

NOTICE: Posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK on Friday, February 27, 2026 on or before 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 accommodation. The City may waive the 48-hour rule if signing is not the necessary accommodation.

**AGENDA**  
**CITY OF BETHANY**  
**BOARD OF ADJUSTMENT**  
**MARCH 12, 2026**  
**6:15 P.M.**

CALL TO ORDER  
INVOCATION  
APPROVAL OF MINUTES OF JANUARY 8, 2026  
BOARD OF ADJUSTMENT BUSINESS  
EXPLANATION OF PROCEDURE TO AUDIENCE

**ITEM 1:** BA 26-01  
Consider an appeal of an administrative decision regarding non-conforming use status and business license renewal status for property located at 7145 NW 39th Expressway.

**LEGAL DESCRIPTION:** PT OF BLKS 6 & 9 BEG 29.44FT N OF SE/C OF BLK 9 NWLY 15.49FT N166.53FT E226FT S225.72FT NWLY 217.93FT TO BEG

NEW BUSINESS

ADJOURNMENT UNTIL APRIL 9, 2026

**MINUTES**  
**CITY OF BETHANY**  
**BOARD OF ADJUSTMENT**  
**JANUARY 8, 2026**

MEMBERS PRESENT: Matthew Goodwin, Chair  
Keith Burlison  
Wayne Clements  
James Fenno  
Curtis Yates

MEMBERS ABSENT: None

STAFF PRESENT: Ray Jones, City Attorney  
Brett Crecelius, Comm. Dev. Director  
Raquelynne Diaz, Comm. Dev. Associate  
Linda Hlinicky, Adm. Assistant

NOTICE: Posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK on December 31, 2025 on or before 4:30 p.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 November 13, 2025 Board of Adjustment minutes. The votes are as follows: AYE- Matthew Goodwin, Keith Burlison, Wayne Clements, James Fenno, Curtis Yates. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

**ITEM 1:**     **BA 25-09**

Consider a request by Natalie Hisle, Applicant and Property Owner, for a variance to Section §154.55 of the Bethany Code of Ordinances, which stipulates that a subdivider shall connect to public sanitary sewage facilities and provide sewer access to each lot within the subdivision.

**LEGAL DESCRIPTION:** The proposed lots 1,2,3, and 4 in Block 1, Wilburn Park, being more particularly described as follows:

**The North 350 feet of the following described property:**

A tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter (SE/4);  
Thence south 89°25'47" West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4);  
Thence South 00°06'31" East a distance of 989.12 feet;  
Thence South 89°25'47" West a distance of 10.95 feet;  
Thence North 00°34'13" West a distance of 11.53 feet;  
Thence North 89°25'47" East a distance of 22.48 feet;  
Thence North 00°34'13" West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4);  
Thence North 89°25'47" East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.

**ACTION:** Brett Crecelius, Comm. Dev. Director presented the staff report for a variance to Section 154.55 of the City of Bethany Ordinances which states that a subdivider shall connect to public sanitary sewage facilities. The request applies to Lots 1 through 4 of the 12-lot subdivision. He summarized the zoning of surrounding lots. The preliminary plat for twelve lots has been approved by the Planning Commission and City Council. There is a sanitary sewer line on the western half of the site with only a depth of three to four feet that goes up to NW 30<sup>th</sup> St. There is some difficulty with the topography and connection with that sewer line. Applicant is seeking this variance to move onto the final plat. This item has gone before our engineers with the preliminary plat process. The applicant answered the seven criteria questions (copy in packet). Applicant would look to use an aerobic or septic system on these sites which is a ODEQ permit. What the final system will be is on ODEQ.

Ray Jones, City Attorney explained in order to approve this variance, there needs to be some special condition of the property or other extraordinary exceptional situations or conditions related to the property that is not generally prevalent in the neighborhood. Where the strict application of the ordinances would result in a peculiar and exceptional practical difficulty or exceptional undue hardship upon the owner of the property. If those facts are presented to the Board, then the Board is empowered to authorize a variance from the ordinance. It is important to note that Section 154.50 requires any subdivider to install and construct off-site improvements that conform with our standards to include water mains, fire hydrants and sanitary sewer system which is what the subdivider was attempting to do here with the initial plat. Section 154.55(B) states that a subdivider shall connect with public sanitary sewer facilities and provide sewer accessible to each lot within the subdivision. The reason we have this ordinance is for the protection of the citizens of Bethany. Section 154.55(C) provides an exception for minor subdivisions where a public sanitary sewer system is not reasonably accessible, a subdivider can install individual sanitary systems as long as they are approved by the City Engineer, and in this case ODEQ. The definition of minor subdivision is a tract of less than two acres comprising a total area of a single ownership that is divided into three or fewer lots. Or if a lot is zoned for single family use it contains three or fewer lots. This property is zoned

residential but is subdivided into twelve lots so it does not qualify under our ordinances as a minor subdivision, so this is the basis for why the applicant is trying to seek a variance. He noted Section 154.79 of the ordinances authorizes the City Council when they are approving a final plat to defer the installation of any sewer for up to a period of five years to when they could extend based on topography, bad grade, etc. Ray Jones, City Attorney believes this ordinance is to provide time for a subdivider to marshal resources to construct whatever facilities that is created by difficulty. Mr. Jones reviewed the seven criteria applicant must meet and applicant's answers. The depression and topography of land not caused by applicant is the problem. Variances can be granted under certain circumstances, and this may be one of those. That is what the Board has to decide. The facts have to be presented to the Board to draw that conclusion.

Mark Grubbs of Grubbs Consulting, representing Natalie Hisle, Applicant and Property Owner was present. There is a large depression on the west side of property between where these house would be built and existing sanitary sewer. The sanitary sewer is three feet deep. It was our desire when we came in to connect to sanitary sewer if we could and keep this as a larger lot subdivision. It is zoned for R-1. I think the Planning Commission had seen an application that was much more dense. It is the applicant's desire to keep this request into approximately twelve one-acre lots, and not do the massive grading that would require raising this whole side up and putting in smaller lots. Due to the application being only twelve lots and building the houses on the east side of the pond and trying to maintain that pond in natural conditions, and because of the topography and the City Attorney's comments, and the nature of the parcel we are asking for the variance. We will be connecting to water.

After some discussion on drainage easement, Mark Grubbs said the houses cannot be built in the drainage easement area, and so the aerobic or septic system, whichever is permitted by ODEQ based on the soil test here would be away from the pond.

Ray Jones, City Attorney noted it will be aerobic or septic only if it is approved by ODEQ.

