

**Tulsa County Board of Adjustment
MINUTES of Meeting No. 554
Regularly Scheduled Meeting
Tuesday June 16, 2026, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room**

Meeting No.555

Consider, Discuss and/or Take Action On:

Members Present	Members Absent	Staff Present	Others Present
Charney - Chair		S. Tauber	County Inspector -
Hicks – Vice Chair		K. Davis	Kerrick Edenborough
Tisdale		J. Rojas	
Houston		D. Wilkerson	
Bonebrake			

The notice and agenda of the said meeting were posted at the County Clerk's office, County Administration Building, June 9, 2026, at 11:27 a.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

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

Mr. Davis read the rules and regulations.

On **MOTION** of **TISDALE**, the Board voted 5-0-0 (Bonebrake, Charney, Hicks, Houston, Tisdale) all "ayes"; no "nays"; no "abstinence to **APPROVE** the Minutes of April 21, 2026 (Meeting No. 553).

UNFINISHED BUSINESS

Mr. Charney recused himself from CBOA 3357 due to a conflict of interest and left the room at 1:38 p.m.

CBOA 3357 – James Redyke

Action Requested:

Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.040 Table 2-3), Variance of the Minimum Lot Area and Minimum Lot Area per Dwelling Unit in an AG district (Section 2.040, Table 2-3), and Special Exception for Type 2 Home Occupation (Sec. 8.120-C).

Location: 3900 East 161st, Bixby, Ok.

Presentation:

James Redyke, 3713 East 110th Court, Tulsa, Oklahoma 74133, stated that he had owned a property in Tulsa, where he conducted a business. During the time he had an employee that lived in an apartment full-time. The business was moved to another location and the same employee lived on that property as well. He wants to sell the north two-acres of this property to Mr. Hernandez.

Interested Parties:

There were a lot of opposition to this request and before the Board voted the applicant chose to **WITHDRAW** his case.

Comments and Questions:

None

Board Actions:

None

Mr. Charney rejoined the meeting at 1:52 p.m.

NEW APPLICATIONS

CBOA 3363 – Ted Schwendemann

Action Requested:

Variance of the rear setback requirement to permit an Accessory building in an RS-3 District (Sec. 8.030) & (Sec. 3.040)

Location: 6832 W. 41st Pl. Tulsa, OK

Presentation

Ted Schwendemann, 6832 W. 41st Place, Tulsa, Oklahoma 74107, stated that this application is different from his previous application. His last application was denied. He is asking for is approval to redefine the rear yard. Then if that is approved, he could remove the back fifteen feet of the barn structure he has built. Without the approval, the building will have to be removed. This is for personal use only and not for commercial use. He still wants to put in a retaining wall between his neighbors' lot and his, and a new fence. He is asking to have the definition of "rear yard" modified for his yard.

Interested Parties:

Richard Pedea, 4195 South 69th West Avenue, Tulsa, Oklahoma 74107, stated that his lot is the next lot to the south of the subject property. He could not make the previous meetings. There are trees between the properties, so he does not have to look at this structure. It is a concern with the precedence of the neighborhood. The other properties in the neighborhood that have accessory buildings meet the covenants of the neighborhood, and this does not. They are architecturally compatible with the existing home where this one is not. His concern is with the precedence that will be set and the

property values. There also is concern with the drainage from the subject property to his own yard.

Dewey Miller, 6655 West 42nd Street, Tulsa, Oklahoma 74107, stated that he has heard some improvements from Mr. Schwendemann today. The whole situation was unfortunate for Mr. Schwendemann because he did not take the time to find out about the private covenants and County rules and regulations prior to building this structure. Nor did he check with DEQ for their requirements. The covenants say that the accessory building should match the home.

Steve Younger, 6831 West 41st Place, Tulsa, Oklahoma 74107, stated that he lives on the lot north of Mr. Schwendemann. Drainage is a big issue. Mr. Schwendemann's lot naturally drains to the north onto Mr. Younger lot, and he has put in a swimming pool and stacked up two feet of dirt along the fence between their properties. The fence is leaning over onto Mr. Younger's property.

