

NOTICE: Posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK on March 31, 2025 at 4:30 p.m.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48-hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

**AGENDA**  
**CITY OF BETHANY**  
**BOARD OF ADJUSTMENT**  
**APRIL 10, 2025**  
**6:15 P.M.**

CALL TO ORDER  
INVOCATION  
APPROVAL OF MINUTES OF OCTOBER 10, 2024  
BOARD OF ADJUSTMENT BUSINESS  
EXPLANATION OF PROCEDURE TO AUDIENCE

**ITEM 1:**      **BA 25-01**

Consider a request by Jim Young, Applicant and Property Owner for a variance to Sections 158.002 Carport (e) and 158.025(5)(B) for the purposes of constructing a carport within the side yard setback in the R-1, Single Family Residential District at 3212 N. Alexander Ln.

**LEGAL DESCRIPTION:** Unpltd. Pt Sec 20 12N 4W 000 000 Pt of NE4 Sec 20 12N 4W Beg. 331.44 Ft. S & 24 Ft. E of NW/C of NE4 of SW4 of NE4 Th. E. 303.77 Ft., S. 110 Ft., W. 303.77 Ft. N. 110 Ft. to Beg or TR 21 of E ½ of SW4 of NE4 Alexander Fruitland acres unrec.

**ITEM 2:**      **BA 25-02**

Consider a request by Natalie Hisle, Applicant and Property Owner for a special exception to Sections 159.038 and 159.091B) of the Bethany Code of Ordinances for the purpose of using a residential structure for commercial use in the R-1, Single Family Residential District at 6601 NW 42<sup>nd</sup> St.

**LEGAL DESCRIPTION:** North Side Addition 002 000 Lots 8 & 9.

**ITEM 3:**      **BA 25-03**

Consider a request by Southern Nazarene University, Applicant and Property Owner for a variance to Section 153.15(C) of the Bethany Code of Ordinances for the purpose of constructing a sign within the 15 foot setback requirement at 6729 NW 39<sup>th</sup> Expy.

**LEGAL DESCRIPTION:** All of Block Nine (9) except the South 110 feet of the North 440 feet of the East 140 feet, in Bethany Addition, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

NEW BUSINESS  
ADJOURNMENT UNTIL MAY 8, 2025

**MINUTES**  
**CITY OF BETHANY**  
**BOARD OF ADJUSTMENT**  
**OCTOBER 10, 2024**

MEMBERS PRESENT: Matthew Goodwin, Chair  
James Fenno  
Keith Burlison  
Wayne Clements  
Curtis Yates (New Member)

MEMBERS ABSENT: None

STFF PRESENT: Brendan Summerville, Comm. Dev. Associate  
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front doors of Bethany City Hall,  
6700 NW 36<sup>th</sup> St., Bethany, OK 73008 on Thursday, October 3, 2024 at 11:00 a.m.

Matthew Goodwin, Chair called the meeting to order and gave the invocation. Motion was made by James Fenno, seconded by Keith Burlison to approve the July 13, 2023 and July 11, 2024 Board of Adjustment minutes as mailed. The votes are as follows: AYE- Matthew Goodwin, James Fenno, Keith Burlison, Wayne Clements, Curtis Yates. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

Ray Jones, City Attorney swore in Curtis Yates as a new Board of Adjustment member.

**ITEM 1:**     **BA 24-02**  
Consider a request by Bouapha and Brian Walz, applicants, and BMG Properties, LLC., property owner, for permission to restore and use an existing accessory dwelling unit (ADU) at 4503 N Peniel Avenue as a rental unit.

**ACTION:**     Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a variance request to restore and use an existing accessory dwelling unit at 4503 N. Peniel Avenue as a rental unit. The property is zoned R-1, Single Family as well as all the surrounding properties. Aerial photos were presented of the property at 4503 N. Peniel indicating that the apartment is in fact there. Summerville explained according to our records and the county’s records, apartment has been there for at least 50 years. Summerville explained in Ord. 158.044 Special Use Permits states that accessory buildings may not be used as a dwelling unit. However, legal counsel determined the Board of Adjustment was able to grant a variance for specific ADU’s. This is a historic clause, meaning if they were constructed before and used prior to the ordinance being passed, then a variance could be granted to allow them to be used again.

Brendan Summerville, Comm. Dev. Associate reviewed the seven criteria the applicant must meet, and the applicant's answers and the City's response to each question.

Mr. Walz, Applicant was present.

Ray Jones, City Attorney provided additional information for legal purposes. He reviewed the Oklahoma County Accessor's records. It appears there was a renovation on this property in 1948. The original structure of the home was built in 1922. In 1956 there were ordinances in place for garage apartments, and this property was zoned U-2, which is like a R-2 now. As far as we can tell, the apartment has been used consistently with the owners. Our ordinance does have a provision for non-conforming uses structures which is what this structure would be because structure is no longer in conformance with the current ordinances. There is a one-year period between a lapse of use that is not authorized before it is extinguished all together. If the Board of Adjustment were to approve the variance, I think there should be a notice of variance recorded with Oklahoma County Clerk indicating that the variance is being applied to this property to the current owner(s) only and not for any future owner(s).

After some discussion, motion was made by Keith Burlison, seconded by Curtis Yates to approve the variance request to restore and use an existing accessory dwelling unit (ADU) at 4503 N Peniel Avenue as a rental unit. The votes are as follows: AYE- Matthew Goodwin, James Fenno, Keith Burlison, Wayne Clements, Curtis Yates. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

**ITEM 2:**      **BA 24-03**

Consider a request from the City of Bethany for permission to construct two (2) 16' tall monument signs in the medians of NW 39th Expressway.

**ACTION:**      Brendan Summerville, Comm. Dev. Associate presented the staff report to construct two sixteen-foot-tall monument signs in the medians of NW 39th Expressway. This is a statewide program to celebrate the centennial of Route 66 which will be in 2026. To commemorate this, communities across Route 66 in Oklahoma have an opportunity to erect these signs here. The signs are sixteen feet tall and illuminated. West side sign would be installed on the median at NW 39th Expy. and Overholser Drive and the east side sign would be installed in the median at NW 39th Expy. and N. Hammond Ave.

Brendan Summerville, Comm. Dev. Associate reviewed the seven criteria the applicant must meet. City Engineer's will review the signs, and the sign installations will require permits to ensure proper installation.

Elizabeth Gray, City Manager stated we have a grant from BEDA for these signs, and the City will have to raise funds to pay for the other half of the signs. We are going to ask for a share from Warr Acres for one of the signs. People do not recognize the area of Bethany as a stretch of Route 66. The signs will help bring some recognition to Bethany's stretch of Route 66 for the Centennial.

Motion was made by James Fenno, seconded by Wayne Clements to approve the request from the City of Bethany for permission to construct two (2) 16' tall monument signs in the medians of NW 39th Expressway. The votes are as follows: AYE- Matthew Goodwin, James Fenno, Keith Burlison, Wayne Clements, Curtis Yates. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

Matthew Goodwin, Chair adjourned the meeting at 6:55 p.m.

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CHAIR

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DATE



**City of Bethany - Board of Adjustment**

**Staff Report**

**April 10, 2025**

**CASE NO: BA 25-01**

**Request:** Consider a request by Jim Young, applicant and property owner, for a variance on the carport size located at 3212 N. Alexander Lane.

**Legal Description:** UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 331.44 FT S & 24 FT E OF NW/C OF NE4 OF SW4 OF NE4 TH E 303.77 ST, S 110 FT, W 303.77 FT N 110 FT TO BEG OF TR 21 OF E1/2 OF SW4 OF NE4 ALEXANDER FRUITLAND ACRES UNREC

**Property Zoning:** Single-Family Residential (R-1)

**Proposed Variance:** Alteration of the allowed carport size of 24' covering for a 2-car driveway.

**Surrounding Zoning:**

<b>Direction</b>	<b>Zoning</b>
North	R-1
South	R-1
East	R-1
West	R-1

**Analysis:**

The applicant is requesting a variance for their property, to allow for a 30' wide carport for coverage on a three-car driveway in reference to §158.002(E). The aforementioned ordinance states that one car carports shall be no wider than 12' for a single car garage

and/or driveway and 24' for a two-car garage and/or driveway. There is no language covering a three-car garage and/or driveway, leaving the maximum width of a carport to be 24'. The applicant had already built the carport before realizing that they needed a permit and without knowing the ordinance in question. Upon reviewing their permit submission after the carport had been built, staff recommended that the applicants go before the Bethany Board of Adjustment for a variance that would permit this size of carport over a three-car driveway. The city has not pursued action against the applicant for building without a permit as he came in and submitted a permit application and paid appropriate fees upon realizing he needed one. Because no permit was applied for and/or issued prior to the construction of the carport, no building inspections were completed on the project.

**Applicant Questions:**

**The following questions are a part of the application that must be submitted for a meeting with the Board of Adjustment. The applicant has answered them to the fullest of their ability and the city will respond to each answer in turn. It must be noted that the applicant must meet the requirements of each answer to be considered for a variance.**

- 1. Special conditions and circumstances which are peculiar to the land, structure, or building, etc. in the same zoning district:**
  - a. Concrete driveway/pad is a three-car driveway.
  
- 2. Special conditions and circumstances that do not result from the actions of the applicant:**
  - a. Carport was constructed to cover the three-car wide driveway without a permit.
  
- 3. Granting the variance requested will not convey on the applicant any special privilege that is denied by ordinance to other lands, buildings, etc. in the same zoning district?**
  - a. It will be specific to the property as a variance will allow for coverage on the driveway that was constructed three cars wide.
  
- 4. Literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning**

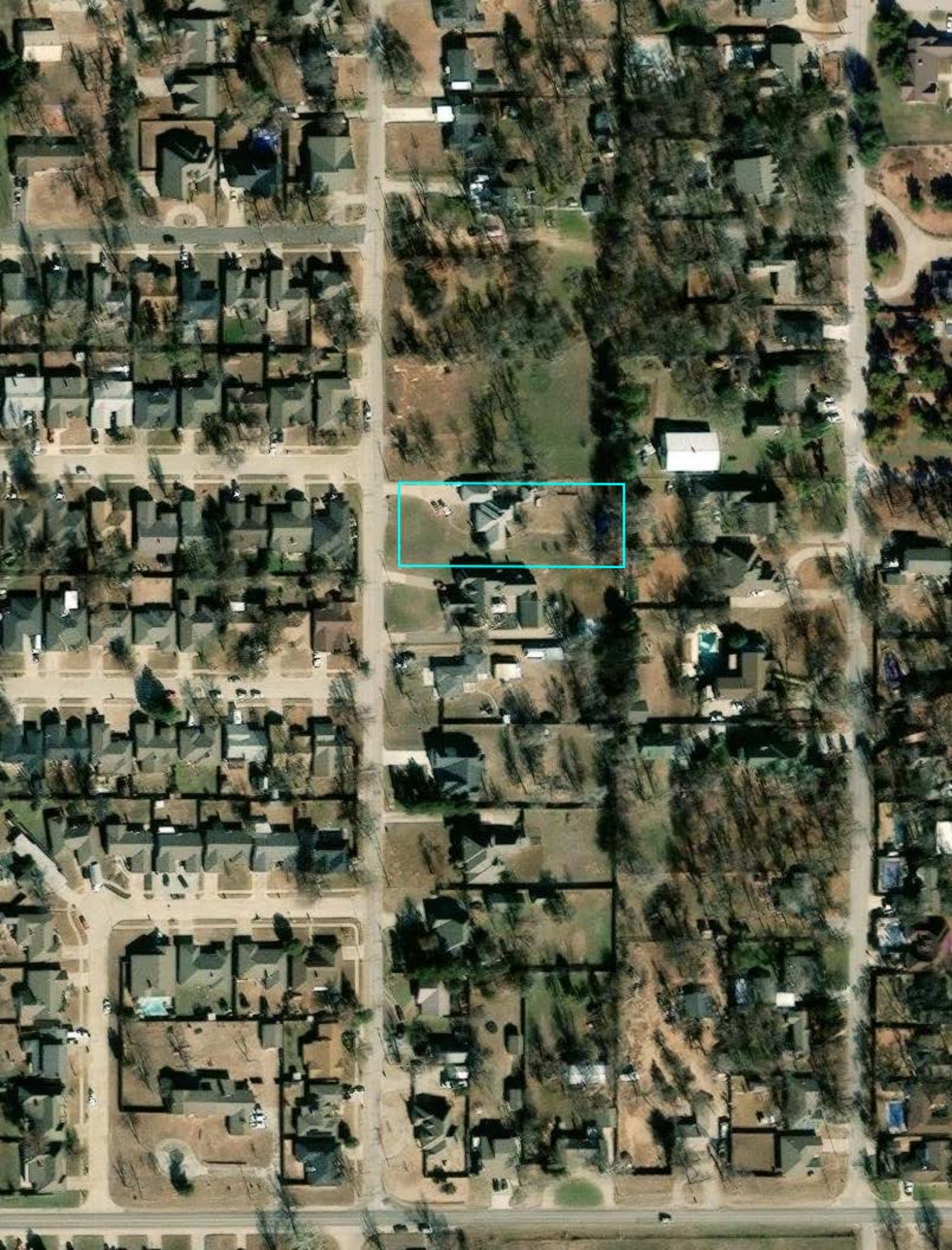
**district under the terms hereof and would work unnecessary and undue hardship on the applicant:**

- a. No, it would not.
- 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**
    - a. Correct. The requested variance is only for the existing carport.
  - 6. The grant of the variance will be in harmony with the general intent and purpose of the ordinance.**
    - a. Yes, the carport will protect vehicles and provide shade.
  - 7. Such a variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**
    - a. No, the carport is certified to withstand 150 mph winds and can structurally support 35 pounds per square foot.

**Required Action:** Hold a public hearing to either grant or deny a variance that would allow the carport to exist in its current size.

**Attachments:**

- Aerial Photograph
- Zoning Map
- Application Documents
  - Application
  - Certified Owners List
- Public Notification





NW 33rd St

N Wilburn Ave

NW 32nd St

NW 32nd St

NW 31st Terrace

N Alexander Ln



N Wilburn Ave

NW 31st St

NW 31st St

NW 31st St

N Glade Ave

N Alexander Ln

N Timber Ave

Briarwood

N Briarcliff Ave

NW 30th St

NW 30th St

NW 30th St

N Glade Ave

N Wilburn Ave

NW 29th St

N Alexander Ln

NW 28th Terrace

N Alexander Ln

NW 28th St

N Wilburn Ave

RECEIVED  
MAR 10 2025



# City of Bethany

A great place to live, work, shop, and grow a business!

## RULES OF THE BOARD OF ADJUSTMENT THE CITY OF BETHANY, OKLAHOMA

IN CASES OF APPLICATIONS FOR VARIANCES FROM THE TERMS OF THE ZONING ORDINANCE, TITLE XV, BETHANY RECODIFIED ORDINANCES, 2002, AS AMENDED.

1. Every person applying for a variance before the Board of Adjustment must submit all of the following before the application will be placed on the agenda of the Board of Adjustment:
  - a. Written application for a variance. Said application must be complete and furnish all information as required in regular application forms supplied by the Planning Department. Use additional pages if necessary. (NOTE: The applicant is advised to take special care in the preparation of this application form. Copies will be mailed to each member of the Board prior to the public hearing. The Board is not authorized to grant a variance unless certain conditions are met, and this application form gives the applicant a chance to explain in writing how each condition has been met in his particular case. The responses could therefore influence the Board's decision.)
  - b. Plot plan, showing dimensions of lots or land, dimensions and location of all existing buildings, and dimensions and location of all proposed buildings or structures. Distances from the outside lines of buildings and structures to property lines must be shown. All plans and papers must be letter size 8½ by 11 inches) or legal size (8½ x 14 inches) wherever possible.
  - c. Application fee of **\$344 (res)/\$625 (non-res) plus \$150.00 for Notice of Public Hearing fees.**
  - d. A list of names and addresses of all record property owners within a three hundred (300) foot radius of the exterior boundary of the subject property. Said list shall be current and certified by a bonded abstractor or the County Assessor of Oklahoma County.
2. Submit this form, the list and the fee to the Community Development Department at Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK 73008. A meeting date will then be set for your variance case to be heard by the Board of Adjustment. The Board meets on the second Thursday of each month at 6:15 p.m. in the Council Chambers, Bethany City Hall, 6700 NW 36th Street.

