



MEETING AGENDA

City of Tahlequah Board of Adjustments

Tahlequah City Hall - 111 South Cherokee Avenue
Monday, July 27th, 2026, at 4:00 P.M.

Board of Adjustment Members

Bob Girdner- Chairman
Linda Spyres Lisa Presley
Ryan Cannonie Dr. Dana Eversole

1. **Call to Order**
2. **Roll Call**
3. **Discussion and possible action** – Approval or correction of minutes dated April 27th, 2026
4. **Discussion and possible action** - To approve, approve with modifications, or deny the proposed variance in association with the City of Tahlequah Zoning Code Ordinance Section 2.4 Bulk and Area Requirements.
The applicant is requesting a variance for lot size to be less than the required minimum lot size (6,000 SF) in RS-3 (Single Family High Density) Zoning, located at 749 Bluff Avenue, or described as follows, A tract of land in Lot 1, Block 18 in City Park Addition to the City of Tahlequah, Oklahoma more particularly described as follows to-wit: Commencing at the SE/C of Lot 2, Block 18; Thence S89°53'W, along the South boundary of said Lot 2, a distance of 369.26' to the East boundary of Bluff Avenue; Thence N12°31'58"E, along the East boundary of Bluff Avenue, a distance of 347.23' to the POB; Thence continuing along the East boundary of Bluff Avenue, N12°31'58"E, 58.62', to a point on the North boundary of Lot 1; Thence N89°53'00"E, along the North boundary of said Lot 1, 80.10; Thence S10°14'23"W, 76.22'; Thence N77°28'02"W, 81.21' to the POB.
5. **Discussion and possible action** – To approve, approve with modifications, or deny the proposed variance in association with the City of Tahlequah Zoning Code Ordinance Section 2.4 Bulk and Area Requirements.
The applicant is requesting a variance to encroach no more than 6' in the 25' front yard setback line, located at 580 E. Atsina Street, or described as follows, Lot 6, Block 5, Cherokee Subdivision, a subdivision lying in and being a part of the SE/4 SE/4 of Section 21, T17N, R22E, Cherokee County, Oklahoma.
6. **Discussion and possible action** – To approve, approve with modifications, or deny the proposed variance in association with the City of Tahlequah Zoning Code Ordinance Section 2.4 Bulk and Area Requirements.

The applicant is requesting a variance to encroach no more than 3' in the 25' front yard setback line, located at 731 E. Atsina Street, or described as follows, Lot 3, Block 1, Cherokee Subdivision, a subdivision lying in and being a part of the SE/4 SE/4 of Section 21, T17N, R22E, Cherokee County, Oklahoma.

7. Adjournment

Posted: P. Harjo

Date: 7/16/26

Time: 10 A.M.