Ray Jones, City Attorney stated City knows applicant would like to connect to sewer, but the applicant needs to demonstrate why it is a burden.

Mark Grubbs of Grubbs Consulting, representing Natalie Hisle, Applicant and Property Owner stated it would be a burden to tie into sewer because of the topography between the sewer and where the structures will be built. Also, if the applicant had to do major earth work for twelve lots and raise the elevations would be too expensive. To do the earth work and raise elevations, would cost \$200,000.00 plus. We would also have to do substantial storm sewer work which would be additional cost as well.

Board member Burlison asked if this will have to go before ODEQ?

Steve Manek with Teim Design (City's Engineer) said this will have to go before ODEQ. ODEQ regulates these type of individual disposal systems. There will be soil test that will determine if you are doing laterals, the length of laterals and how many. If you are doing aerobic, ODEQ will determine how many spray heads and how much area you have to have of ground to spray. The applicant is tying into city water, so if you have individual wells there is a distance from the well. If there is a public well, there is a distance away from that (side yards, front yards, buildings). So, all that has to be considered.

Matt Goodwin, Chair asked if any surrounding property owners responded to notification about this project? It sounds like the topography at this specific location is unique.

Brett Crecelius, Comm. Dev. Director said no.

Motion was made by Wayne Clements, seconded by Matt Goodwin to approve the variance request at the SW corner of NW 30<sup>th</sup> and N. Wilburn. The votes are as follows: AYE- Matt Goodwin, Keith Burlison, Wayne Clemments, James Fenno, Curtis Yates. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

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Matt Goodwin, Chair adjourned the meeting at 6:56 p.m.



**City of Bethany - Board of Adjustment**

**Staff Report**

**March 12th, 2026**

**CASE NO: BA 26-01**

**Request:** Consider an appeal of an administrative decision regarding non-conforming use status and business license renewal status for property located at 7145 NW 39th Expressway.

**Legal Description:** PT OF BLKS 6 & 9 BEG 29.44FT N OF SE/C OF BLK 9 NWLY 15.49FT N166.53FT E226FT S225.72FT NWLY 217.93FT TO BEG

**Property Zoning:** Commercial General (C-G)

**Surrounding Zoning:**

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

**Background:**

The applicant is appealing an administrative decision regarding the property located at 7145 NW 39th Expressway. In which the applicant was unable to renew the business license/ open display license at the property. The site is zoned Commercial General (C-G) and had been operating as a legally nonconforming use. However, under the Bethany Code of Ordinances, open display uses are not permitted within the C-G district. Nor does it allow for an Open Display Special Use Permit as noted in Bethany's Permitted Use Table (appendix A) of the ordinances. Special Use Permits for Open

Display are only allowed in Commercial-Office (C-O), Industrial-Light (I-L), and Industrial-Heavy (I-H) zones.

**Analysis:**

This administrative decision is based on §158.042(E)(2) of the Bethany Code of Ordinances, which states that *if a lot is not occupied by a nonconforming use for a continuous period of one year, it may not thereafter be re-occupied except by a use permitted within the district. For the purposes of this section, a lot with no recorded water usage shall be presumed to be "not occupied."* Records provided in this packet show that the property has had no water usage since September 2023.

Additionally, Special Use Permit regulations in §158.044(C)(4)(b) specify that all special use permits expire by default if *the use, once established, has been discontinued for a period of 12 months or abandoned.* The business license for the site lapsed after it was not renewed in June 2024. Given the documented discontinuance of use and the requirements of §158.042 and 158.044, it was concluded that the nonconforming use status is no longer valid, and renewal of the business license/open display license cannot be approved.

Included with this report are the business license renewal records, water usage documentation, and all other supporting materials relevant to this determination.

**Required Action:** Hold a public hearing to either uphold or overturn the current administrative decision regarding the non-conforming use and business license renewal status of this business/property.

**Attachments:**

- Aerial Photograph
- Zoning Map
- Letter of appeal
- Business License Information
- Water Usage
- Code Enforcement Documents
- Email Chain