3. The Planning Department will research and analyze each application and will prepare a staff report, which will be mailed to each member of the Board.
4. At the next scheduled Board of Adjustment meeting, each application will be considered at a public hearing. Each applicant will be sent notice of this meeting and he or his representative must be present. The Planning Staff will introduce each request, then the applicant or his representative and any interested citizens will have the opportunity to speak to the Board concerning the application.
5. No member of the Board will listen to any person interested in any case pending before the Board at any time except at scheduled hearings. The Board is a court, constituted as such by law, and the members are the judges. Any attempt to violate this rule will be frowned upon by the members so approached, and such violation may lead to disqualification of such member in the hearing with resultant delay in a decision.
6. All deliberations of the Board shall be conducted, and all of its decisions shall be made, at a meeting that is open to the public. All decisions of the Board shall be made after motion has been made and seconded. The motion which decides the issue shall be in the form of findings of fact and shall state the reasons for the findings by the Board. If conditions are imposed in the granting of a variance, such conditions shall be included in the motion.
7. An appeal from any decision of the Board of Adjustment may be taken by any person or by any officer, department or board of the City of Bethany to the District Court by filing a notice of appeal with the City Clerk and with the Board of Adjustment within thirty (30) days from the date the decision of the Board of Adjustment is rendered, which notice shall specify the grounds of such appeal.
8. Where variances are granted by the Board, the appeal period of thirty (30) days must elapse before any building permits can be issued by the Building Inspector. Where appeals are taken to District Court, no permits shall be issued until the close of all litigation connected therewith.
9. No application which has been heard and decided by the Board of Adjustment shall be resubmitted for a period of six (6) months from such hearing except on the ground of new evidence or proof of changed conditions, and then only upon proper filing of a new application.

RULES ADOPTED THIS 10TH DAY OF MARCH, 1977.

**REQUEST FOR VARIANCE**

(Please print or type.)

DATE FILED: \_\_\_\_\_ CASE NO.: \_\_\_\_\_  
FEE PAID: \_\_\_\_\_ REC. NO.: \_\_\_\_\_  
DATE SET FOR HEARING: \_\_\_\_\_

A variance is requested in conformity with the powers vested in the Board of Adjustment of the City of Bethany on the property described below and in conformity with the attached plot plan.

ADDRESS OF PROPERTY: 3212 N. ALEXANDER LN.

LEGAL DESCRIPTION: UNPLTD PT SEC 20 12N 4W 000 000  
PT of NE4 SEC 20 12N 4W BEG 331.44ft S + 24ft. E  
of NW/c of NE4 of SW4 of NE4th E. 303.77ft.  
S. 110ft. W 303.77ft. N. 110ft. to BEG or TR 21 of E 1/2 of SW  
of NE4th ALEXANDER FRUITLAND ACERS UNREC

State what is the variance requested, giving distances where appropriate. CARPORT  
30' x 25'

A variance can be granted only if all of the seven conditions listed below have been met. You are requested to provide a statement after each condition indicating how your request meets each condition. Use additional pages if necessary.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. N.A. NONE
2. The special conditions and circumstances do not result from the actions of the applicant. CONCRETE DRIVE 3 CARS WIDE  
With out PERMIT
3. Granting the variance requested will not convey on the applicant any special privilege that is denied by ordinance to other lands, buildings or structures in the same zoning district. It will be specific to  
my property
4. Literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms hereof and would work unnecessary and undue hardship on the applicant. NO

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. YES it will
6. The grant of the variance will be in harmony with the general intent and purpose of the ordinance. YES PROTECT VEHICLES + PROVIDE SHADE
7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. CERTIFIED 150 M.P.H. + 35 P.S.F.

This application shall be accompanied by:

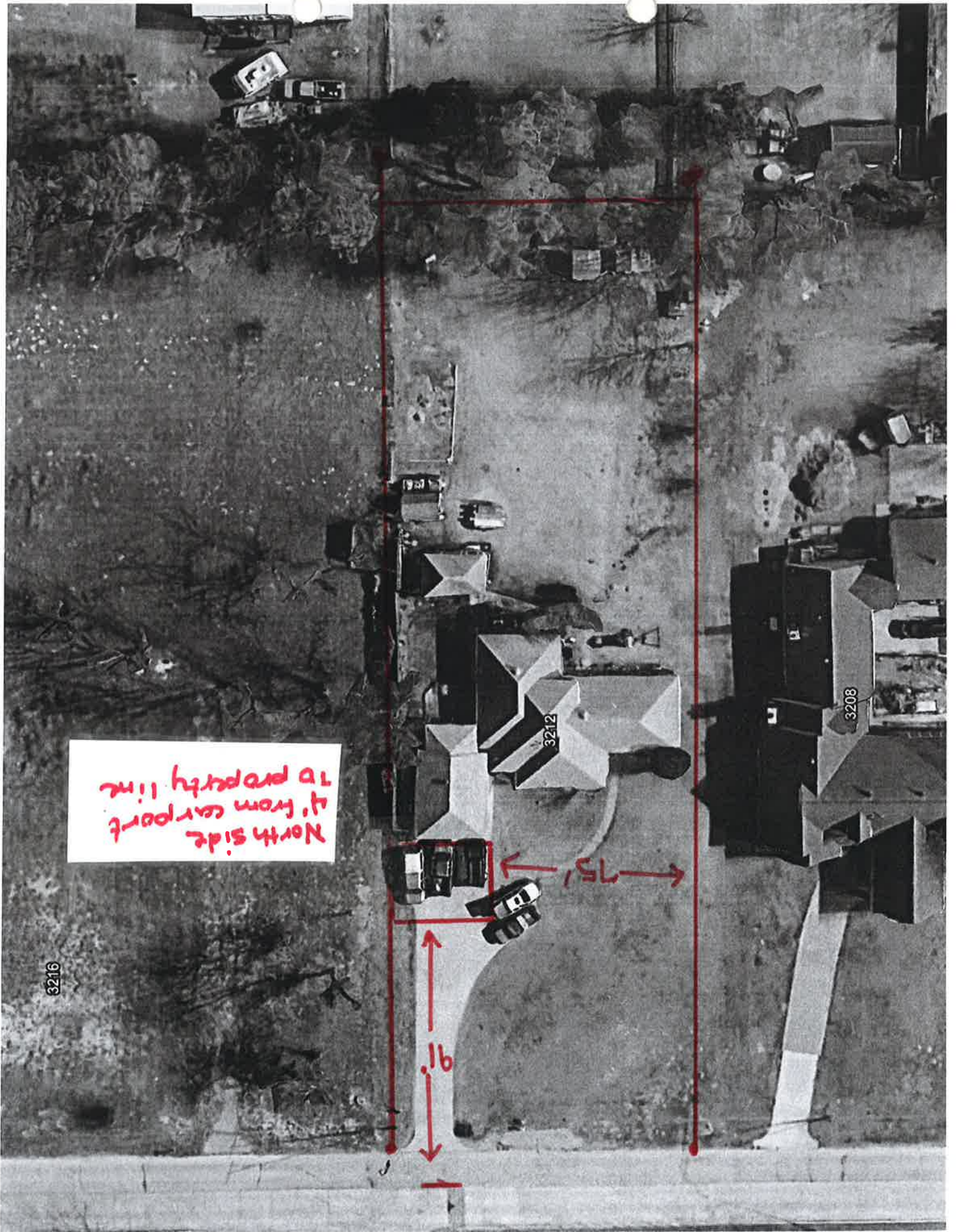
1. A plot plan, showing the boundaries of the property, the location of any buildings or structures which are now on the property, and the proposed location of any buildings or structures for which a variance is being requested. Distances from the outside lines of buildings or structures to property lines must be shown. All plans and papers must be letter size (8½ x 11 inches) or legal size (8½ x 14 inches) wherever possible; and
2. An application fee of \$344 (res)/\$625 (non-res) plus \$63.00 for Notice of Public Hearing fees; and
3. A list of the names and addresses of all property owners of record within a 300-foot radius of the exterior boundaries of subject property, certified by a bonded abstractor or the County Assessor of Oklahoma County. Said list, however, shall not be required with applications involving minor variances, where the Board has set forth in its Statement of Policy what constitutes minor variances.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Applicant (print name) Jim Young  
 Signature of Applicant James Young Date 3/4/2025  
 Address of Applicant 3212 N. ALEXANDER LN. Phone (405) 401-8921  
 Property Owner (print name) Jim Young  
 Signature of Property Owner James Young Date 3/4/2025







North side  
4' from carport  
to property line

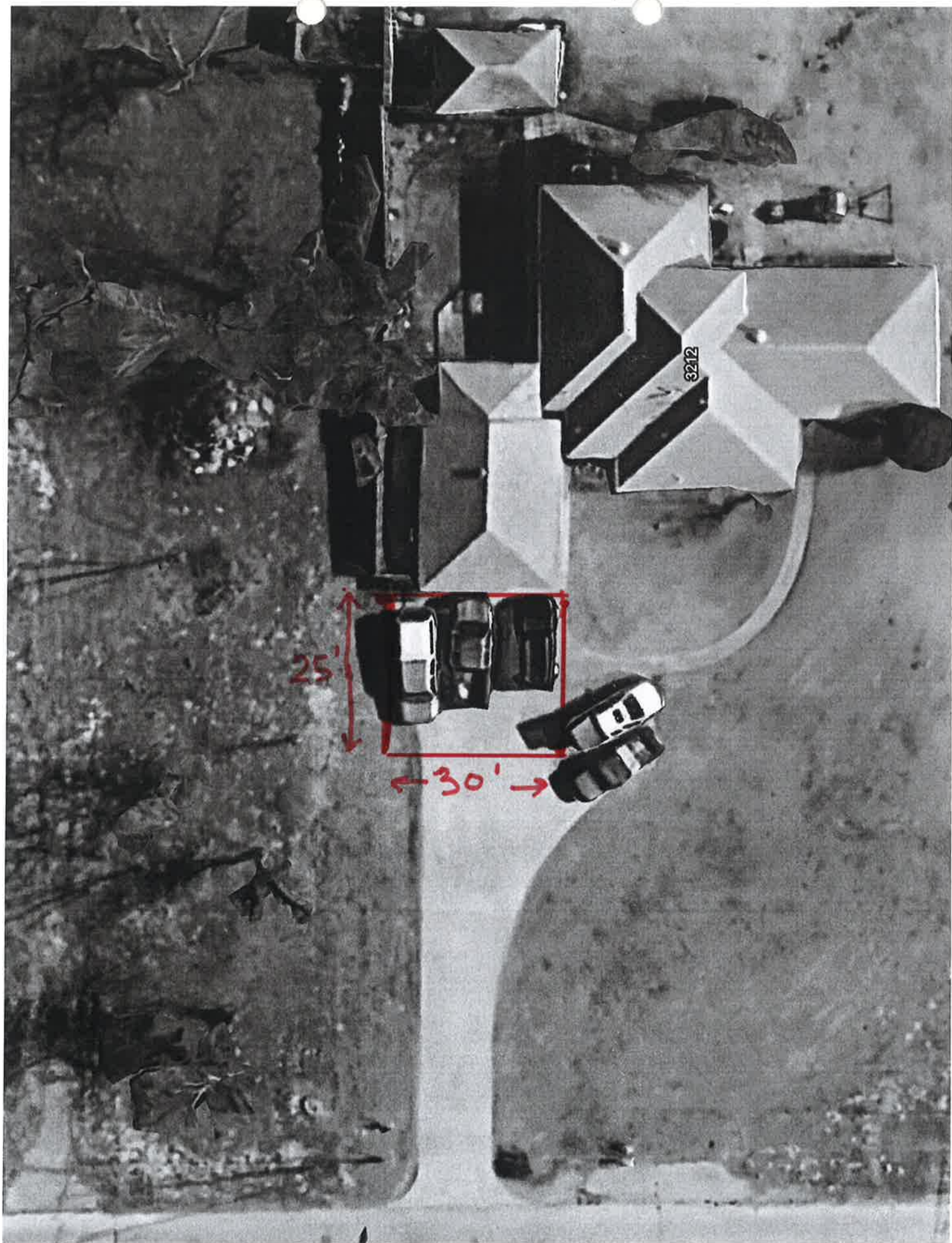
91

75

3212

3208

3216





WEDGE  
6 ANCHORES ON EACH SIDE

Cancel



Markup

Done

5:02



Open 3D Preview

**Certification** ⓘ Learn More



Certified 150 mph & 35 psf



**Gauge Tubing** ⓘ Learn More

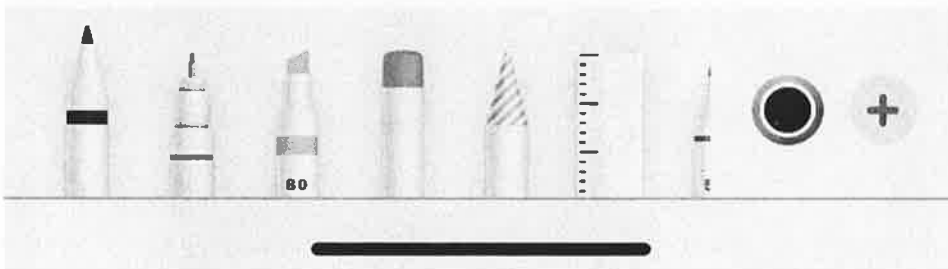


14 GA	12 GA +\$210
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**29 GA or 26 GA Sheeting** ⓘ Learn More



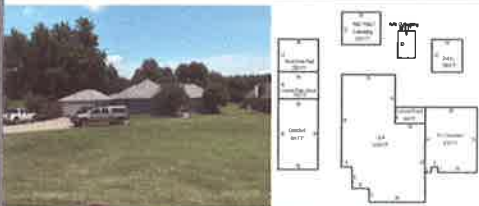
STANDARD 29 GA	26 GA +10% <i>(10% additional based on pretax price)</i>
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Owner Name 1:	YOUNG JAMES P	Parcel PIN#:	<a href="#">2877-17-378-2800</a>
Owner Name 2:		1/4 section #:	2877
Owner Name 3:		Parent Acct:	
Billing Address:	3212 N ALEXANDER LN	Tax District:	TXD 581
City, State, Zip	BETHANY, OK 73008-3719	School System:	Putnam City #1
Country: (If noted)		Land Size:	0.7700 Acres
<b>Personal Property</b>		Land Value: 61,830	<b>Treasurer:</b> <a href="#">Click to View Taxes</a>

Sect 20-T12N-R4W Qtr NE [UNPLTD PT SEC 20 12N 4W Block 000 Lot 000](#) **Subdivision Sales**

**Full Legal Description:** UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 331.44FT S & 24FT E OF NW/C OF NE4 OF SW4 OF NE4 TH E303.77FT S110FT W303.77FT N110FT TO BEG OR TR 21 OF E 1/2 OF SW4 OF NE4 ALEXANDER FRUITLAND ACRES UNREC

Photo & Sketch (if available)	Comp Sales <i>(ordered by date)</i>	Comp Report	
	<a href="#">7204 NW 31ST ST BETHANY, OK</a>	04/26/2023	\$250,000
	<a href="#">7708 NW 34TH ST BETHANY, OK</a>	06/17/2024	\$235,000
	<a href="#">3300 N THOMPkins AVE BETHANY, OK</a>	06/10/2024	\$275,000
	<a href="#">3180 N COUNCIL RD BETHANY, OK</a>	12/05/2024	\$260,000
	<a href="#">2901 N DIVIS AVE BETHANY, OK</a>	05/22/2023	\$238,500
	<a href="#">3128 N BRIARWOOD AVE BETHANY, OK</a>	09/28/2023	\$255,000

Value History *(The County Treasurer 405-713-1330 posts & collects actual tax amounts. Contact information [HERE](#))*

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2024	322,500	256,413	28,205	0	28,205	120.52	\$3,399	\$876
2023	298,500	244,203	26,862	0	26,862	123.06	\$3,306	\$735
2022	265,500	232,575	25,583	0	25,583	112.54	\$2,879	\$408
2021	221,500	221,500	24,365	0	24,365	112.07	\$2,731	\$0
2020	212,500	212,500	23,375	0	23,375	111.66	\$2,610	\$0

