

**Tulsa County Board of Adjustment
MINUTES of Meeting No. 558
Regularly Scheduled Meeting
Tuesday August 18, 2026, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room**

Meeting No. 558

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

The notice and agenda of the said meeting were posted at the County Clerk's office, County Administration Building, August 11, 2026, at 3:28 p.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

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

Mr. Davis read the rules and regulations.

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Bonebrake, Hicks, Houston, Tisdale all "ayes"; no "nays"; no "abstinence", Charney "absent") to **APPROVE** the Minutes of June 16, 2026 (Meeting No. 556).

On **MOTION** of **BONEBRAKE**, the Board voted 4-0-0 (Bonebrake, Hicks, Houston, Tisdale) all "ayes"; no "nays"; no "abstinence", Charney "absent" to **APPROVE** the Minutes of July 21, 2026 (Meeting No. 557).

UNFINISHED BUSINESS

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 West 41st Place, Tulsa, Oklahoma 74107, stated he was at the meeting regarding his rear yard that is in a pie shape. At the meeting in June, the Board had requested another letter from DEQ office and that has been submitted, also looking at different options for drainage. Mr. Schwendemann talked to another engineer who suggested putting in a retention pond in the back and that said a drainage or landscaping company does this daily. He reached out to four different companies and two of them came out and did an assessment. Mr. Schwendemann thought the retention pond behind the building was the best option.

Mr. Hicks asked if Mr. Schwendemann had spoken with any of his neighbors about the aesthetics of the building that had been an issue in this case from the beginning.

Mr. Schwendemann replied that he had sent emails to a few of his neighbors with pictures of the proposed changes to the building and received no response. The company that built his building will remove the back portion of this building as he has described.

Interested Parties:

Dewey Miller, 6655 West 42nd Street, Tulsa, Oklahoma 74107, stated that a lot of this came about because Mr. Schwendemann insisted that he did not have copies of the neighborhood covenants and Mr. Miller thought this was unlikely. This has been going on for over a year and the applicant was supposed to bring in a rendering of the front of the building all this time, and he has not done so.

Mr. Hicks wanted to remind the Board members that HOA rules and regulations are not specific to the zoning of Tulsa County and what is in front of them now is the Variance of the rear setback requirement to permit an Accessory building in an RS-3 District

Rebuttal:

Mr. Schwendemann stated he had previously shown an AI generated rendering of what he proposes. He asked the neighbors for their feedback for what they wanted the building to look like and none of them responded.

Mr. Tisdale reminded him that the Board had requested an actual rendering of the front with the height of the bricks that were to be added to the front. He reminded the applicant that he has been before the Board four times and he still has not presented them with the rendering and several other things that they have requested.

Mr. Houston stated that if he were a neighbor and being asked for what was acceptable, he would not respond either. He would expect from the applicant specifically wanted to do and if it was acceptable. He would respond to a yes or no question. What Mr. Houston stated was that he thought the applicant would come into the meeting with

everything that the Board had requested at the last meeting with him. The Board cannot decide how many rows of bricks you are going to put up. The applicant needs to show a rendering of how it is going to look and not an AI mockup.

Mr. Hicks suggested that he submits an architectural rendering of the building, take it to his neighbors and have them sign a petition stating that they find it acceptable.

Mr. Tisdale stated that he agreed with Mr. Hicks, expressed concern that this is the fourth time he has been asked for better information. He then asked staff if he was asking the right questions. He expects an applicant to respond to request of the Board to be fulfilled in a timely manner and they have been asking for this for a year.

Mr. Wilkerson responded that Mr. Tisdale was correct from staff's perspective. Normally, staff would expect accurate details before it came to the Board and that has not happened.

Comments and Questions:

Mr. Houston stated that the Board knows that if this does not pass and relief is not granted by the Board, that the building will have to come down. That is worst case scenario. The Board is looking for a great alternative that is good for the neighborhood and for the applicant.

Mr. Bonebrake stated that the DEQ letter was helpful and is an assurance that it is not a problem.

Mr. Tisdale stated that it was difficult to give him another opportunity after having done so three times before.

Mr. Houston stated that this building was built before any approval or even a permit was issued. The cart has been before the horse from the beginning. Mr. Houston was willing to give one more extension but that would be it.