Rebuttal:

Mr. Schwendemann stated that if he takes off the back fifteen feet of his structure, he thought that would help with the drainage by adding more surface area to his yard. He stated that he plans to put brick on the structure to be architecturally compatible with his house.

Mr. Charney stated that it would be important to the Board to have an engineered site plan that spoke to drainage flow, guttering, and handling of storm water to not increase the water flow to his neighbor's yard beyond what it was in its predevelopment state. How would it be graded or piped to not put more water on the property to the north? A licensed engineer would be able to address this problem. It is also important to have a letter from DEQ stating that this structure with the amount of impervious soil still meets DEQ requirements.

Mr. Schwendemann added that he would like to put in a new fence on the north side of his property.

Mr. Hicks asked for clarification what the size of the building is currently.

Mr. Schwendemann stated that the building is currently forty feet by sixty feet and he would reduce it to forty feet by forty-five feet.

Mr. Schwendemann stated that he was given the covenants after the denial of his last case.

Mr. Tisdale stated that his concern is that the Board has presented these stipulations and conditions to Mr. Schwendemann three times before and he never complied with any of them.

Comments and Questions:

Mr. Hicks stated that he did not think that one month was long enough of a period to get a licensed engineer to address the drainage problem.

Mr. Charney stated that Mr. Schwendemann needed to get an architectural rendering of exactly what the barn was going to look like. Secondly, he suggested he get an engineer statement for grading and how storm water will be handled. There must be a DEQ letter that states that this building on this lot still fits within the DEQ guidelines.

Mr. Schwendemann stated that what he was hearing was that he needed to talk to his neighbors to see what they would agree to architecturally for the structure, a licensed engineer storm water plan, and a DEQ letter stating that found the property acceptable with their requirements in the post development state to be within their guidelines.

Staff noted that the applicant has not asked for an appeal of an administrative decision redefining the rear yard. The motion must be limited to the published Variance request.

Board Actions:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (5-0-0) (Bonebrake, Charney, Hicks, Houston, Tisdale) all "ayes"; no "nays"; no "abstinence to **CONTINUE** Variance of the rear setback requirement to permit an Accessory building in an RS-3 District (Sec. 8.030) & (Sec. 3.040) to meeting August 18, 2026, of the County Board of Adjustment.

CBOA 3364 – John Lindermann

Action Requested:

Variance to allow a detached residential garage to extend outside of the rear yard requirement and into the side yard (Sec. 8.030-A)

Location: 19028 E 94th St S, Broken Arrow, OK

Presentation

John Lindermann, 19028 East 94th St. South, Broken Arrow, Oklahoma 74012, stated that he and his wife want to build a garage. Their home does not have one. It will be architecturally compatible with the home. They have submitted signatures of surrounding support. The garage will be fifty-two feet wide and sixty-five feet long. The lot is 1.1 acres. It is extending a bit into the side yard. If they built it behind the house, they would have to demolish an existing building. The home is white brick, and the steel of the garage will be white to match the home. There will be double garage doors. The top will be steel. It will be compatible with the house. The garage will be on the north side of the house between the house and the road. The driveway will be concrete.

Interested Parties:

None

Comments and Questions:

Mr. Charney stated that he could support this request.

Board Actions:

On **MOTION** of **HICKS**, the Board voted 5-0-0 (Bonebrake, Charney, Hicks, Houston, Tisdale) all "ayes"; no "nays"; no "abstinence to **APPROVE** the Variance to allow a detached residential garage to extend outside of the rear yard requirement and into the side yard (Sec. 8.030-A) with the following conditions, in conceptual conformance with the site plan supplemental to the Agenda packet presented today. The exterior will match the color with the house. The structure will not exceed twelve feet in height. A concrete driveway will be provided for vehicular access to the garage entrance. Finding that the hardship is the existing structure in the back yard.