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R173782800	2002	5% Capped Account	0

Property Deed Transaction History *(Recorded in the County Clerk's Office)*

Date	Type	Book	Page	Price	Grantor	Grantee
12/18/2000	> Deeds	<a href="#">7982</a>	<a href="#">1315</a>	159,500	BELKNAP VERNE R & WILO F	YOUNG JAMES P
6/22/1999	> Deeds	<a href="#">7623</a>	<a href="#">785</a>	151,000	DUNN JAMES W & TAMARA J	BELKNAP VERNE R & WILO F
5/20/1987	> Historical	<a href="#">5631</a>	<a href="#">1890</a>	66,500	ROBERT JENKINS CO INC	DUNN JAMES W & TAMARA J
2/1/1987	> Historical	<a href="#">5589</a>	<a href="#">789</a>	0	DUNN JAMES W & TAMARA J	ROBERT JENKINS CO INC
8/1/1979	> Historical	<a href="#">4596</a>	<a href="#">1836</a>	0		DUNN JAMES W & TAMARA J

**Last Mailed Notice of Value (N.O.V.) Information/History**

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	319,500	269,233	29,615	0	29,615
2024	02/13/2024	322,500	256,413	28,205	0	28,205
2023	02/14/2023	298,500	244,203	26,862	0	26,862
2022	03/15/2022	265,500	232,575	25,583	0	25,583
2021	03/19/2021	221,500	221,500	24,365	0	24,365

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**Property Building Permit History**

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
8/29/1990	10255795	BETHANY	1	Garage	5,000	Inactive

Click button on building number to access detailed information:

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
<a href="#">Click</a>	1	Improved	1½ Story Fin	1987	1,644	1.5 Stories

1	3205 N WILBURN AVENUE BOYER, MICHAEL J.		
2	3209 N WILBURN AVENUE LEAGUE R. COY AND KATHLEEN S TRS COY LEAGUE HOMES INC		
3	3207 N WILBUR (NOT PHYSICAL ADDRESS) 3211 N WILBURN AVENUE K REIMEYER, DALE AND PATRICIA C	BARN/OUT BUILDING	
4	7401 NW 31ST TERRACE TIGUILA MATEO TIZOL		
5	7400 NW 31ST TERRACE MAZARIEGOS SANTOS DELEON		
6	7401 NW 31ST STREET ADKIN GEORGE J AND SHYLL L		
7	3208 N ALEXANDER LANE MARTZ, DONALD K REV TRUST		
8	3216 N ALEXANDER LANE BLOOMER, LYNDEL W	MAILING ADDRESS 4204 NW 34TH STREET OKLAHOMA CITY, OK 73112	

**BOARD OF ADJUSTMENT APPLICATION NOTIFICATION**

DATE: March 24, 2025

(MAP ON BACK)

A. Board of Adjustment Application

1. Case No.: BA 25-01
2. Location of Property: 3212 N. Alexander Ln.
3. Legal Description: (see on back)  
\_\_\_\_\_  
\_\_\_\_\_
4. Present Zoning: R-1, Single Family Residential
5. Nature of Application: Consider a variance to build a carport within the side-setback  
\_\_\_\_\_  
\_\_\_\_\_
6. Bethany Ordinance in Question: Sections 158.002 Carports (e) and 158.025(5)(B)  
\_\_\_\_\_  
\_\_\_\_\_

B. Hearing Schedule

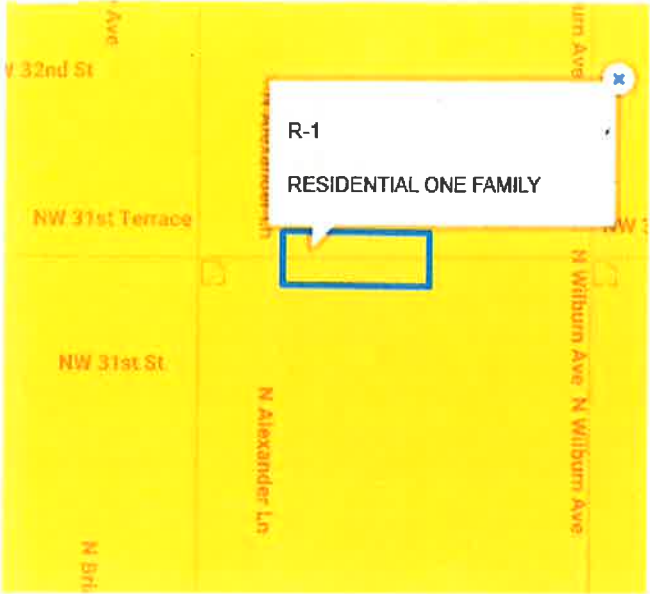
By State Law, any property owner within three hundred (300) feet of any Board of Adjustment action is to be notified prior to the public hearing. An application has been filed asking for the above mentioned relief.

The Bethany Board of Adjustment will conduct a public hearing on April 10, 2025 at 6:15 P.M. concerning the application. At this hearing, any interested citizen will be given the opportunity to speak to the Board concerning the proposed action. Any action taken by the Board will be final except by appeal to District Court. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**

C. Location of Hearings

The Board of Adjustment hearing will be held at the Bethany Court Complex at 6714 NW 36<sup>th</sup> St., Bethany, OK 73008.

**LEGAL DESCRIPTION:** Unpltd. Pt Sec 20 12N 4W 000 000 Pt of NE4 Sec 20 12N 4W Beg. 331.44 Ft. S & 24 Ft. E of NW/C of NE4 of SW4 of NE4 Th. E. 303.77 Ft., S. 110 Ft., W. 303.77 Ft. N. 110 Ft. to Beg or TR 21 of E ½ of SW4 of NE4 Alexander Fruitland acres unrec.

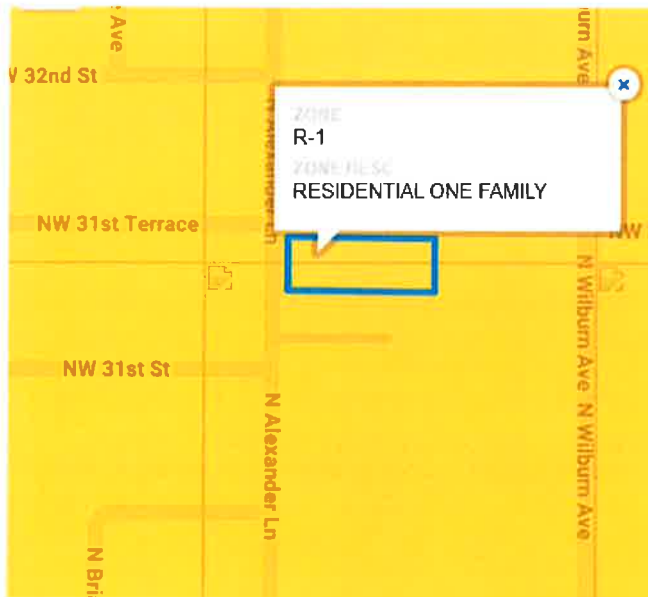


## NOTICE OF PUBLIC HEARING

On April 10, 2025 at 6:15 p.m. the Bethany Board of Adjustment will during its regular session hold a public hearing at Bethany City Hall at 6700 NW 36<sup>th</sup> St., Bethany, OK 73008 to consider a request by Jim Young, Applicant and Property Owner for a variance to Sections 158.002 Carport (e) and 158.025(5)(B) for the purposes of constructing a carport within the side yard setback in the R-1, Single Family Residential District at 3212 N. Alexander Ln.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

**LEGAL DESCRIPTION:** Unpltd. Pt Sec 20 12N 4W 000 000 Pt of NE4 Sec 20 12N 4W Beg. 331.44 Ft. S & 24 Ft. E of NW/C of NE4 of SW4 of NE4 Th. E. 303.77 Ft., S. 110 Ft., W. 303.77 Ft. N. 110 Ft. to Beg or TR 21 of E ½ of SW4 of NE4 Alexander Fruitland acres unrec.





**City of Bethany - Board of Adjustment**

**Staff Report**

**April 10, 2025**

**CASE NO: BA 25-02**

**Request:** Consider a request by Natalie Hisle, the applicant and owner, for a special exception for a residential property located at 6601 NW 42<sup>nd</sup> St.

**Legal Description:** All of Block Nine (9) except the South 110 Feet of the North 440 Feet of the East 140 feet, Bethany Addition, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Property Zoning:** North Side Addition 002 000 Lots 8 & 9

**Proposed Special Exception:** Allowance of a residential property to be used for commercial purposes as a Bookstore and Cafe.

**Surrounding Zoning:**

<b>Direction</b>	<b>Zoning</b>
North	R-1
South	R-1 & E-I
East	R-1
West	R-1

**Analysis:**

The applicant is requesting a special exception for their property, to allow for the use of a residential property as a commercial business in reference to §158.038. The aforementioned ordinance states that no structure initially designed or intended for either single-family or two-family residential purposes shall be occupied by any commercial use unless a special

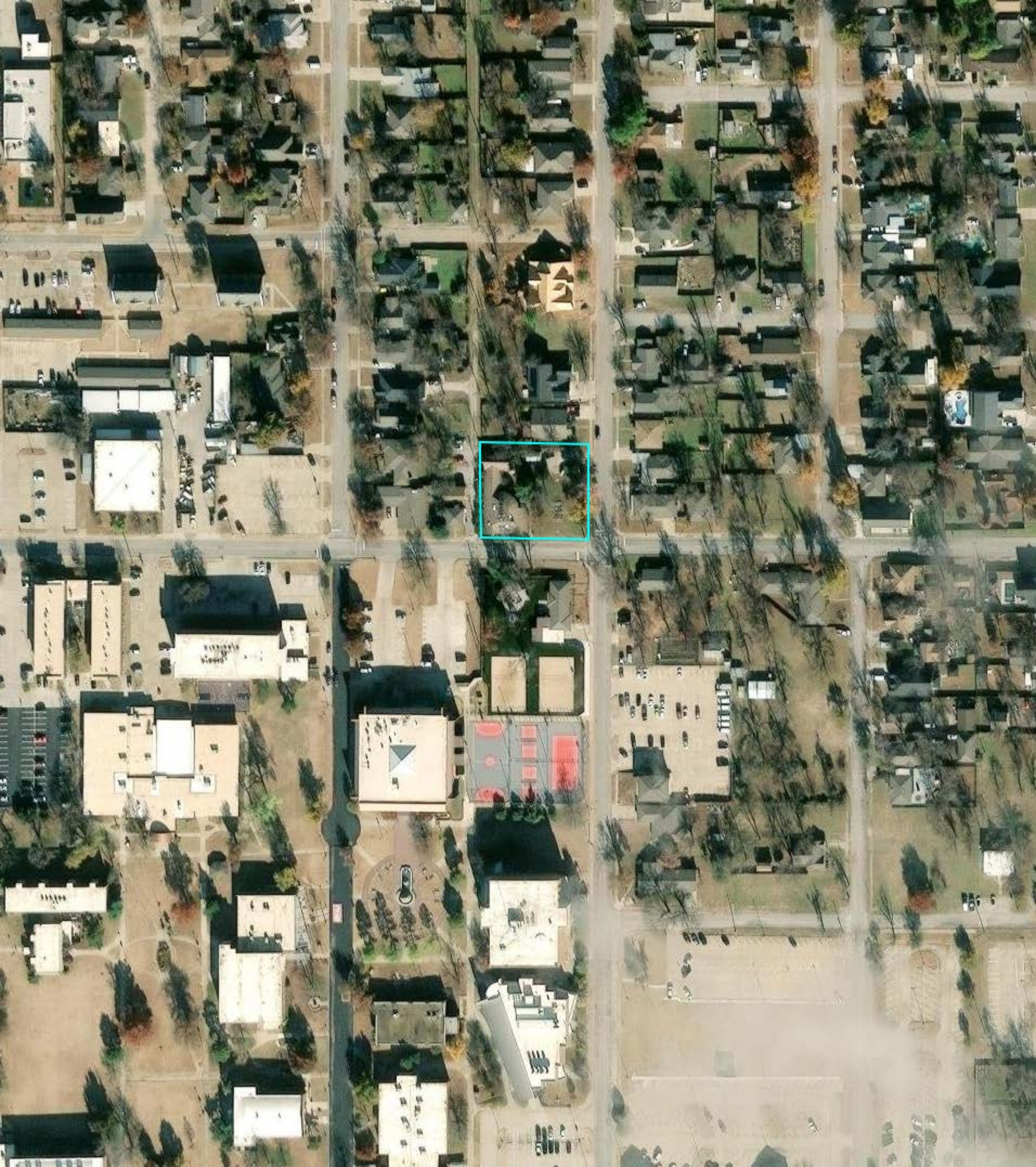
exception has been granted. The applicant's property resides in an R-1 zone that does not allow for commercial use. The applicant is requesting special exception to allow for the 3,995 square foot structure to be utilized as a Bookstore and Cafe. The previous owners of the building kept the historical character in all of the previous updates made to the residential structure. The proposed development of the property includes fashioning the front entrance into a commercial store front, remodeling the bathrooms to comply code and ADA requirements, signage, and constructing a café patio area and parking lot on the East half of the parcel.

The applicant previously submitted an application to rezone the property to Commercial-General (CG) and went before the Planning & Zoning commission with her application on March 6, 2025. After much discussion, consideration, and input from community members, the Planning & Zoning Commission recommended against the rezoning of the property to C-G. The rezoning application then went before the City Council for consideration on March 18<sup>th</sup>, 2025 and the application for rezone was not approved.

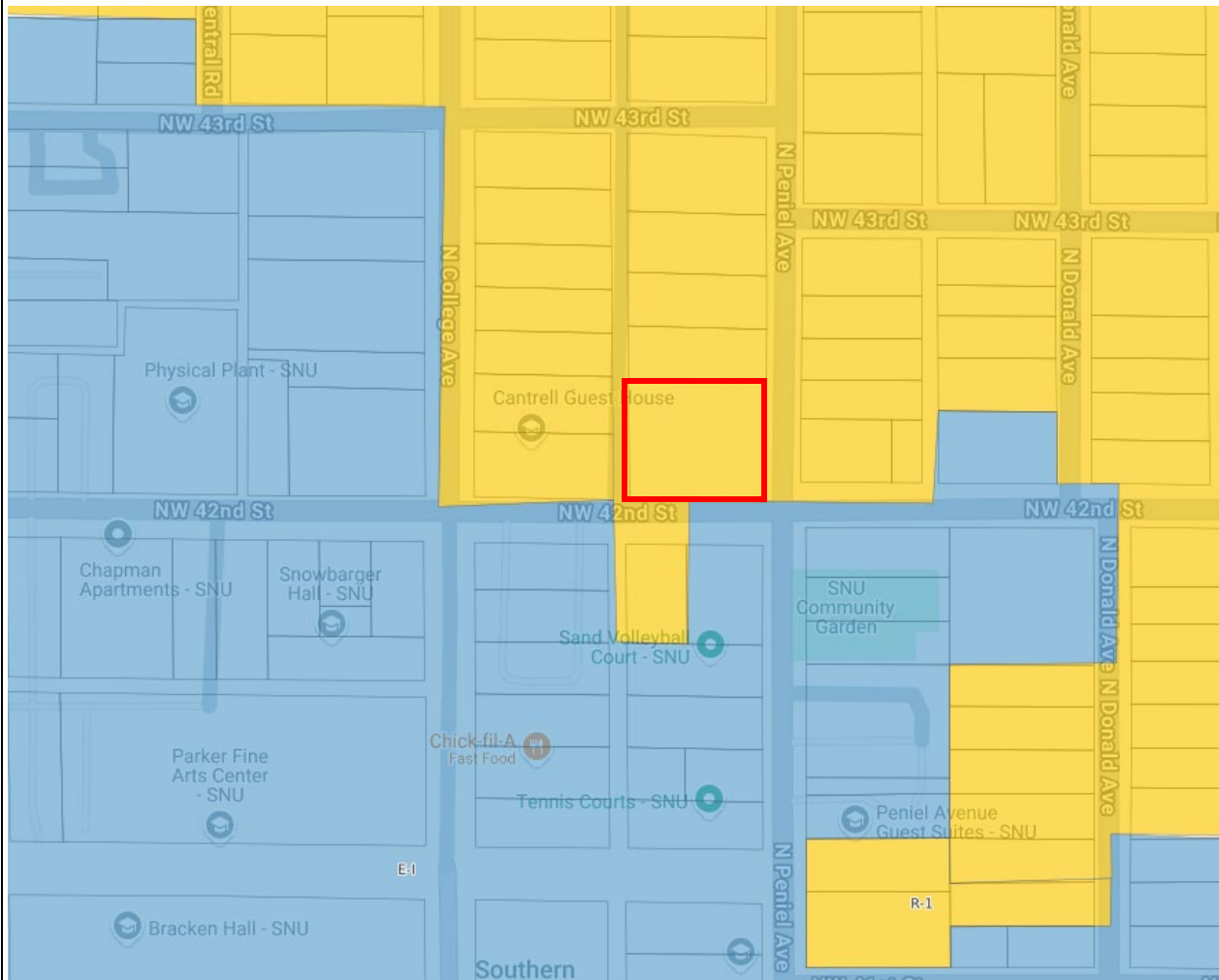
Initial Traffic counts were complete for the N. Peniel Ave and NW 42<sup>nd</sup> St intersection prior to the application submitted for a commercial rezoning. On average, this parcel has a traffic count of 1,213 cars per day traveling North or South on Peniel Avenue and 3,500 cars per day traveling East or West along NW 42<sup>nd</sup> Street.

