

**TULSA COUNTY BOARD OF ADJUSTMENT  
MINUTES of Meeting No. 492**

Tuesday, March 16, 2021, 1:30 p.m.  
Williams Tower I  
1 West 3rd Street, St. Francis Room  
Tulsa, OK

<b>MEMBERS PRESENT</b>	<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	<b>OTHERS</b>
<b>PRESENT</b> Charney, Chair Hutchinson, V.Chair Crall, Secretary Johnston Tisdale		S. Miller R. Jones Sparger J. Wertin	Tosh, County Inspector

The notice and agenda of said meeting were posted at the County Clerk’s office, County Administration Building, 12th day of March, 2021 at 9:49 a.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Chair Charney called the meeting to order at 1:30 p.m.

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Ms. Jones read the rules and procedures for the Board of Adjustment Public Hearing.

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**MINUTES**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-1 (Crall, Hutchinson, Johnston, Tisdale "aye"; no "nays"; Charney "abstaining"; none "absent") to **APPROVE** the Minutes of January 19, 2021 (No. 490).

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**UNFINISHED BUSINESS**

**2857—Rick Clark**

**Action Requested:**

~~Use Variance to allow (Use Unit 23—Section 23) storage of personal items; and Variance to allow the total combined floor area of accessory buildings to exceed 750 SF in the RS district (Section 240.2-E).~~ **Updated to read:** Variance to allow

the total combined floor area of accessory buildings to exceed 750 square feet in an RS District (Section 240.2-E); Variance to permit a detached accessory building in the front yard in an RS District (Section 420.2-A.2). **LOCATION:** 11802 East 140th Street North

**Presentation:**

The applicant has withdrawn the application.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

No Board action required; for the following property:

**LTS 1 TO 12 INCL BLK 17, HIGHLAND PARK ADDN, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2866—McKenzie K. Vermillion & Robert Hopper**

**Action Requested:**

Special Exception to permit a Horticulture Nursery in an AG-R District (Section 310, Table 1). **LOCATION:** 13818 North 92nd East Avenue

**Mr. Hutchinson recused and left the meeting at 1:39 P.M.**

**Presentation:**

**Isaiah Brydie**, 500 West 7th Street, Tulsa, OK; stated his clients would like to take their property that is zoned AG-R and receive a Special Exception for their horticultural business, a medical cannabis cultivation business. In reviewing the Tulsa County Zoning Code, Sections 300 through 340 layout the requirements and general information on agricultural residential use, specifically agricultural residential districts. These districts are aimed to combine the urban development with agricultural uses from agricultural districts, a horticultural farm being one of the permitted uses. According to the plat there is an accessory building, 30'-0" x 40'-0", set off from the front of the property about 170 feet. The building is 14'-0" tall at its highest point and it has an adjacent outhouse. The building is not attached to the principal dwelling on the property. The frontage of the plat is 185 feet, and the entire width of the property is 779 feet, 2.82 acres. Section 340-E.2 lays out the requirements for the Board to approve the Special Exception. This Special Exception will not be injurious to the neighborhood and there is not going to be any additional foot traffic or automobile traffic. All of the operations of the

business will be included in the subject building itself. The building will have security and surveillance systems and there will be new steel framed steel doors installed that will have automatic code accessible locks.

Mr. Charney asked Mr. Brydie what type of measures will be taken to handle the possible odors of the growing operation. Mr. Brydie stated there will be upgraded air services to the building, whether it be new HVAC units or filtration units. There is not a 100% guarantee of removing the odors or smells that may accompany the use of the building. The neighbors have also told his clients that do not have an issue with this proposal.

Mr. Charney asked Mr. Brydie if there would be any third-party sales on the property. Mr. Brydie stated there would not. Mr. Charney asked Mr. Brydie if whatever is grown on the property will be handled there and will be placed in a vehicle and taken elsewhere with no increased commercial traffic as a result of this proposal. Mr. Brydie answered affirmatively, stating that the State of Oklahoma requires that any cannabis business, any individual that is transporting cannabis receive a transportation agent license.

Mr. Brydie stated there is no need for his clients to do any transactions or any transfers at the facility. This will be a non-descript property and non-descript business. There will be no signage.

