



## City of Tulsa Board of Adjustment

### Agenda of Meeting No. 1380

Tuesday, April 14, 2026, 1:00 p.m.

Tulsa City Council Chamber, 175 E. 2nd St., Second Level, Tulsa, OK 74103

### Introduction and Notice to the Public

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The City of Tulsa Board of Adjustment (BOA) is empowered by state law to grant variances due to hardships, and special exceptions to the zoning code. At this meeting, BOA, in accordance with and pursuant to applicable policies and procedures, will review, consider, discuss, and may take action on, approve, approve with conditions, amend or modify, deny, reject, or defer action on any item listed on the agenda.

### How to Participate

You may attend the hearing to express your opinions or have someone appear on your behalf. If you wish to present documents or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Please reference the case number and include your name and address. Any exhibits presented will become part of the public record of the case.

**To comment on cases**, email [planning@cityoftulsa.org](mailto:planning@cityoftulsa.org).

Mail: Tulsa Planning Office, 175 E. 2nd St., Suite 480, Tulsa, OK 74103

All electronic devices must be silenced during the hearing. Note: If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526.

### Call to Order

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### Approval of Minutes

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1. Minutes from Meeting 1379, March 24, 2026

### Unfinished Business

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2. **BOA-23980**

Location: 2424 East 21st Street South

City Council District: 4

Applicant: Pete Webb

Action(s) Requested: Variance to increase the maximum display area for wall signs in the OM district (Section 60.060-C).

### New Business

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3. **BOA-24017**

Location: 610 South Cincinnati Avenue

City Council District: 4

Applicant: LauraAnn Freyre

Action(s) Requested: Special Exception to permit a Drive-in or Drive-through Facility in the Central Business District (CBD) (Section 15.020, Table 15-2).

- 4. BOA-24018**  
Location: 1743 West 41st Street South  
City Council District: 2  
Applicant: Rodney Harmon  
Action(s) Requested: Special Exception to permit an accessory dwelling unit in the RS-3 district (Section 45.031-D).
- 5. BOA-24019**  
Location: 2330 North Quaker Avenue  
City Council District: 1  
Applicant: Brook Reutter  
Action(s) Requested: Special Exception to permit a Funeral or Mortuary Service in the RM-1 district (Section 5.020, Table 5-2); Special Exception to reduce the required parking ratio for a Funeral or Mortuary Service in the RM-1 district (Section 55.050-K).
- 6. BOA-24020**  
Location: 11675 East 21st Street South  
City Council District: 6  
Applicant: John Sanford, AIA  
Action(s) Requested: Special Exception to allow a Large (greater than 250-person capacity) Indoor Assembly and Entertainment use in the CS district (Section 15.020, Table 15-2).
- 7. BOA-24021**  
Location: 6020 South Garnett Road  
City Council District: 7  
Applicant: Justin Van Kirk, Affordable Auto  
Action(s) Requested: Special Exception to allow a Personal Vehicle Sales use in the CS district (Section 15.020, Table 15-2).
- 8. BOA-24023**  
Location: 17211 East 11th Street South  
City Council District: 6  
Applicant: Jose U. Flores  
Action(s) Requested: Variance to reduce the required 200-foot minimum lot width in the AG district to permit a lot split (Section 25.020, Table 25-2).
- 9. BOA-24024**  
Location: 1119 South Owasso Avenue  
City Council District: 4  
Applicant: Rod Yancy, Nullius In Verba, LLC  
Action(s) Requested: Special Exception to permit a Bed and Breakfast with events in the RS-3 district (Section 5.020, Table 5-2; Section 40.060).
- 10. BOA-24025**  
Location: 3150 East 41st Street South  
City Council District: 9  
Applicant: Jill Ferenc  
Action(s) Requested: Special Exception to permit a sign in the right-of-way (Section 60.020-E); Variance to permit a dynamic display sign within 20 feet of the driving surface of the street and within 200 feet of a residential district (Sections 60.100-E and 60.100-F).

**11. BOA-24027**

Location: Multiple properties at the southwest corner of East Admiral Place and North Utica Avenue

City Council District: 1

Applicant: Stuart McDaniel

Action(s) Requested: Special Exception to reduce the required parking ratio for Household Living uses in the CH district (Section 55.050-K).

**Other Business**

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**Board Members' Comments**

**Adjournment**

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