



City of Broken Arrow
Board of Adjustment
Minutes

City Hall
220 S 1st Street
Broken Arrow, OK 74012

Judd Hatch Chairman
George Ghesquire Vice Chair
Kamara Washington Board Member
Rebecca Hinkle Board Member
Michelle Bergwall Board Member

Monday, April 13, 2026

Board Chambers

1. Call to Order

Chairman Judd Hatch called the meeting to order at 5:00 p.m.

2. Roll Call

Present: 4 - Michelle Bergwall, George Ghesquire, Rebecca Hinkle, Judd Hatch
Absent: 1 - Kamara Washington

3. Consideration of Consent Agenda

A. 26-477 Approval of Board of Adjustment meeting minutes of March 9, 2026

MOTION: A motion was made by Rebecca Hinkle, seconded by George Ghesquire
Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 3 - George Ghesquire, Rebecca Hinkle, Judd Hatch
Abstain: 1 - Michelle Bergwall

4. Public Hearings

A. 26-458 Public hearing, consideration, and possible action regarding VAR-002667-2025, 202 Elgin Apartments approximately 0.24 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

Item 26-458 was continued to the May 11, 2026 meeting.

MOTION: A motion was made by Rebecca Hinkle, seconded by Michelle Bergwall
Move to Continue Item 26-458 Public hearing, consideration, and possible action regarding VAR-002667-2025, 202 Elgin Apartments approximately 0.24 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue) to May 11, 2026

The motion carried by the following vote:

Aye: 4 - Michelle Bergwall, George Ghesquire, Rebecca Hinkle, Judd Hatch

B. 26-462 Public hearing, consideration, and possible action regarding VAR-002593-2025, Ft. Worth Apartments approximately 0.32 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-fourth mile north of Westn Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

Jose Jimenez, Planner II, presented Item 26-462, a variance request for the Fort Worth Apartments project, a 15-unit multifamily development on 0.32 acres within the Downtown Residential Overlay District. The request seeks to reduce the required driveway width to 20 feet for a one-way drive, citing challenges posed by the narrow, historic lot layout and the need to meet modern parking and development standards. Staff determined the request meets all four criteria for granting a variance—unnecessary hardship, unique property conditions, no harm to the public good, and being the minimum relief necessary—while supporting the district’s goal of higher-density housing. Staff recommended approval, and the applicant was present to

answer questions.

The applicant's representative, Justin DeBruin of Wallace Design Collective, spoke in support of the variance request, emphasizing that the proposed 20-foot one-way driveway meets life safety requirements and has been approved by the city engineer and fire department. He argued that wider driveway standards are not consistent with existing downtown conditions, noting most nearby examples are around 20 feet and that a 26-foot requirement would significantly reduce developable space on the narrow lot. He also cited city plans and the Downtown Residential Overlay District's goals of promoting higher-density housing and minimizing overly wide pavement to maintain pedestrian-friendly design. Mr. DeBruin concluded that the project aligns with these goals and would be a quality addition to the area, asking the board to approve the variance.

Board members asked clarifying questions about the proposed development and driveway variance. The applicant confirmed the project includes 15 one-bedroom units with 15 parking spaces and a one-way driveway connecting to an alley. Discussion highlighted that Fort Worth Street is about 20 feet wide, raising concerns about requiring a wider 26-foot driveway for a one-way drive. Members also discussed alley access, noting it functions primarily as a one-way route back to Fort Worth Street. Staff added that ongoing updates to the downtown master plan may revisit driveway width standards if similar variance requests continue to arise.

The project architect, Jameson Schaeffer, clarified that while the alley extends slightly to the east, it does not continue far, making westbound travel the only practical direction for vehicles exiting the site.

**MOTION: A motion was made by Michelle Bergwall, seconded by Judd Hatch
Move to Approve Item 26-462 VAR-002593-2025, Ft. Worth Apartments, approximately 0.32 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-fourth mile north of Westn Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)**

The motion carried by the following vote:

Aye: 2 - Michelle Bergwall, Judd Hatch
Nay: 1 - Rebecca Hinkle
Abstain: 1 - George Ghesquire

Motion fails due to the vote tally. Three votes are needed to approve. Information on how to appeal was given to the applicant.

5. General Board Business - NONE

6. Remarks, Inquiries, and/or Comments by the Board and/or Staff (No Action) - NONE

7. Adjournment

The meeting was adjourned at approximately 5:16 p.m.

**MOTION: A motion was made by Rebecca Hinkle, seconded by Michelle Bergwall
Move to Adjourn**

The motion carried by the following vote:

Aye: 4 - Michelle Bergwall, George Ghesquire, Rebecca Hinkle, Judd Hatch