



2nd *AMENDED* - AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday June 17, 2025, 1:30 p.m.
Tulsa County Government Headquarters
Room 131, 218 West 6th St., Tulsa, Ok, 74119

9:02 am, Jun 11, 2025

Meeting No. 544

UNFINISHED BUSINESS

1. CBOA 3261 - Lonnie Basse

Action Requested: (Continued from 5-20-2025)

Modification of a previously approved Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B) **Location:** 526 S 209th W Ave

2. CBOA 3266 - Jeffery Lindstrom

Action Requested: (Continued from 5-20-2025)

Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1) **Location:** 7208 W Brady St

NEW APPLICATIONS

3. CBOA 3279 - Catalina Torres

Action Requested:

Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2). **Location:** 556 E 62nd St N

4. CBOA 3280 - Ronnie Ferguson

Action Requested:

Variance of the lot area and lot area per dwelling unit in an AG district (Section 2.040, Table 2-3) **Location:** 19250 S 46th E Ave

5. CBOA 3281 - Tumai Npawt

Action Requested:

Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3). **Location:** 7715 W 61st St

6. CBOA 3283 - Rush Deitz

Action Requested:

Variance to permit a coffee shop in an RE district. Section 6.010, Use Table 6-1
Location: 13108 E 106th St N

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.



Case Number: CBOA-3261

Hearing Date: 6.17.2025 1:30 pm

Continued from: 5/20/2025 1:30 PM

Case Report Prepared by:

Carmen Pate

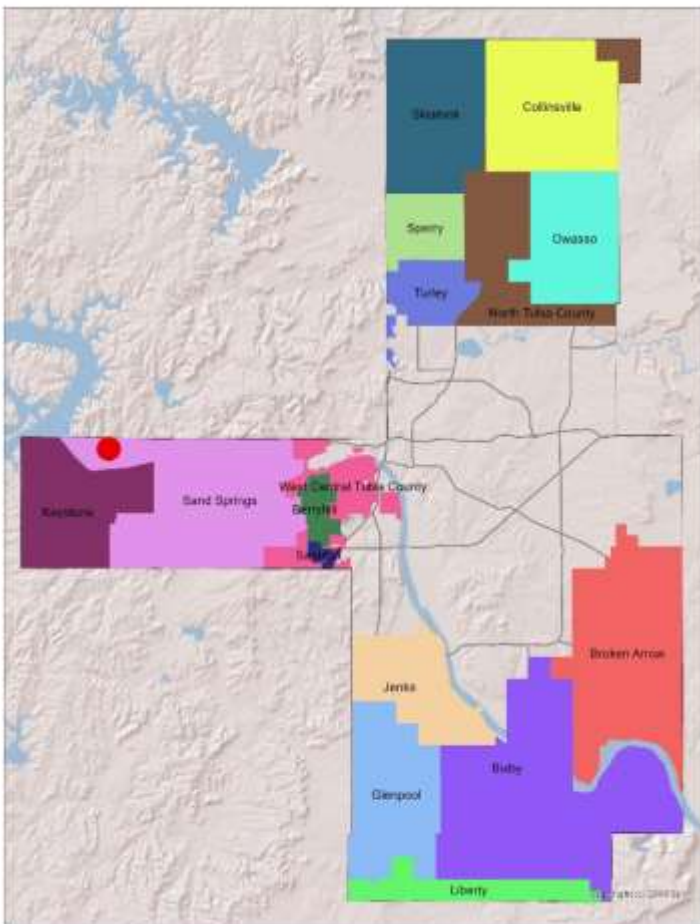
Owner and Applicant Information:

Applicant: Lonnie Basse

Property Owner: Western Market Trading Post, LLC

Action Requested: Modification of a previously approved Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B)

Location Map:



Additional Information:

Present Use: Commercial

Tract Size: 5 acres

Location: 526 S 209th W Ave

Present Zoning: CS

Fenceline/Area: Sand Springs

Land Use Designation: Commercial

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9003

CASE NUMBER: **CBOA-3261**

Original Case Report Prepared by: Jay Hoyt

HEARING DATE: 06/17/2025 1:30pm
Continued from 5/20/2025 1:30 PM

APPLICANT: TNT Fireworks

ACTION REQUESTED: Modification of a previously approved Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B)

LOCATION: 526 S 209th W Ave

ZONED: CS

FENCELINE: Sand Springs

PRESENT USE: Commercial

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: BEG 65W & 705N OF SECR NE SE TO POB TH W433.60 N466.69 E498.60 S236.89 W65 S229.80 TO POB SEC 3 19 10 5.0AC

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2820 June 2020: The Board approved a Special Exception to permit a fireworks stand (Use Unit 2) and a Variance from the all weather parking surface requirement (Section 1340.D) for a period of 5 years.

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned CS and contains a Commercial Center. The site abuts AG zoning to the North, South and West containing vacant land and to the East by AG and CS zoning containing a retail store

STAFF COMMENTS:

The applicant is before the Board to request a Modification of a previously approved Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B)

A special exception is required as the proposed fireworks stand is a use which is not permitted by right but by exception in the CS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The proposed fireworks stand must be found to be compatible with the surrounding neighborhood.

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

Sample Motion:

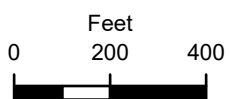
"Move to _____ (approve/deny) a Special Exception to permit a fireworks stand for a period of 5 years (Section 9.040-B)

Subject to the following conditions, if any: _____.

In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking Northwest from S 209th W. Avenue



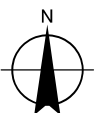
Subject
Tract

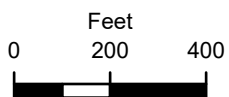
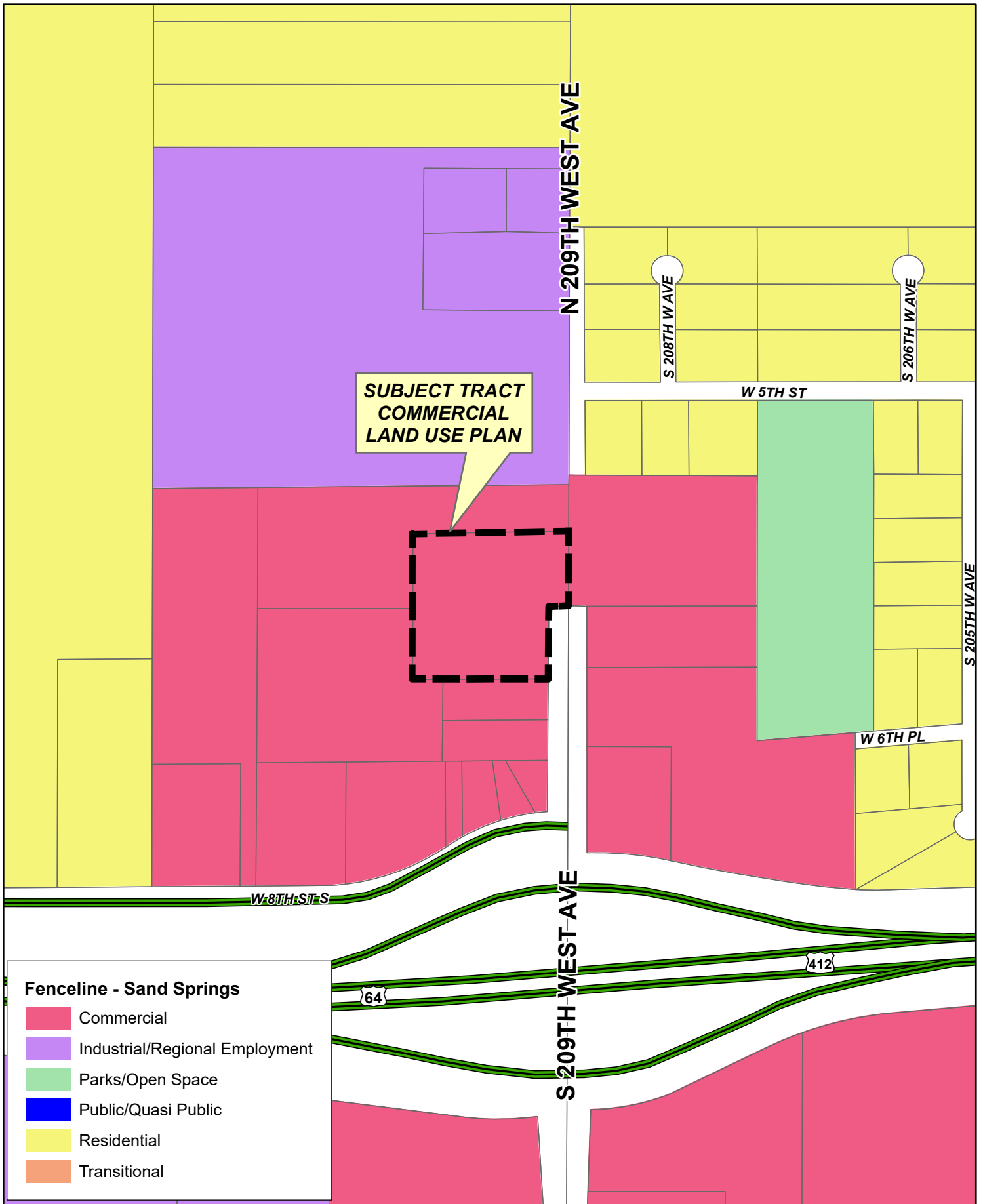
CBOA-3261