N Rockwell Ave

NW 42nd St

NW 42nd St

NW 42nd St

N Divis Ave

N Rockwell Ave

N Wilburn Ave

N Wilburn Ave

U.S. Rte 66

NW 39th Expy

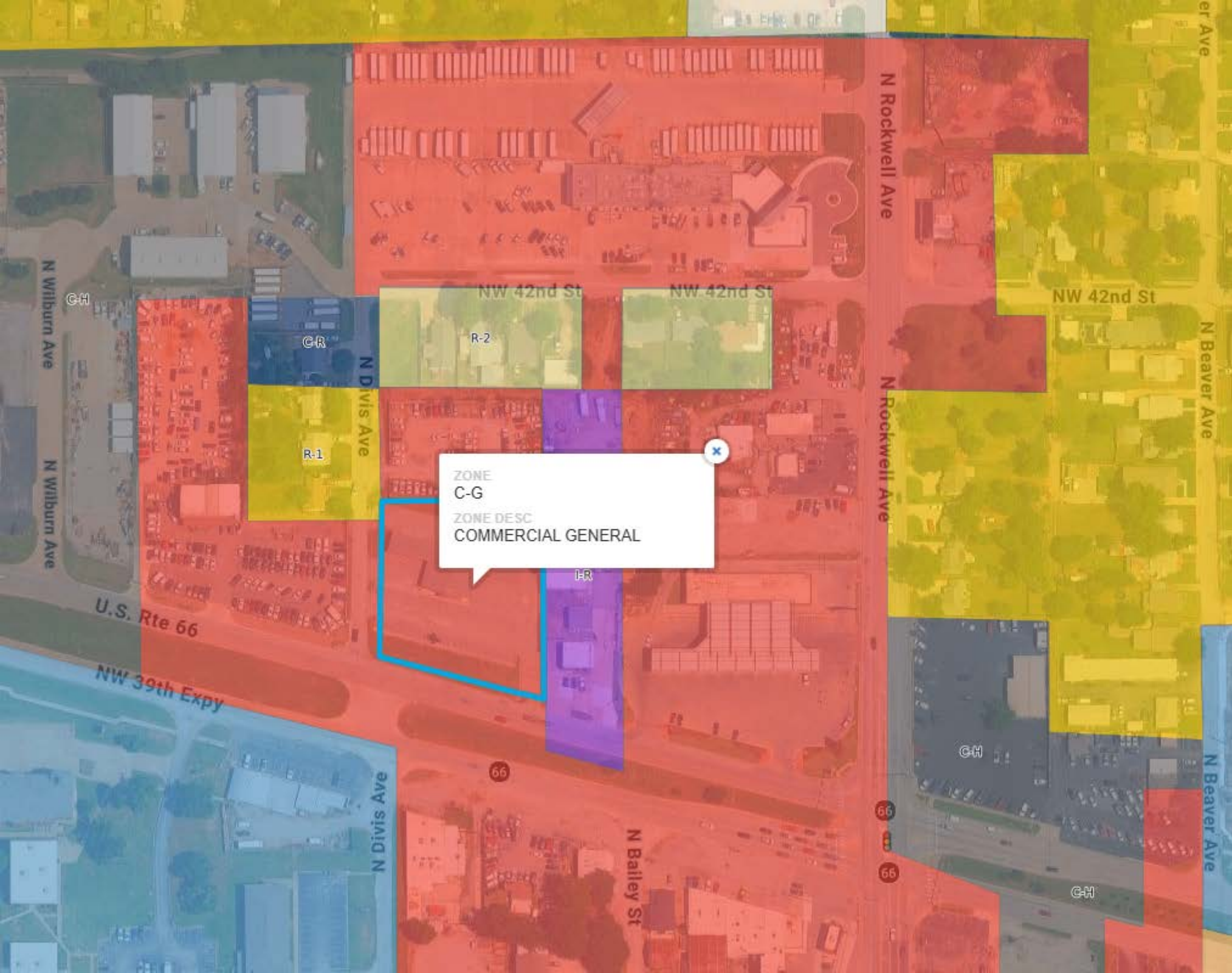
N Divis Ave

66

N Bailey

66

66



ZONE  
C-G  
ZONE DESC  
COMMERCIAL GENERAL

CR

R-1

R-2

IHR

GH

GH

N Wilburn Ave

N Wilburn Ave

U.S. Rte 66

NW 39th Expy

N Divis Ave

N Bailey St

N Rockwell Ave

N Rockwell Ave

N Beaver Ave

N Beaver Ave

NW 42nd St

NW 42nd St

NW 42nd St

66

66

66



**WILLIAMS, BOX, FORSHEE & BULLARD, P.C.**

*ATTORNEYS AND COUNSELLORS*  
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TELEPHONE  
(405) 232-0080

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(405) 236-5814

OF COUNSEL  
WILLIAM J. BULLARD  
RICHARD D. FORSHEE

January 15, 2026

Re: Appeal of administrative decision regarding non-conforming use status / license renewal for property located at 7145 NW 39th Expressway, Bethany, OK 73008 ("Property").

Dear Members of the Board of Adjustment:

The instant case involves an appeal of the City's administrative official regarding the legally non-conforming use status / eligibility for license renewal pertaining to my Client's motor vehicle dealership / open display Operation on the Property at issue ("Operation"). In support of this appeal, I submit the following statement on behalf of my Client, the Property owner.

The subject Property is located at 7145 NW 39th Expressway, Bethany, OK 73008. The Owner began conducting its a motor vehicle dealership Operation on the Property in 2016 (d/b/a T & D Motor Company, Inc.).

For many years, the Operation has been considered a legally non-conforming use, as defined by the City's Codes and further defined by state law. Owner has a second Operation located at 4301 NW 39th St, Oklahoma City, OK 73112 (d/b/a Super Sports Auto).

After the pandemic in 2020, Owner was forced to scale back the Operation on the Property. Thus, over the previous few years, Owner has shifted part of the Operation to its other location at Super Sports Auto, while maintaining the T&D Motors Operation on the Property in a limited capacity. This has allowed Owner to invest funds for the purpose of the upgrading the Property at issue. Owner plans

to perform these upgrades and resume full Operations on the Property in 2026. For examples, these upgrades include:

- Interior upgrades: new LED lighting
- New AC/heat system
- New roof replacement
- Painting posts, gates, and the building exterior
- New fencing
- New business signage
- New asphalt

Owner has maintained the following items for the Property every year, current through 2025:

- Utility bills (OG&E, water, gas, trash)
- Phone, internet, and alarm systems
- Insurance and dealer bond
- OG&E security lights (over \$800 per month)

Additionally, Owner personally maintained the Property by mowing the grass, picking up trash, spraying Roundup, and keeping the lot clean. Owner's tax ID, bank account, state dealer license, insurance, and bond have remained active and in good standing, and Owner has fully complied with all state regulations.

The City issued yearly license renewals for the Operation every year until 2024. In the summer of 2024, the City mailed the yearly renewal documents to the wrong address. Owner never received the yearly license renewal documents for 2024. Furthermore, the City never informed Owner that the license renewal was subject to lapsing in 2024. If Owner had received the yearly license renewal documents in 2024, Owner would have renewed the license, which would have remained valid through 2025.

The City had plenty of opportunities to notify Owner of the renewal issue in 2024. Instead, the City decided to single out the Property and begin issuing citations for minor infractions, which included on-site visits to the Property. Owner submits that the City's actions in issuing these citations were conducted under the pretext of Code violations, but in truth, were a means of pressuring Owner into

converting his Operation into a use that is more desirable to the City, and/or more conducive to sales tax revenue.

At no point during this process in 2024 did the City notify Owner of the license renewal issue, or otherwise notify Owner that the Operation was at risk of losing its status as a legally non-conforming use.

Section § 158.042(E)(2) of the City Codes provides as follows:

*If a lot is not occupied by a nonconforming use for a continuous period of one year, it shall not thereafter be re-occupied, except by a permitted use of the district in which the lot is located. For purposes of this division, a lot which has no water usage according to official records of the city shall be presumed to be "not occupied."*

However, Oklahoma law prohibits cities from revoking the legal status of a non-conforming uses when such enforcement would be inequitable to the Owner, or would constitute an unreasonable or arbitrary enforcement of the City's regulations. *Bankoff v. Bd. of Adjustment of Wagoner Cnty.*, 1994 OK 58, ¶¶ 8-21, 875 P.2d 1138, 1141.

In December of 2025, the City's Community Development Director refused to issue a renewed license for the Operation at issue, citing the fact that "the City's records show that there has been no water usage at the property since September of 2023." However, the City Codes not provide that ceasing water service automatically renders the Operation as "not occupied" for purposes of determining its status as a legally non-conforming use. Rather, the Codes provide that a lack of water service merely creates the "presumption" the such use is "not occupied."

Here, that presumption is overcome by the nature of the Owner's business, because the motor vehicle sales Operation did not require water service to remain active on the Property. Owner continued the Operation after September 2023 by displaying motor vehicles for sale on the Property. During this time period, the administrative work on such sales was often conducted at the Owner's other location, and therefore there was no need to maintain water service to the Property during that time. However, this does not mean that the Operation was

“not occupied” on the Property after September of 2023. To the contrary, Owner maintained vehicle inventory on the Property during this time, both indoors and outdoors, and conducted limited and special business hours with respect to the same. Owner can provide redacted contracts upon request demonstrating that the Operation was active on the Property, throughout the years in question.

