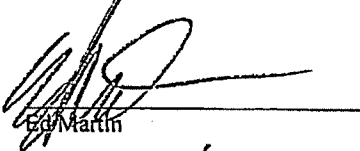
1. The above named parties do hereby agree to a mutual road usage agreement which allows both pedestrian and vehicular traffic over the aforementioned section line abutting the north of the owned by all three parties. This agreement shall be binding upon the parties, their successors, legal representatives, assigns, independent contractors and invitees.
2. **Maintenance and Upkeep of Easement Tract.** The parties agree to each be responsible for the maintenance and upkeep of the road directly on or to the north of their properties.
3. **No Obstructions.** No party shall block access to the roadway from any other party.
4. **No Dedication.** Nothing contained herein shall be deemed to be a dedication of the Easement Tract as a public street or right-of-way.
5. **Right to Enforce.** The owners and the holder of any first mortgage on either the Lirley Property or Lowe Property shall have the right to enforce the covenants, easements and rights created and imposed hereby, including, without limitation, the right to obtain damages for the breach hereof and the right to sue for and obtain damages for the breach hereof and the right to sue for and obtain an injunction, prohibitive or mandatory, preventing the breach of, or enforcing the observance of, the covenants, easements and rights created and imposed hereby.
6. **Miscellaneous.** This Agreement shall be construed according to the laws of the State of Oklahoma. In the event any provision contained herein is finally determined to be invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions hereof which can be given effect without such invalid or unenforceable the provision, and to this end the provisions hereof are declared to be severable.

22-832
Allegiance Title & Escrow, LLC
4521 E. 91st St., Ste. 101
Tulsa, OK 74137

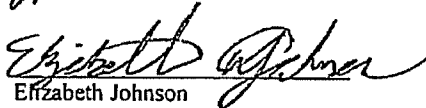
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.



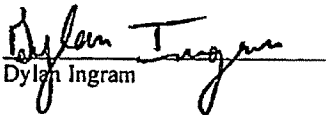
Larry E. Shaeffer



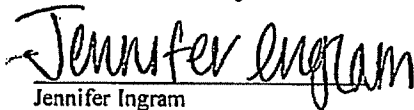
Ed Martin



Elizabeth Johnson



Dylan Ingram



Jennifer Ingram

Notarized - May 27, 2022 by Kim Cartwright

Kim Cartwright

State of Oklahoma
County of Tulsa.



APPROVED

JUL 09 2007

AT A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF TULSA COUNTY HELD ON THE 9th DAY OF JULY, 2007, AT WHICH A MAJORITY OF ALL MEMBERS COMPOSING SAID BOARD WERE PRESENT, THE FOLLOWING RESOLUTION WAS INTRODUCED BY COMMISSIONER Henry, WHO MOVED ITS ADOPTION: THE MOTION BEING SECONDED BY COMMISSIONER Smoligo. THE CHAIRMAN ORDERED THE RESOLUTION READ.

RESOLUTION

WHEREAS, a certain reservation was made under the supplemental Creek Allotment Treaty and Act (32 Stat. 500, Act of Congress, June 30, 1902, ratified July 28, 1902) of all land lying one and one-half rods on either side of all section lines, same being thereby dedicated for public roads and highways, and all grants and allotments under the authority of said Treaty and Act having been made subject to and burdened by the aforesaid section line reservations; and

WHEREAS, at the time of statehood and the adoption of the Constitution of the State of Oklahoma, said Constitution, by virtue of Article 16, Section 2 therein, accepted all section line reservations and dedications made by Treaties and Acts of Congress, including the above-mentioned Creek Allotment Treaty and Act, and provided same for use as public roads and highways, and

WHEREAS, the Legislature of the State of Oklahoma has duly delegated and provided authority and jurisdiction to the Board of County Commissioners of the several counties to open such section lines for use by the public whenever the public need may require; and

WHEREAS, there are certain section lines running east-west in the western portion of Tulsa County, formerly a part of the Creek Allotment, lying in line with the section line designated as West 41st Street South, which lies between and divides Sections 21 & 28, Township 19 North, Range 10 East, and

WHEREAS, the Board of County Commissioners of Tulsa County, Oklahoma has been petitioned by an owner of land lying along and adjacent to the above-described section line to open said section line between Sections 21 & 28, Township 19 North, Range 10 East, from 225th West Avenue west a distance of 0.50 miles, and