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

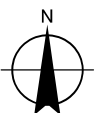
Aerial Photo Date: 2023





CBOA-3261

03 19-10





Case Number: CBOA-3266

Hearing Date: 06/17/2025 1:30PM
Continued from 5/20/2025

Case Report Prepared by:

Carmen Pate

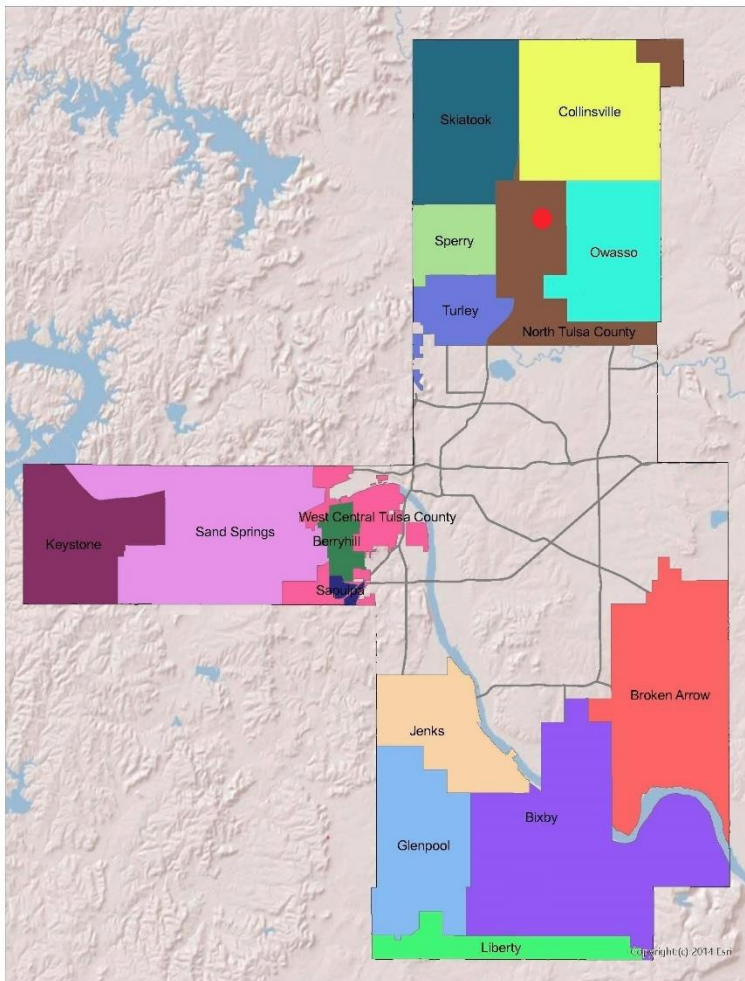
Owner and Applicant Information:

Applicant: Jeffrey Lindstrom

Property Owner: Same

Action Requested: Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 8.8 acres

Location: 7208 W Brady St

Present Zoning: RS-3

Fenceline/Area: West Central Tulsa County

Land Use Designation: Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 9206

CASE NUMBER: **CBOA-3266**

Original Case report prepared by: Jay Hoyt

HEARING DATE: 5/20/2025 1:30 PM

APPLICANT: Jeffrey Lindstrom

ACTION REQUESTED: Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1)

LOCATION: 7208 W Brady St

ZONED: RS-3

FENCELINE: West Central Tulsa County

PRESENT USE: Residence

TRACT SIZE: 8.8 acres

LEGAL DESCRIPTION: N415 & W150 S207.5 BLK D & BLK E LESS N178 W96 THEREOF & BLK F LESS N178 THEROF

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA-2161-a July 2005: The Board approved a Variance of the maximum square footage allowable for accessory buildings in an RS district (Section 240.2.E)

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 and contains a single-family residence. The tract abuts AG zoning to the West and South containing a single-family residence and vacant land. It abuts RS-3 zoning to the North and East containing single-family residences

STAFF COMMENTS:

The applicant is before the Board to request a Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1)

The Tulsa County zoning code does not currently permit a recreational vehicle to serve as a residence. The applicant would like to utilize a Recreational Vehicle as a residence. In addition, only one residence is allowed on a lot of record in the RS-3 zone. If the variance for the recreational vehicle is approved, there would be two dwellings, which would necessitate the need for a variance on the number of dwellings.

The applicant provided the statement "I respectfully request the Board of Adjustment consider this request for a Variance under section 8.160. The proposed use is consistent with the rural character of the area, supported by appropriate infrastructure and similar in nature to previously approved exceptions. I am open to any conditions or limitations the Board deems necessary to ensure responsible and compliant use.."

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) a Variance to permit a Recreational Vehicle as a living space in an RS-3 district (Section 8.160) and a Variance of the number of dwellings on an RS-3 zoned lot (Section 6.010, Table 6-1)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

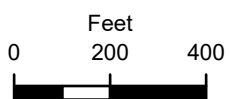
Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not 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.



Subject tract looking South from intersection of N 72nd W Ave and W Brady St



Subject tract looking Northwest from W Brady St



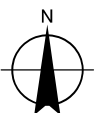
Subject
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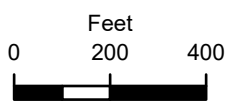
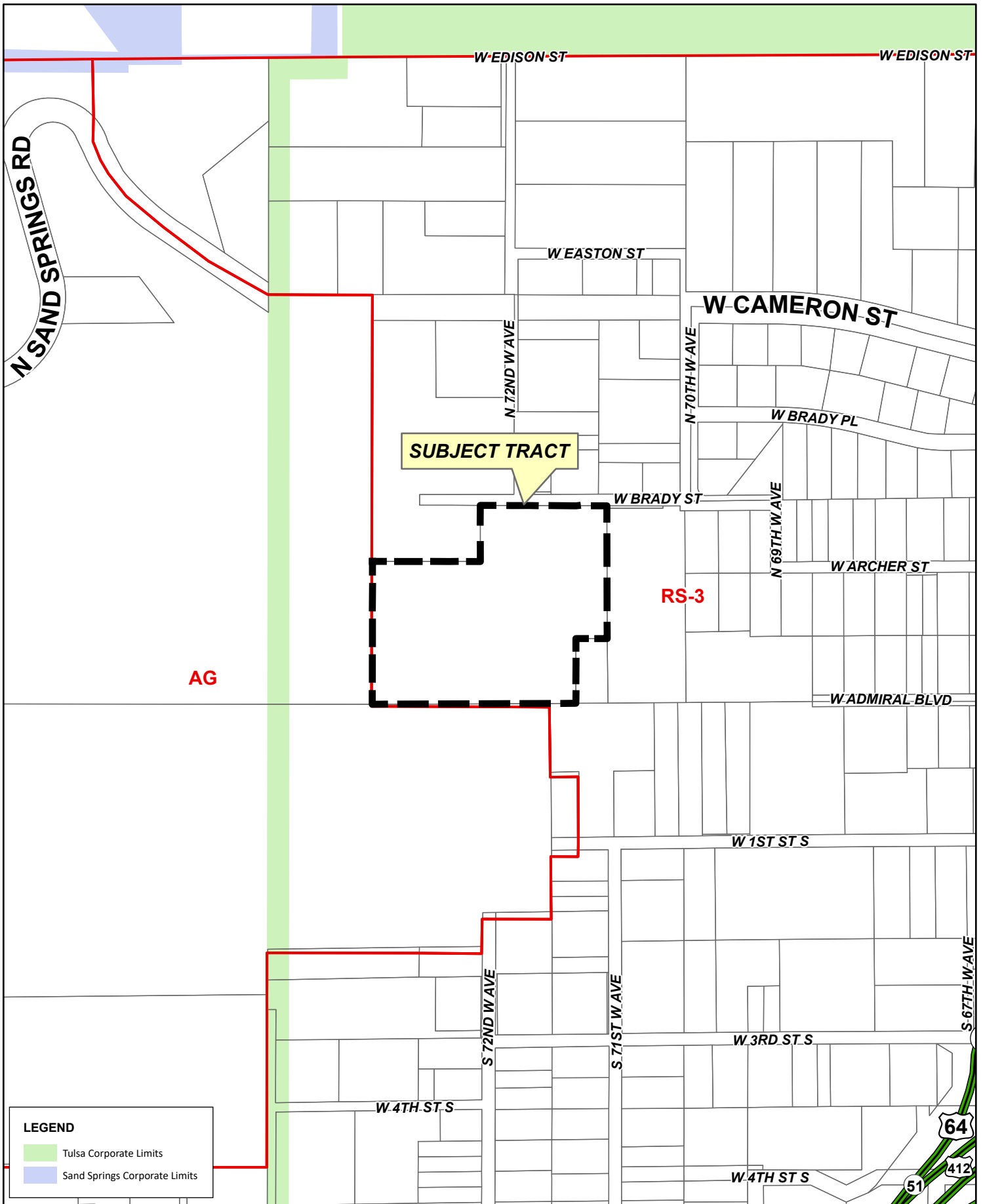
CBOA-3266