If the decision of the City official at issue is upheld, the Owner will be deprived its property rights, lose its business, and incur significant financial hardship. This outcome would be unreasonable and inequitable to the Owner, given the facts and circumstances outlined above.

Owner respectfully asks this Board to overrule the decision of the City official in question, and to issue an order finding that Owner is entitled to continued use of the Operation on the Property as a legally non-conforming use, and further entitled to license renewal regarding the same.

Sincerely,

A handwritten signature in black ink, appearing to read 'MJS', written in a cursive style.

Mason J. Schwartz, OBA \$32864  
*Attorney for the Applicant*



License 110157



Issued To

T &amp; D MOTOR CO



Period 07/01/2022 - 06/30/2023



License Code

MOTOR



NEW/USED MOTOR VEHICLES

General Fees Information Comments History Footprint

## Licensee Information

Attention

ARASH JOSH OSTOVAR

Address

7145 NW 39TH EXPY  
BETHANY, OK 73008-2319, C001

## Business Information

Business Class

BUS



Business

Report Code

MOTOR



NEW/USED MOTOR VE

Contractor



Owner

T &amp; D MOTOR CO



Same

Property Address

7145 NW 39TH EXPY



City Limits



Inside



Outside

Exceptions



## License Details

Renewed



Origination Date

7/01/2010



Effective Date

7/01/2022



Expiration Date

6/30/2023



Termination



Renewed Date

6/13/2023



Printed Date

6/16/2022



Balance

0.00

Pending Activity

0.00

 Edit This Record

Clear



License 110157

Period 07/01/2023 - 06/30/2024

Issued To T &amp; D MOTOR CO

License Code

MOTOR

NEW/USED MOTOR VEHICLES

General Fees Information Comments History Footprint

## Licensee Information

Attention ARASH JOSH OSTOVAR

Address 7145 NW 39TH EXPY  
BETHANY, OK 73008-2319, C001

## Business Information

Business Class BUS Business

Report Code MOTOR NEW/USED MOTOR VE

Contractor

Owner T &amp; D MOTOR CO Same

Property Address 7145 NW 39TH EXPY

City Limits  Inside  Outside

Exceptions

## License Details

Renewed

Origination Date 7/01/2010

Effective Date 7/01/2023

Expiration Date 6/30/2024

Termination

Renewed Date 6/06/2024

Printed Date 6/23/2023

Balance 0.00

Pending Activity 0.00

 Edit This Record

Clear



License 110157 \*\*\* EXPIRED \*\*\*

Issued To T &amp; D MOTOR CO

Period 07/01/2024 - 06/30/2025 ▾

License Code MOTOR NEW/USED MOTOR VEHICLES

General Fees Information Comments History Footprint

## Licensee Information

Attention ARASH JOSH OSTOVAR

Address 7145 NW 39TH EXPY  
BETHANY, OK 73008-2319, C001 

## Business Information

Business Class BUS Business

Report Code MOTOR NEW/USED MOTOR VE

Contractor

Owner T &amp; D MOTOR CO Same

Property Address 7145 NW 39TH EXPY

City Limits  Inside  Outside

Exceptions

## License Details

Pending

Origination Date 7/01/2010

Effective Date 7/01/2024

Expiration Date 6/30/2025

Termination

Renewed Date

Printed Date

Balance 50.00

Pending Activity 0.00

 Edit This Record

Clear

Month	Read			Total	Demand		Reading		Occupant
	Date	Previous	Current	Consumption	Read	Consumption	Flag	Source	
Year : 2026 Total 1									
Jan	01/01/2026	5906	5906	0			Regular	Hand Held	01
Year : 2025 Total 12									
Dec	12/01/2025	5906	5906	0			Regular	Hand Held	01
Nov	11/01/2025	5906	5906	0			Regular	Hand Held	01
Oct	10/01/2025	5906	5906	0			Regular	Hand Held	01
Sep	09/01/2025	5906	5906	0			Regular	Hand Held	01
Aug	08/01/2025	5906	5906	0			Regular	Hand Held	01
Jul	07/01/2025	5906	5906	0			Regular	Hand Held	01
Jun	06/01/2025	5906	5906	0			Regular	Hand Held	01
May	05/01/2025	5906	5906	0			Regular	Hand Held	01
Apr	04/01/2025	5906	5906	0			Regular	Hand Held	01
Mar	03/01/2025	5906	5906	0			Regular	Hand Held	01
Feb	02/01/2025	5906	5906	0			Regular	Hand Held	01
Jan	01/01/2025	5906	5906	0			Regular	Hand Held	01
Year : 2024 Total 12									
Dec	12/01/2024	5906	5906	0			Regular	Hand Held	01
Nov	11/01/2024	5906	5906	0			Regular	Hand Held	01
Oct	10/01/2024	5906	5906	0			Regular	Hand Held	01
Sep	09/01/2024	5906	5906	0			Regular	Hand Held	01
Aug	08/01/2024	5906	5906	0			Regular	Hand Held	01
Jul	07/01/2024	5906	5906	0			Regular	Hand Held	01
Jun	06/01/2024	5906	5906	0			Regular	Hand Held	01
May	05/01/2024	5906	5906	0			Regular	Hand Held	01
Apr	04/01/2024	5906	5906	0			Regular	Hand Held	01
Mar	03/01/2024	5906	5906	0			Regular	Hand Held	01
Feb	02/01/2024	5906	5906	0			Regular	Hand Held	01
Jan	01/01/2024	5906	5906	0			Regular	Hand Held	01
Year : 2023 Total 12									
Dec	12/01/2023	5906	5906	0			Regular	Hand Held	01
Nov	11/01/2023	5906	5906	0			Regular	Hand Held	01
Oct	10/01/2023	5906	5906	0			Regular	Hand Held	01
Sep	09/01/2023	5905	5906	1			Regular	Hand Held	01
Aug	08/01/2023	5905	5905	0			Regular	Hand Held	01
Jul	07/01/2023	5905	5905	0			Regular	Hand Held	01
Jun	06/01/2023	5905	5905	0			Regular	Hand Held	01
May	05/01/2023	5903	5905	2			Regular	Hand Held	01
Apr	04/01/2023	5903	5903	0			Regular	Hand Held	01
Mar	03/01/2023	5886	5903	17			Regular	Hand Held	01
Feb	02/01/2023	5878	5886	8			Regular	Hand Held	01
Jan	01/01/2023	5871	5878	7			Estimated	Meter Reading Input	01

Avg 1

12-15-25

Do not send NOV, per Brett. Code violation was reported to code enforcement after the owner of T&D tried to trespass Preferred Roofing employees. Preferred Roofing employees went onto the property to talk to the paint crew about the overspray that was getting on their trucks. The fence debris has been there for a year.

