

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 546
Tuesday, August 19, 2025, 1:30 p.m.
Williams Tower 1
St. Francis Conference Room, 1st Floor
1 West 3rd Street
Tulsa, Oklahoma 74103

Members Present	Members Absent	Staff Present	Others Present
Charney, Chair		S. Tauber	J. Webster
Hicks		K. Davis	
Houston		J. Rojas	
Hutchinson, V. Chair		D. Wilkerson	
Tisdale			

The notice and agenda of the said meeting were posted at the County Clerk's office, County Administration Building, August 5, 2025, at 2:12 p.m. as well as in the Office of INCOG, 2 West Second Street, Suite 800.

Mr. Davis read the rules and regulations.

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

On **MOTION** of **HUTCHINSON**, the Board voted 3-0-1 (Charney, Houston, Hutchinson, and Tisdale all "ayes"; no "nays"; Hicks "abstained", to **APPROVE** the Minutes of May 20, 2025 (Meeting No. 543).

On **MOTION** of **HOUSTON**, the Board voted 4-0-0 (Charney, Hicks, Houston, Hutchinson all "ayes"; no "nays"; no "abstinence",) to **APPROVE** the Minutes of June 17, 2025 (Meeting No. 544).

Tisdale entered the meeting at 1:38 p.m.

UNFINISHED BUSINESS

*** CBOA 3265 – Ted Schwendemann**

Action Requested:

Variance of the rear yard setback (Section 3.040, Table 3-3, and a Variance to permit an accessory building in the side yard in an RS district (Section 18.080-C, Table 18-1)

Location: 6832 W. 41st Pl

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Hicks, Houston, Hutchinson, Tisdale all "ayes"; no "nays"; no "abstinence") to **CONTINUE** the Variance of the rear yard setback (Section 3.040, Table 3-3 and a Variance to permit an accessory building in the side yard in an RS district (Section 18.080-C, Table 18-1) subject to the conditions 1) a certified drawing illustrating necessary detail for accurate review of the building on the site 2) architectural rendering of what the building will look like 3) guttering and fencing description 4) letter from The Oklahoma Department of Environmental Quality (DEQ) that the septic disposal system is adequate in context with the current conditions of the site.

detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

S/2 S/2 SE NE SW LESS E25 & W25 THEREOF FOR RD SEC 32 19 11 2.7AC
County of Tulsa, State of Oklahoma

NEW APPLICATIONS

*** CBOA 3284 – Lorena Johnson**

Action Requested:

Use Variance to permit a recreational vehicle as a residential building type in RS-3 district (Sec. 3.030) **Location:** 1602 S 165 Av W Sand Springs

Presentation:

Lorena Johnson, 1602 South 165th West Avenue, Sand Springs, Oklahoma 74063, stated that they are in the process of building a home and need to live in their recreational vehicle for approximately 18 months.

Interested Parties:

None

Comments and Questions:

None

Board Action:

On **MOTION** of **TISDALE**, the Board voted 5-0-0 (Charney, Hicks, Houston, Hutchinson, Tisdale all "ayes"; no "nays"; no "abstinence") to **APPROVED** the Use Variance to permit a recreational vehicle as a residential building type in RS-3 district (Sec. 3.030) until December 31, 2027.

Finding the hardship to be that this use variance is allowed by the Tulsa County Zoning Code and can be granted by the County Board of Adjustment, who can add any provisions the board determines is important for property owners and surrounding neighborhood. The limited time frame for this request and assurances provided by the applicant are appropriate for this at this time and location. The recreational vehicle must be connected to electrical service and septic system as required by the building permit office and Oklahoma Department of Environmental Quality.

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 this use variance 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 327.84S & 69.5E NWC NE SE TH S327.84 W333.5 N327.84 E333.5 POB LESS S200 & LESS E25 FOR RD SEC 7 19 11 .90AC County of Tulsa, State of Oklahoma.

detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**PRT SW BEG 1811.89E NWC S/2 N/2 N/2 SW TH E262.46 S140.34 SELY122.26
SW191.84 SE80 NE170 WLY197.06 SE295.65 NE200.47 E207.86 S989.94 W1149.81
N672.87 NE344.50 E127.06 N30.02 POB SEC 26 19 10 23.513ACS
County of Tulsa, State of Oklahoma**

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:

E/2 S/2 NE NE NW SEC 20 21 13 2.50ACS County of Tulsa, State of Oklahoma.

CBOA 3288 – Tonya Pvarnik

Action Requested:

Variance to allow accessory dwelling unit exceeding provisions of zoning code (Sec. 8.040) **Location:** 8356 E. 98th Street N. Owasso

Presentation:

Representatives from W Design LLC 608 East 3rd Street Tulsa OK 74102 presented project plans and renderings and discussed the unique nature of the design. Architect of Record is Weldon J, Bowman.

Interested Parties:

None

Comments and Questions:

None

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Hicks, Houston, Hutchinson, Tisdale all “ayes”; no “nays”; no “abstinence”) to **APPROVE** a Variance to allow accessory dwelling unit exceeding provisions of zoning code (Sec. 8.040) subject to the following: the excess size must be consistent with drawing dated May 5, 2023. Finding the hardship to be the design included in the application shows an addition to existing structure that includes parking garage, mechanical room, and dwelling unit all connected by an open but covered breezeway connected to the principal structure. The accessory building and dwelling unit are considered separately in the building permit office and exceed the zoning code limitation. The lot is 2.2 acres in size, and the building meets all other standards in the AG zoning district.

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:

**726.60E NWC N/2 N/2 SW SW TH E312.43 S329.75 W268.10 NW129.28 NELY229.99
POB LESS N30 THEREOF FOR RD SEC 13 21 13 2.228 ACS County of Tulsa, State
of Oklahoma**

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:

NE NE NW NW LESS .13AC FOR RD SEC 16 21 14 2.37ACS County of Tulsa, State of Oklahoma.

CBOA 3291 – Luis Gomez

Action Requested :

Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030) **Location:** 1425 E. 73rd St. N.

Presentation:

Luis Gomez, 813 North 91st Street, Tulsa, Oklahoma 74115, stated that he wanted to put a manufactured home on his property.

Interested Parties:

None

Comments and Questions:

None.

Board Action:

On **MOTION** of **HICKS**, the Board voted 5-0-0 (Charney, Hicks, Houston, Hutchinson, Tisdale all "ayes"; no "nays"; no "abstinence") to **APPROVE** a Special Exception to permit a manufactured housing unit, single section, in an RS-3 District (Sec. 3.030) subject to the condition that the applicant use tiedowns, skirting, hard surface parking (concrete or asphalt) and meet DEQ 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:

LOT 9 LESS W 5 BLK 3 County of Tulsa, State of Oklahoma.

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:35 p.m.

Date approved: 9/16/25

Chair: David E. Charney