**Attachments:**



















- Aerial Photograph
- Zoning Map
- Application Documents
  - Application
  - Certified Owners List
- Public Notification
- Traffic counts
- Letters from Community Members



PC 25-01 Zoning Map - 6601 NW 42<sup>nd</sup> Street



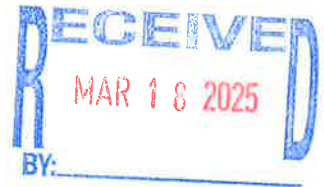
ZONING CODE LEGEND

 A	 I-L
 CBD	 I-R
 C-G	 PUD
 C-H	 PRD
 C-S	 R-1
 C-N	 R-2
 C-O	 R-M
 C-R	 RMO
 E-I	 RHP

MAP FOR REFERENCE  
ONLY  
NOT A LEGAL  
DOCUMENT

Bethany, Oklahoma makes no claims or warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource



CITY OF BETHANY  
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION

Please complete the following information:

NAME OF APPLICANT (print): Natalie Hisle

NAME OF PROPERTY OWNER (print): "

ADDRESS OF PROPERTY: 6601 NW 42<sup>nd</sup> St.  
Bethany, OK 73008

LEGAL DESCRIPTION: \_\_\_\_\_  
Sect 16 - T12N - R4W Qtr NW  
(North side Addition, Block 02,  
Lots 8 & 9)

TOTAL LOT AREA: 20,800 sq ft.

PROPOSED USES OF THE PROPERTY: General Book Store  
and indoor cafe and outdoor garden cafe

NUMBER OF OFF-STREET PARKING SPACES TO BE PROVIDED: 22

In addition this application shall be accompanied by:

1. A plot plan, showing the surveyed boundaries of the property, the location of any buildings or structures which are now on the property, and the proposed location of any new buildings or structures. All existing and proposed off-street parking areas shall also be shown. Distances from the outside lines or buildings or structures to property lines must be shown. All plans and papers must be letter size (8½ x 11 inches) or legal size (8½ x 14 inches) whenever possible; and
2. An application fee of \$625.00 plus Notice of Public Hearing fee of \$150.00; and
3. A list of the names and addresses of all property owners of record within a 300 foot radius of the exterior boundaries of subject property, certified by a bonded abstractor or the County Assessor of Oklahoma County.

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature of Applicant: \_\_\_\_\_

Date: 3-17-25

Address of Applicant: 4311 N. Penial

Phone #: 405 482 1905

Signature of Property Owner: \_\_\_\_\_

Date: 3-17-25

OFFICIAL USE:

Date Filed: \_\_\_\_\_

Case No.: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Rec. No.: \_\_\_\_\_

Re: 6601 NW 42<sup>nd</sup> St., Bethany, OK 73008

March 17, 2025

Natalie Hisle

Application for Special Exception

To Whom It May Concern,

My proposed reason for special exception to this property is to remodel the existing house/structure into a local bookstore. The main structure will remain in the same location as it sits now. The following items will be updated: front entrance to be fashioned into more of a commercial store front, bathrooms remodeled to meet commercial ADA codes/compliance, ADA entrance made on 42<sup>nd</sup> Street side, exterior freshened/painted with added, pertinent signing, interior finishes as needed for functioning retail/café space, parking lot added to east side of building to Peniel.

In honor of the family who previously owned the home, I will preserve some of the history that comes with a home like this. The owners kept impeccable records of updates to the home and materials used and their location taken from before construction. I will have photos and historical documents on display for anyone interested in learning more about the building.

Existing within the book store will be a small café and, in the east courtyard, an outdoor garden café. The café will serve, for example, soups, salads, sandwiches, teas, coffees, juices and various non-alcoholic beverages.

The bookstore will include but not be limited to the following types of items: books, toys, games, puzzles, greeting cards, bookmarks, maps, stationary, magazines and various similar type items you would find in a general bookstore.

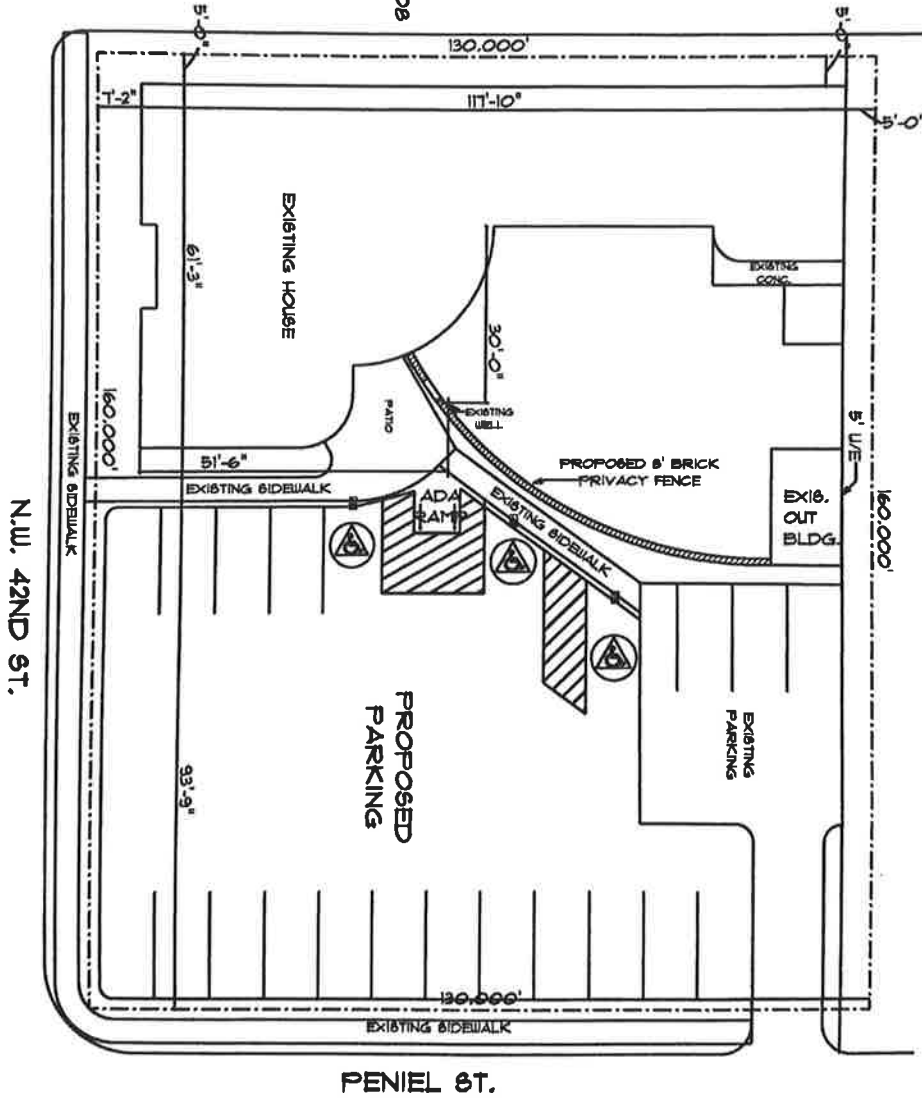
Thank you for your consideration.

Sincerely,

Natalie Hisle

6601 NW 42ND ST  
BETHANY, OK 73008

1" = 25'



N.W. 42ND ST.

PENIEL ST.

RECEIVED  
MAR 18 2025  
BY: \_\_\_\_\_

Larry Stein  
Oklahoma County Assessor's  
Office



## Ownership Radius Report

This Official Report is for Account Number R170962050 and is a 300-foot radius from the outside of the polygon.

**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

**The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.**

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

Oklahoma County Assessor's  
300ft Radius Report  
1/15/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R170961000	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 S75FT OF LOT 1	4300 N COLLEGE AVE BETHANY
R170667830	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW EXPRESSWAY	BETHANY	OK	73008	DAVIS SUB BETHANY	4	5	DAVIS SUB BETHANY 004 005 E35FT	6507 NW 42ND ST BETHANY
R170667820	NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 W100FT OF LOT 5	6511 NW 42ND ST BETHANY
R170667360	NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 LOT 4 & S12.5FT LOT 3	4301 N DONALD BETHANY
R170962800	BETHANY NAZARENE COLLEGE	No Data	No Data	PO BOX 339	BETHANY	OK	73008	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 S8FT OF E158FT LOT 6 & E158FT OF LOTS 7 0 & 8 EXEMPT	6705 NW 42ND ST BETHANY
R170667850	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	6	DAVIS SUB BETHANY 004 006 S45FT	4302 N PENIEL AVE BETHANY
R170962050	HISLE NATALIE SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	4311 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOTS 8 & 9	6601 NW 42ND ST BETHANY
R170960900	NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	1	NORTH SIDE ADDITION 002 001 N70FT OF S145FT	4304 N COLLEGE AVE BETHANY
R170667350	NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 S1FT OF LOT 2 N60FT OF LOT 3	4305 N DONALD AVE BETHANY
R170962700	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 N42FT OF LOT 6 EX S30FT OF W50FT 0 EXEMPT	4305 N COLLEGE AVE BETHANY
R170667855	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 N27FT LOT 6 & S22FT LOT 7	4304 N PENIEL AVE BETHANY
R170961200	BROWN JAMES R OR JAMI J TRS	BROWN TRUST	No Data	6701 STINCHCOMB DR	OKLAHOMA CITY	OK	73132-3712	NORTH SIDE ADDITION	2	1	NORTH SIDE ADDITION 002 000 BEG 145FT N OF SW/C LOT 1 TH N50FT E160FT S50FT W160FT	4306 N COLLEGE AVE BETHANY
R170961900	TOMPKINS RONALD S & DARLA	No Data	No Data	4305 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	7	NORTH SIDE ADDITION 002 007	4305 N PENIEL AVE BETHANY
R170667130	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	DAVIS SUB BETHANY	4	2	DAVIS SUB BETHANY 004 002 N50FT OF S51FT	4307 N DONALD AVE BETHANY
R170120160	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 E90FT OF LOT 5 EXEMPT	4203 N PENIEL AVE BETHANY
R170120161	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 W65FT OF LOT 5 EXEMPT	0 UNKNOWN BETHANY

X

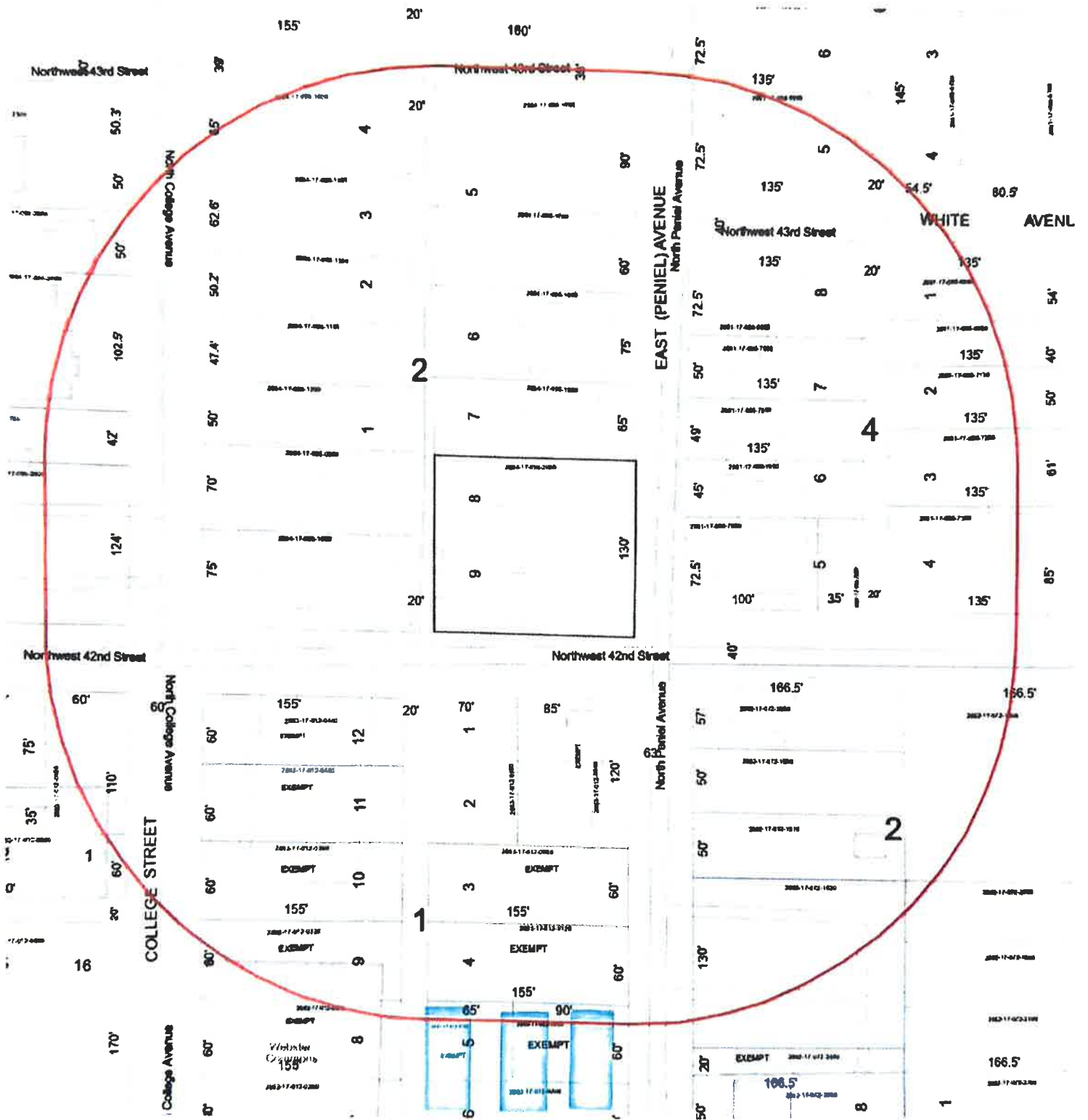
Oklahoma County Assessor's  
300ft Radius Report  
1/15/2025