WHEREAS, the County Engineer of Tulsa County has determined that the above-described section line is suitable for use as a roadway, or is reasonably adaptable therefore; and

WHEREAS, the above-referenced property owner has agreed to assume full responsibility for relocation of existing utilities, any necessary surveys and fencing to accommodate the construction of a roadway thereon, and for the maintenance of same;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Tulsa County, Oklahoma that:

The section line right-of-way lying between Sections 21 & 28, Township 19 North, Range 10 East lying in the western portion of Tulsa County, Oklahoma is hereby opened for public use as a roadway, provided that such public use shall be confined to one and one-half rods on either side of said section line; provided the only public right conveyed hereby is the right to use said right-of-way in its current unimproved state unless same be improved as hereinafter provided;

The petitioning landowner is hereby authorized, at its expense, to relocate existing utilities, complete any necessary surveys, construct necessary fencing and construct and maintain an improved roadway upon so much of said section line right-of-way as it may desire to do so. This authorization is expressly limited to construction activities as are strictly confined to the one and one-half rod road right-of-way on either side of said section line. The petitioning landowner shall obtain a development permit on any proposed improvements.

207223

2007 JUL -5 AM 9:18

STAMP

RESOLUTION

Page 2

The Board of County Commissioners of Tulsa County assumes no responsibility for construction and/or maintenance of an improved roadway upon such opened section line right-of-way until such time as the Board makes a further finding and resolution such an improved road has been constructed to Tulsa County standards and would best serve the most people of the County.

WHEREUPON, a vote was called and taken by the Chairman with the members voting as follows:

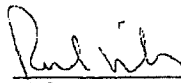
Commissioner John M Smaligo, Jr., District One YES

Commissioner Randi Miller, District Two YES

Commissioner Fred R. Perry, District Three YES

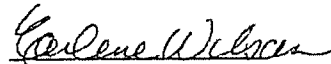
And the Chairman, finding that a quorum being present and a majority of the Board voting in favor thereof, did declare said resolution as passed and effective.