Mr. Bonebrake stated that he had only seen this case twice and the DEQ letter was addressed, however, the rendering has been an unanswered request.

Mr. Hicks stated that he appreciated the DEQ letter, starting to address the storm water, but he expected the rendering showing exactly where the brick and the colors, size, and depth.

Mr. Wilkerson stated that the September CBOA meeting will have new members replacing some that are leaving and it will be a new Board of Adjustment. One thought might be to asked the applicant if he would like to withdrawn the application. If this is

denied, it makes it a lot more difficult for a new application. This is a very unusual set of circumstances knowing a new Board of Adjustment will take over.

Mr. Hicks asked the Board members if they thought that the applicant should withdraw this case and start over fresh with what he has been requested to do taken care of.

The Board members agreed with the withdrawal.

Mr. Hicks asked the applicant if he would be in favor of withdrawing his application or would he like for the Board to take action on it at this meeting.

Mr. Schwendemann stated that he would like to withdraw this application, CBOA 3363.

Mr. Wilkerson stated that with the new application the applicant will be required to show the brick façade on the front at a wainscot level, show accurate information on storm water detention, show precisely where that detention area is going to be on the lot and give details on roof drainage to the detention area. Also, the color of the building and how it will architecturally match the front of the house and remove fifteen feet off the back of the building.

Mr. Hicks stated that there is also something needed showing acceptance or denial of an accurate rendering from the neighbors.

Mr. Bonebrake added that what he has brought to the Board needs to be brought again as it is relevant to the information that is needed by the Board to make an informed decision.

Application was **WITHDRAWN** by applicant.

Board Action:

None. Board Vice-Chair confirmed the applicant withdrew his request before the vote.

CBOA 3372 - Heather Rogers

Action Requested:

Special Exception to allow a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030), Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3), and Variance of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3)

Location: 6022 S. 60th W Ave Tulsa, OK

Mr. Davis stated that staff recently learned that the applicant does not own both lots. The request for the Variances must be continued to the new Board of Adjustment. This meeting will only address the Special Exception.

Presentation:

Heather Rogers, 9775 West 64th Street South, Sapulpa, Oklahoma 74066, stated that she wanted to move a new manufactured home to replace her existing mobile home.

Mr. Hicks thanked her for the documentation that she provided to the Board, and it looks like this new home will be a little bit smaller than the existing one.

Ms. Rogers stated that this home will be sixteen feet by seventy-two feet, which is shorter than the existing home which is sixteen feet by eighty feet. The new home will sit exactly where the old home was placed.

Mr. Rojas stated that a lot combination proposed will be a way to reduce the discrepancies from the Zoning Code however, even when combined it will still be short on the square footage of the width of the lot in the requirements.

Interested Parties:

None

Comments and Questions:

The Board members stated that they could support this request.

Board Action

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Bonebrake, Hicks, Houston, Tisdale) all "ayes"; no "nays"; no "abstinence", Charney "absent" to **APPROVE** the Special Exception to allow a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030), subject to the conditions that the DEQ requirements are met, skirting, and all weather hard surface parking for one vehicle.

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:

Lots 26 and 27, Block 12, in the town of New Taneha, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

For the record, Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3), and Variance of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3) has been requested to be **CONTINUED** to the September 15th CBOA meeting.

NEW APPLICATIONS

CBOA 3358 - Jose Soto

Action Requested:

Appeal of Tulsa County's requirement that the property owner obtains a Special Exception and/or Variance for a pre-existing carport (Sec.14.110)

Location: 3139 S. 59th W. Ave. Tulsa, OK

Presentation:

The applicant emailed a request another **CONTINUANCE** to the September 15th, 2026, meeting of the CBOA.

Interested Parties:

None

Comments and Questions:

Mr. Wilkerson stated that this application should be withdrawn until a building permit be submitted by the applicant. The applicant must make a request for withdrawal though and he was not present at the meeting.

Board Action

On **MOTION** of **TISDALE**, the Board voted 4-0-0 (Bonebrake, Hicks, Houston, Tisdale) all "ayes"; no "nays"; no "abstinence", Charney "absent" to **CONTINUE** the Appeal of Tulsa County's requirement that the property owner obtains a Special Exception and/or Variance for a pre-existing carport (Sec.14.110) to the September 15th meeting of the Board of Adjustment.

Mr. Tisdale left the meeting at 2:33.