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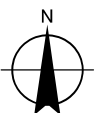
Aerial Photo Date: 2023

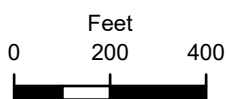
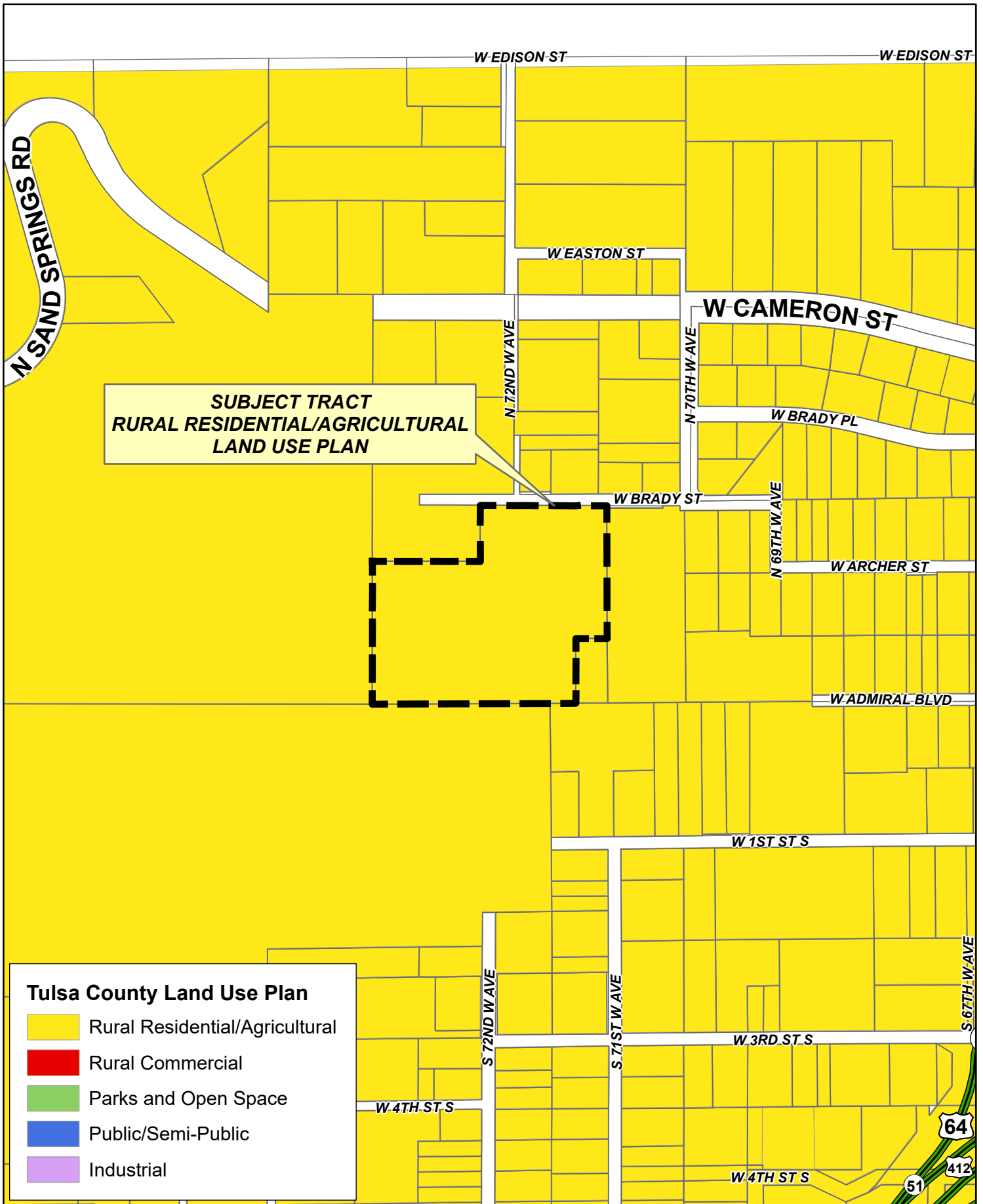




CBOA-3266

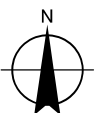
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CBOA-3266

06 19-12





Case Number: CBOA-3279

Hearing Date: 6/17/2025 1:30 PM

Case Report Prepared by:

Carmen Pate

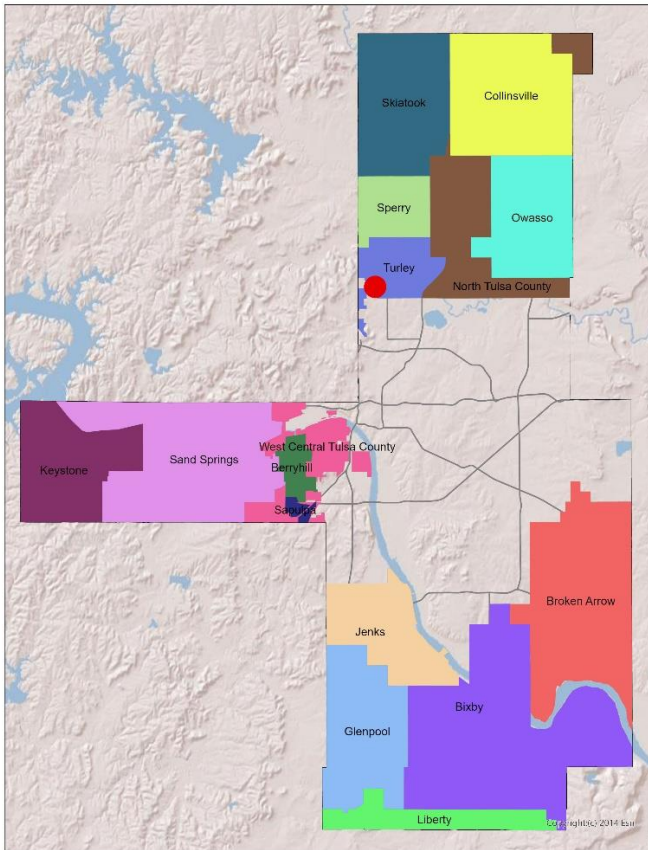
Owner and Applicant Information:

Applicant: Catalina Torres & Jamie Silos Valle

Property Owner: Same

Action Requested: Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2).