# BETHANY

Oklahoma

## Report A Concern

Date:

12/11/25

Name:

BILL FELAND

Telephone Number:

405-792-2222 OFFICE

405-831-5891 CELL

Address of Concern:

7145 N.W. 39<sup>th</sup> Exp.

Email Address:

bill@preferredroofing.net

What would you like to report:

1) WHEN OWNERS' CONTRACTOR REPLACED FENCE BETWEEN OUR PROPERTIES 2-3 MONTHS AGO, THEY DUMPED THE CONCRETE THEY PULLED FROM THE GROUND ON MY PROPERTY. THEY HAULED OFF WHAT WAS OUT FRONT, BUT LEFT WHAT WAS BEHIND THE WOOD FENCE. I JUST FOUND IT AS WE WERE CLEANING UP OUR PROPERTY.

2) IT'S BEEN AN ISSUE BEFORE, BUT THIS SAME NEIGHBOR HAS MOVED THEIR DUMPSTER TO THEIR FRONT DRIVE WHICH IS RIGHT ON 39<sup>th</sup> ST. THEY BRING PICKUP LOADS OF TRASH FROM THEIR OTHER LOT & FILL ~~THE~~ DUMPSTER TO OVERFLOWING, LEAVING TRASH EVERYWHERE.

Do you have documentation (not required):

PHOTOS ATTACHED

Preferred Method of Contact:

Email

Telephone

12/11/2025  
15:02



**NOTICE**

**BETHANY**  
*Oklahoma*

**TO: Occupant and/or Owner** 7145 NW 39th Expy

You are hereby officially notified that on this 15 day  
of Dec, 2025 at 1003 o'clock am/pm

**SUBJECT: City of Bethany Code of Ordinances**

The Bethany Code of Ordinances Title IX, Chapter 93 entitled Health, and Sanitation: Nuisances provides that it is an offense for any owner, occupant, or any person to permit certain conditions to exist upon property within the City of Bethany. In accordance with The Code of Ordinances Title 1, Chapter 10, Section 10.99 any violation of any ordinance shall, upon conviction, be punishable by a fine not to exceed Five Hundred Dollars (\$500.00). Each day that a nuisance is allowed to continue shall be considered a separate offense, and each day that constitutes a violation is punishable by an additional fine not to exceed Five Hundred Dollars (\$500.00).

Section 93.02: HEALTH HAZARD: \_\_\_\_\_

Section 93.03: WEEDS (and Other Vegetation) \_\_\_\_\_

Section 93.04: RUBBISH/TRASH: concrete debris from the old fence was dumped on the neighbors property. Contact the neighbor  
Section \_\_\_\_\_: at Preferred Roofing and arrange for removal.

Section \_\_\_\_\_:

Section \_\_\_\_\_:

You are hereby officially notified of the above violation and that said violation will be inspected in 21 days. If said violation continues to exist at that time a citation will be issued to you to appear before the Municipal Judge of the Bethany Municipal Court.

405-603-3498

405-789-5259

12-15-25  
Date

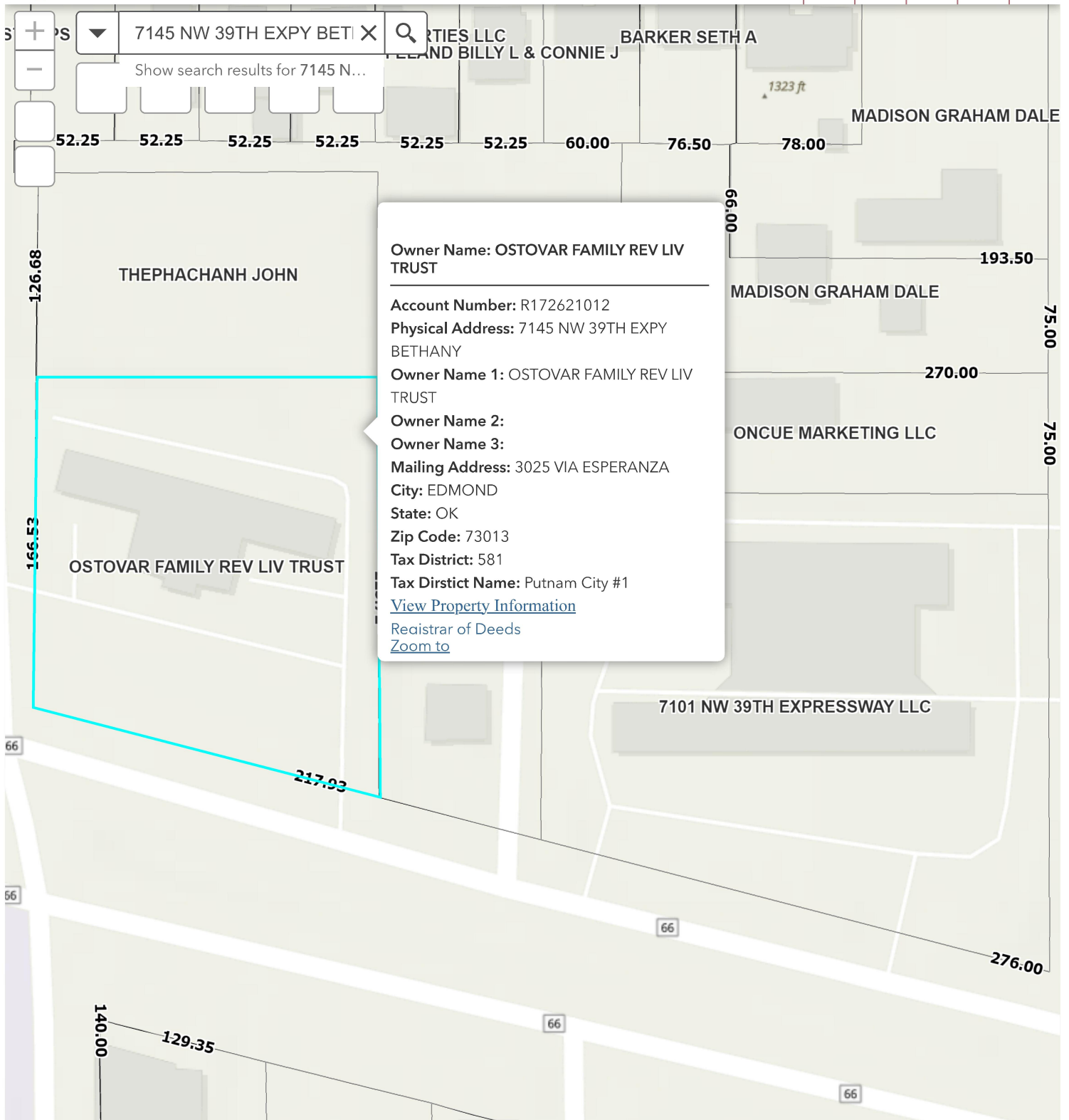
McCarthy  
Code Official  
CITY OF BETHANY