CBOA 3374 - Jacob Noble

Action Requested:

Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

Location: 1551 E. 68th St. North, Tulsa, OK

Presentation:

Jacob Noble, 6805 North Peoria, Tulsa, Oklahoma 74126, stated that he wants to put a new mobile home on his property. He had not talked to any of his neighbors. There are other mobile homes in the area. There will be an all-weather hard surface area for their vehicle. There is a sewer system to tie into.

Tyler Paulson, with Lifeway Homes, stated that the applicant had purchased the property and did the financing through his company. There are other single wide manufactured homes in the area and a double wide next door.

Mr. Wilkerson stated that this is rare exception for the County and there is a sanitary sewer system for this area.

Interested Parties:

Don Cannon, 1405 East 68th Street North, Tulsa, Oklahoma 74126, stated that he had gifted this property to Jacob Noble and his wife. He is not in favor of a single wide manufactured home.

Jerry Blakestead, 1405 East 68th Street North, Tulsa, Oklahoma 74126, stated that is not in favor of putting a single-manufactured home in the neighborhood. He is planning on building stick built home on the property next door.

Rebuttal:

Mr. Paulson stated that this is a very attractive and well-built home. He did not think it would be an eyesore to the community.

Mr. Noble stated that he did not have anything else to add.

Comments and Questions:

Mr. Houston stated that Mr. Noble owns the land now and the Board needs to look at the Special Exception that is before them.

Mr. Hicks stated that the Board has allowed manufactured homes in the past in RS-3 districts. He also said that he appreciates it when neighbors show up and give their opinions regardless if it is in support or not. The Board really tries to find a solution that works for everyone concerned.

Board Action

On **MOTION** of **HOUSTON**, the Board voted 3-0-0 (Bonebrake, Hicks, Houston) all "ayes"; no "nays"; no "abstinence", Charney, Tisdale "absent" to **APPROVE Special Exception** to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030) subject to the DEQ requirements, skirting, and all-weather parking for a vehicle, building permit requirements, and all setback requirements.

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:

The West Half of Lot 14, Block 10, GOLDEN HILL, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 977

CBOA 3375 - Janice Willhite

Action Requested:

Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

Location: 13626 N 108 E Ave, Collinsville, OK

Presentation:

Janice Willhite, 13626 North 108th East Avenue, Collinsville, Oklahoma 74021, stated that she lives on 2.5 acres and had a single-wide, and a double-wide on the lot, and now wants another single-wide manufactured home. She will be replacing the existing double-wide manufactured home. The neighbors are in support of this request. Her parking space is under a carport and is gravel.

Mr. Wilkerson stated that the Zoning Code requires an all-weather hard surface parking space.

Interested Parties:

None.

Comments and Questions:

None

Board Action

On **MOTION of HICKS**, the Board voted 3-0-0 (Bonebrake, Hicks, Houston) all "ayes"; no "nays"; no "abstinence", Charney, Tisdale "absent" to Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030) subject to the following conditions that all DEQ requirements including skirting, all-weather hard surface parking and that the existing double-wide home will be removed and cleaned up prior to the new manufactured home is placed on the lot.

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:

The North Half (N½) of Block Twenty-Two (22) in INDUSTRIAL HEIGHTS ADDITION to the City of Collinsville, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

CBOA 3357-A - Jim 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)

Location: 3900 East 161st Street, Bixby, Ok.

Presentation:

Jim Redyke, 8713 East 110th Court, Bixby, Oklahoma 74008, stated that he is wanting to sell this property and wants to get the Variance taken care of before he does.

Interested Parties:

William Hicks, 3928 East 161st Street, Bixby, Oklahoma 74008, stated that he does not have a mutual access agreement. There is nothing unique about this lot the Mr. Redyke owns. There is no hardship involved, it is strictly for financial gain. Mr. Redyke bought the property knowing he had only 30' frontage and a long straight driveway. That is self-imposed.

Rob Brewer, 16702 South Harvard, Bixby, Oklahoma 74008, stated that he was the developer of this property. He had 80 acres and he went through INCOG and did everything correctly. INCOG would never let his group do what this applicant is trying to do.

Rebuttal:

Mr. Redyke stated He does not have a hardship he just wants to be able to sell this property.

Comments and Questions:

Mr. Houston questioned if the neighbors would have a complaint if they knew it was going to be sold as residential and not a business.

