

**Tulsa County Board of Adjustment  
MINUTES of Meeting No. 549  
Regularly Scheduled Meeting  
Tuesday December 16, 2025, 1:30 p.m.  
Williams Tower I  
1 West 3rd Street, St. Francis Room**

**Consider, Discuss and/or Take Action On:**

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Hicks	Charney	S. Tauber	County Inspectors:
Houston		K. Davis	K. Edinburgh
Hutchinson, V. Chair		J. Rojas	T. Tosh
Tisdale		D. Wilkerson	

The notice and agenda of the said meeting were posted at the County Clerk's office, County Administration Building, December 5, at 2:26 p.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

Mr. Davis read the rules and regulations.

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

On **MOTION** of **HUTCHINSON**, the Board voted 4-0- (Hicks, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; no "abstinence", to **APPROVE** the Minutes of October 21, 2025 (Meeting No. 547).

**NEW APPLICATIONS**

**CBOA 3322 - Dylan Ingram**

**Action Requested:**

Variance of the street frontage requirements from 30' to 0' in an AG district (Sec. 2.040, Table 2-3).

**Location:** 22792 W 41<sup>st</sup> S., Sand Springs

**Presentation:**

**Dylan Ingram**, 609 West 32<sup>nd</sup> Place, Sand Springs, Oklahoma 74063, stated that the purpose behind the request was so that they can build a house there at some point. They pursued a mutual driveway agreement along the side so that they would not run into issues later. Now that they are working on this land, they want to get all of this cleared up. It is not on a county-maintained road. The road easement has been filed. The title company had a lawyer that drafted an easement document when they were closing on the property.

**Interested Parties:**

None

**Comments and Questions:**

Mr. Hutchinson stated that he could support the request

**Board Action:**

On **MOTION** of **HICKS**, the Board voted 4-0-0 (Hicks, Houston, Hutchinson, and Tisdale all “ayes”; no “nays”, no “abstinence”, to **APPROVE** the Variance of the street frontage requirements from 30' to 0' in an AG district (Sec. 2.040, Table 2-3), subject to the following conditions the proper paperwork is filed with the County. Finding that the hardship being that the property was not on a county-maintained road and that it is an island 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:

**Legal Description:**

**A part of the north half of the northeast quarter (n/2 ne/4) of section twenty-eight (28), Township nineteen (19) north, Range Ten (10) East of the Indian base and meridian, Tulsa county, state of Oklahoma, according to the U.S. government survey thereof, more particularly described as beginning at the northwest corner of the north half of the northeast quarter (n/2 ne/4) section twenty-eight (28) thence east along the north line thereof a distance of 1980 feet, thence south 261.5 feet, thence west 416 feet, thence south 546.45 feet, thence west 1564, thence north 807.7 feet to the point of the beginning, County of Tulsa, State of Oklahoma.**

**CBOA 3319 - Tyler Chambers**

**Action Requested:**

Variance of the rear (East) setback in the AG-R district (Section 2.040, Table 2-3)

**Location:** 4915 S. 257th W. Ave., Sand Springs

**Presentation:**

**Tyler Chambers**, 4915 South 257th West Avenue, Sand Springs, Oklahoma 74063, stated that he was building a garage for storage for a RV, a boat, and motorcycles. His house needs to be restored as it has been emptied for a few years. Behind the garage, there is a setback that is currently 12' instead of the required 15'. There is a well house, a pump house and sewer restrictions, which are the reasons why the garage fits in this location.

Mr. Davis stated that the setback is 40'. The way the house sits on the property looks like it would be a side setback requirement, but the location of the front door to 257<sup>th</sup> West Avenue is the reason the determination to make it the rear setback requirement.

**Interested Parties:**

None

**Comments and Questions:**

Mr. Hutchinson 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", to **APPROVE** the Variance of the rear (East) setback in the AG-R district (Section 2.040, Table 2-3) subject to the following conditions: that he meet any of the DEQ standards for setbacks. Finding the hardship to be unique placement of the house on the lot.

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:

**Legal Description:**

**BEG 654' N & 25' E SW COR SW TH N 620' E185' S 620' W 185' TO BEG SEC 29 19 10 Section: 29 Township: 19 Range: 10 County of Tulsa, State of Oklahoma.**

**OTHER BUSINESS**

**NEW BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 1:52 p.m.

Date approved: 02/17/2026

Chair: [Signature]