R170120280	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD		1	BETHANY CITY ADD 001 000 LOT 8 0 EXEMPT	4202 N COLLEGE AVE BETHANY
R170667860	MORADI MORRIS M	No Data	4306 N PENIEL AVE	BETHANY	OK	73008-2744	DAVIS SUB BETHANY	4	7	DAVIS SUB BETHANY 004 007 N50FT NORTH SIDE ADDITION BLK 002 LOT 000 PT OF LOT 1 BEG 195FT N OF SW/C LT 1 TH N47.5FT E160FT	4306 N PENIEL AVE BETHANY
R170961100	DIFFE GAGE C & KAYLAM	No Data	4117 RAMSEY RD	YUKON	OK	73099	NORTH SIDE ADDITION	2	0	S47.5FT W160FT TO BEG	4308 N COLLEGE AVE BETHANY
R170666950	EVERITT CURTIS W	No Data	4309 N DONALD AVE	BETHANY	OK	73008-2725	DAVIS SUB BETHANY	4	0	DAVIS SUB BETHANY 004 000 S18.5FT OF LOT 1 & N21.5FT LOT 2	4309 N DONALD AVE BETHANY
R170961800	LAMB JEREMY B & LAURIE ANN	No Data	4307 N PENIEL ST	BETHANY	OK	73008	NORTH SIDE ADDITION	2	6	000 LOT 6 & S10FT OF LOT 5	4307 N PENIEL AVE BETHANY
R170962600	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	3	0	NORTH SIDE ADDITION 003 000 LOTS 0 4 & 5	4309 N COLLEGE AVE BETHANY
R170961300	HUBBERT LISA G	HUBBERT TANNER JAMES	4310 N COLLEGE AVE	BETHANY	OK	73008	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 N2FT 0 6IN OF LOT 1 & S47FT 6IN OF LOT 2	4310 N COLLEGE AVE BETHANY
R170668050	COX STEVEN TRS	COX PAULETTE NARUE TESTAMENTARY TRUST	962 TURKEY HOLLOW TRL	PIEDMONT	OK	73078	DAVIS SUB BETHANY	4	8	DAVIS SUB BETHANY 004 008	4308 N PENIEL AVE BETHANY
R170666900	STIVERS KATRINA	No Data	1328 NW 92ND ST	OKLAHOMA CITY	OK	73114	DAVIS SUB BETHANY	4	1	DAVIS SUB BETHANY 004 001 N54FT	4311 N DONALD AVE BETHANY
R170120120	NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 4 0 EXEMPT	4207 N PENIEL AVE BETHANY
R170120320	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 9 0 EXEMPT	4204 N COLLEGE AVE BETHANY
R170962500	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	3	3	NORTH SIDE ADDITION 003 003	4311 N COLLEGE AVE BETHANY
R170721520	NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N130FT 0 OF S150FT OF W 1/2 EXEMPT	0 UNKNOWN BETHANY
R170722250	SOUTHERN NAZARENE UNIVERSITY	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N50FT 0 OF S150FT OF E166 1/2FT	4213 N DONALD BETHANY
R170120080	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 3 0 EXEMPT	4211 N PENIEL AVE BETHANY
R170120960	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 10 0 EXEMPT	4206 N COLLEGE AVE BETHANY
R170120600	BETHANY NAZARENE COLLEGE	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	2	0	BETHANY CITY ADD 002 000 S80FT OF 0 LOTS 1 THRU 3 EXEMPT	0 UNKNOWN BETHANY

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R170721510	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 S50FT 0 OF N157FT OF W 1/2	4214 N PENIEL AVE BETHANY
R170120400	BETHANY NAZARENE COLLEGE	No Data	No Data	PO BOX 339	BETHANY	OK	73008	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOT 11 0 EXEMPT	4208 N COLLEGE AVE BETHANY
R170721500	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 S50FT 0 OF N107FT OF W 1/2	4216 N PENIEL AVE BETHANY
R170120040	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2605	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 LOTS 1 & 2 EX W70FT EXEMPT	4217 N PENIEL AVE BETHANY
R170120050	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	BETHANY CITY ADD	1	0	BETHANY CITY ADD 001 000 W70FT 0 OF LOTS 1 & 2	6608 NW 42ND ST BETHANY
R170120440	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	1	12	BETHANY CITY ADD 001 012 EXEMPT	4210 N COLLEGE AVE BETHANY
R170120480	BETHANY NAZARENE COLLEGE	No Data	No Data	6729 NW 39TH EXPWY	BETHANY	OK	73008	BETHANY CITY ADD	2	1	BETHANY CITY ADD 002 001 N110FT 1 EXEMPT	4211 N COLLEGE AVE BETHANY
R170722550	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N57FT 0 OF W166.5FT	4218 N PENIEL AVE BETHANY
R170721800	SOUTHERN NAZARENE UNIVERSITY	C/O DR DON BILLINGS	No Data	6727 NW 39TH EXPY	BETHANY	OK	73008	EAST SIDE ADDITION	2	0	EAST SIDE ADDITION 002 000 N157FT 0 OF E 1/2	4219 N DONALD AVE BETHANY
R170961700	MORSCH VICKIE A TRS	MORSCH VICKIE TRUST	No Data	14996 W 130TH ST	OLATHE	KS	66062	NORTH SIDE ADDITION	2	5	NORTH SIDE ADDITION BLK 002 LOT 5 EX S10FT 000 S70FT OF LOT 5 EX S10FT	4309 N PENIEL AVE BETHANY
R170961400	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOT 3 PLUS N2.6FT LOT 2	4312 N COLLEGE AVE BETHANY
R170961600	HISLE NATALIE	No Data	No Data	4311 N PENIEL AVE	BETHANY	OK	73008-2743	NORTH SIDE ADDITION	2	0	NORTH SIDE ADDITION 002 000 LOT 5 0 EX S70FT	4311 N PENIEL AVE BETHANY
R170665980	CHAPMAN GARY S	No Data	No Data	1620 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73127-3921	DAVIS SUB BETHANY	3	5	DAVIS SUB BETHANY 003 005	4400 N PENIEL AVE BETHANY
R170961500	SOUTHERN NAZARENE UNIVERSITY	No Data	No Data	6729 NW 39TH EXPY	BETHANY	OK	73008-2694	NORTH SIDE ADDITION	2	4	NORTH SIDE ADDITION 002 004	4314 N COLLEGE AVE BETHANY
R170666210	GARRISON WILLIAM BRIAN	HAMMONS ASHLEY ELIZABETH	No Data	4402 N PENIEL AVE	BETHANY	OK	73008	DAVIS SUB BETHANY	3	6	DAVIS SUB BETHANY 003 006	4402 N PENIEL AVE BETHANY
R170665750	SIMPSON DUANE F CO TRS ETAL	SIMPSON BONITA REV TRUST	No Data	6406 NW 30TH ST	BETHANY	OK	73008-4146	DAVIS SUB BETHANY	3	0	DAVIS SUB BETHANY 003 000 W54.5FT OF LOTS 3 & 4	6503 NW 43RD ST BETHANY

X



**BOARD OF ADJUSTMENT APPLICATION NOTIFICATION**

DATE: March 24, 2025

(MAP ON BACK)

A. Board of Adjustment Application

1. Case No.: BA 25-02
2. Location of Property: 6601 NW 42<sup>nd</sup> St.
3. Legal Description: North Side Addition 002 000 Lots 8 & 9  
\_\_\_\_\_  
\_\_\_\_\_
4. Present Zoning: R-1, Single Family Residential
5. Nature of Application: Consider a special exception to use a residential structure for commercial use in the R-1, Single Family Residential District  
\_\_\_\_\_
6. Bethany Ordinance in Question: Sections 159.038 and 159.091(B)  
\_\_\_\_\_

B. Hearing Schedule

By State Law, any property owner within three hundred (300) feet of any Board of Adjustment action is to be notified prior to the public hearing. An application has been filed asking for the above mentioned relief.

The Bethany Board of Adjustment will conduct a public hearing on \_\_\_\_\_  
April 10, 2025 at 6:15 P.M. concerning the application. At this hearing, any interested citizen will be given the opportunity to speak to the Board concerning the proposed action. Any action taken by the Board will be final except by appeal to District Court. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**

C. Location of Hearings

The Board of Adjustment hearing will be held at the Bethany Court Complex at 6714 NW 36<sup>th</sup> St., Bethany, OK 73008.



### Survey Description

#### Survey Details

<b>Survey Location</b>	4200 N Peniel, Bethany, OK, 73008	
<b>Survey GPS Coordinates</b>		
<b>Survey Dates</b>	<b>Start</b>	<b>Stop</b>
	Monday, 3/3/2025 9:06 AM	Thursday, 3/6/2025 4:25 PM
<b>Posted Speed Limit</b>	25 mph	
<b>Traffic Zone</b>	Normal	
<b>File Name</b>	STALKER_ROADSIDE_LOG_160217_EW002468_D92B@2025-03-06_15-44-24.xml	
<b>Device Type</b>		
<b>Device Serial Number</b>	SNAA000000	
<b>Survey Note</b>	Default survey setup	

<b>Total Vehicle Count</b>	14000	
<i>Traffic Direction</i>	<b>Undefined (Closing)</b>	<b>Undefined (Away)</b>
<i>Vehicle Count</i>	6854	7146

#### Survey Map



NW 42nd St Traffic Count  
 4-day period  
 3,500 Cars per day on average

## Survey Summary

### Survey Description

<b>Survey Location</b>	4200 N Peniel, Bethany, OK, 73008	
<b>Survey GPS Coordinates</b>		
<b>Survey Dates</b>	<b>Start</b>	<b>Stop</b>
	Monday, 3/3/2025 9:06 AM	Thursday, 3/6/2025 4:25 PM
<b>Posted Speed Limit</b>	25 mph	
<b>Traffic Zone</b>	Normal	

### Survey Result

<b>Total Vehicle Count</b>	14000			
	<b>Traffic Direction</b>	<b>Closing</b>	<b>Away</b>	<b>Combined</b>
		<b>Undefined</b>	<b>Undefined</b>	
	<b>Vehicle Count</b>	6854	7146	14000
<b>Posted Speed Limit</b>	25 mph			
<i>Vehicles Under the Speed Limit Count</i>	6830	7086	13916	
<i>Vehicles Under the Speed Limit Percentage</i>	99.65%	99.16%	99.4%	
<i>Vehicles Over the Speed Limit Count</i>	24	60	84	
<i>Vehicles Over the Speed Limit Percentage</i>	0.35%	0.84%	0.6%	
<b>Excessive Speed Threshold</b>	55 mph			
<i>Vehicles Over the Excessive Speed Count</i>	0	0	0	
<i>Vehicles Over the Excessive Speed Percentage</i>	0	0	0	
<i>Average Violation Speed</i>	26.75 mph	28.9 mph	28.29 mph	
<b>Speed Profile</b>				
<b>Average Speed</b>	15.85 mph	16.14 mph	16.0 mph	
<b>Minimum Speed</b>	4 mph	5 mph	4 mph	
<b>Maximum Speed</b>	30 mph	42 mph	42 mph	
<b>85th Percentile Speed</b>	19 mph	20 mph	20 mph	
<b>Standard Deviation</b>	3 mph	4 mph	3 mph	
<b>10 mph Pace</b>	11-20 mph	12-21 mph	11-20 mph	
<b>In Pace Count</b>	5427	5143	10626	
<b>Data Recording Limits</b>				
<b>Highest Speed Allowed</b>	120 mph			
<b>Lowest Speed Allowed</b>	10 mph			
<b>Minimum Following Time</b>	0 Second(s)			

**Survey Description**

**Survey Location** 4200 N Peniel, Bethany, OK, 73008  
**Survey GPS Coordinates**  
**Survey Dates** **Start** **Stop**  
 Monday, 3/3/2025 9:06 AM Thursday, 3/6/2025 4:25 PM  
**Posted Speed Limit** 25 mph  
**Traffic Zone** Normal

**Speed - Volume Matrix**

Date Range: 2025-03-03 - 2025-03-06

Direction: Both

Date Span	Total	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86+
00:00 - 00:59	138	13	57	61	7													
01:00 - 01:59	72	4	30	33	5													
02:00 - 02:59	148	46	71	25	6													
03:00 - 03:59	14	3	8	2	1													
04:00 - 04:59	20	8	8	3	1													
05:00 - 05:59	34	9	11	11	3													
06:00 - 06:59	227	45	86	81	14	1												
07:00 - 07:59	328	19	107	171	30	1												
08:00 - 08:59	1287	72	356	661	190	8												
09:00 - 09:59	942	83	337	428	89	4	1											
10:00 - 10:59	809	78	257	387	83	3	1											
11:00 - 11:59	876	77	318	380	90	8	2	1										
12:00 - 12:59	981	85	313	465	109	6	3											
13:00 - 13:59	1034	73	341	492	116	9	1	1	1									
14:00 - 14:59	933	66	352	393	113	9												
15:00 - 15:59	1351	131	412	672	130	6												
16:00 - 16:59	939	96	307	427	101	8												
17:00 - 17:59	794	51	269	393	77	3	1											
18:00 - 18:59	797	68	291	371	66	1												
19:00 - 19:59	608	41	225	299	41	2												
20:00 - 20:59	614	49	224	281	58	2												
21:00 - 21:59	481	37	175	228	41													
22:00 - 22:59	296	15	138	119	24													
23:00 - 23:59	277	14	134	104	24	1												

## Survey Description

### Survey Details

<b>Survey Location</b>	4200 N Peniel, Bethany, OK, 73008	
<b>Survey GPS Coordinates</b>		
<b>Survey Dates</b>	<b>Start</b>	<b>Stop</b>
	Monday, 2/24/2025 9:06 AM	Monday, 3/3/2025 8:24 AM
<b>Posted Speed Limit</b>	25 mph	
<b>Traffic Zone</b>	Normal	
<b>File Name</b>	STALKER_ROADSIDE_LOG_160217_EW002468_D92B@2025-03-03_09-10-50.xml	
<b>Device Type</b>		
<b>Device Serial Number</b>	SNAA000000	
<b>Survey Note</b>	Default survey setup	

<b>Total Vehicle Count</b>	8491	
<i>Traffic Direction</i>	<b>Undefined (Closing)</b>	<b>Undefined (Away)</b>
<i>Vehicle Count</i>	4383	4108

### Survey Map



Peniel Ave  
 7-day period  
 1,213 Cars per day on average



**Survey Description**

**Survey Location** 4200 N Peniel, Bethany, OK, 73008

**Survey GPS Coordinates**

**Survey Dates** **Start** Monday, 2/24/2025 9:06 AM **Stop** Monday, 3/3/2025 8:24 AM

**Posted Speed Limit** 25 mph

**Traffic Zone** Normal

**Speed - Volume Matrix**

Date Range: 2025-02-24 - 2025-03-03

Direction: Both

Date Span	Total	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86+
00:00 - 00:59	69		8	35	23	1	1	1										
01:00 - 01:59	26	1	8	8	8	1												
02:00 - 02:59	30		10	6	11	3												
03:00 - 03:59	12			4	2	5	1											
04:00 - 04:59	8			2	5	1												
05:00 - 05:59	21		4	10	7													
06:00 - 06:59	56		7	11	24	11	3											
07:00 - 07:59	194	6	24	68	75	18	3											
08:00 - 08:59	916	18	145	375	298	75	5											
09:00 - 09:59	477	23	73	159	176	42	3	1										
10:00 - 10:59	538	18	92	180	198	43	7											
11:00 - 11:59	597	44	117	230	181	22	3											
12:00 - 12:59	523	36	105	203	149	28	1	1										
13:00 - 13:59	545	25	98	203	191	28												
14:00 - 14:59	536	23	98	213	170	27	4	1										
15:00 - 15:59	848	40	184	330	256	32	4	1		1								
16:00 - 16:59	594	29	110	236	179	36	2	2										
17:00 - 17:59	644	45	134	222	212	28	3											
18:00 - 18:59	613	68	122	226	174	22	1											
19:00 - 19:59	431	70	92	152	100	16	1											
20:00 - 20:59	272	11	45	124	86	5	1											
21:00 - 21:59	256	22	56	98	69	9	1		1									
22:00 - 22:59	176	7	40	60	60	5	4											
23:00 - 23:59	109	7	18	36	41	6	1											

To:

Bethany Board of Adjustment Members,  
James Fenmo, Curtis Yates, Wayne Clements, Keith Burlison and Matt Goodwin

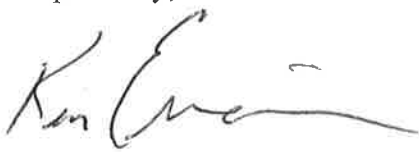
My name is Ken Ericson and I live at 4807 N Peniel Ave. Recently I was notified by one of my neighbors that someone had gone before the Bethany City Planning and Zoning Commission regarding a possible Zoning change to allow a coffee shop in the area of 42nd and Peniel, 6601 NW 42<sup>nd</sup> St. I was later told that the P&Z had voted against this change and when it went before the City Council it was also voted down. During the Council meeting the applicant didn't appear before the Council to justify their request.