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.4 acres

Location: 556 E 62nd St N

Present Zoning: AG

Fenceline/Area: Turley

Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 0201

CASE NUMBER: **CBOA-3279**

CASE REPORT PREPARED BY: Carmen Pate

HEARING DATE: 6/17/2025 1:30 PM

APPLICANT: Catalina Torres & Jamie Silos Valle

ACTION REQUESTED: Special Exception to permit a single-wide manufactured home in the RS-3 Zoning district (Section 3.030, Table 3-2).

LOCATION: 556 E 62nd St N

ZONED: RS-3

FENCELINE: Turley

PRESENT USE: Residence

TRACT SIZE: 0.4 acres

LEGAL DESCRIPTION: W 85.2 LOT 7 BLK 1 FAIRVIEW HGTS ADDN

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RS-3 contains a 5th wheel trailer. The tract is surrounded by RS-3 zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2)..

A special exception is required as the manufactured home is a building type which is not permitted by right but by exception in the RS-3 district because of potential effects on surrounding properties, If the building type is controlled in a particular instance in relationship to the neighborhood and to the general welfare, may be permitted. The proposed building type must be found to be compatible with the surrounding neighborhood.

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

Sample Motion:

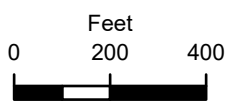
"Move to _____ (approve/deny) a Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2).

Subject to the following conditions, if any: _____.

In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Subject tract looking South from E 62nd Street N

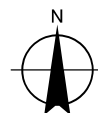


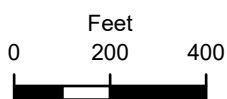
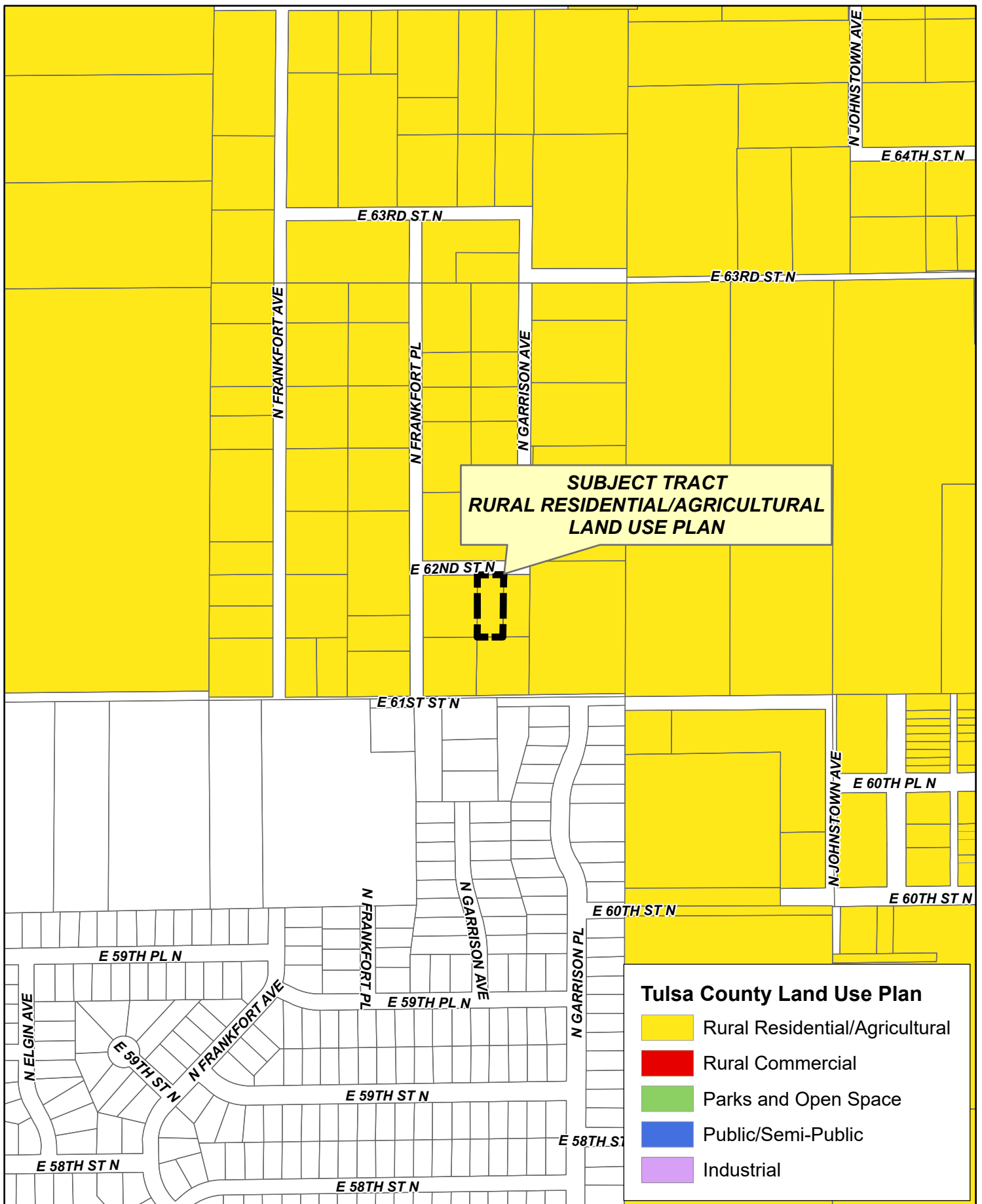
CBOA-3279

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

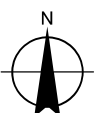
Aerial Photo Date: 2023





CBOA-3279

01 20-12





Case Number: CBOA-3280

Hearing Date: 6/17/2025 1:30 PM

Case Report Prepared by:

Carmen Pate

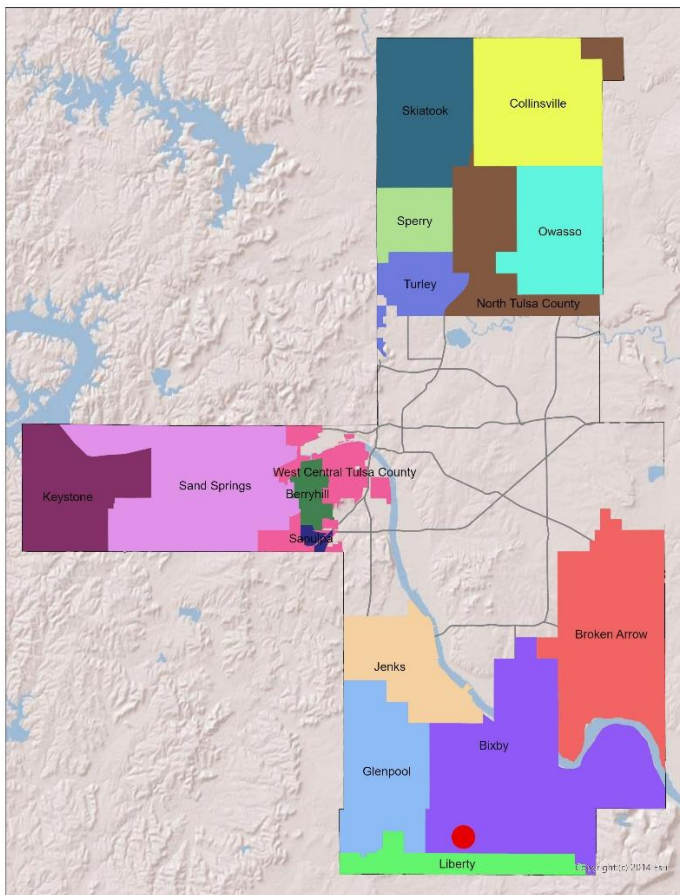
Owner and Applicant Information:

Applicant: Ronnie Ferguson

Property Owner: Same

Action Requested: Variance of the lot area and lot area per dwelling unit in an AG district (Section 2.040, Table 2-3)

Location Map:



Additional Information:

Present Use: Residence

Tract Size: 0.4 acres

Location: 19250 S 46th E Ave

Present Zoning: AG

Fenceline/Area: Bixby

Land Use Designation: Rural Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0201

CASE NUMBER: CBOA-3280

CASE REPORT PREPARED BY: Carmen Pate

HEARING DATE: 6/17/2025 1:30 PM

APPLICANT: Ronnie Ferguson

ACTION REQUESTED: Variance of the lot area and lot area per dwelling unit in an AG district (Section 2.040, Table 2-3)

LOCATION: 19250 S 46th E Ave

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Residence

TRACT SIZE: 0.9 acres

LEGAL DESCRIPTION: PRT NE NE BEG 1015W & 990S NEC NE TH S280 W140 N280 E140 POB SEC 9 16 13 , 0.89acres

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG contains a single-family residence. The tract is surrounded by AG zoning containing single-family residences.

