



The City of **OKLAHOMA CITY**

BOARD OF ADJUSTMENT

AGENDA

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 2:41 pm, Jul 31, 2026

1:30 PM/August 06, 2026

200 N. Walker Avenue, 3rd Floor, Council Chamber

Mike Voorhees, Chairman
Emilykaye Mitchelson
Don Noble
Roberto Seda
Marcus Ude

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service in order to participate in this meeting should contact the Planning Department at 405-297-2289 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please call the Planning Department number listed above 48 hours prior to the scheduled meeting.

INFORMATION ABOUT BOARD OF ADJUSTMENT MEETINGS

The Board of Adjustment meets on the first and third Thursdays of each month at 1:30 pm in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue. A schedule of meetings is available in the Planning Departments. Free parking is available at the Sheridan/Walker Parking Garage (501 West Sheridan). Parking tickets must be validated in the Mayor's/City Manager's reception area.

PUBLIC HEARING ITEMS

The Oklahoma City Municipal Code charges the Board of Adjustment with the authority to hear several different types of requests which are as follows:

Special Exception. This request permits consideration of a specific land use as enumerated in the Zoning Code after a review and approval by the Board and after meeting all required conditions.

Variance. In any specific case where the literal enforcement of the Zoning Code regulations would cause an unnecessary or unusual hardship, upon application, the Board may vary or modify that regulation.

Appeal from the decision of the Director. The Director, or his/her designee, is responsible for the enforcement of the development regulation of the Zoning Code. Any decision of the Director may be appealed to the Board by persons affected by the decision.

ADDRESSING THE BOARD OF ADJUSTMENT

The applicant will be requested to present their case first. Following the applicant's presentation, the public will be called upon to present testimony, for or against, the stated request. Each person who speaks should first state their name and address. Each person shall be given the opportunity to present their case once, as succinctly as possible. All parties should limit their remarks to five (5) minutes. Large groups who want to address the Board should choose one spokesperson. After protestant's remarks, the applicant will be entitled to one brief rebuttal. Citizens may address the Board on certain items by signing up to speak and providing the agenda item number and reason for appearing, but all comments must be relevant to the item. The Chairman or presiding officer may in his or her discretion prohibit a person from addressing the Board, or have any person removed from the Council Chamber, if that person commits any disorderly or disruptive behavior, which includes without limitation any of the following: speaking without being recognized by the Chairman or presiding officer; continuing to speak after notice that the speaker's allotted time has expired; presenting comments or material not relevant to the item under discussion; failing to comply with the lawful instructions of the Chairman or presiding officer; engaging in other conduct, activity or speech that delays, disrupts or interferes with the effective or timely conduct of the meeting, or is otherwise violent, threatening, abusive or obscene or jeopardizing the safety of self or others. A person may also be subject to arrest and removal from the Municipal Building if he or she violates Oklahoma City Municipal Code 2020, § 30-81 – Disorderly conduct and/or violation of Oklahoma Statute Title 21, §280- Willfully Disturbing, Interfering With or Disrupting State Business, Agency Operations or Employees.

BOARD ACTION

Official action can only be taken on items which appear on the agenda. After the case has been fully presented, the Board will vote to approve, approve conditionally, defer or deny the request. The Board may also adopt, ratify, recommend, strike, amend or continue any agenda item. When more information is needed to act on an item, the Board may refer a matter to assigned staff, or to the assigned Assistant Municipal Counselor. The Board may also refer items to standing committees of the Board, or in the case of an appeal, remand a matter to a board or commission for additional study. Under certain circumstances, items may be deferred to a specific later date or stricken from the agenda entirely. A concurring vote of three members is required to approve, approve conditionally, defer, deny, adopt, ratify, recommend, strike, amend or continue any agenda item. If the request is approved, you may seek a building permit, if applicable, to use the property in accordance with the Board's approved action. If denied, you may: (1) Appeal the decision of the Board to the District Court of Oklahoma County (any person or persons, jointly or severally, or any taxpayer, or any officer, department, board or bureau of the municipality may appeal any decision of the Board to District Court of Oklahoma County pursuant to the requirements set forth in Section 59-4250.10.F of the Oklahoma City Municipal Code, 2020), or (2) Re-apply after a minimum of six months, providing the request is different, or the physical facts in the area have changed. If an appeal is filed with the District Court of Oklahoma County, the Board may enter into a settlement of the case. Should the Board of Adjustment's decision regarding an application be appealed to the District Court, all interested and affected persons that were originally notified and persons who made an official appearance before the Board will be notified by regular mail to inform them of the appeal. For more information about the Board of Adjustment, call 405-297-2289.

