

RECEIVED



10:16 am, Mar 13, 2024

**AGENDA**  
**Tulsa County Board of Adjustment**  
**Regularly Scheduled Meeting**  
**Tuesday March 19, 1:30 p.m.**  
**Williams Tower I**  
**1 West 3rd Street, St. Francis Room**

**Meeting No.529**

Consider, Discuss and/or Take Action On:

1. Approval of **Minutes** of December 19, 2023 (Meeting No. 526).
2. Approval of **Minutes** of February 20, 2024 (Meeting No. 528).

**UNFINISHED BUSINESS**

**3. CBOA – 3113 Linda C. Morton**

**Action Requested:**

Variance of the street frontage from 30' to 0' in an AG district to permit a lot split (Section 207). **Location:** 2652 E 171st St S

**NEW APPLICATIONS**

**4. CBOA – 3137 Melisha Wallace**

**Action Requested:**

Special Exception to permit a home occupation (hair salon) in an RS district (Section 440) **Location:** 6537 N Rockfort Av E

**5. CBOA – 3138 Tom Neal**

**Action Requested:**

Variance to permit two dwelling units on a single lot of record in an RS district (Section 208). **Location:** 4147 W 59th St S

**6. CBOA – 3139 Adam Wheat**

**Action Requested:**

Variance of the required side yard setback in an AG district (Section 330).  
**Location:** 4215 S 78th W Ave

**7. CBOA -3141 TNT Fireworks**

**Action Requested:**

Modification of a previously approved Special Exception (CBOA-2737) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**  
701 W 41st St S

**8. CBOA – 3142 TNT Fireworks**

**Action Requested:**

Modification of a previously approved Special Exception (CBOA-2736) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**  
4801 E Pine St

**9. CBOA – 3143 TNT Fireworks**

**Action Requested:**

Modification of a previously approved Special Exception (CBOA-2735) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**  
4221 E Pine St

**10. CBOA – 3144 TNT Fireworks**

**Action Requested:**

Modification of a previously approved Special Exception (CBOA-2739) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**  
19214 E 91st St S

**11. CBOA- 3145 – TNT Fireworks**

**Action Requested:**

Modification of a previously approved Special Exception (CBOA-2740) to extend the time limitation and the Variance from the all-weather parking requirement for a fireworks stand (Use Unit 2) (Section 1340.D) to expire 7-10-29. **Location:**  
SW/c 101st St S & 129th E Ave

- 12. CBOA- 3146 Holly Watkins - WITHDRAWN**  
**Action Requested:**  
Use Variance to permit Use Unit 23, Warehousing and Wholesaling in an AG District (Section 310). **Location:** 6903 E 181st St S
- 13. CBOA- 3147 TNT Fireworks WITHDRAWN**  
**Action Requested:**  
Special Exception to allow a fireworks stand (Use Unit 2) in a CG zoned district. (Sec. 710); Variance of the all-weather surface material requirement for parking (Section 1340.D) to expire 7-10-29. **Location:** 410 S 209th W Ave
- 14. CBOA- 3148 Scott and Donna Williams**  
**Action Requested:**  
Variance of the minimum land area per dwelling unit requirement in an AG district (Sec. 330). **Location:** 8775 E 86th St N
- 15. CBOA- 3149 TP Wrecker, LLC/Daniel Pollet WITHDRAWN**  
**Action Requested:**  
Use Variance to permit Use Unit 27 for a commercial wrecker service storage facility in an AG district limited to southern portion of property. **Location:** 18227 S Elwood Ave
- 16. CBOA- 3150 Public Service Co. of Oklahoma**  
**Action Requested:**  
Variance of the minimum lot area requirement in an AG district (Sec. 330).  
**Location:** 14763 N Memorial Dr
- 17. CBOA- 3151 Anchor Stone**  
**Action Requested:**  
Special Exception to permit Use Unit 24 - Mining and Mineral Processing in an AG district (Section 310, Table 1). **Location:** S & E of E 151st St S & S Garnett Rd
- 18. CBOA- 3152 Jashima Deberry**  
**Action Requested:**  
Special Exception to allow fireworks stands (Use Unit 2) in a CS zoned district and IL zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D). **Location:** 1510 N Vandalia Ave
- 19. CBOA- 3153 Charles Harlan**  
**Action Requested:**  
Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310, Table 1). **Location:** 12019 N Yale Ave

**20.CBOA- 3155 Donald Cason**

**Action Requested:**

Modification to a previously approved site plan (CBOA-2091). **Location:** 11400 E  
116th St N

**OTHER BUSINESS**

**NEW BUSINESS**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Website:** [https://www.incog.org/Land\\_Development/land\\_main.html](https://www.incog.org/Land_Development/land_main.html)

**E-mail:** [esubmit@incog.org](mailto:esubmit@incog.org)

If you require special accommodations pursuant to the Americans with Disabilities Act, please call 918-584-7526.

**NOTE:** Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at the Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Board of Adjustment meeting.