Board of County Commissioners
Tulsa County, Oklahoma

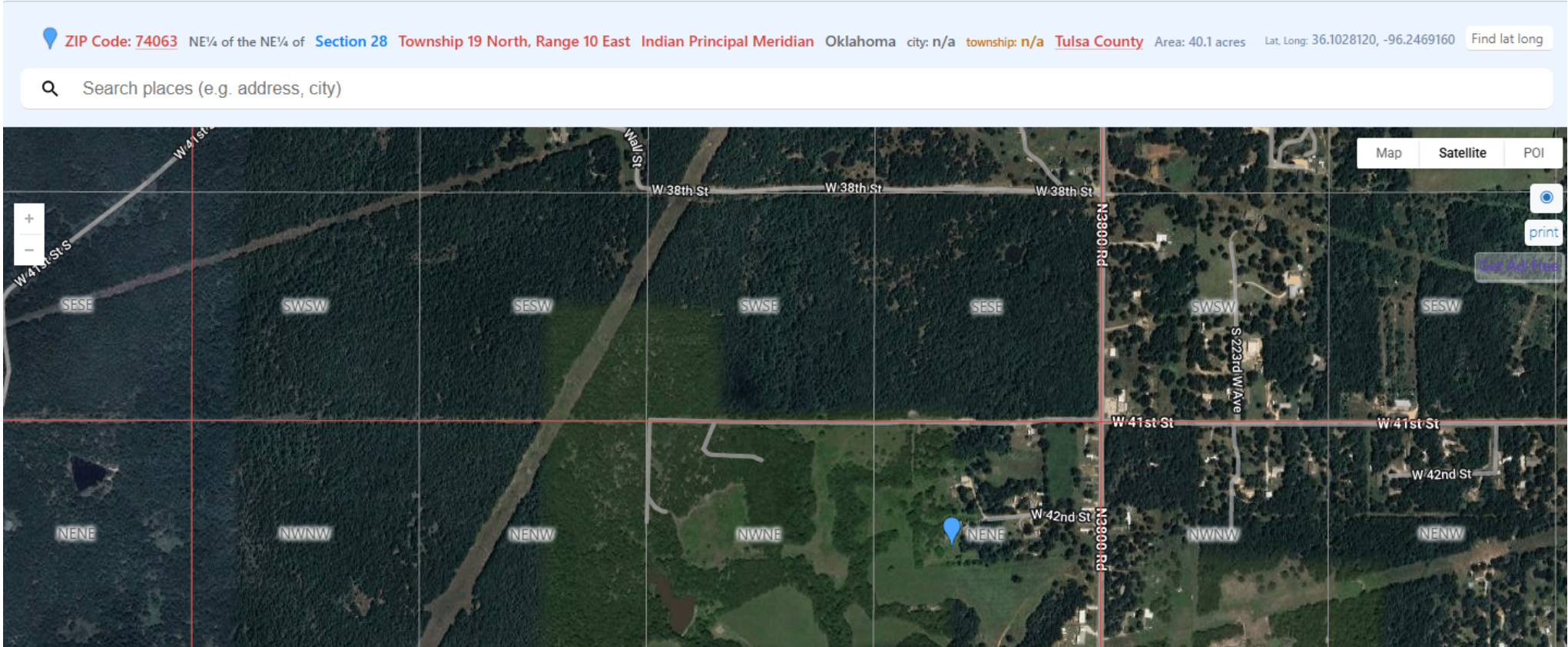

Chairman

Date: 7/9/07