STAFF COMMENTS:

The applicant is before the Board to request a Variance from the required lot area and lot area per dwelling unit in an AG district (Section 2.040, Table 2-3).

The applicant provided the following statement: "Current land use prevents residence of any kind. Due to dimensions of property being narrow and neighborhood being primarily manufactured homes".

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

Sample Motion:

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the lot area and lot area per dwelling unit in an AG district (Section 2.040, Table 2-3).

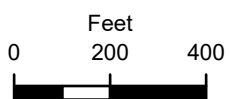
Subject to the following conditions, if any: _____.

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.



Subject tract looking southwest from S. 46th East Ave



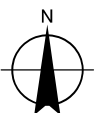
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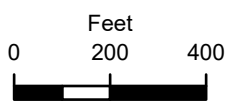
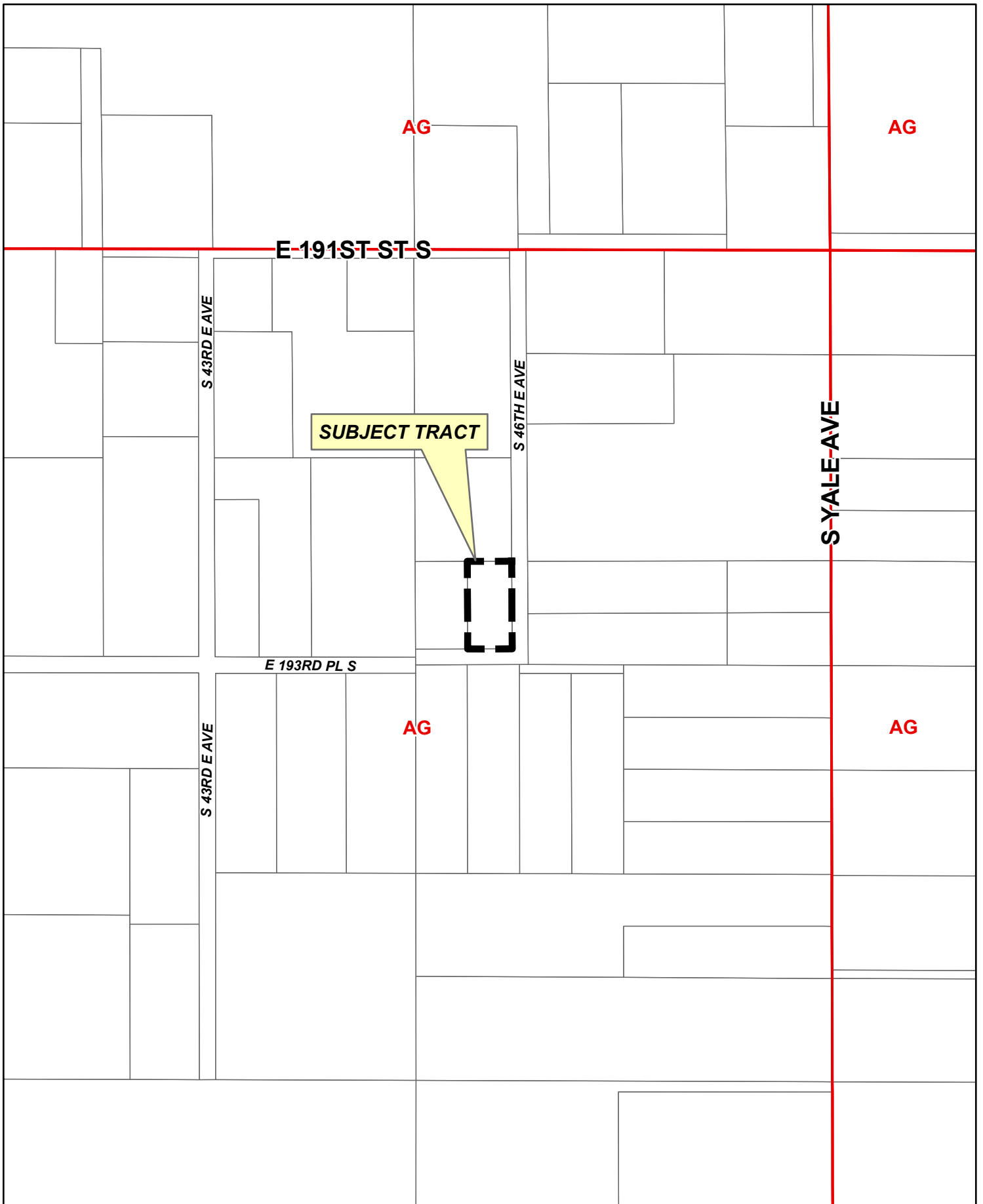
CBOA-3280

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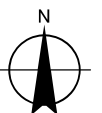
Aerial Photo Date: 2023

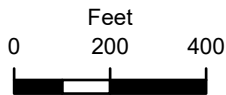
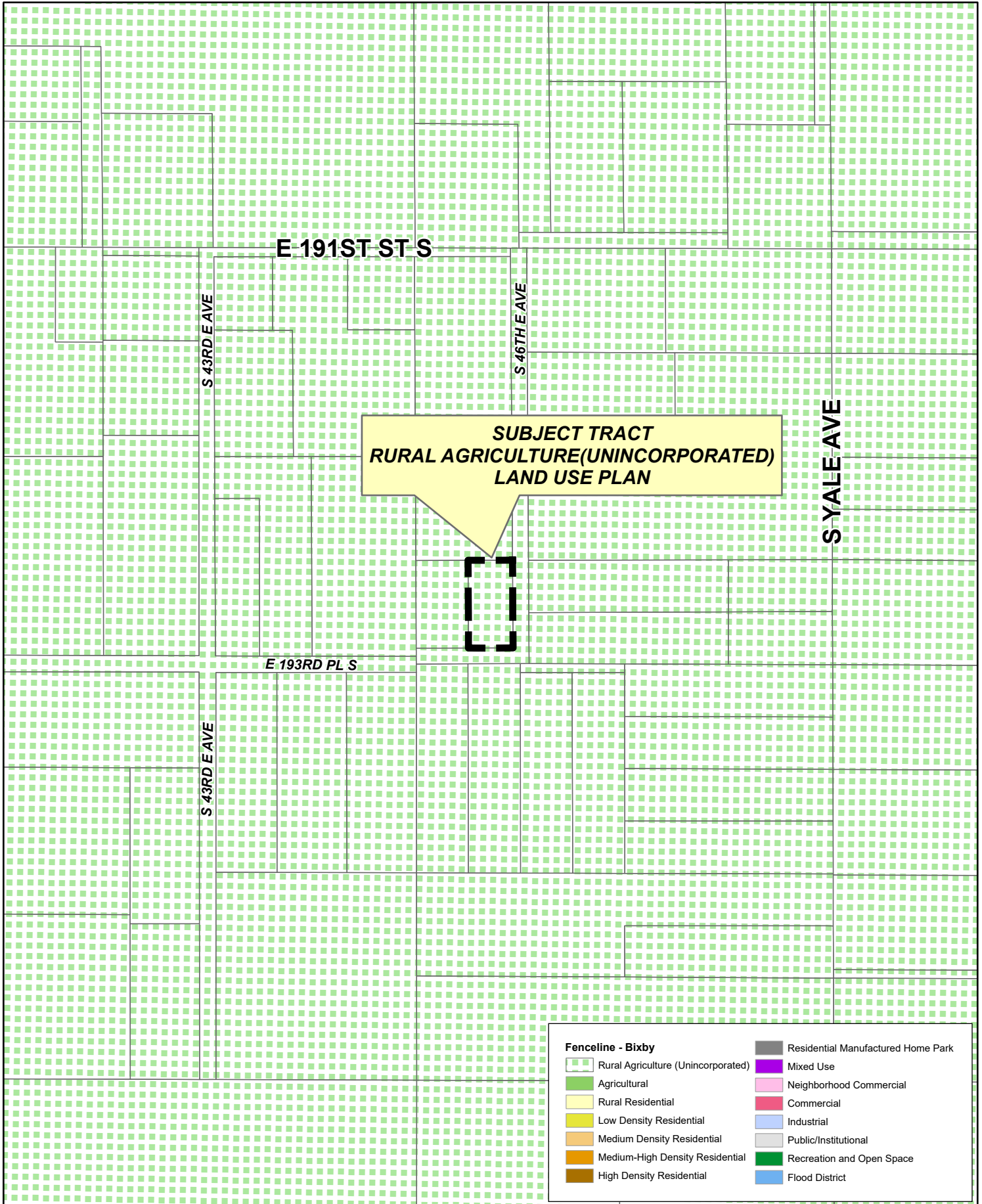




