

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 541
Tuesday, March 18, 2025, 1:30 p.m.
Williams Tower 1
1 West 3rd Street, St. Francis Room

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

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, March 5, 2025, at 9:18 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 Charney called the meeting to order at 1:30 p.m.

On **MOTION** of **TISDALE**, the Board voted 4-0-1 (Charney, Houston, and Hutchinson all "ayes"; no "nays"; Hicks "abstained") to **APPROVE** the Minutes of January 21, 2025 (Meeting No. 539).

UNFINISHED BUSINESS

CBOA 3243 - Jose Luis Urquiza

Action Requested:

Variance to permit 3 dwellings on one lot of record in the RS district (Section 6.010, Table 6-1) and a Special Exception to permit a single-wide manufactured home in the RS district (Section 3.030, Table 3-2). Location: 14001 E 56th St N

Presentation:

Jose Urquiza, 14001 East 56th Street North, Owasso, Oklahoma 74055, stated that he wants to put in one home for his mother and one for his son. There is one home existing on the lot currently. The homes would be manufactured homes. They would be served with their own sanitary system. He would obey all setback rules for all the homes.

CBOA 3244 - John & Jeannine Hoy

Action Requested:

Variance of the lot area and lot area per dwelling unit in an AG district to permit a lot split (Section 2.040, Table 2-3) Location: 12551 E 120th St N

Presentation:

John Hoy, 12551 East 120th Street North, Collinsville, Oklahoma 74021, stated that he and his wife have approximately 3.9 acres and they would split the lot for his parents to move onto the land. His current home is on a septic system, and anything constructed on this land that will be split off would need to have its own septic system too. It will have its own utilities as well and its own address. The driveway will come off 125th Street. The lot split will leave him with 3 acres.

Interested Parties:

No interested parties were present.

Questions and Comments:

Mr. Hutchinson stated that he could support this request.

Board Action:

On **MOTION** of **TISDALE**, the Board voted 5-0-0 (Charney, Hicks, Houston, Hutchinson, Tisdale) to **APPROVE** a Variance of the lot area and lot area per dwelling unit in an AG district to permit a lot split (Section 2.040, Table 2-3) subject to the following conditions that all regulations and DEQ regulations are followed. The hardship is that this is a large 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:

W/2 NW NE SE LESS S50 THEREOF FOR RD & LESS W50 N610 W/2 NW NE SE & LESS BEG 50E & 75N SWC W/2 NW NE SE TH S25 E25 NWLY35.36 POB SEC 5 21 14 3.914ACS County of Tulsa, State of Oklahoma.

NEW APPLICATIONS

CBOA 3246 - Jim Meadows

Action Requested:

Special Exception to permit a Recreational Vehicle as a living space in an AG district (Section 8.160) **Location:** 17110 W Wekiwa Rd

Presentation:

Jim Meadows, 17110 West Wekiwa Road, Sand Springs, Oklahoma 74063, stated that he was at the meeting to ask for permission to have a Recreational Vehicle as living space on his land and has been there for 6 years. It is hooked up to water and septic for a previous mobile home. He also has electricity. This is until he can build a home. He leases the land it is on. It is a 5th wheel. He parks on gravel and has the whole time.

Interested Parties:

No interested parties were present.

Questions and Comments:

Mr. Charney asked the other Board members how they felt about the hard surface parking if they did a temporary time range. He felt like the gravel had been there for so long that it was hard packed by this time.

Board Action:

On **MOTION** of **HICKS**, the Board voted 5-0-0 (Charney, Hicks, Houston, Hutchinson, Tisdale) to **APPROVE** a Special Exception to permit a Recreational Vehicle as a living space in an AG district (Section 8.160) subject to the following condition that this be approved for a 3-year term.

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:

**PRT W/2 SEC BEG 1526.03S & 1764.35E NWC SW TH NE229.5 N469.89 TO SL
KEYSTONE EXPRESSWAY TH SW228.94 S476.76 POB SEC 6 19 11 2.50ACS
County of Tulsa, State of Oklahoma.**

Chuck Siteler, 7272 West 51st Street, Tulsa, Oklahoma 74107, stated that he also owns the small square of land at 65th Street. He grew up in Oakhurst and he knows that the water system will not manage what he is proposing. The entrance to this property is over the railroad tracks and you are not able to see over the tracts. Semi-trucks get with lowboys get stuck on that road. This is also a flood area also. He was opposed to this request.

Melinda Mulcare, 5700 South 65th West Avenue, Tulsa, Oklahoma 74107, stated that there are too many RV parks in this area, and they are overwhelmed by drugs, thieves, and pedophiles. The railroad tracks will be very loud for the tenants of this RV park. She deals with a lot of erosion problems and his property is higher than hers. She owns a horse boarding business and there are already problems for her students with the unhoused being on her land. She is opposed to this request.

Cori Carlin, 5023 East Admiral Place, Tulsa, Oklahoma 74115, stated that she is a client at River Field Barn and spends 5 to 7 days a week there along with her teenage daughter. She is concerned about the safety and security of her horses and the owners of this property. The fence line that the RV park will back up to is the pasture and many times at night and early mornings, they are out there by themselves. Their property does not have any men on it. It is a safe place to let the kids go around on their own. These RV parks with oil field workers tend to be rough with parties. Some of the horses are being rehabbed for health issues and are scared easily by noises. She is opposed to this request.

Laurie Hedlund, 21545 Calea, Tulsa, Oklahoma 74019, stated that she is one of the trainers at the horse farm. Her concern with the RV park is that there will be transients across the street, and she cannot guarantee her students, and their parents, that they will be safe. Her students range from 5 to 87. She is afraid for the horses and riders. She is opposed to this request.

Matthew Mulcare, 7209 West 56th Street, Tulsa, Oklahoma 74107, stated he is the owner's nephew and has lived on the property his whole life. There is already a problem with people walking through the woods and campfires. He is opposed to this request.

Rebuttal:

Mr. Burris stated that he understands the concerns of the speakers and is trying to mitigate some of the things that they spoke about. The topographical concerns are addressed on the site plan, and it is to scale. He is more than happy to accommodate the business owners. His goal is not to degrade the community. He hopes to improve the community.

CBOA 3249 - John Harris

Action Requested:

Special Exception to permit a Recreational Vehicle as a living space in an AG district (Section 8.160) **Location:** 16655 W 56th PI S

Presentation:

John Harris, 16655 West 56th Place South, Sand Springs, Oklahoma 74063, stated he lives in their 2,100 square foot home and they own a recreational vehicle as well. They are talking to builders about a house for her on the property, but she is in their house and her items are in the RV. It is a bumper pull trailer. It has been moved to comply with the setbacks for the location. To hook it back up they will need to get more infrastructure. They want to be able to hook it up in case they need it for family gatherings. It will not be on its own septic as it has a clean out. The permanent house will be on a different lot with its own septic system.

Interested Parties:

No interested parties were present.

Questions and Comments:

None.

Board Action:

On **MOTION** of **HUTCHINSON**, the Board voted 5-0-0 (Charney, Hicks, Houston, Hutchinson, Tisdale) to **APPROVE** a Special Exception to permit a Recreational Vehicle as a living space in an AG district (Section 8.160) for a time limit of 3 years.

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 public welfare, for the following property:

**E33.36 LT 1 BLK 1 OAK HAVEN II & W367.17 SE SW NE SEC 31 19 11 5.73 ACS
County of Tulsa, State of Oklahoma.**