Served in person to: \_\_\_\_\_

Or Posted on: mail



# Larry Stein Oklahoma County Assessor



**Owner Name:** OSTOVAR FAMILY REV LIV TRUST

---

**Account Number:** R172621012  
**Physical Address:** 7145 NW 39TH EXPY BETHANY  
**Owner Name 1:** OSTOVAR FAMILY REV LIV TRUST  
**Owner Name 2:**  
**Owner Name 3:**  
**Mailing Address:** 3025 VIA ESPERANZA  
**City:** EDMOND  
**State:** OK  
**Zip Code:** 73013  
**Tax District:** 581  
**Tax Dirstict Name:** Putnam City #1  
[View Property Information](#)  
[Reaistrar of Deeds](#)  
[Zoom to](#)

100ft

-97.638 35.514 Degrees

05/13/24 at 1009 hrs, left voice msg for Sherry. No return

05/16/24 at 1041, received emailed response

05/17/24 at 0935, left voice msg for Sherry. No return

## Timothy McCarthy

---

**From:** Timothy McCarthy  
**Sent:** Tuesday, May 21, 2024 4:08 PM  
**To:** T & D Motor Company, Inc.  
**Subject:** RE: \*External Source\*

Sherry,

I cannot give you a 6 months without knowing exactly what your plans are and justification for 6 months. Please call me at your convenience to discuss.

Officer Tim McCarthy  
City of Bethany Code Enforcement  
405-789-5259

-----Original Message-----

From: T & D Motor Company, Inc. <tdmotorcompany@gmail.com>  
Sent: Thursday, May 16, 2024 10:41 AM  
To: Timothy McCarthy <Tim.McCarthy@bethanyok.org>  
Subject: \*External Source\*

Hi Timothy,

This is Sherry

I called and left a voicemail for you today For the painting job and also replacing the fences we would need about 6 months to finish completely

Just wanted to let you know

Thank you

T&D Motor Company Inc  
7145 NW 39th Expressway  
Bethany, OK 73008

(405) 789-7100  
tdmotorcompany@gmail.com

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[https://us1.proofpointessentials.com/app/report\\_spam.php?mod\\_id=11&mod\\_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5ffcd7633e1a8cb338fc3e68e741b0868096a7332865ea902a16b22813b546cde8e50](https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5ffcd7633e1a8cb338fc3e68e741b0868096a7332865ea902a16b22813b546cde8e50)

1ea6b804b013d31d20da76fceb57e6105f7966dc989254bd576418e073856ea87c5f1d76d830f07b3cec6d660ae11bad5dd  
ab9bbfcca135d3095c9c724baa4d37fbaf1735210ba46a7ac72d65b08be5e9dd31025a555130b93e0fb23b0f9b73bdf7f3fd  
17ac3074a503031328a3f73865cbb4e446d29

05/13/24 – Spoke to Bill at Preferred roofing. He agreed to take down the tree on his property. The tree has grown up into the power line, all the way up to the transformer. He is going to call OGE to see if they will take down the tree. Bill will call me once he talks to OGE.

05/13/24 1015am – Spoke to Sherry, 405-410-8207. They agreed to allow tree removal from their side of the property line. They want notice the day before so they can open their gate. Sherry says they are going to repair the fence. I told them the rot is too bad and the fence needs to be replaced.

---

# City of Bethany Code Enforcement

Case Report - Supplemental

---

05/09/24

Arash Ostovar  
T&D Motors  
7145 NW 39<sup>th</sup> Expy  
Bethany, OK 73008

On 05/09/24, at approx. 1045 hrs., I spoke with Ostovar and his sales manager, Michael, by phone. I asked Ostovar what his concerns were, and he proceeded to tell me that the vehicles on his lot do not need to be tagged because it is a car dealership and it is private property. I told Ostovar, who goes by Josh, that no one ever said his vehicles had to be tagged. I proceeded to explain to him that he received the notice for the vehicles because they have flat tires and have not been moved in a long time, making them appear to be inoperable. Ostovar began talking over me and arguing that it's his private property and the vehicles can have flat tires. I tried to explain to Ostovar that he cannot have an inoperable vehicle on private property, and the flat tires make the vehicles inoperable. Ostovar continued to talk over me so I told Ostovar I was not going to discuss it any further because he keeps talking over me and wants to argue. I told Ostovar that I have already issued two citations for derelict vehicle and one citation for not having an address number visible. Ostovar then started screaming and told me that I was a "fucking ass hole, piece of shit, and I hope you die". Ostovar then hung up on the call.

Reporting Officer,

Tim McCarthy #402

## Timothy McCarthy

---

**From:** Timothy McCarthy  
**Sent:** Thursday, May 9, 2024 10:55 AM  
**To:** T & D Motor Company, Inc.; Bob Miller; Amanda McCellon  
**Subject:** RE: \*External Source\*Re: \*External Source\*Re: \*External Source\*4-25-2024 Notices From the City of Bethany to T&D Motor Company Inc

Josh,

You were given 10 days to correct the inoperable vehicles and the address number, which you failed to do. I sent three citations to you by certified mail, yesterday. Two citations are for derelict vehicle, and the other is for not having address numbers posted. Any further questions or concerns will need to be addressed with the City prosecutor. Your court date is set for June 12, 2024. As for the other violations, you have 30 days from the date the notice was written to correct those issues or citations will be issued.

Officer Tim McCarthy  
City of Bethany Code Enforcement  
405-789-5259

---

**From:** Timothy McCarthy <Tim.McCarthy@bethanyok.org>  
**Sent:** Thursday, May 9, 2024 9:18 AM  
**To:** T & D Motor Company, Inc. <tdmotorcompany@gmail.com>; Bob Miller <bob.miller@bethanyok.org>  
**Subject:** Re: \*External Source\*Re: \*External Source\*Re: \*External Source\*4-25-2024 Notices From the City of Bethany to T&D Motor Company Inc

Josh, we will be available to talk at 10:30.