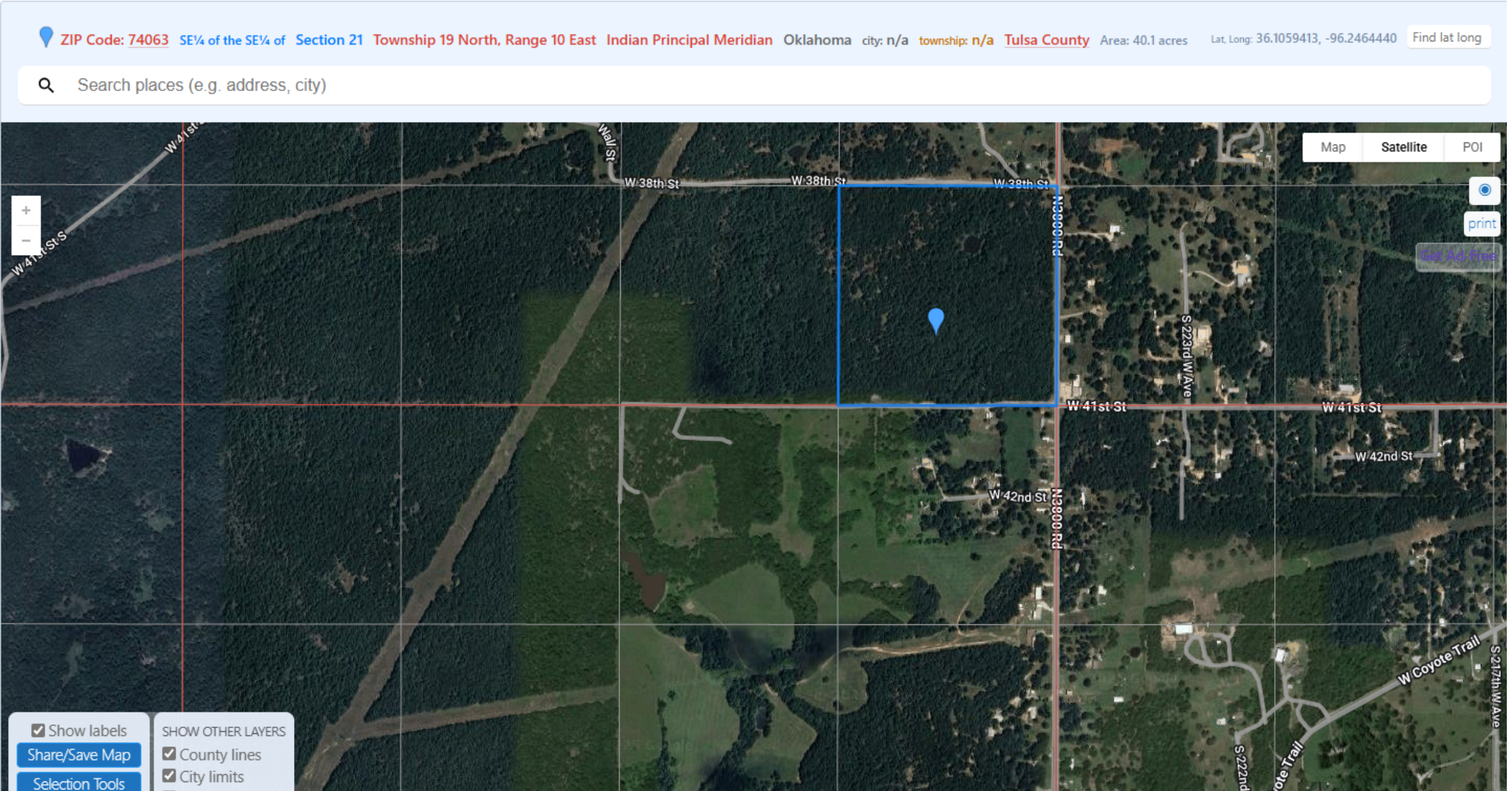



County Clerk

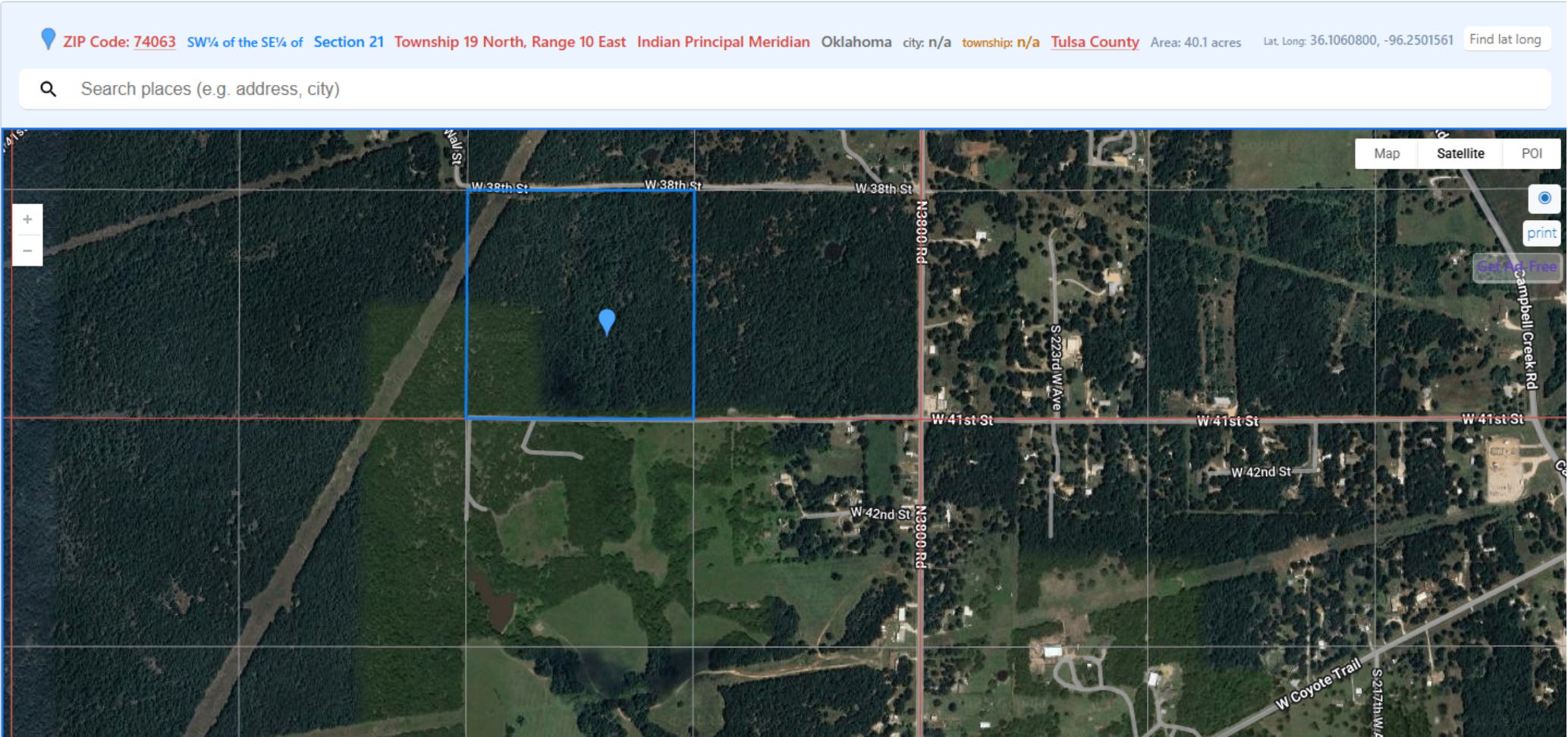
Section Township Range



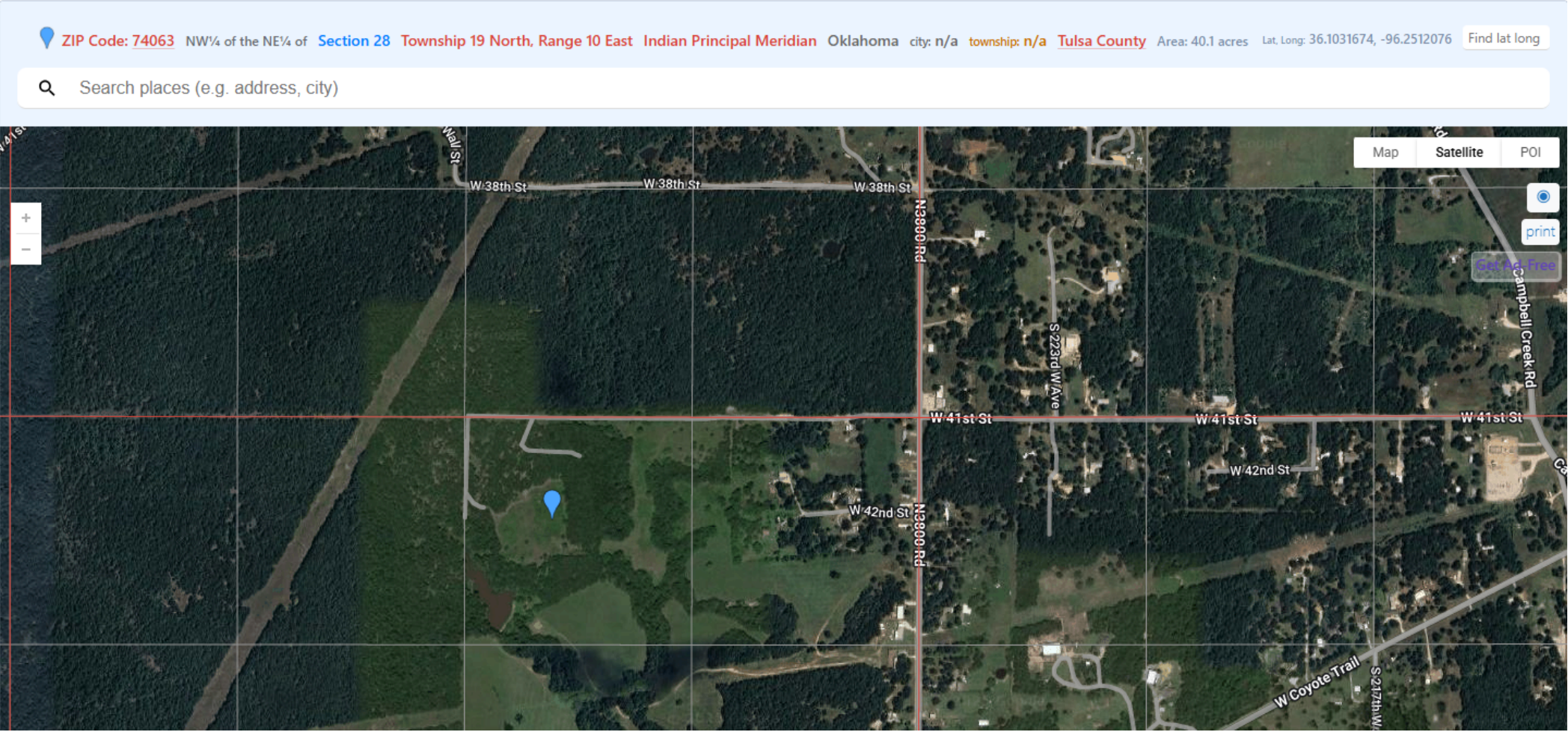
Section Township Range



Section Township Range



Section Township Range



one and one- half rod length = 24' - 9"