I live up the street and I drive thru this intersection multiple times a day. This is a very busy area already with traffic from SNU, the Bethany public schools as well as our neighbors. We also have numerous delivery vehicles and city vehicles that travel on Peniel Ave because it's the closest through street between NW 39<sup>th</sup> and NW 50<sup>th</sup> during the day when the schools restrict Mueller and Asbury to one way. During the Council meeting on March 18<sup>th</sup> one of the Council members stated approximatley 3,500 cars a day travel through this area

I have no issues with business in Bethany but there are already 5 coffee shops in less than 1 mile from this location, Mentalitea and Coffee 6639 NW 36<sup>th</sup> St, Serve at 6736 NW 39<sup>th</sup> Expressway, Scooters 7100 NW 39<sup>th</sup> Expressway, Grounds 4 Compassion 5010 N Rockwell Ave and The Coffee Shop on campus at Southern Nazarene University. There are also restaurants and convenient stores within a close proximity that serve food and coffee. However all of these locations are on main access streets not within our city neighborhoods.

I feel that this request is an attempt to get around the P&Z and City Councils recommendations to deny and by approving this it wil set a precedence to allow other business to locate within all the neighborhoods within Bethany.

Respectfully,

A handwritten signature in black ink, appearing to read "Ken Ericson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ken Ericson  
4807 N Peniel Ave  
Bethany, OK 73008

April 1, 2025

Board of Adjustment: Matt Goodwin, Curtis Yates, Wayne Clements, James Fenno, and Keith Burlison

Re: Special Use Request - 6601 NW 42nd St

Members of the Board of Adjustment:

As longtime residents who live near this property, we have serious concerns about the Special Use request coming before you on April 10 that if approved would allow a residence zoned R-1 to be used for commercial purposes.

The applicant/property owner Natalie Hisle, has already gone before the P&Z who voted to deny her original request to rezone the property from R-1 to C-G. The City Council then voted unanimously to deny the rezoning request. We believe the Comprehensive Plan also supports these decisions. Ms. Hisle is now requesting a Special Use exception from the BOA to circumvent the will of the P&Z, City Council, and numerous residents and property owners in the neighborhood.

Peniel and NW 42nd is already a busy intersection surrounded by residential and educational properties. There is also a lot of foot traffic walking to and from the schools. Ms. Hisle indicated she intends to use the property for a general bookstore, cafe (indoor and outdoor), and events which leads to another major concern of parking, especially overflow parking onto the street, and noise.

The applicant stated on her P&Z application: *"The bookstore itself will be a general bookstore. No specific topics. Non-university specific. It will be marketed to the community for luncheons, parties, showers, meetings, local university student gatherings, local public school meetings, etc...."*

After much discussion at the P&Z meeting, Ms. Hisle then let it slip of her intent to offer beer and wine at the location, even though it had never been mentioned prior. We have real concerns that this type of omission regarding the intentions for this property would be continued if this request is approved to move forward.

Another concern is that the applicant's vague business plan is not sustainable. The applicant also stated in her P&Z application: *"I believe it will be a lovely addition to the Bethany community and serve as a gathering place for all. I live in Bethany (a few doors down) and my children go to Bethany Public Schools. I'll be able to walk to work!"*

The college already offers their students a non-alcoholic cafe and bookstore. There are several coffee shops and event spaces nearby already. A bookstore recently closed in

downtown Bethany, so we do not believe another one in the middle of this neighborhood would qualify as a lovely addition.

As parents, we can understand the appeal of being being able to walk to work while your kids are in school. But, kids grow up, and then what happens when the appeal is gone? What happens if/when this business fails, or is sold? Can any commercial business operate at that location, such as a massage parlor, adult bookstore, dispensary, etc...? There was talk about making a stipulation that it be returned to R-1 if the proposed business closed or was sold. But, who is realistically going to buy the property as a residence if the front yard was made into a parking lot, and the front of the building looks like a storefront?

While we have never met the applicant, we do appreciate her desire to invest in Bethany. In fact, there are many properties nearby available for lease or investment that are already zoned commercial. However, we feel it would be a detriment to this neighborhood, and the city as a whole to allow a commercial business to operate on an interior residential lot, in an established neighborhood, for the convenience of one.

Your consideration and vote to deny this Special Use Request would be greatly appreciated and we thank you for your public service.

Sincerely,

Mr. & Mrs. Patrick Warner  
4810 N Peniel Ave  
Bethany OK 73008

**To:**

**The City of Bethany**

**Board of Adjustment**

**Matt Goodwin, Curtis Yates, Wayne Clements, James Fenno, and Keith Burlison**

Dear Mr. Goodwin, Mr. Yates, Mr. Clements, Mr. Fenno, and Mr. Burlison,

First, I want to express my sincere gratitude to each of you for your dedicated service to the City of Bethany.

I am writing today to address an issue that has been brought before this Board regarding a request for a Special Exception to Sections 159.038 and 159.091B of the Bethany Code of Ordinances. This request pertains to using a residential structure for commercial purposes in the R-1, Single Family Residential District at 6601 N.W. 42nd St., submitted by Natalie Hisle.

As you may be aware, Ms. Hisle's request was first submitted to the Bethany Planning and Zoning Commission on March 6, 2025. This proposal, PC 25-01, sought to rezone property at the corner of N.W. 42nd and Peniel from R-1, Single Family Residential, to C-G, Commercial General.

The public meeting regarding this proposal was well-attended, with many showing up out of curiosity to learn more about the plan and to hear from others on the positives and concerns. Upon the proposal becoming public, several immediate concerns were raised, particularly related to the already limited housing in the school district, traffic in the area, and safety for neighborhood children and residents who regularly use the sidewalks for school commutes, recreational activities, and general use.

Traffic issues in this area have been a longstanding concern, with speeding and high traffic volumes already affecting both Peniel and N.W. 42nd St., as both are major thoroughfares with direct access to the public school and university.

Several issues raised during the March 6th meeting about the property included:

- The entrance to the proposed parking lot was initially stated as 42nd Street but later suggested to possibly be on Peniel. It was mentioned that further consultation with the contractor would occur to determine the best location for parking.
- The number of parking spaces was initially stated as 40, but later revised to 30.
- Traffic flow into and out of the property was discussed, with several mentions made of not expecting much traffic or business, though there was also mention of large gatherings being hosted at the site.

- Overflow parking concerns, particularly about the impact on traffic flow on Peniel and 42nd.
- The issue of tax contributions to the city was discussed, with conflicting statements about expected traffic and business activity.
- A document was agreed upon to ensure that if the business was sold, it would return to residential use, which raised concerns about the feasibility and potential costs of returning the property to its original residential status, including the possibility of “leasing” the property to any business under the C-G provisions in the Bethany City Ordinance.
- The potential for alcohol service was mentioned but was not included in the original proposal documents.

Several clarifications were requested, including:

- The property layout.
- A business plan, including anticipated profits and city sales tax contributions.
- Clarification of the property entrance (whether it would be on 42nd, Peniel, or both).
- The total number of parking spaces and whether these include space for an outdoor serving area, as well as the number of designated handicapped spaces.
- Details on deliveries and trash areas.
- Legal enforceability of the agreement to return the property to residential use if the proposal is approved.
- Overflow parking and how it would be handled.
- Concerns about the decreasing availability of residential properties in the school district.
- The sale of alcohol near the university campus, public school, and within a residential area.

As you know, the Planning and Zoning Commission declined the request.

The request was then brought before the Bethany City Council on March 18, where after much public comment and consideration of the same concerns, the request was again denied.

The majority of our citizens support successful business growth in our beautiful city and would love to see Bethany thrive as an attractive destination, particularly along Historic Route 66. We also hope to establish Bethany as a business-friendly city that strengthens our tax base to maintain and improve our infrastructure.

Multiple generations have built this city into their lifelong home, and we hope it will continue to be a great place to live and visit.

I sincerely believe that Ms. Hisle has the potential to create a successful, community-based business that would contribute positively to the city's tax revenues while upholding the values and standards that make Bethany a desirable place. I would respectfully suggest that Ms. Hisle consider locating her business along one of the many available properties along Route 66, rather than in our residential area.

Thank you for your careful consideration of all the details and concerns raised regarding this proposal.

Respectfully,

A handwritten signature in black ink, appearing to read "Susan Bordeaux". The signature is fluid and cursive, with a large initial "S" and a long, sweeping tail.

Susan Bordeaux  
4808 North Peniel Avenue  
Bethany, OK 73008



Outlook

**FW: \*External Source\*Rezoning permit**

---

**From:** Elizabeth Gray <elizabeth.gray@bethanyok.org>

**Date:** Thu 4/3/2025 8:58 AM

**To:** Brett Crecelius <brett.crecelius@bethanyok.org>

For Zoning packet

**From:** KRISTIE ESCOE <kristieokc@cox.net>

**Sent:** Wednesday, April 2, 2025 10:00 PM

**To:** Elizabeth Gray <elizabeth.gray@bethanyok.org>

**Subject:** \*External Source\*Rezoning permit

Dear Ms. Gray, I am writing to express my opinion that the upcoming request for permission to rezone the residential property at 4311 N. Peniel Avenue in Bethany into a commercial property is not something that should be approved. As you know, Bethany is a special community, made so by the closeness of neighbors, the school, church, university, and Children's Center. Additionally, we have a downtown that has seen some revitalization over the years, but which at this time has several vacant storefronts. I do not believe we need a coffeeshop/bookstore in the middle of the residential neighborhood when there are plenty of spaces just a few blocks away, sitting vacant. I also do not believe it is safe to have increased traffic in a neighborhood where dozens and dozens of children are walking to and from school each day, and neighbors (currently) feel comfortable jogging, walking dogs, playing outside, etc. I would respectfully ask that those things be considered and the request denied. I am a former Bethany resident for many years and current employee of Bethany schools. I worry we will lose the uniqueness and close neighborhood feel of our area by allowing businesses to begin overtaking homes. Thank you for considering this.

Kristie Escoe



**City of Bethany - Board of Adjustment**

**Staff Report**

**April 10, 2025**

**CASE NO: BA 25-03**

**Request:** Consider a request by Troy Rhodes, an agent acting on behalf of Southern Nazarene University, for a variance to the 15' setback requirement for signage.

**Legal Description:** All of Block Nine (9) except the South 110 Feet of the North 440 Feet of the East 140 feet, Bethany Addition, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Property Zoning:** Educational Institutional (E-I)

**Proposed Variance:** Alteration of the required commercial zoning 15' setback for signage.

**Surrounding Zoning:**

<b>Direction</b>	<b>Zoning</b>
North	E-I
South	CBD
East	E-I
West	E-I

**Analysis:**

The applicant is requesting a variance for their property, to allow for a monumental sign setback variance in reference to §153.15(c). The aforementioned ordinance states that a monumental sign must sit back from the property line at a minimum of 15 feet. The applicant's property resides in an E-I zone that does not have any monumental sign

standards and were directed to use the commercial zoning setbacks in regards to their sign installation. The applicant is requesting a variance that will allow for the sign to be set back 1 foot from the current property line. The frontage of the property has undergone significant changes in the recent year due to ODOT projects and is still in the process of changing. An agreement has been made that at the end of the ODOT project, additional frontage will be transferred to the applicant via the City of Bethany.

**Applicant Questions:**

**The following questions are a part of the application that must be submitted for a meeting with the Board of Adjustment. The applicant has answered them to the fullest of their ability and the city will respond to each answer in turn. It must be noted that the applicant must meet the requirements of each answer to be considered for a variance.**

**1. Special conditions and circumstances which are peculiar to the land, structure, or building, etc. in the same zoning district:**

- a. The applicant (Southern Nazarene University) wishes to build a brick and cast stone monument sign to replace the original brick and cast stone monument sign in this similar location in the front (south) yard of the Bresee Administration Building on the historic campus of SNU. The property is zoned E-I but there is no signage ordinance in place for this type of zoning. When the city staff were contacted for clarification, they indicated that the signage ordinance for Commercial zoning should be used. The general requirements for monument signs require a 15-foot setback from the property line. The previous monument sign wall was 5' north of the property line at its closest point before it was removed. The previous Marquee was 0' from the property line to the column base and the sign itself extended 2'-9" beyond the property line. The new monument sign is shown 1' from the property line at its closest point. The property line is within 1' of Herrick Auditorium on this same property and within 2' of Broadhurst Gymnasium on the adjacent SNU property. Once the ODOT Safety Project is completed, the same property line is scheduled to be relocated approximately 27' south of its current location to fall along the north edge of the sidewalk running along NW 39<sup>th</sup> Expressway. The MOU between ODOT, Bethany, and SNU states that once the ODOT project is completed, ODOT will transfer ROW to the City who will then transfer it to SNU. The new property line will be located approximately 28'-6" from the proposed monument sign, exceeding the 15' setback requirement.

- 2. Special conditions and circumstances that do not result from the actions of the applicant:**
  - a. The special conditions and circumstances are not a result of any action of the applicant. The applicant has followed all requirements for the ODOT Safety Project and the City of Bethany for this work. The special conditions and circumstances are the result of a lengthy timeline related to the transfer of property from ODOT, and that no signage ordinance exists for a property with an E-I zoning designation.
  
- 3. Granting the variance requested will not convey on the applicant any special privilege that is denied by ordinance to other lands, buildings, etc. in the same zoning district?**
  - a. There is no signage ordinance for E-I zoning. The applicant will meet the commercial zoning signage ordinance requirements once the property is transferred.
  
- 4. Literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms hereof and would work unnecessary and undue hardship on the applicant:**
  - a. The literal interpretation of the commercial zoning signage ordinance would locate the proposed monument sign 15 feet further north than the two existing buildings along this same property line. The future location of the property line will allow the proposed sign location to comply with the signage ordinance and be in visual alignment of these two existing buildings.
  
- 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**
  - a. The variance requested is the minimum variance because it will place the proposed monument sign at the location that is consistent with the two existing buildings along the same property line. In the future, once the property line has been moved further south via the land transfer, the sign will be 28'-6" from the property line, which is 13'-6" greater than the 15-foot minimum by ordinance.

**6. The grant of the variance will be in harmony with the general intent and purpose of the ordinance.**

- a. The general intent and purpose of the commercial signage ordinance is to restrict monument signs from being built too close to property lines. Once the property line is moved through the transfer of property described above, the proposed monument sign will be in harmony with the intent because it will be beyond the 15-foot minimum.