CBOA-3280

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CBOA-3280

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Case Number: CBOA-3281

Hearing Date: 6/17/2025 1:30 PM

Case Report Prepared by:

Carmen Pate

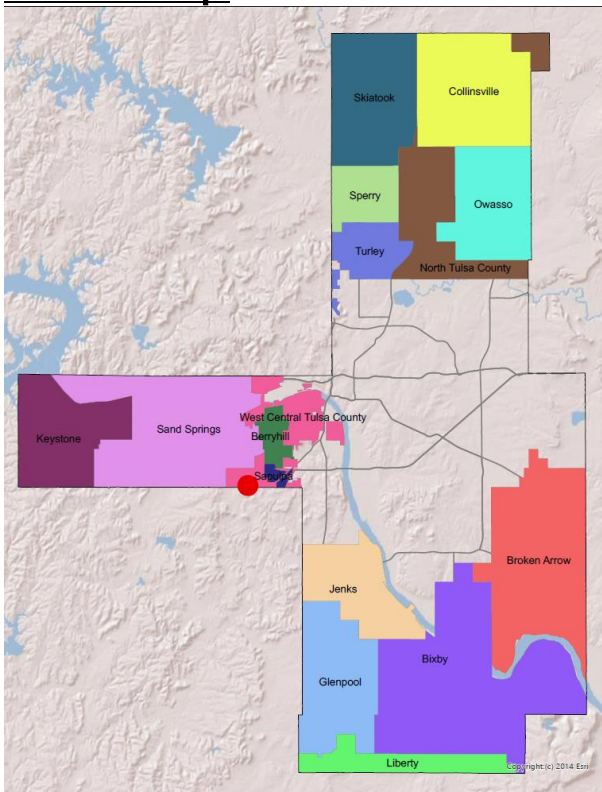
Owner and Applicant Information:

Applicant: Tumai Npawt

Property Owner: Same

Action Requested: Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3).

Location Map:



Additional Information:

Present Use: Vacant

Tract Size: 3.7 acres

Location: 7715 W 61st St

Present Zoning: AG

Fenceline/Area: Sapulpa

Land Use Designation:
Rural Residential/Agricultural

**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0201

CASE NUMBER: CBOA-3281

CASE REPORT PREPARED BY: Carmen Pate

HEARING DATE: 6/17/2025 1:30 PM

APPLICANT: Tumai Npawt

ACTION REQUESTED: Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3).

LOCATION: 7715 W 61st St

ZONED: AG

FENCELINE: Sapulpa

PRESENT USE: Residence

TRACT SIZE: 2.50 acres

LEGAL DESCRIPTION: E 1/2 SE SW SW LYING NORTH RR SEC 31-19-12

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned AG and contains a single-family residence. The tract is surrounded by AG zoning with some single-family residences and abuts a railroad adjacent to Southwest Blvd.

STAFF COMMENTS:

The applicant is before the Board to request a Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3)..

The property has some access to W. 61st Street South by a private agreement but does not have frontage to Southwest Blvd because of the railroad.

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

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed variance is compatible with and non-injurious to the surrounding area.

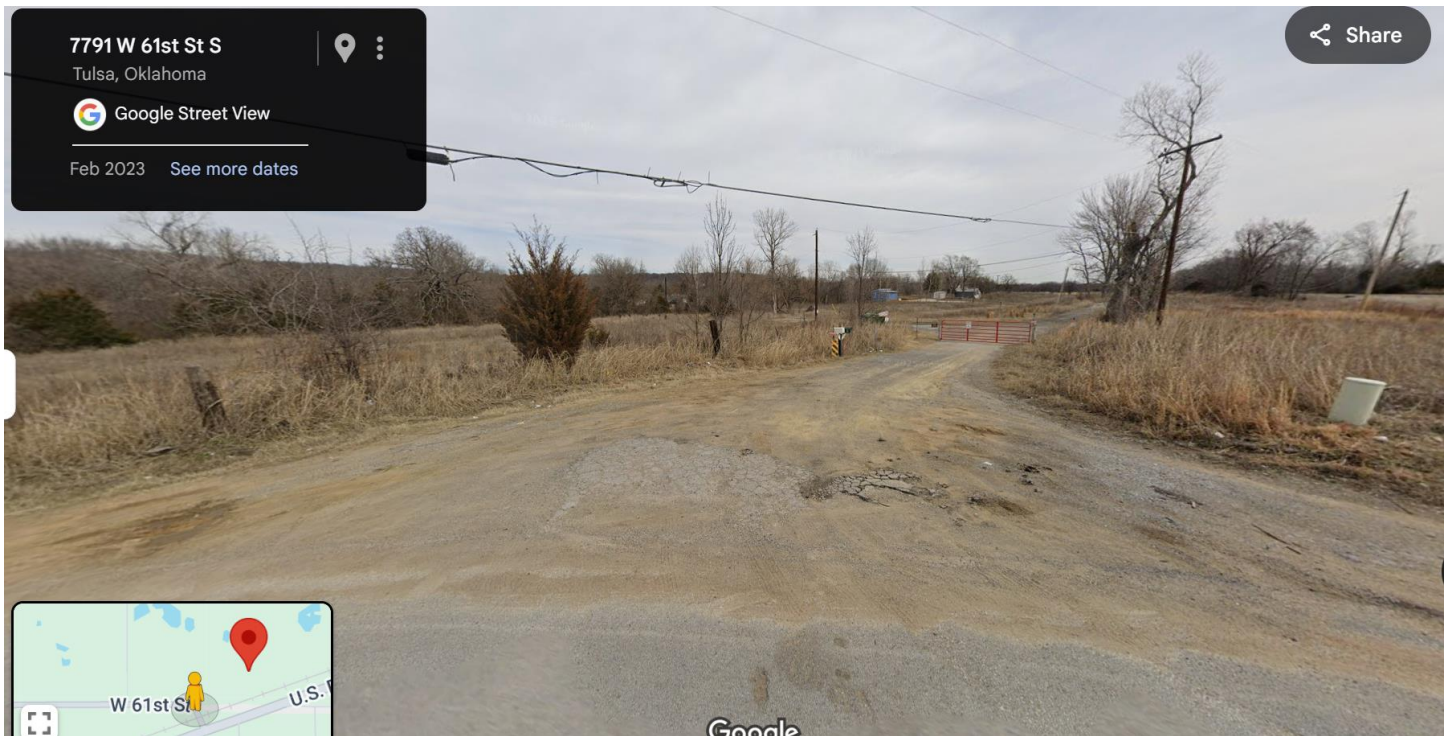
Sample Motion:

"Move to _____ (approve/deny) a Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3).

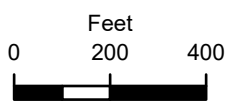
Subject to the following conditions, if any: _____.

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.



Street view from access drive connecting to W. 61st Street South. The subject property is several hundred feet in the distance beyond the red gate.

