

**TULSA COUNTY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 535**  
**Tuesday, September 17, 2024, 1:30 p.m.**  
**Williams Tower 1**  
**1 West 3rd Street, St. Francis Room**

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Hutchinson, Vice - Chair Hicks Houston Tisdale	Charney, Chair	S. Tauber J. Hoyt C. Pate	J. Webster - County

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, September 9, 2024, at 12:16 p.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

Mr. Hoyt read the rules and regulations.

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

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Houston, Hicks, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstentions", and Charney "absent") to **APPROVE** the Minutes of August 20, 2024 (Meeting No. 534).

**UNFINISHED BUSINESS**

**CBOA 3193 – Chris Hammond**

**Action Requested:**

Special Exception to permit a fireworks stand (Use Unit 2) in an RS district (Section 410, Table 1) **Location:** 5715 S 113th W Ave

**Presentation:**

**Harold Boggs**, 621 South 13<sup>th</sup> Street, Collinsville, Oklahoma 74021 stated that he is with Adkar Shrine and that his group lost a place to sell fireworks in Glenpool and had

**CBOA 3199 – James Morris**

**Action Requested:**

Variance of the required rear yard setback in an AG district (Section 330). **Location:**  
5601 S 105th W Ave

**Presentation:**

**Jame Morris**, 3912 West 41<sup>st</sup> Place, Tulsa, Oklahoma 74107 stated that he wanted to build a shop for his personal use on his land due to the forested area he was asking for the rear yard setback to be changed. It would be a 60-foot by 40-foot barn that will be wooden framed with metal siding. He would like to protect the large trees behind the new building.

**Comments and Questions:**

None

**Interested Parties:**

**Mark Morris**, 5404 South 97<sup>th</sup> West Ave. Sand Spring, Oklahoma, 74063 stated that he has no issue with the property Variance.

**Board Action:**

On **MOTION** of **HOUSTON**, the Board voted 4-0-0 (Houston, Hicks, Hutchinson, and Tisdale all “ayes”; no “nays”; no “abstentions”; and Charney “absent”) to **APPROVE** the Variance of the required rear yard setback in an AG district (Section 330) subject to the Agenda packet page 3.7, finding the hardship to be density of the trees limits the positioning of the barn.

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:

**PRT S/2 SW NE BEG SWC SW NE TH N466 E466 S466 W466 POB SEC 35 19 11  
5ACS, BUFORD COLONY SECOND ADDN, Tulsa County, State of Oklahoma**

**CBOA 3207 - CJ & Kristi Wiseley**

**Action Requested:**

Variance of the street frontage from 30' to 0' in an AG district (Section 207) and a Variance of the lot and land area per dwelling unit in an AG district (Section 330) to permit a lot split. **Location:** 2212 W 91st St S

**Presentation:**

Applicant requested a continuance until October 15, 2024

**Comments and Questions:**

None.

**Interested Parties:**

None.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Houston, Hicks, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstentions"; and Charney "absent") to **CONTINUE** the Variance of the street frontage from 30' to 0' in an AG district (Section 207) and a Variance of the lot and land area per dwelling unit in an AG district (Section 330) to permit a lot split to the next meeting of the Tulsa County Board of Adjustment of October 15, 2024.

**CBOA 3209 - Sheldon & Cynthia Dillingham**

**Action Requested:**

Variance of the land area per dwelling unit in an AG district (Section 330) and Variance of the lot area requirement in an AG district (Section 330) to permit a lot split.

**Location:** 1800 S 155th W Ave

**Presentation:**

**Sheldon and Cynthia Dillingham**, 16817 E 111th Street, Broken Arrow, Oklahoma 74011 stated that would like to do a lot split on their property so they would be able to build a house for their son. Everyone is on septic in this area. They want to split the lot almost in half. The entrance will be off 155<sup>th</sup> Street.

**Comments and Questions:**

Mr. Hicks stated that he was fine with the request. They need permission to not meet the 2.1-acre requirement. They will have to come back for the actual lot split permit, get the land surveyed, and Carmen Pate would help them after that is done.

**Interested Parties:**

No interested parties were present.

**Board Action:**

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Houston, Hicks, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstentions"; and Charney "absent") to **APPROVE** the Variance of the land area per dwelling unit in an AG district (Section 330) and Variance of the lot area requirement in an AG district (Section 330) to permit a lot split subject to having the survey completed. Finding the hardship to be that this is a large piece of property.

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:

**BEG 267.3E SWC NE SW TH N392 E279 S392 W279 POB SEC 8 19 11 2.51ACS,  
Tulsa County, State of Oklahoma**

**NEW BUSINESS**

**OTHER BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

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There being no further business, the meeting was adjourned at 2:13 p.m.

Date approved: \_\_\_\_\_

10/15/24  
David E. Changy \_\_\_\_\_ Chair