Mr. Hicks stated that he was struggling with the hardship component of this request.

Mr. Wilkerson stated that the hardship should be provided by the applicant that is not financial. There needs to be access for firetrucks, police, and utilities vehicles.

Board Action

On **MOTION** of **BONEBRAKE**, the Board voted 3-0-0 (Bonebrake, Hicks, Houston) all "ayes"; no "nays"; no "abstinence", Charney, Tisdale "absent" to **DENY** a 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)

Legal Description

W30 N/2 E/2 E/2 NE NW LESS N50 THEREOF FOR RD & S/2 E/2 E/2 NE NW SEC 28 17 13 5.420ACS County of Tulsa, State of Oklahoma.

CBOA 3377 - Neal Durham

Action Requested:

Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

Location: 14020 N. 113th E. Ave. Collinsville, OK

Presentation:

Neal Durham, 14020 N. 113th East Avenue, Collinsville, Oklahoma 74021, stated that he wants to replace an old, manufactured home with a new one for his parents. It has its own septic system, and he committed installing an all-weather hard surface parking pad. The utilities are already there as well.

Interested Parties:

None.

Comments and Questions:

None.

Board Action

On **MOTION** of **HOUSTON**, the Board voted 3-0-0 (Bonebrake, Hicks, Houston) all "ayes"; no "nays"; no "abstinence", Charney, Tisdale "absent" to **APPROVE** a Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030) subject to the following conditions that DEQ requirements, skirting, all building permits requirements, and all-weather hard surface parking.

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:

The West One Hundred and Twenty-four Feet (124') of Block Eight (8), MORROW HEIGHTS ADDITION to the City of Collinsville, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

CBOA 3378 - Nathan DeHart

Action Requested:

Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030)

Location: 11608 W 56th Street South, Sand Springs, OK

Presentation:

Nathan DeHart, 5519 South Walnut Place, Sand Springs, Oklahoma 74063, stated that he wants to put a single-wide manufactured home on the land that he purchased. He brought the environmental papers for his septic system that has been approved by DEQ. This is a used manufactured home that he owns and wants to move it. There are other manufactured homes in the neighborhood. He has all the skirting and trim for the home. He has a concrete base for the home and a parking space. The home was built in 1984. The neighbors signed a letter of approval for this request.

Interested Parties:

None

Comments and Questions:

Mr. Hicks stated that he is familiar with the area and could support this request.

Mr. Hicks asked about some photos in the packet showing the ground and what the relevance of the photo was. Staff indicated that the photo was showing the concrete base. Mr. Hicks clarified with the applicant that that concrete base shown in the photo would not be acceptable to fulfill the requirement of the all-weather hard surface parking area requirement

Board Action

On **MOTION** of **HICKS**, the Board voted 3-0-0 (Bonebrake, Hicks, Houston) all "ayes"; no "nays"; no "abstinence", Charney, Tisdale "absent" to **APPROVE Special Exception** to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030) subject to the following conditions that the home is skirted and all-weather hard surface parking, building permit requirements, and DEQ requirements are met.

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:

A tract of land in the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) of Section Thirty-four (34), Township Nineteen (19) North, Range Eleven (11) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as:

BEGINNING at a point 1050 feet South 89°48' West of the Northeast corner of said Northeast Quarter of the Southeast Quarter (NE/4 SE/4); Thence South 300 feet; Thence South 89°48' West a distance of 270 feet; Thence North 300 feet; Thence North 89°48'

East a distance of 270 feet to the POINT OF BEGINNING. LESS AND EXCEPT the North 25 feet thereof.

OTHER BUSINESS

NEW BUSINESS

Director's update.

Mr. Wilkerson stated that things are still moving slowly for the move of our jobs to Tulsa County. The State Statutes that will go into effect in September. We do not have a complete list of the members of the Planning Commission or the Board of Adjustment. Mr. Charney was appointed to the new Board of Adjustment. Because of the State Statutes, we must have the minutes approved by the end of August for CBOA and a Special Meeting for August 31st to do so. That is the same day, the Planning Commission will have a mock meeting for training that afternoon.

Every day we get some information and it is not always what we thought it was going to be. It is very important to get a quorum back together by the end of the month to approve the minutes.

BOARD MEMBER COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:30 p.m.

Date approved: 08/31/2026

Chair: 