---

**From:** T & D Motor Company, Inc. <tdmotorcompany@gmail.com>  
**Sent:** Wednesday, May 8, 2024 4:31:01 PM  
**To:** Timothy McCarthy <Tim.McCarthy@bethanyok.org>  
**Subject:** \*External Source\*Re: \*External Source\*Re: \*External Source\*4-25-2024 Notices From the City of Bethany to T&D Motor Company Inc

Tim,

If you are going to be available for a phone call, I can call you at 10:30 AM tomorrow morning 05.09.24

Let me know if that works for you

T&D Motor Company Inc

7145 NW 39th Expressway  
Bethany, OK 73008

(405) 789-7100  
[tdmotorcompany@gmail.com](mailto:tdmotorcompany@gmail.com)

On Wed, May 1, 2024 at 9:11 AM Timothy McCarthey

<[>  
> Josh,  
>  
> We're not going to get into a back and forth on this. Your concerns are either wrong or misinformed. My immediate filed supervisor and I will make ourselves available for a phone conversation with you, or we can meet onsite to discuss the issues. Let me know what you'd like to do.](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tim.McCarthey-40bethanyok.org&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=sXvHD0-zDrO-egeKxdOXy4tOiW4jBfelOPL7t8UgC8w&m=VloLh0JgmxMOBvA992Y2QPr64UWeidFkUI1DO_boFHxklcpsLCiz5apLYBILGmqs&s=idwfskjoPQGaeFRF2bJK1acqxlmisp9X_9TEX0xd0w4&e=> wrote:</p></div><div data-bbox=)

>  
> -----Original Message-----

> From: T & D Motor Company, Inc. <[tdmotorcompany@gmail.com](mailto:tdmotorcompany@gmail.com)>  
> Sent: Tuesday, April 30, 2024 4:02 PM  
> To: Timothy McCarthey <[amanda.mccellono@bethanyok.org](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tim.McCarthey-40bethanyok.org&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=sXvHD0-zDrO-egeKxdOXy4tOiW4jBfelOPL7t8UgC8w&m=VloLh0JgmxMOBvA992Y2QPr64UWeidFkUI1DO_boFHxklcpsLCiz5apLYBILGmqs&s=idwfskjoPQGaeFRF2bJK1acqxlmisp9X_9TEX0xd0w4&e=><br/>> Cc: <a href=); Bob Miller <[> Subject: \\*External Source\\*Re: \\*External Source\\*4-25-2024 Notices From the City of Bethany to T&D Motor Company Inc](https://urldefense.proofpoint.com/v2/url?u=http-3A__bob.miller-40bethanyok.org&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=sXvHD0-zDrO-egeKxdOXy4tOiW4jBfelOPL7t8UgC8w&m=VloLh0JgmxMOBvA992Y2QPr64UWeidFkUI1DO_boFHxklcpsLCiz5apLYBILGmqs&s=v4oaMc3bYzXCpv0LjYPKV_E5VBCbSN9r4j5cBuH6mxo&e=>>; Dustin Nichols <<a href=)

>  
> Hello Timothy, with this situation having possible legal repercussions for my dealerships, I would prefer to keep a record of all communication via email. Reach out to me only here at [tdmotorcompany@gmail.com](mailto:tdmotorcompany@gmail.com)

>  
> T&D Motor Company Inc  
> 7145 NW 39th Expressway  
> Bethany, OK 73008  
>  
> (405) 789-7100  
> [tdmotorcompany@gmail.com](mailto:tdmotorcompany@gmail.com)

>  
> On Tue, Apr 30, 2024 at 2:14 PM Timothy McCarthey <[2](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tim.McCarthey-40bethanyok.org&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=sXvHD0-zDrO-egeKxdOXy4tOiW4jBfelOPL7t8UgC8w&m=4ntRSAi6C-ESTwqtYkxy-DI6t6bo0BUGvB9uvu4Py-qXweiV9Lkm-5xUve8kIG5C&s=l_oc4sD8SF-2LzoDFaJRq0sc44AeZK5Q2CqV_iMRgtc&e=> wrote:</p></div><div data-bbox=)

>>  
>> Josh,  
>>  
>> I returned your call to your cell phone, 405-413-1622, and left a message. Call me back when you get a chance. If I miss your call, leave me a message.  
>>  
>> Officer Tim McCarthy  
>> City of Bethany Code Enforcement  
>> 405-789-5259  
>>  
>>  
>>  
>> -----Original Message-----  
>> From: T & D Motor Company, Inc. <[tdmotorcompany@gmail.com](mailto:tdmotorcompany@gmail.com)>  
>> Sent: Monday, April 29, 2024 6:03 PM  
>> To: Timothy McCarthy  
>> <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Tim.McCarthy-40b](https://urldefense.proofpoint.com/v2/url?u=http-3A__Tim.McCarthy-40b)> >  
ethanyok.org&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\_CdpgnVfiiMM&r=  
>> sXvHD0-zDrO-egeKxdOXy4tOiW4jBfelOPL7t8UgC8w&m=4ntRSAi6C-ESTwqtYkxy-DI6  
>> t6bo0BUGvB9uvu4Py-qXweiV9LKm-5xUVe8kIG5C&s=l\_oc4sD8SF-2LzoDFaJRq0sc44A  
>> eZK5Q2CqV\_iMRgtc&e=>; [amanda.mccellono@bethanyok.org](mailto:amanda.mccellono@bethanyok.org); Dustin Nichols  
>> <[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_dustin.nichols-40](https://urldefense.proofpoint.com/v2/url?u=http-3A__dustin.nichols-40)> >  
bethanyok.org&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\_CdpgnVfiiMM&r  
>> =sXvHD0-zDrO-egeKxdOXy4tOiW4jBfelOPL7t8UgC8w&m=4ntRSAi6C-ESTwqtYkxy-DI  
>> 6t6bo0BUGvB9uvu4Py-qXweiV9LKm-5xUVe8kIG5C&s=GE-Yg0zzYVQq2FTFsWtmcZgbYc  
>> rtroCyGVtkWu\_ABfQ&e=>  
>> Subject: \*External Source\*4-25-2024 Notices From the City of Bethany  
>> to T&D Motor Company Inc  
>>  
>> To whom it may concern,  
>>  
>> My name is Josh Ostovar, the owner of T & D MOTOR COMPANY INC used car  
>> dealership located on 7145 NW 39th Expressway, Bethany OK 73008  
>>  
>> On 04.24.24 I was at my property due to my trashcan missing. I found out the city of Bethany had it, and they brought it back on the same day that I was over there.  
>>  
>> I left, and when I came back to my property on 04.26.24 at 11:00 AM and I noticed there were two pieces of paper on the front glass door and as I looked at them they were notices from the City of Bethany. 6 notices all together.  
>>  
>> I received the same notices at my house by mail and also at my other dealership by mail.  
>>  
>> As i'm looking into the first notice, the first thing was that it was obvious that someone without much experience was the one posting these notices.  
>>  
>> This is a legal, active license holding dealership and all permits are up to date. the notice says my two vehicles in my property are junk, which they are NOT junk and that they have to have a license plate with current registration on them, which they do not have to because they are registered to the dealerships that I own, and if they do not have tags by the next 10 days they would be towed away and if the City incurs any fees, then I will be responsible for those charges. If the City decides to move forward with these steps, and break my locks on my gates which are on private property, and essentially steal my cars, I WILL take legal action.