Mr. Charney asked Mr. Brydie to explain what his clients are willing to do to mitigate the potential odors from the operation. Mr. Brydie stated that his clients are fully ready and willing to have upgrades performed on the HVAC system on the property and to increase whatever filtration services may have on the building, they are just waiting to receive approval of this Special Exception. There is no guarantee that 100% of the odors can be removed. Mr. Charney asked Mr. Brydie if he had any literature stating that without any filtration the smell would be at a certain level but with a filtration system the odor would be at another level. Mr. Brydie stated there is an international building code that is out of Colorado, but this is a situation that cannot be fully controlled for all of the odors. His client has two filtration systems on the building, one inside and one outside.

Ms. Miller stated that the Building Permit Office has requirements for the building and Ms. Tosh is online and could explain it further. Ms. Tosh stated there are filtration systems required and all the requirements will be reviewed when the permit is applied for.

**Interested Parties:**

**Carla Bell**, 9012 East 140th Street North, Collinsville, OK; stated that she has submitted a petition opposing the proposal. The proposed growing of marijuana may be legal in Oklahoma but it is still federally illegal. The proposed use is not permitted by right because of the potential adverse effects to the area and general welfare. This proposed use is not compatible with the surrounding area. The neighborhood is zoned AG-R, but it is predominately residential with no known businesses in the area. The

residents have already noticed strange vehicles driving through the neighborhood. The neighborhood believes that if this proposal is allowed, the horticultural business would increase traffic, promote unlawful activity, and present a clear and present threat to the peaceful way of life and our property values. The neighborhood respectfully requests the proposal be denied.

**Rebuttal:**

**Isaiah Brydie** came forward and stated there will be no additional foot traffic into the neighborhood. It is actually counter-productive for the safety and security for the business itself and is something that should be avoided at all costs. Ms. Bell admits there is some agricultural use in the neighborhood stating that the neighborhood itself is more known for residential use than agricultural use which implies there is already agricultural use in the neighborhood which opens the door for his clients to allow them to operate their building for its agriculture use. This operation is allowed by state law. If there are concerns about the nature of cannabis businesses, what is required and what is not required under state law, the State of Oklahoma and the medical marijuana authority allows for a cannabis business to operate, especially a grow operation, almost anywhere as long as a Board of Adjustment or a City permitting office also allows it. The notion of strange vehicles somehow being attributed to his clients and their activity, there isn't a business there now so he does not know what strange vehicles may be coming and going, they could be vehicles that already traffic the neighborhood or been in the area before. Just because this nursery business is on everyone's radar, they want to pin it to something they oppose. His clients do not want their property to be known to the general public. His clients do not have a need or intentions for advertising their location; they will tell the State of Oklahoma not to advertise their address, which is one of the things that is allowed when applying for a license. Mr. Brydie stated the Board has a history of approving this type of Special Exception, the last time there was one approved in December 2020.

Mr. Charney asked Mr. Brydie if his clients would agree to a time limit on an approval, if the Board chooses to approve this, to see how this would affect the neighborhood. Mr. Brydie answered affirmatively.

**Carla Bell** came forward and stated that this is very much a residential area. Everyone here knows this is a grow operation so that information is already out.

**Comments and Questions:**

Mr. Tisdale stated that but for the public announcement the applicant may have been able to operate without anyone knowing what was going on, so it is counter-productive to have a requirement for an applicant to publicly announce their proposal and then be attacked for going through the process. If it were not for that public announcement requirement they probably could have operated without notice. There is a lot to consider but he does not think the public wants this Board to become a Board of forgiveness as opposed to permission.

Mr. Johnston stated this appears that this will not be any different from what it is today. He has heard the stories about the odors but with this property being as low density as it is he would be willing to say he is in favor of the proposal if there were a time limitation placed on the proposal to see how it affects the neighborhood.

Mr. Charney agreed with Mr. Johnston.

Mr. Crall stated that there is not a precedent being set today because the Board has approved several of these requests. He is not as comfortable with this one. A single lane road is a big difference for him, not necessarily for the traffic as it is for the emergency vehicles. With a business a person never knows when they are going to need emergency equipment, so he would be reluctant to vote in favor of this proposal.