2,640'-0"
.5 Miles

W 41st St

W 42nd St

S 223rd W Ave

W 41st St





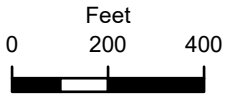


SUBJECT TRACT

W 38TH ST S

W 41ST ST S

W 42ND ST S

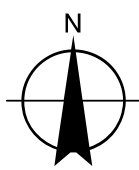


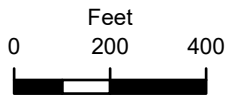
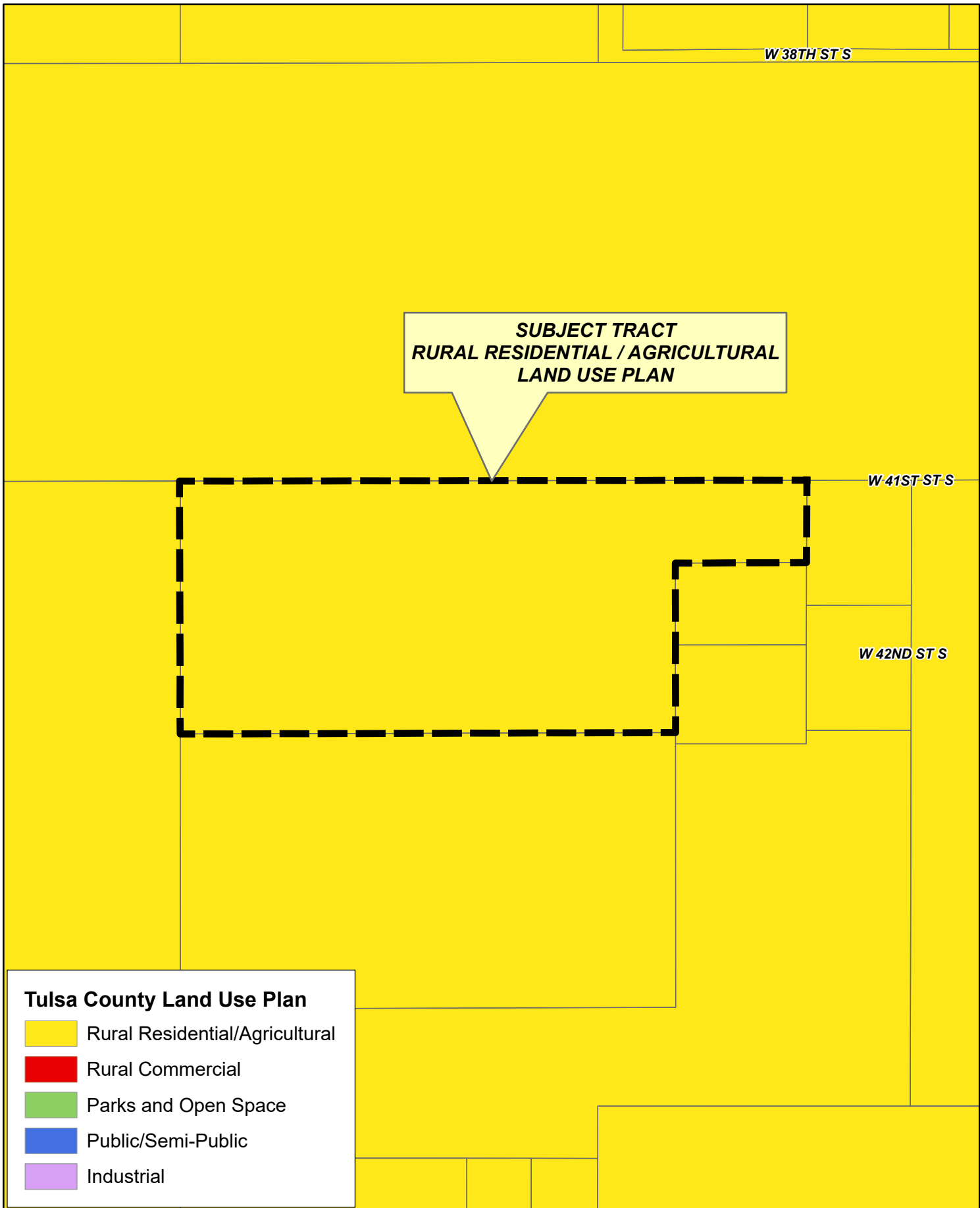
CBOA-3322

28 19-10

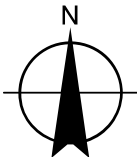
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024





CBOA-3322



W 38TH ST S

AG

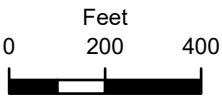
SUBJECT TRACT

W 41ST ST S

W 42ND ST S

RMH

AG



CBOA-3322

28 19-10

