

**TULSA COUNTY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 542**  
**Tuesday, April 15, 2025, 1:30 p.m.**  
**Williams Tower 1**  
**1 West 3<sup>rd</sup> Street, St. Francis Room**

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Hicks	Charney, Chair	S. Tauber	Edenborough
Houston		J. Hoyt	
Hutchinson, V. Chair		C. Pate	
Tisdale			

The notice and agenda of the said meeting were posted at the County Clerk's office, County Administration Building, April 4, 2025, at 11:09 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, Vice Chairperson Hutchinson called the meeting to order at 1:30 p.m.

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent") to **APPROVE** the Minutes of March 18, 2025 (Meeting No. 541).

**NEW APPLICATIONS**

**CBOA 3247 - Derek Jewell**

**Action Requested:**

Variance of the lot area and lot per dwelling unit in an AG district to permit a lot split (Section 2.040, Table 2-3) and a Variance of the street frontage from 30' to 0' in an AG district (Section 2.050, Table 2-3) **Location:** 3102 E 141st St S

**Presentation:**

**Derek Jewell**, P.O. Box 4, Bixby, Oklahoma, 74008 stated that they wanted a Variance to split his lot, and a Variance to reduce the street frontage to have an easement for the property.

**Interested Parties:**

No interested parties were present.

**CBOA 3250 - Ben Coleman**

**Action Requested:**

Variance to permit a garage in the required street setback in an RE district (Section 18.080, Table 18-1) **Location:** 21851 W 42nd St S

**Presentation:**

**Ben Coleman**, 21851 West 42<sup>nd</sup> Street South, Sand Springs, Oklahoma 74063, stated that the way their property was laid out they needed to build their garage within the required street setback.

**Interested Parties:**

No interested parties were present.

**Comments and Questions:**

Mr. Tisdale stated that he could support this request.

**Board Action:**

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent") to **APPROVE** a Variance to permit a garage in the required street setback in an RE district (Section 18.080, Table 18-1) not subject to any conditions. Finding the hardship to be the unique location of the lot and having 3 road frontages.

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:

**LTS 1 & 2 BLK 1, OAK FOREST COUNTY OF TULSA, STATE OF OKLAHOMA.**

**CBOA 3252 - Terry & Shirley Crow**

**Action Requested:**

Special Exception to Permit a Carport in a required yard (Section 18.080, Table 18-1)

**Location:** 5769 W 1st St

**Presentation:**

**Terry Crow and Shirley Crow**, 5769 West Street, Tulsa, Oklahoma 74127, stated that they would like to put a carport in their yard to park their cars under. It will be for 2 cars.

**Interested Parties:**

No interested parties were present.

**Comments and Questions:**

Mr. Hutchinson stated that he thought it would be an improvement to the neighborhood, and he could support the request.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent") to **APPROVE** a Special Exception to Permit a Carport in a required yard (Section 18.080, Table 18-1) subject to no conditions.

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:

**LT 13 BLK 1, SUNSET ACRES COUNTY OF TULSA, STATE OF OKLAHOMA.**

**CBOA 3254 - David Bartling**

**Action Requested:**

Variance of the required side yard setback and land area per dwelling in an AG district (Section 2.040, Table 2-3) **Location:** 4872 E 181st St S

**Presentation:**

**David Bartling**, 4870 East 181<sup>st</sup> Street, Bixby, Oklahoma 74008, stated that he was wanting to build a home for his mother beside their current home, but due to access he needs to place it closer to the eastern property line than allowed. 5 feet instead of 15.

**Interested Parties:**

No interested parties were present.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent") to **APPROVE** a Variance of the required side yard setback and land area per dwelling in an AG district (Section 2.040, Table 2-3). Finding the hardship to be the narrow nature of the lot and the need for close proximity.

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:

**LOT 4, BLOCK 1, SOUTH COUNTRY MEADOWS COUNTY OF TULSA, STATE OF OKLAHOMA.**

**CBOA 3256 - Melissa Torkleson**

**Action Requested:**

Special Exception to Permit a Fireworks stand for a period of 5 Years (Section 9.040-B)

**Location:** 524 N 49th W Ave

**Presentation:**

**Melissa Torkleson**, 637 South 193<sup>rd</sup> West Avenue, Sand Springs, Oklahoma 74063, stated that they wanted a Special Exception to extend their fire work stand for 5 years instead of the usual 3 years since they had not had any issues in many years.

**William Cypert**, 11680 South 153<sup>rd</sup> West Avenue, Sapulpa Oklahoma 74066, stated that his church men's group leased the fireworks stand from Ms. Torkleson and that they had tried to be very responsible for the running of the fireworks stand.

**Interested Parties:**

**Tina Jones**, 524 N 49th W Ave, Tulsa, Oklahoma 74127, stated that she lived next door to this firework stand and that there had been a lot of problems with loud music, leaving the lights on all night, the smell of the porta potty. They littered on her property and poured buckets of urine out on her property as well.

**Rebuttal:**

Ms. Torkleson stated that she had not been aware of any of these issues since they leased it to a church group. She did not think any of these issues were valid.

**Comments and Questions:**

Mr. Hutchinson stated that the neighbor's concerns seemed valid to him and that he thought that the term should be shortened to 1 year instead of 3 or 5 years so they can get feedback that the stand is operated properly.

Mr. Tisdale stated that he was concerned about the term.

**Board Action:**

On **MOTION** of **HOUSTON**, the Board voted 3-0-1 (Hicks, Houston, , and Tisdale all "ayes"; no "nays"; Hutchinson "abstained"; Charney "absent") to **APPROVE** Special Exception to Permit a Fireworks stand for a period of 1 Years (Section 9.040-B) subject to the conditions that they address the concerns of the neighbors.

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:

**TR.13 BG.24.75 S.& 1200 E. NW COR. LT 1 OR NE NE TH. S.330E.98.4 N.330 W.99. 25 TO BG.SEC.5-19-12 COUNTY OF TULSA, STATE OF OKLAHOMA.**

**CBOA 3258 - Russell & Angela Broom**

**Action Requested:**

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

**Location:** 5343 S 249th W Ave

**Presentation:**

**Angela Broom**, 524 N 49th West Avenue, Sand Springs, Oklahoma 74063, stated that she and her husband want to add a manufactured home to their lot for a family member.

**Interested Parties:**

None.

**Comments and Questions:**

Mr. Houston stated that they would need separate utilities, a septic system, and hard surface parking for the manufactured home.

**Board Action:**

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent" ) to **APPROVE** a Variance of the lot area per dwelling unit in an AG district (Section 2.040, Table 2-3) subject to their working with permitting for all necessary requirements. Finding the hardship to be that the lot is large and is below the acreage that is required for this area.

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:

**SW SW NW NE SEC 32 19 10 2.50ACS COUNTY OF TULSA, STATE OF OKLAHOMA**

**Comments and Questions:**

No further comments or questions were made.

**Board Action:**

On **MOTION** of **HUTCHINSON**, the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent") to **CONTINUE** Variance of the lot 30' lot frontage requirement and a variance of the lot width requirement in an AG district (Section 2.040, Table 2-3) until July 15, 2025, at the Tulsa County Board of Adjustment meeting.

LEGAL: BEG SECR SE SW SW TH W209 N348 E66.50 N126 E60 N158.25 E82.50  
S632.35 POB LESS S50 THEREOF FOR RD SEC 11 21 13 2.142 ACS COUNTY OF  
TULSA, STATE OF OKLAHOMA.

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

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There being no further business, the meeting was adjourned at 4:00 p.m.

Date approved: 4-15-25

 Chair