**Board Action:**

On **MOTION** of **JOHNSTON**, the Board voted 3-1-1 (Charney, Johnston, Tisdale “aye”; Crall “nay”; Hutchinson “abstaining”; none “absent”) to **APPROVE** the request for a Special Exception to permit a Horticulture Nursery in an AG-R District (Section 310, Table 1), subject to conceptual plan 3.15 of the agenda packet. There are to be no third-party sales on the subject property. This approval will have a time limit of two years, March 2023, for a review. Finding 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; for the following property:

**BEG 1160.63N & 329.71W SECR W/2 SE TH W659.41 N165.81 E659.4 S165.81 POB LESS W30 & E30 THEREOF FOR RD SEC 25 22 13 2.282ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**Mr. Hutchinson re-entered the meeting at 2:15 P.M.**

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**NEW APPLICATIONS**

**2872—Gary Young**

**Action Requested:**

Variance to allow two dwelling units on a single lot of record in an AG-R District (Section 208); Special Exception to permit a mobile home in an AG-R District (Section 310, Table 1) **LOCATION:** 25024 West 41st Street South

**Presentation:**

**Gary Young**, 25024 West 41st Street, Sand Springs, OK; stated he has 2.59 acres that is on a corner. He has a 16 x 80 mobile home that his daughter and her children live in and he would like to move that mobile home to his property for the purpose of helping

with the care of his wife who has Parkinsons Disease. There is room for a septic system, Sand Springs water and Cleveland electricity. There is an existing circle driveway and the entrance to the mobile home would be west of that driveway. There is an existing pipeline that runs through the property and that pipeline would be 117 feet away from the trailer, the requirement for that is no closer than 25 feet.

Mr. Charney asked Mr. Young if there was industrial zoning across the street from his property. Mr. Young answered affirmatively stating that the business has been closed for about three years due to bankruptcy.

Mr. Charney asked Mr. Young if there was a mobile home to the north of his property. Mr. Young answered affirmatively stating there are several mobile homes in the area.

Mr. Charney asked Mr. Young if he had heard from any of his neighbors about his request. Mr. Young stated that he spoke with the majority of the neighbors and no one had any objections.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Hutchinson, Johnston, Tisdale “aye”; no “nays”; no “abstentions”; none “absent”) to **APPROVE** the request for a Variance to allow two dwelling units on a single lot of record in an AG-R District (Section 208); Special Exception to permit a mobile home in an AG-R District (Section 310, Table 1), subject to conceptual plan 4.11 of the agenda packet. All DEQ requirements are to be met. There is to be an all-weather parking surface. The Board finds the hardship to be the unique special characteristics peculiar to the land, the size of the property, the surrounding land uses, given the tree cover and the pipeline easement will allow the proposed use. 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. Finding 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; for the following property:

**N330 E380 W760 E/2 NW LESS W25 & LESS N33 THEREOF FOR RDS SEC 29 19 10 2.42ACS TR B, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2873—Frank Westbrook**

**Action Requested:**

Special Exception permit a fence to exceed 4 feet in height in the front yard setback (Section 240.2). **LOCATION:** 9752 North Sheridan Road East

**Presentation:**

**Frank Westbrook**, 9752 North Sheridan Road, Sperry, OK; stated he would like to have any eight foot fence around his property to protect valuable equipment from theft, hay equipment, that is on the property and he does not want it to be seen. There is a 2.4 acre pond and his neighbor's children have crossed the barbed wire fence onto his property which concerns him. The area is growing and he anticipates an increase in traffic. Mr. Westbrook stated that his privacy and security is important to him. The fence will be 60 feet from the centerline of Sheridan.

Mr. Charney asked Mr. Westbrook if the fence track system shown on his site plan is going to be used. Mr. Westbrook answered affirmatively.

**Interested Parties:**

**Larry Leonard**, 15 East 5th Street, Suite 3700, Tulsa, OK; stated this proposal will be a nice improvement to the area and it will benefit everyone.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 5-0-0 (Charney, Crall, Hutchinson, Johnston, Tisdale "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a Special Exception to permit a fence to exceed 4 feet in height in the front yard setback (Section 240.2), subject to conceptual plan 5.7 of the agenda packet. The Board finds that the requested 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; for the following property:

**E/2 SE SEC 15 21 13 80 ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2874—Jeremy & Elizabeth Morris & Joshua Glovatsky**

**Action Requested:**

Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 0 feet in the AG District (Section 207). **LOCATION:** North and East of the NE/c of West 41st Street South & South 249th West Avenue