**7. Such a variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

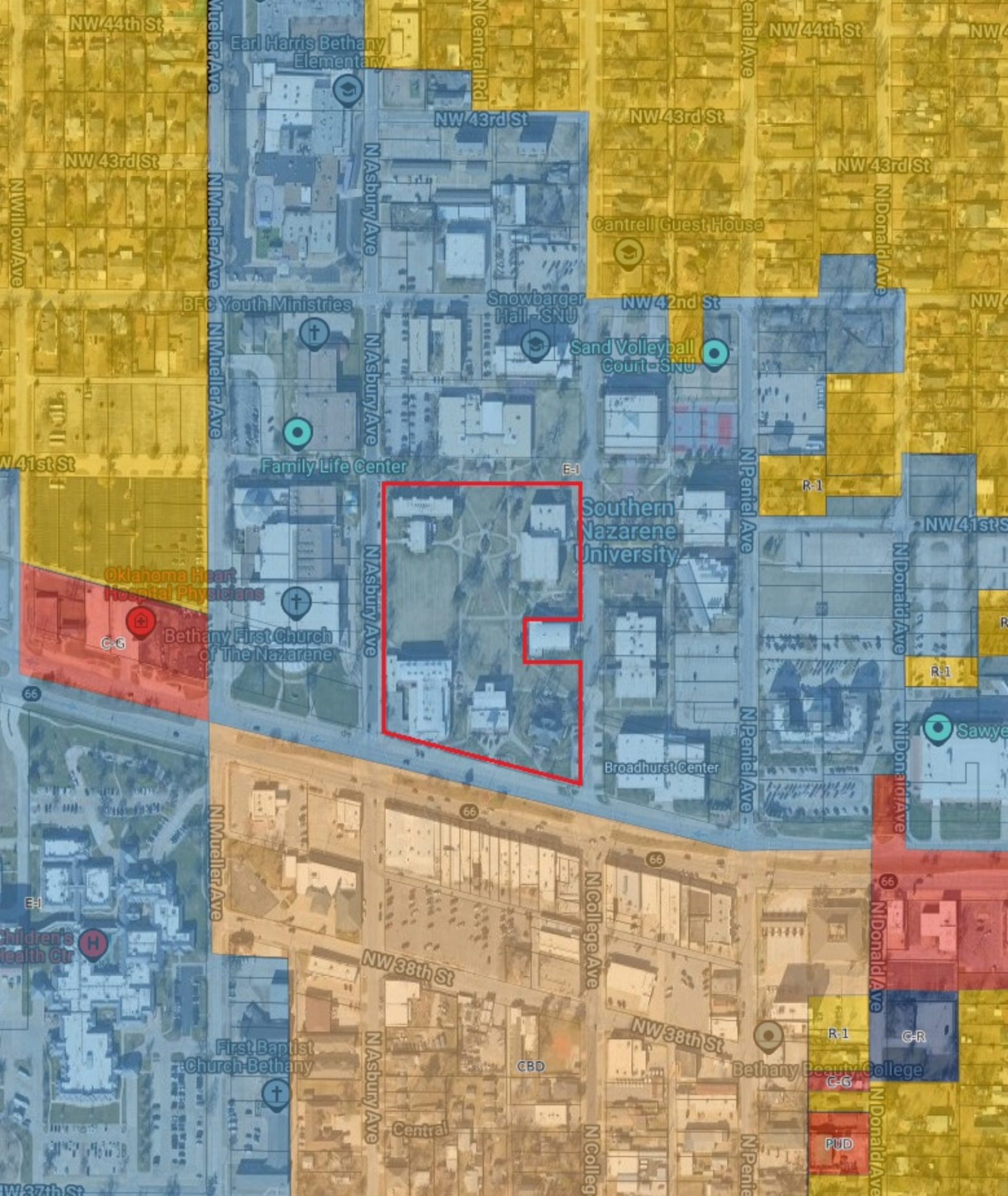
- a. The proposed monument sign is within the general area of the original monument sign. The new street curb and sidewalk location provides more separation distance from the curb to the sign than the original curb and sign. Because the original on-street parking has been removed and replaced with lawn, the visual separation is greater now than before. The variance will not be required once the property is transferred. The variance, if granted, is not injurious to the area or otherwise detrimental to the public welfare.

**Required Action:** Hold a public hearing to either grant or deny a variance that would allow the construction of a monument sign in an E-I.

**Attachments:**

- Aerial Photograph
- Zoning Map
- Application Documents
  - Application
  - Certified Owners List
- Public Notification





**REQUEST FOR VARIANCE**



(Please print or type.)

DATE FILED: 3-18-2025                      CASE NO.: BA 2503  
FEE PAID: \$ 775.00                      REC. NO.: 01333769  
DATE SET FOR HEARING: 4-10-2025

A variance is requested in conformity with the powers vested in the Board of Adjustment of the City of Bethany on the property described below and in conformity with the attached plot plan.

ADDRESS OF PROPERTY: 6729 NW 39th Expressway

LEGAL DESCRIPTION: Bethany City Addition, Block 9

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State what is the variance requested, giving distances where appropriate. See attached.

\_\_\_\_\_  
\_\_\_\_\_

A variance can be granted only if all of the seven conditions listed below have been met. You are requested to provide a statement after each condition indicating how your request meets each condition. Use additional pages if necessary.

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. See attached.

\_\_\_\_\_  
\_\_\_\_\_

2. The special conditions and circumstances do not result from the actions of the applicant. See attached.

\_\_\_\_\_  
\_\_\_\_\_

3. Granting the variance requested will not convey on the applicant any special privilege that is denied by ordinance to other lands, buildings or structures in the same zoning district. See attached.

\_\_\_\_\_  
\_\_\_\_\_

4. Literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms hereof and would work unnecessary and undue hardship on the applicant. See attached.

\_\_\_\_\_  
\_\_\_\_\_

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. See attached.
6. The grant of the variance will be in harmony with the general intent and purpose of the ordinance. See attached.
7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. See attached.

This application shall be accompanied by:

1. A plot plan, showing the boundaries of the property, the location of any buildings or structures which are now on the property, and the proposed location of any buildings or structures for which a variance is being requested. Distances from the outside lines of buildings or structures to property lines must be shown. All plans and papers must be letter size (8½ x 11 inches) or legal size (8½ x 14 inches) wherever possible; and
2. An application fee of **\$344 (res)/\$625 (non-res) plus \$63.00 for Notice of Public Hearing fees;** and
3. A list of the names and addresses of all property owners of record within a 300-foot radius of the exterior boundaries of subject property, certified by a bonded abstractor or the County Assessor of Oklahoma County. Said list, however, shall not be required with applications involving minor variances, where the Board has set forth in its Statement of Policy what constitutes minor variances.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Applicant (print name) Southern Nazarene University (Troy Rhodes, agent)

Signature of Applicant  Date 3-18-2025

Address of Applicant 6729 NW 39th Expressway Phone 405-255-4694

Property Owner (print name) Southern Nazarene University

Signature of Property Owner  Date 3-18-2025

# City of Bethany: Board of Adjustment

## Additional Information

**Address of Property:** 6729 NW 39<sup>th</sup> Expressway  
**Legal Description:** Bethany City Addition, Block 9  
**Applicant:** Southern Nazarene University (Troy Rhodes, agent)

### State what is the variance requested, giving distances where appropriate:

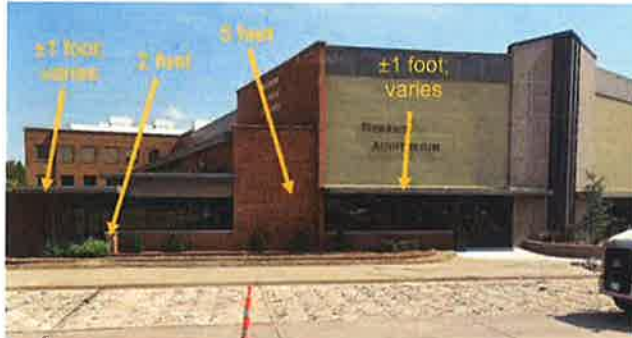
The signage ordinance for commercial zoning requires a 15-foot setback from the property line to a monument sign. A variance is requested to reduce this distance as described in the supplemental information below.

### Conditions:

1. The applicant (Southern Nazarene University) wishes to build a brick and cast stone monument sign to replace the original brick and cast stone monument sign that was in this similar location in the front yard (south) of the Bresee Administration Building on the original historic campus of SNU. The property is zoned E-I (Educational Institutional) but there is no signage ordinance in place for this type of zoning. When the city staff was contacted for clarification, they indicated that the signage ordinance for a Commercial zoning should be used. The general requirements for monument signs require a 15-foot setback from the property line. (see EXHIBIT A)

The previous monument sign wall (now removed) was 5'-0" feet north of the property line at its closest point before it was removed. The previous marquee (now removed) was 0'-0" from the property line to the column base and the sign itself extended 2'-9" beyond the property line. (see EXHIBIT B)

The new monument sign is shown one foot from the property line at its closest point (consistent with the CBD commercial zoning district across NW 39<sup>th</sup> Expressway to the south). This property line (ODOT right-of-way) is within one foot of Herrick Auditorium (to the west) on this same property and within two feet of Broadhurst Gymnasium (to the east) on the adjacent SNU property. (see EXHIBIT C)



(Herrick Auditorium)



(Broadhurst Gymnasium)

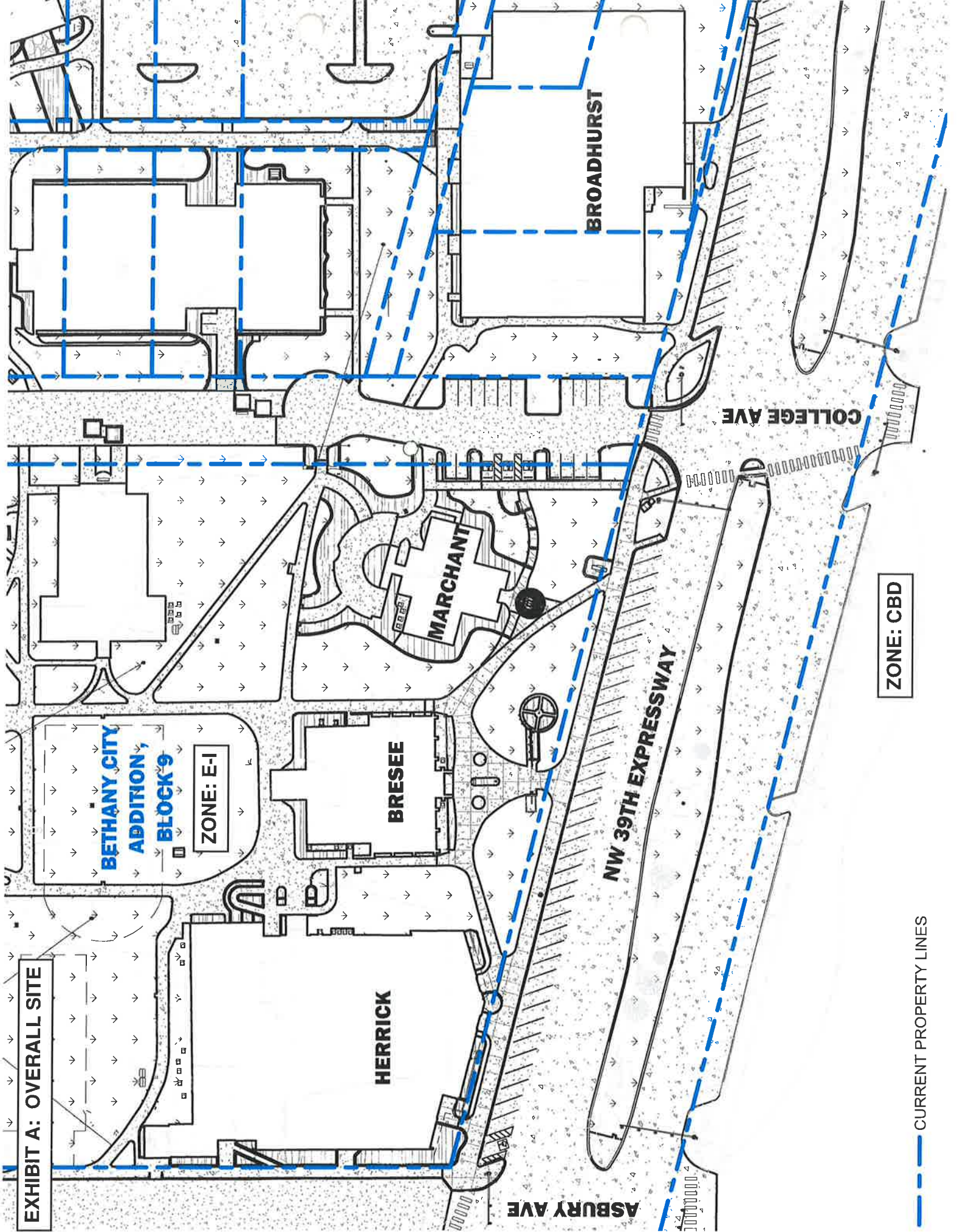
Once the ODOT Safety Project (39<sup>th</sup> Expressway signal replacement, parking removal, sidewalk replacement, and crosswalk replacement) is completed, this same property line is scheduled to be relocated approximately 27'-6" south of its current location to fall along the north edge of the new sidewalk running along NW 39<sup>th</sup> Expressway. The Memorandum of Understanding between ODOT, the City of Bethany, and SNU states that once the ODOT Safety Project is completed, ODOT will transfer ownership of the right-of-way to the City of Bethany who will then transfer a portion of the right-of-way to Southern Nazarene University. This new property line location will be 28'-6" from the proposed monument sign which exceeds the 15-foot setback requirement. (see EXHIBIT D)

The reason for requesting a variance now is because the timing for the legal transfer of this property will not be fully complete until late 2025 or early 2026 and the applicant (SNU) wishes to start construction of the proposed monument sign as soon as possible.

2. The special conditions and circumstances are not a result of any action of the applicant. The applicant has followed all requirements for the ODOT Safety Project and the City of Bethany for this work. The special conditions and circumstances are a result of the lengthy timeline related to the transfer of property from ODOT, and that no signage ordinance exists for property with an E-I zoning designation.

3. There is no signage ordinance for E-I zoning. The applicant will meet the commercial zoning signage ordinance requirements once the property is transferred.
4. The literal interpretation of the commercial zoning signage ordinance would locate the proposed monument sign 15 feet further north than two existing buildings along this same property line. The future location of the property line will allow the proposed sign location to comply with the signage ordinance and be in visual alignment of these two existing buildings.
5. The variance requested is the minimum variance because it will place the proposed monument sign at a location that is consistent (relative to the property line) with the two existing buildings along the same property line. In the future, once the property line has been moved further south, the sign will be 28'-6" from the property line which is 13'-6" further than the 15-foot minimum by ordinance. (see EXHIBIT D)
6. The general intent and purpose of the commercial signage ordinance is to restrict monument signs from being built too close to property lines. Once the property line is moved through the transfer of property described above, the proposed monument sign will be in harmony with the intent because it will be beyond the 15-foot minimum distance. (see EXHIBIT D)
7. The proposed monument sign is within the general area of the original monument sign. The new street curb and sidewalk location provides more separation distance from the curb to the sign than the original curb and original sign. Because the original on-street parking has been removed and replaced with lawn, the visual separation is greater now than before. The variance will not be required once the property is transferred. The variance, if granted, is not injurious to the area involved or otherwise detrimental to the public welfare.

**EXHIBIT A: OVERALL SITE**



**BETHANY CITY  
ADDITION,  
BLOCK 9**

**ZONE: E-1**

**HERRICK**

**BRESEE**

**MARCHANT**

**NW 39TH EXPRESSWAY**

**ASBURY AVE**

**COLLEGE AVE**

**ZONE: CBD**

**CURRENT PROPERTY LINES**

**ZONE: CBD**

**EXHIBIT B: PREVIOUS CONDITION**

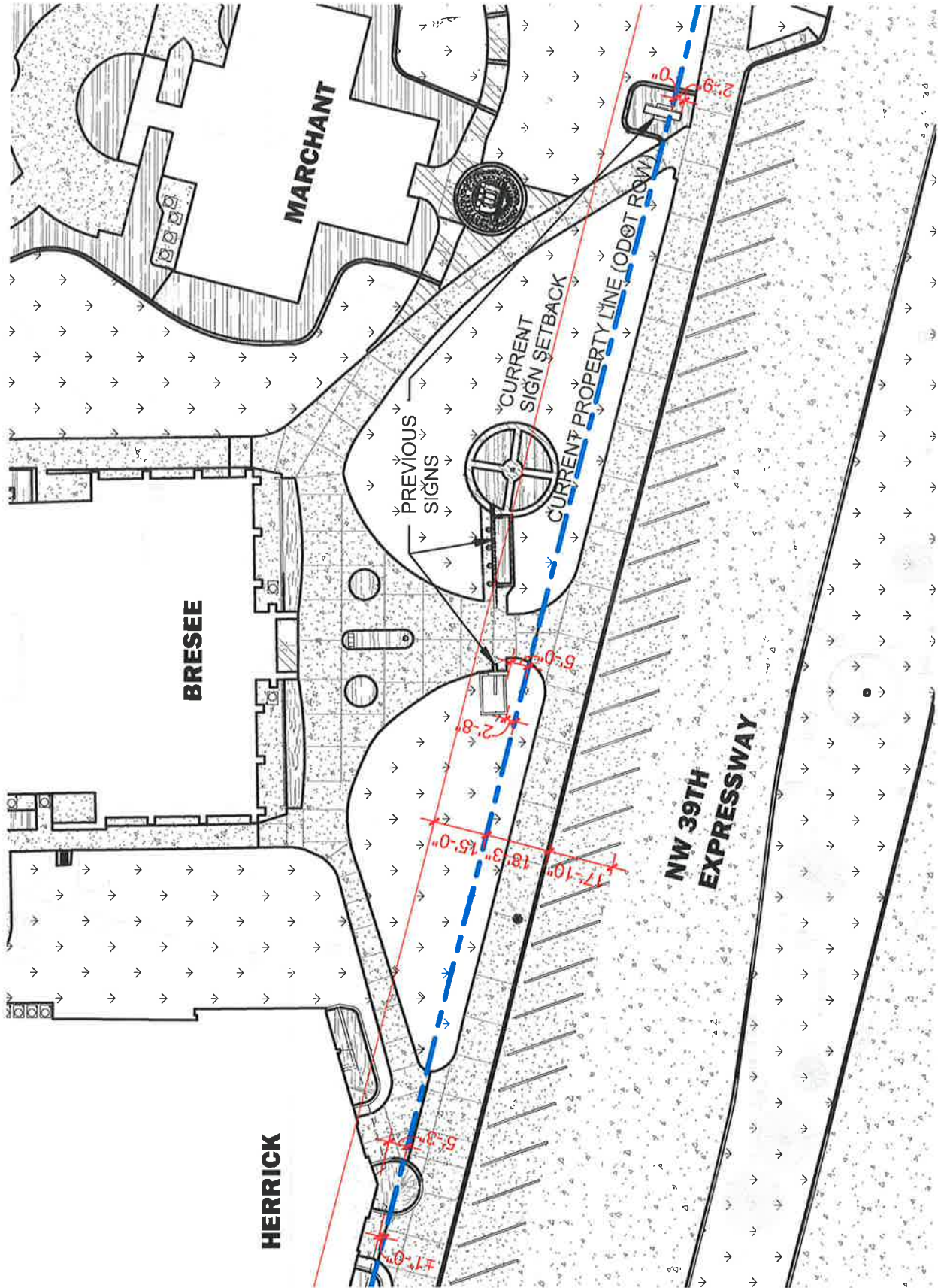


EXHIBIT C: PROPOSED SIGN (current property line)