Legal Description

E242 N204 S931 W538 E1081 SE NE SEC 24 18 14 1.133AC, County of Tulsa, State of Oklahoma

CBOA 3365 – Tyrel Gregor

Action Requested:

Variance of minimum street frontage requirements from 30' to 0' of maintained public road (Sec. 2.040 Table 2-3, Sec.3.040, Table 3-3)

Location: 13825 N Old Hwy 169, Collinsville, OK

Presentation

Tyrel Gregor, 14217 North 75th East Avenue, Collinsville, Oklahoma 74021, stated that this was his parents' land and the parents had given them two acres of land. There is a dedicated easement.

Mr. Charney stated that it was always important to the Board that there be a recorded dedicated easement. The Board conditions their approval to allow them to go from no street frontage to the existence of those easements. The lenders and many other issues depend on there being a well-constructed, properly worded easements from a publicly maintained road. These easements usually speak to maintenance, and cost sharing of this maintenance.

Interested Parties

None

Comments and Questions

None

Board Actions:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Bonebrake, Charney, Hicks, Houston, Tisdale) all "ayes"; no "nays"; no "abstinence to **APPROVE** the Variance of minimum street frontage requirements from 30' to 0' of maintained public road (Sec. 2.040 Table 2-3, Sec.3.040, Table 3-3) conditioned upon this two acre tract that will provide access to West 17th Street and that it must be a contiguous set of easements and that it speaks to maintenance and care of the drive. Finding that the hardship to be this irregular parcel sitting far off the publicly maintained roadway.

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:

**BEG 660.98S NWC NE TH E417.97 S660.72 W417.86 S405.33 W528.01 N406.54
N461.42 E528.67 N200.02 POB SEC 32 22 14 16.866 ACS County of Tulsa, State of
Oklahoma**

CBOA 3366 – Alissa Hauck

Action Requested:

Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2); Variance of the minimum lot area per dwelling unit in an AG district to allow for the 3 dwellings (Sec. 2.040, Table 2-3); Variance to allow an accessory building in the side yard in an AG district (Sec. 8.030).

Location: 5620 S 89 Ave W, Tulsa, OK

Presentation

Anthony Hauck, 5620 South 89th West Avenue, Tulsa, Oklahoma 74107, stated that his daughter Alissa would like to build a third house on his property. The five acre tract has two houses and a shop.

Interested Parties

None

Comments and Questions

Mr. Charney stated that since this is a five-acre tract, he could support this request.

Board Actions:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Bonebrake, Charney, Hicks, Houston, Tisdale) all “ayes”; no “nays”; no “abstinence to **APPROVE** the Variance of the maximum number of dwellings from 2 to 3 on a single lot in the AG district (Sec. 2.030, Table 2-2); Variance of the minimum lot area per dwelling unit in an AG district to allow for the 3 dwellings (Sec. 2.040, Table 2-3); Variance to allow an accessory building in the side yard in an AG district (Sec. 8.030). Finding that the hardship is that this a large five-acre tract of land.

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:

N 1/2 NE NE SW SEC 36 19 11 County of Tulsa, State of Oklahoma.

OTHER BUSINESS

NEW BUSINESS

Director's update.

Dwayne Wilkerson stated that we are moving forward with the split of City and County Planning offices. The attorneys from County are here today and Jeffrey Nieves will be the assigned to the new Tulsa County Board of Adjustment. We are still waiting for the County Commissioners appointing a new Planning Commission, new times, dates, and new location for Planning Commission and the Board of Adjustment. It looks like the Planning Commission meetings will be held in the County Headquarters from September on. The Board of Adjustment will remain at this location through the end of 2026 and then will move to the County as well. There will be reappointments of the Board members and appointments to the Planning Commission. They have decided to appoint a seven-member Planning Commission and there will still be a five-member Board of Adjustment.

We received another fraud email, and he wanted the Board to be aware of the situation.

BOARD MEMBER COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:55 p.m.

Date approved: 08/18/26

Chair: William Shaw Jr