**Presentation:**

**Joshua Glovatsky**, 1528 East 34th Street, Tulsa, OK; stated he, his brother and sister-in-law have the subject 160 acres under contract and they would like to construct a house and a shop on the property. There is currently an access easement that comes from 41st Street. There will be a utility easement along the access easement which is part of the closing requirements on the property.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Hutchinson, Johnston, Tisdale “aye”; no “nays”; no “abstentions”; none “absent”) to **APPROVE** the request for a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 0 feet in the AG District (Section 207). An easement is to be filed of record providing ingress and egress from the publicly dedicated street showing the connection of the parcel to the public street. The Board finds the hardship to be that the land is set back from a publicly dedicated roadway and has no frontage because of the land’s physical location. 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; for the following property:

**NW SEC 21 19 10 160ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2875—Frank Pattison**

**Action Requested:**

Special Exception for Use Unit 2 – Area Wide Special Exception Uses – for a wedding and event venue in an AG District (Section 1202); Variance from the all-weather parking surface requirement (Section 1340.D). **LOCATION:** 23425 West Coyote Trail

**Presentation:**

**Frank Pattison**, 23425 West Coyote Trail, Sand Springs, OK; stated he has cleared about two acres to build a wedding and outside entertainment venue.



Mr. Charney asked Mr. Pattison about the residents nearest to his property. Mr. Pattison stated the neighbor across the street knows about his proposal and she has no objections, but he has not spoken to the neighbor to the east.

Mr. Charney asked Mr. Pattison about the outdoor music. Mr. Pattison stated that the plans are to be shut down by 10:00 p.m.

Mr. Charney asked Mr. Pattison about the plans for parking his guests. Mr. Pattison stated that on page 7.15 of the agenda packet shows the parking location on the subject property. Mr. Pattison stated that currently he plans to make the parking a gravel lot and in the future the plans are to pave the parking. His plans are to pack the ground and lay down a crusher run.

Mr. Johnston asked Mr. Pattison if he had plans to lay down an under layment fabric under the crusher run. Mr. Pattison stated that this is the first he has heard of that process but he can do that.

Mr. Hutchinson asked Mr. Pattison if he knew how many events he would like to have in a year. Mr. Pattison stated that will be at the hands of the public, so he is not sure.

Mr. Hutchinson asked Mr. Pattison if he would be erecting a metal building. Mr. Pattison stated that it is post frame, similar to a pole barn. Mr. Hutchinson asked Mr. Pattison if the building would be insulated. Mr. Pattison answered affirmatively.

Mr. Johnston asked Mr. Pattison if he would have parking lighting or any outside lighting. Mr. Pattison answered affirmatively.

Mr. Hutchinson asked Mr. Pattison if he planned to have alcohol at the events. Mr. Pattison answered affirmatively. Ms. Tosh stated that Mr. Pattison will need to obtain a license and there is a process to go through for that.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Hutchinson, Johnston, Tisdale “aye”; no “nays”; no “abstentions”; none “absent”) to **APPROVE** the request for a Special Exception for Use Unit 2 – Area Wide Special Exception Uses – for a wedding and event venue in an AG District (Section 1202); Variance from the all-weather parking surface requirement (Section 1340.D), subject to conceptual plans 7.15 and 7.16 of the agenda packet. The outdoor music is to end at 10:00 P.M. and the indoor music is to end at 11:00 P.M. Any parking lot lighting or event center lighting is to be shielded and down lighting to minimize the light pollution to the neighbors. The

parking lot topsoil is to be stripped and compacted in a commercially reasonable manner with a fabric under layment underneath the gravel to constitute the parking lot. The Board has found the hardship to be the location of the lot and the deep nature of the proposed parking lot off the main public thoroughfare. Finding 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. 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; for the following property:

**SE NE SW & E/2 SE SW LYING N OF COYOTE TR SEC 28 19 10 29.144ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2877—Linda Fitzpatrick**

**Action Requested:**

Variance to allow two dwelling units on a single lot of record in an AG District (Section 208). **LOCATION:** 20024 South Yale Avenue

**Presentation:**

**Linda Fitzpatrick**, 20024 South Yale Avenue, Mounds, OK; stated she has an existing single wide mobile home that is set next to her house and she would like to move into it and allow her son and his family to move into her house. Her husband has passed away so it is now just her living on the subject property.

Mr. Charney asked Ms. Fitzpatrick if she had heard from any of her neighbors. Ms. Fitzpatrick answered no stating that she has only one close neighbor and he is the Code Enforcing Officer for Bixby.