Oklahoma City Board of Adjustment

August 06, 2026

COUNCIL CHAMBER (1:30 PM)

200 North Walker Avenue - Third Floor

Oklahoma City, Oklahoma 73102

I. CALL TO ORDER

II. RECEIVE THE MINUTES OF THE MEETING

- A. **Receive the minutes of the July 16, 2026, meeting.**

III. CONTINUANCE REQUESTS / WITHDRAWALS

- A. **Requests by Staff or Applicants**

NONE

- B. **Requests by Public**

IV. PUBLIC HEARINGS

- A. **Consent Docket**

- B. **Items Requiring Separate Vote**

1. Case No. 16312: Request of Patti Osborne of Roaring Fork Associates, LLC, for a variance to nonconforming sign regulations in the C-3 Community Commercial District, located at 11949 North Pennsylvania Avenue. Ward 7.
2. Case No. 16315: Request of Chad Arnold on behalf of Midtown Browns, LLC, for a variance to sign regulations in the DBD Downtown Business District, located at 1100 North Walker Avenue. Ward 6.
3. Case No. 16298: Request of Hollie Hunt on behalf of Siddhi, LLC, for a variance to parking regulations in the C-4 General Residential District, located at 2130 Northwest 40th Street. Ward 2.
4. Case No. 16318 Request of Francisco Lopez Rojas on behalf of Beatriz Chavez Huerte, for a Variance to the minimum lot size requirement for a manufactured (mobile) home in the R-1 Single Family Residential District, located at 3719 Bosworth Avenue. Ward 7.
- 5.

Case No. 16320: Request of Amir Shahzad for a variance to the development regulations for Automotive and Equipment: Automobile Dealership and Malls (59-8300.18) in the C-3 Community Commercial District, at 18700 Southeast 59th Street. Ward 4.

6. Case No. 16307: Request of Travis Pawley of Populous on behalf of The City of Oklahoma City for a variance to the development regulations, Signage and Screening /Fencing for the MAPS4 Multipurpose Stadium located in the DBD Downtown Business District and SRODD Regatta Scenic River Overlay Design District located at 6 SE 4th Street.
7. Case No. 16299: An Application for a Special Exception by Jay Gallegly on behalf of Josh Barrett, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the SPUD-1813 Simplified Planned Unit Development District and UC Gatewood Urban Conservation District, located at 1629 Northwest 18th Street. Ward 6.
8. Case No. 16302: An Application for a Special Exception by Hannah Kubisak on behalf of Viking Property Management, LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District, located at 4 Southwest 66th Street. Ward 4.
9. Case No. 16303: An Application for a Special Exception by Michael S and Lindsey A. Deatsch, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the HP Historic Preservation District and UC Mesta Park Urban Conservation District, located at 701 Northwest 16th Street. Ward 6.
10. Case No. 16304: An Application for a Special Exception by Mercedes Carpenter to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 812 Southwest 67th Street. Ward 4.
11. Case No. 16305: An Application for a Special Exception by Libby Ross on behalf of George J. Kanelopoulos, Jr., to allow Lodging Accommodations: Home Sharing/Short Term Rental in the PUD-1611 Planned Unit Development District and SRODD Scenic River Overlay Design District, located at 1042 Hangar Drive. Ward 6.
12. Case No. 16306: An Application for a Special Exception by Libby Ross on behalf of Minyen Advantage Properties, LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the SPUD-1131 Simplified Planned Unit Development District located at 1146 Northwest 40th Street. Ward 2.
13. Case No. 16316: An Application for a Special Exception by Libby Ross on behalf of Minyen Advantage Properties, LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District and Mayfair Heights Urban Conservation District, located at 2724 Northwest 47th Street. Ward 2.

14. Case No. 16308: An Application for a Special Exception by Dana Ferguson, on behalf of D. Ferguson Properties, LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-4 General Residential District, HL Historic Landmark Overlay District and Jefferson Park Urban Conservation District, located at 2616 North Robinson Avenue. Ward 2.
15. Case No. 16313: An Application for a Special Exception by Alice Lawrence on behalf of Red Dirt Wealth, LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-2 Medium Low Density Residential District and MH Mobile Home Overlay District, located at 417 Southeast 23rd Street. Ward 4.
16. Case No. 16314: An Application for a Special Exception by Timothy D. Beets on behalf of Sion Properties, LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-2 Medium Low-Density Residential District located at 910 North Kate Avenue. Ward 7.
17. Case No. 16317: An Application for a Special Exception by Jordan Chambers on behalf of Gregory E Thomas, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 16613 Valley Crest. Ward 8.
18. Case No. 16319: An Application for a Special Exception by Ammar Abueisheh, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District and AE-2 Airport Environs Zone Two, located at 10213 Jetty Court. Ward 5.
19. Case No. 16277 Appeal of Michael McCoy, President of SOSA Neighborhood Association, from the Administrative Approval of Certificate of Approval UDCA-26-00010, in the DTD-1 Downtown Transitional District, Limited and Urban Design Overlay District, located at 621 Northwest 6th Street. Ward 6.
20. Case No.16301: Appeal by Raina Pelofsky from the decision of Historic Preservation Commission on June 3, 2026, on Case No. HPCA-26-00043 in the HP Historic Preservation District, located at 824 NW 16th Street. Ward 6.

V. ADDITIONAL ITEMS

A. Additional Item

VI. COMMUNICATIONS AND REPORTS

A. Board Committees

B. Board Members

C. Municipal Counselor

VII. CITIZENS TO BE HEARD

VIII. OTHER BUSINESS

A. Other Business

IX. ADJOURNMENT