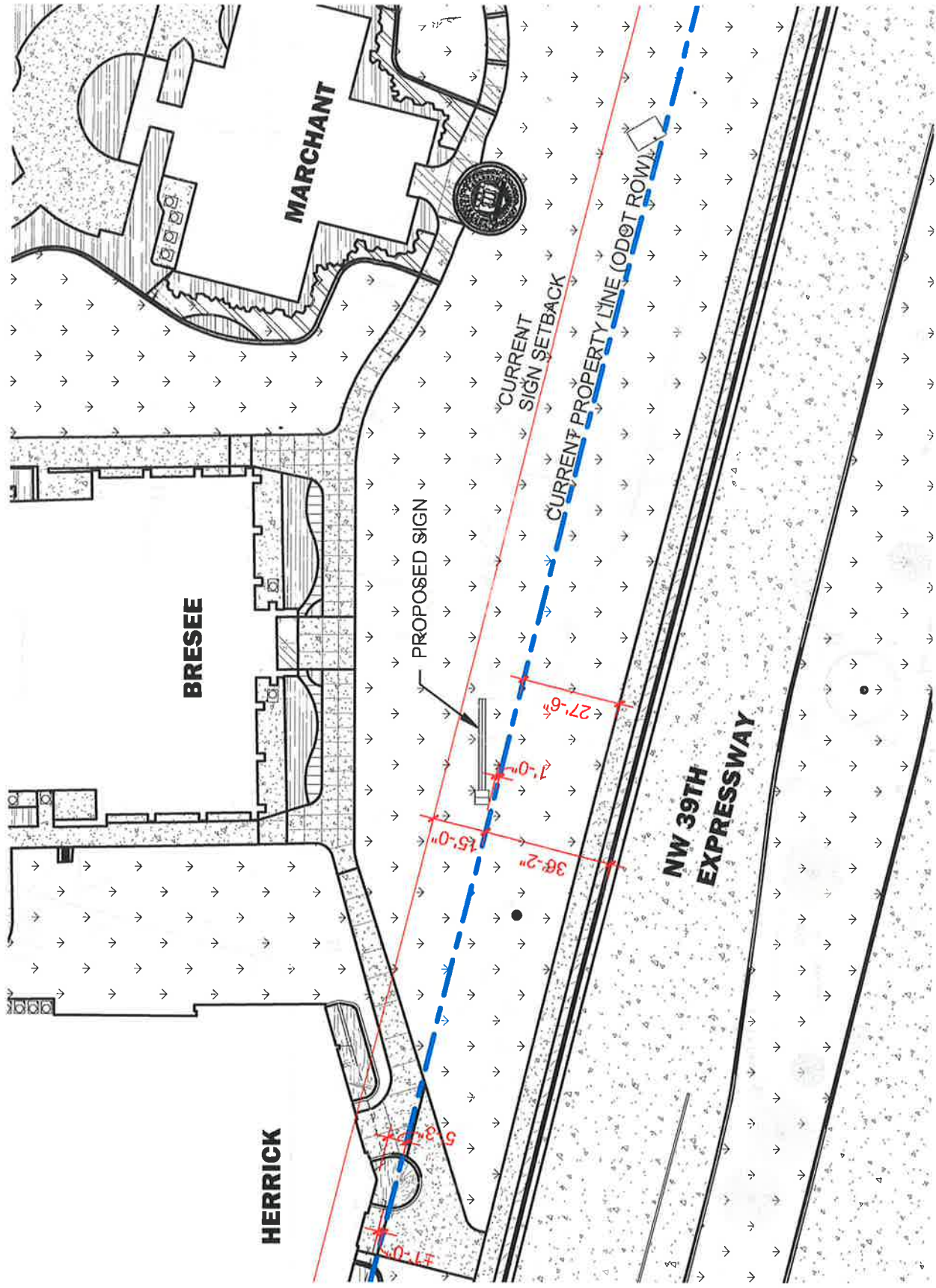
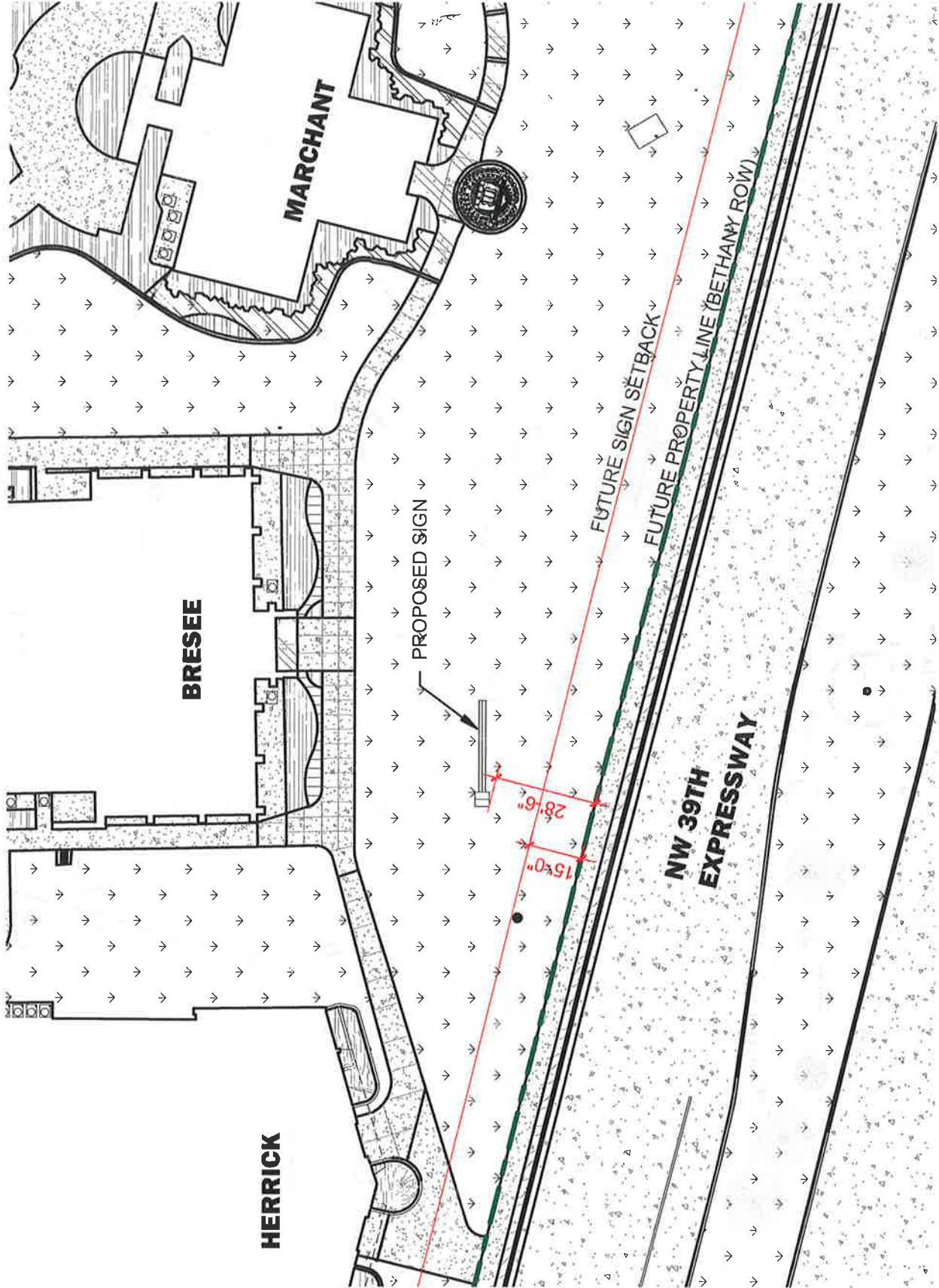


EXHIBIT D: PROPOSED SIGN (future property line)



**ABTRACTOR'S SPECIAL CERTIFICATE**

STATE OF OKLAHOMA            )  
  ) ss.  
COUNTY OF OKLAHOMA        )

**OLD REPUBLIC TITLE COMPANY OF OKLAHOMA**, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, to the lands surrounding and within 300 feet of:

All of Block NINE (9) except  
The South 110 feet of the North 440 feet of the East 140 feet, in  
BETHANY ADDITION, to  
Oklahoma County, Oklahoma,  
according to the recorded plat thereof.

**OWNER OF RECORD:    BETHANY PENIEL COLLEGE**

That the addresses that are listed have been taken from the Treasurer’s records of Oklahoma County, Oklahoma.

**TAX ID NUMBER, OWNER, MAILING ADDRESS & LEGAL DESCRIPTION:**

**R170120120**

BETHANY NAZARENE COLLEGE  
6729 NW 39TH EXPWY  
BETHANY, OK 73008

MULTIPLE

**R170120720**

OKLA COUNTY UTILITY  
INFO NOT PROVIDED

BETHANY CITY ADD 002 000 W10FT OF LOT 5 & ALL LOTS 6 & 7 EXEMPT

**R170120800**

SOUTHERN NAZARENE UNIVERSITY  
6727 NW 39TH EXPY  
BETHANY, OK 73008

BETHANY CITY ADD 002 008

**R170124000**

BETHANY NAZARENE COLLEGE  
6729 NW 39TH EXPWY  
BETHANY, OK 73008

MULTIPLE

✓

**R170125160**

BETHANY COMMERCIAL PROPERTIES, LLC  
2505 E BRITTON RD  
OKLAHOMA CITY, OK 73131

BETHANY CITY ADD 012 000 PT OF LOT 1 BEG AT SE/C LT 1 TH N55.65FT NWLY ALONG AN EXISTING  
COMMON WALL 60.01FT S41.37FT TO SW/C LT 1 TH SELY61.94FT TO BEG

**R170124620**

MCGUIRE HOLDING COMPANY, LLC  
2701 SW 121ST CT  
OKLAHOMA CITY, OK 73170

BETHANY CITY ADD 011 000 LOT 3 EX E11.5FT & N28.5FT

**R170124750**

OLD CITY HALL OF BETHANY, LLC  
6666 NW 39TH EXPY  
BETHANY, OK 73008-2760

BETHANY CITY ADD 011 000 BEG 28.5FT S OF NW/C LOT 5 TH S99FT E23.4FT N99FT WLY24FT TO BEG

**R170124720**

66 PM, LLC  
6644 NW 39TH EXPY  
BETHANY, OK 73008-2760

BETHANY CITY ADD 011 004 E 2/3

**R170125040**

DIAZ PROPERTIES, LLC  
6700 NW 39TH EXPRESSWAY  
BETHANY, OK 73008

MULTIPLE

**R124961000**

ACR HOLDINGS, LLC  
PO BOX 23062  
OKLAHOMA CITY, OK 73123-2062

SIXTY SIX HERITAGE PLACE 000 000 UNITS 100 -101-103-200-201-203

**R170125240**

POPLAR PROPERTIES, LLC  
7510 NW 39TH ST

X

BETHANY, OK 73008-3243

BETHANY CITY ADD 012 000 W 1/3 OF LOT 2 & E24.93FT OF LOT 3

**R170125280**

TOMS BARBER SHOP, LLC  
2717 TRANQUILO LN  
EDMOND, OK 73034

BETHANY CITY ADD 012 003 E24.6 OF W37FT

**R170125320**

EPPS, CARRIE SUE  
PO BOX 551  
BETHANY, OK 73008-0551

BETHANY CITY ADD 012 000 W12FT 4 5/8INS OF LOT 3 & E15FT OF LOT 4 EX N 28 1/2FT DEEDED TO OK  
COUNTY

**R170125410**

BENDIDI, ADIL  
9917 LANCET LN  
OKLAHOMA CITY, OK 73120

BETHANY CITY ADD 012 000 E/2 OF W46.94FT LOT 4

**R170125480**

HOLLARS, LINDA SUSAN  
6728 NW 39TH EXPY  
BETHANY, OK 73008-2647

BETHANY CITY ADD 012 005 E23.94FT

**R170125440**

MOON, PAUL E & LINDA G TRS  
6732 NW 39TH EXPY  
BETHANY, OK 73008-2647

BETHANY CITY ADD 012 000 W25FT OF E48.94FT OF LOT 5

**R170125520**

B&H INVESTMENT GROUP, LLC  
6734 NW 39TH EXPY  
BETHANY, OK 73008-2647

BETHANY CITY ADD 012 000 W13FT LOT 5 & E11.94FT LOT 6

X

**R170125560**

NEW COVENANT FELLOWSHIP  
6736 NW 39TH EXPY  
BETHANY, OK 73008-2647

BETHANY CITY ADD 012 000 E25FT OF W50FT LOT 6 EX N28.5FT

**R170125680**

WOODLAKE RACQUET CLUB, LLC  
7601 DORSET DR  
NICHOLS HILLS, OK 73116-4101

BETHANY CITY ADD 012 000 W25FT OF LOT 6 EX N28 1/2FT & ALL LOTS 7 & 8 EX N28 1/2FT

**R170126280**

THE CHILDRENS CENTER  
6800 NW 39TH EXPY  
BETHANY, OK 73008-2513

MULTIPLE

**R170123320**

BETHANY FIRST CHURCH OF THE  
6789 NW 39TH EXPY  
BETHANY, OK 73008

MULTIPLE

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: March 6, 2025 at 7:30 AM.

**OLD REPUBLIC TITLE COMPANY OF OKLAHOMA**  
**Bonded Abstractor**



Shana Dees, License #4453

COMPLETED: March 14, 2025



Order No. 25312277

**BOARD OF ADJUSTMENT APPLICATION NOTIFICATION**

DATE: March 24, 2025

(MAP ON BACK)

A. Board of Adjustment Application

1. Case No.: BA 25-03
2. Location of Property: 6729 NW 39<sup>th</sup> Expy
3. Legal Description: (on back)  
\_\_\_\_\_  
\_\_\_\_\_
4. Present Zoning: E-I, Educational Institutional
5. Nature of Application: Consider a variance to construct a sign within the  
fifteen foot setback requirement  
\_\_\_\_\_
6. Bethany Ordinance in Question: Sections 153.15(C)  
\_\_\_\_\_

B. Hearing Schedule

By State Law, any property owner within three hundred (300) feet of any Board of Adjustment action is to be notified prior to the public hearing. An application has been filed asking for the above mentioned relief.

The Bethany Board of Adjustment will conduct a public hearing on \_\_\_\_\_  
April 10, 2025 at 6:15 P.M. concerning the application. At this hearing, any interested citizen will be given the opportunity to speak to the Board concerning the proposed action. Any action taken by the Board will be final except by appeal to District Court. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**

C. Location of Hearings

The Board of Adjustment hearing will be held at the Bethany Court Complex at 6714 NW 36<sup>th</sup> St., Bethany, OK 73008.

