

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 544
Tuesday, June 17, 2025, 1:30 p.m.
Tulsa County Government Headquarters
Room 131, 218 West 6th St., Tulsa, Ok, 74119

Members Present	Members Absent	Staff Present	Others Present
Hicks	Charney, Chair	S. Tauber	K. Edenborough
Houston		K. Davis	
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, June 11, 2025, at 9:02 a.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

Ms. Pate read the rules and regulations.

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

UNFINISHED BUSINESS

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

Presentation:

Jerry Williams, 8015 Cottonwood Avenue, Edmond, Oklahoma 73034, stated that he was presenting for TNT Fireworks in place of Lonnie Basse. The fireworks stand in question has been in this location for many years with no problems that he knows of.

Interested Parties:

None

Comments and Questions:

Mr. Tisdale stated that this was a permanent structure and not a trailer.

Mr. Hutchinson stated that he did not have a problem with this request.

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

Presentation:

Applicant was not present for the second time.

Interested Parties:

None

Comments and Questions:

None

Board Action:

On **MOTION** of the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent") to **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)

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

Presentation:

Ronnie Ferguson, 4647 South 30th West Avenue, Tulsa, Oklahoma 74107, stated that he had bought this land to put his new home on. He stated that he had talked to all his neighbors, and they were in support of his request. This is 0.9-acres and not 0.4-acres as the agenda stated. This is for a doublewide mobile home. Most of the neighbors have manufactured homes also. It will have a septic tank or an aerobic system.

Interested Parties:

None

Comments and Questions:

Mr. Houston stated that he was in support of this request.

Board Action:

On **MOTION** of 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 and lot area per dwelling unit in an AG district (Section 2.040, Table 2-3) with the following conditions that there are tie downs, skirting, hard surface parking, and the they meet all of the DEQ requirements for the septic system.

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 NE NE BEG 1015W & 990S NEC NE TH S280 W140 N280 E140 POB SEC 9 16
13 .89AC COUNTY OF TULSA, STATE OF OKLAHOMA**

CBOA 3283 - 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

Presentation:

Rush Deitz, 11600 South 4050 Road, Oologagh, Oklahoma 74053, stated that he is wanting to open a coffee shop in Owasso, Oklahoma. The area is annexed by Tulsa County and there is a fireworks stand on the property two weeks out of the year. This is located at 106th Street and Highway 169. It is about 75 feet off the road. It sits at the back of the lot. The lot has a large concrete pad where Jake's Fireworks stand is set up and their coffee shop will sit at the back of the lot. This is a commercial area, and he will be leasing from the fireworks owners. It will be a small portable building that he has recently bought. This will be drive through only. There should be room for 10 cars to line up to his window. The school across the street will be an asset to the business.

Interested Parties:

None

Comments and Questions:

Mr. Houston asked how long the Board wants to put a term limit for this applicant.

Mr. Hutchinson stated that he felt a longer-term limit was better because of the amount of money the applicant must invest in the startup. He thought that a 3-to-5-year term would be acceptable.

Board Action:

On **MOTION** of **HOUSTON** the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent") to **APPROVE** the Use Variance to permit a coffee shop in an RE district. Section 6.010, Use Table 6-1 with no specific deadline, not subject to conditions. Finding the hardship to be that it is a great location and there is a fireworks stand there two weeks out of the year.

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 Use 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:

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:11 p.m.

Date approved: 8/19/25

David E. Charny Chair