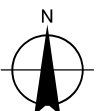


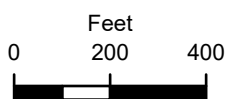
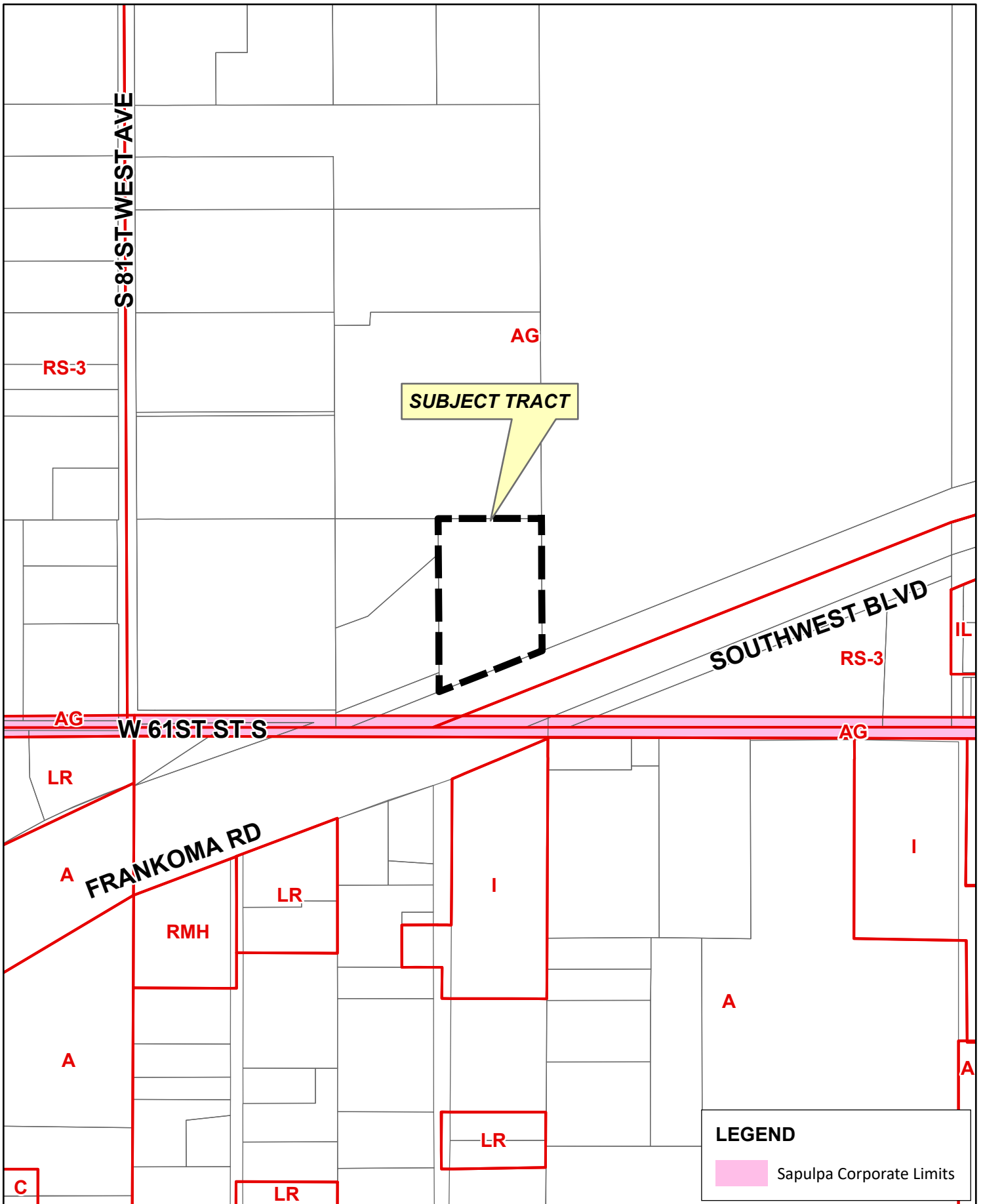
CBOA-3281

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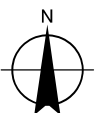
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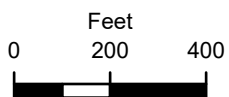
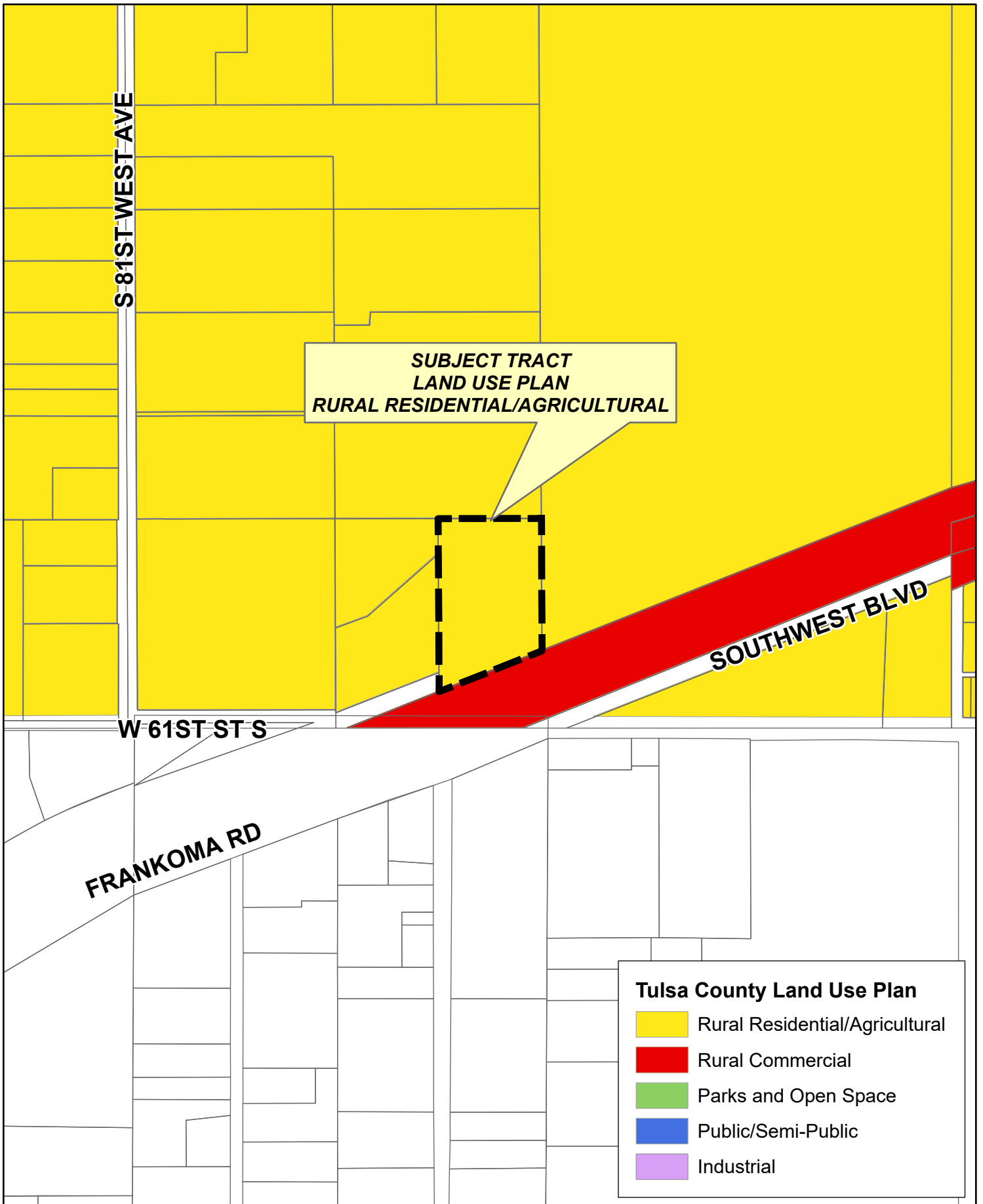




CBOA-3281

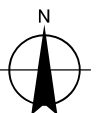
31 19-12





CBOA-3281

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Case Number: CBOA-3283

Hearing Date: 6/17/2025 1:30 PM

Case Report Prepared by:

Kendal Davis

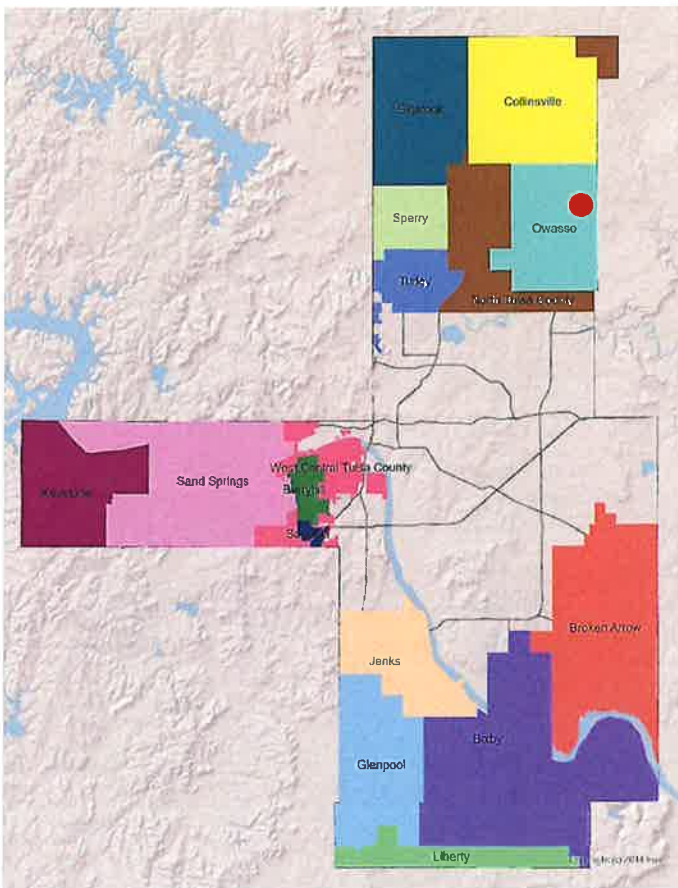
Owner and Applicant Information:

Applicant: Rush Deitz

Property Owner: FIREWORKS LEASING LLC

Action Requested: Variance to permit a coffee shop in an RE district. Section 6.010, Use Table 6-1

Location Map:



Additional Information:

Present Use: Vacant but has included a seasonal fireworks stand.

Tract Size: 2.5 acres

Legal Description: NE NE NW NW LESS .13AC FOR RD SEC 16 21 14 2.37ACS

Present Zoning: RE

Fenceline/Area: Owsasso

Land Use Designation: Residential Single-Family, Estate District

C.1

TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 21.14.16

CASE NUMBER: **CBOA-3283**

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: 6/17/2025 1:30 PM

APPLICANT: Rush Deitz

ACTION REQUESTED: Use Variance to permit a coffee shop in an RE district. Section 6.010, Use Table 6-1

LOCATION: 13108 E 106th St N

ZONED: RE

FENCELINE: Owasso

PRESENT USE: Residential/Commercial-Fireworks (seasonal)

TRACT SIZE: 2.5 acres

LEGAL DESCRIPTION: NE NE NW NW LESS .13AC FOR RD SEC 16 21 14 2.37ACS

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is zoned RE but is already used for seasonal commercial purposes (fireworks). The site abuts CS zoning to the North and to the East and it is surrounded by Rejoice Church, direct access to Rejoice Christian School and Journey To Success - Lifestyle and Nutrition Center and multiple homes.

STAFF COMMENTS:

The applicant is before the Board to request a use variance to permit a coffee shop in an RE district. Section 6.010. Use table 6-1 .


A variance is required because the RE zoning designation is not suitable for commercial use. However, there is a demonstrated need for mixed-use development in the area, and the subject property is already being utilized for seasonal commercial purposes (fireworks sales). Establishing a coffee shop on-site would complement the existing seasonal use by activating the property throughout the rest of the year, while also providing valuable services to nearby residents.

Applicant Statement: "We are looking to open a drive through coffee shop in Owasso, Oklahoma. We plan to be open 6 days a week, Mon- Sat from 6am to 6pm. It will be placed on a lot on 106th and 169th. This property is used by Jake's Fire Works during the month of July but sits vacant 99% of the time. The lot is annexed by Tulsa County. We have purchased a portable building for the location already built for a coffee shop. It will sit about 60ft off the road at the back of the property. We are looking to get approved for commercial use".

Staff discussed re-zoning to support broad commercial uses that would be consistent with the Owasso Land Use Plan

Owasso Land Use Concept

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use


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pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses. Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In general, the development of long commercial strips around the perimeters of square miles should be avoided as can present problems with access control. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements

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

Sample Motion:

"Move to _____ (approve/deny) a variance to permit a coffee shop for a period of __ years (Section 9.040-B)

Subject to the following conditions, if any: _____.

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.



Images of existing building that can be moved to the site:





0 Feet
200 400



Subject
Tract

CBOA-3283

16 21-14

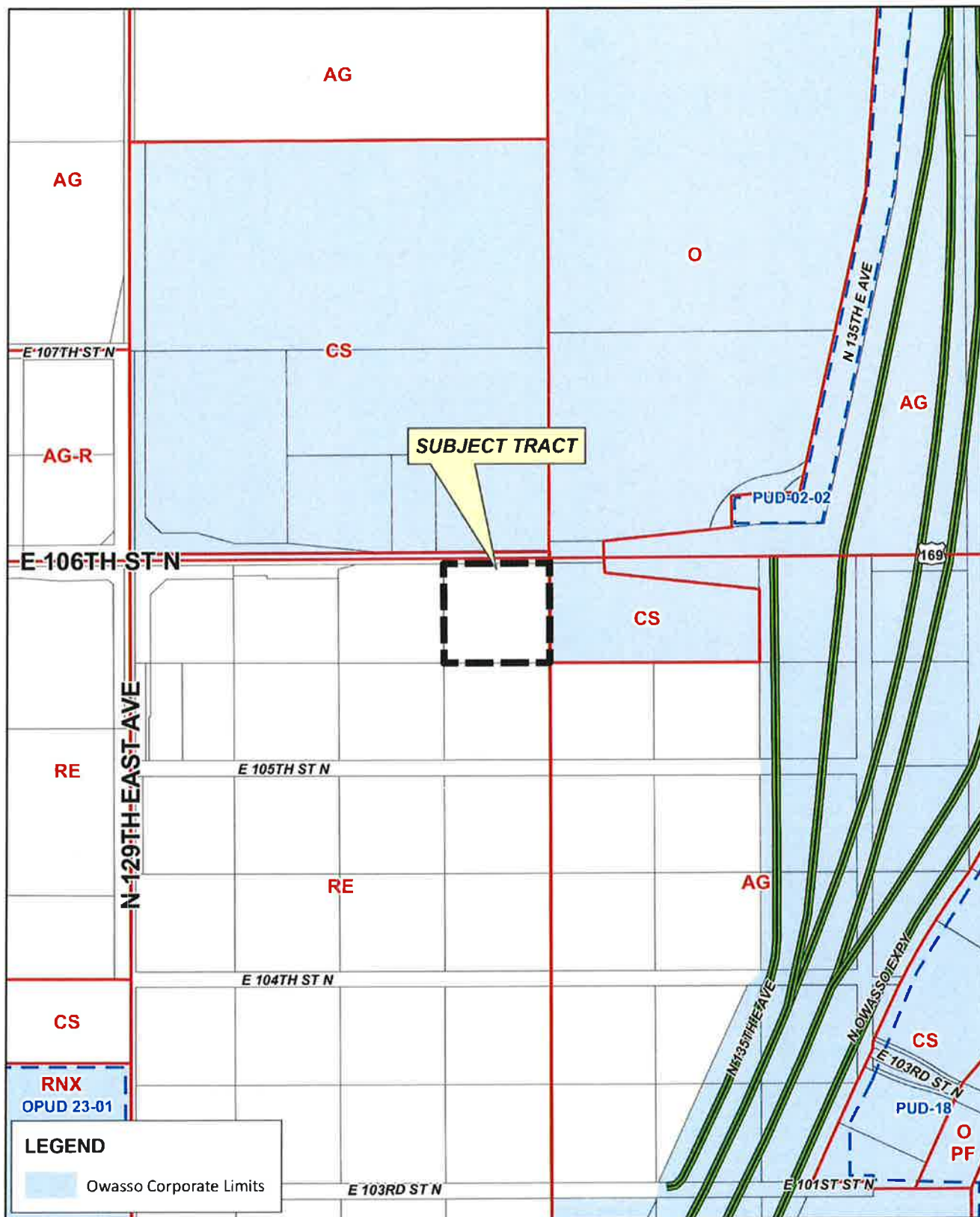
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2023



Co. 5

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CBOA-3283

16 21-14



Ce.7

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