Mr. Charney asked Ms. Fitzpatrick if she is willing to comply with all the DEQ requirements such as skirting, tie downs, separate septic system and a hard surface parking lot. Ms. Fitzpatrick answered affirmatively.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION of HUTCHINSON**, the Board voted 5-0-0 (Charney, Crall, Hutchinson, Johnston, Tisdale “aye”; no “nays”; no “abstentions”; none “absent”) to **APPROVE** the request for a Variance to allow two dwelling units on a single lot of record in an AG District (Section 208), subject to conceptual plan 8.6 of the agenda packet. This approval is to meet all DEQ requirements and follow the Tulsa County guidelines. The Board has found the hardship to be the rural nature of the property and that it is a 2 ½ acre tract. 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; for the following property:

**SE SE SE SESEC 9 16 13 2.50AC, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2878—Tanner Bemies**

**Action Requested:**

Special Exception to permit Use Unit 24 – Mining and Mineral Processing (Section 1224) – to extend the time limit to allow native soils to be mined in an AG District (Section 310, Table 1). **LOCATION:** 10335 East 161st Street South

**Presentation:**

**Tanner Bemies**, 21585 South Glenwood Drive, Claremore, OK; stated he would like to have an extension on the previously approved Special Exception to continue the mining operation.

Mr. Hutchinson asked Mr. Bemies if he had had any issues with the area residents because at the last meeting there were several interested parties voicing their opinions. Mr. Bemies stated that he has not. He has purchased three trucks of his own to move the material because there was a void in the market. There has been no interference with the school traffic routes nor has he had any issues with the Bixby Police. Mr. Bemies stated that he has contracts with all the truck drivers and they are very stringent rules that they need to abide by, if he receives any complaints or sees any infraction he will immediately terminate that contract.

Mr. Charney asked Mr. Bemies about the tracking onto the main section line road from the subject facility. Mr. Bemies stated that on an average day when there is not an abnormal amount of precipitation it is fairly controlled. He has spent quite a bit of money on gravel, and there is a 120-foot roll out on the side where the digging is happening and on the other side of the road there is a 220-foot roll out. He also purchased a power broom to sweep all material and debris into a bucket and then haul it back into the site or to the landfill.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 5-0-0 (Charney, Crall, Hutchinson, Johnston, Tisdale “aye”; no “nays”; no “abstentions”; none “absent”) to **APPROVE** the request for a Special Exception to permit Use Unit 24 – Mining and Mineral Processing (Section 1224) – to extend the time limit to allow native soils to be mined in an AG District (Section 310, Table 1), subject to conceptual plan 9.125 of the agenda packet. The approval will have a five-year time limit, March 2026. Finding 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; for the following property:

**E/2 SW LESS BEG 378.63N SECR SW TH SW42.76 SW114.71 SW357.80 SW366.16 W298.35 NW244.12 N285.31 E120.93 SE164.88 SE113.29 ELY117.49 NE124.84 NE62.80 E105.02 NE547.81 NLY483.99 NE25.40 S833.78 TO POB SEC 19 17 14 68.990ACS, OF TULSA COUNTY, STATE OF OKLAHOMA**

**2876—Cody Zickefoose**

**Action Requested:**

Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet in the AG District to permit the construction of a single-family home and lot split (Section 207). **LOCATION:** 784 East 165th Street South

**Presentation:**

The applicant was not present.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **CRALL**, the Board voted 5-0-0 (Charney, Crall, Hutchinson, Johnston, Tisdale “aye”; no “nays”; no “abstentions”; none “absent”) to **CONTINUE** the request for a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet in the AG District to permit the construction of a single-family home and lot split (Section 207) to the April 20, 2021 Board of Adjustment meeting; for the following property:

The East 329.58 feet of the West 857.00 feet of the South Half of the Southwest Quarter of the Northeast Quarter (S/2 SW/4 NE/4) of Section Twenty-five (25), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, Containing 5.00 acres, more or less, OF TULSA COUNTY, STATE OF OKLAHOMA

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**OTHER BUSINESS**

None.

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**NEW BUSINESS**

None.

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**BOARD COMMENTS**

Mr. Charney thanked the staff for their hard work during this crazy time. He is glad to be attending the meeting in person again.

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There being no further business, the meeting adjourned at 3:13 p.m.

Date approved: 4/20/21  
David E. Charney  
Chair