>>

>> The next notice advises that I need to remove my banners , the banners that notify my current customers of my new location, until this location finishes remodelling. My banners have been there for over a year and all of a sudden I receive a notice to remove them which are NOT in the right of way of the city. they are 50 foot back from the street and on my building however I DID REMOVE THEM.

>>

>> The next notice advises missing address numbers must be visible in front of the building which FOR THE LAST 8 YEARS its been on my mailbox and all of the sudden I get this notice. I drove by other businesses in Bethany today and 80% of them do not have visible addresses on the buildings. Regardless of this notice, I have prepared myself to put the address on my building because I like the idea myself.

>>

>> The next notice advises replacing the east side fence. I was there this morning doing an inspection, the fence DOES NOT HAVE TO BE REPLACED, it can be REPAIRED but either way replacing or repairing it i'm not able to do any of it until the roofing company next door cuts off all their tree branches, bushes, and trash that are laying on my fence, breaking and dropping my fence on the ground. maybe you should GIVE THEM A NOTICE to clean up so I can repair my fence. I did take some pictures which are attached to this email. for the past 7 years I have been having issues with my neighbor's trees, bushes, and trash coming onto my property.

>>

>> The next notice advises painting facias around the entire building.

>> This building was painted just a few years ago and I'm happy with it.

>> There are a couple of rusted wood spots that were repaired which looked good and had no problem, and as I explained I'm in the process of remodeling my building inside and out.

>>

>> By the way, I called the number 405.789.5259 a few times and no answer at all so I left a message.

>>

>> I called today again and I spoke with a very nice lady who explained to me that Mr. Tim Mccarthey is a new, part time employee with not a lot of experience and she explained to me that he even provided a wrong extension number to reach him on the notice, which is not #402, and the correct extension is #105.

>>

>> I keep my lot clean and free of weeds and garbage, and take immaculate

>> care of the landscaping; and also have security lights that run at

>> night time to illuminate the area to deter crime, along with following

>> the rules and guidelines set forth by the City of Bethany

>>

>> Please take a look at all attached documents and respond back to my email ASAP.

>>

>>

>>

>>

>>

>> T&D Motor Company Inc

>> 7145 NW 39th Expressway

>> Bethany, OK 73008

>>

>> (405) 789-7100

>> [tdmotorcompany@gmail.com](mailto:tdmotorcompany@gmail.com)

>

>

> -----

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# City of Bethany Code Enforcement

## Case Report

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05/08/24

Arash Ostovar

T&D Motors

7145 NW 39<sup>th</sup> Expy

Bethany, OK 73008

Citation No. 347895 – 96.01 Derelict Vehicle

Citation No. 347896 – 96.01 Derelict Vehicle

Citation No. 347897 – IMPC 304.3 Premise Identification Numbers Required

On 04/25/24, at approx. 0847 hrs, I observed three illegal temporary banner signs, one on the fence and two on the building, which I confirmed were never permitted, I also observed two vehicles in the parking lot, both of which had flat tires and appeared inoperable. Neither vehicle has been moved since November 2023. Both vehicles have been sitting there for several months, in what appeared to be vacant property, as I have not seen a single person on the property (except 1 homeless person) since November 2023. The Chevy Suburban, white in color, no tag, was sitting in front of the business and had a flat passenger/rear tire, making the vehicle inoperable. The second vehicle, a Chevy Cobalt, gray, no tag was sitting at the northwest corner of the property, along Divis Ave. All four tires on the Cobalt were either flat or had insufficient tire pressure, making the vehicle inoperable. While writing out the notice of violation, I had trouble determining the address of the property, as the address numbers were not visible anywhere on the property. Ostovar would later tell me the numbers were on the mailbox. I inspected the mailbox and found that they were approx. 1" in size and were unreadable. Address numbers are required to be a minimum of 4 inches and visible from the front of the property. I then

---

noticed a fascia board on the southeast side of the building, above an overhead door, that had been replaced and was never painted. When inspecting the vehicle at the back of the property, along Divis Ave, I noticed several fascia boards on the back of the building also needed paint. I then noticed the privacy fence on the east side of the property was in disrepair. Part of the fence toward the back of the property had fallen. The rest of the fence had missing pickets, and the pickets and rails also appeared to be rotten to the point that repairing the fence would be difficult. While inspecting the property, I also found a homeless person sleeping under the enclosed portion of the building.

On 04/29/24, Ostovar sent me an email about the violations. I offered to meet Ostovar in person, with my field supervisor, to discuss the violations, or to discuss the violations by phone. Ostovar did not respond to my offer.

On 05/08/24, at approx. 0900 hrs., I did a recheck of the property for the vehicles, banner signs, and address numbers, and found that the banner signs had been removed, but none of the other violations had been corrected. Citations for derelict vehicles and address numbers were issued on this date and sent to Ostovar by certified mail.

Reporting Officer,

Tim McCarthy #402

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

(For Tim)  
CDD

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

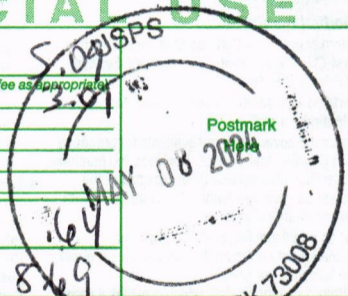
Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®



Crash Ostovar - Super Sports  
4301 NW 39th Expy  
Bethany, OK 73008

2021 1970 0001 1048 4980

## Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

### Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

OKLAHOMA UNIFORM VIOLATIONS COMPLAINT

State of Oklahoma

Jud. Dist. Court  
Municipal

COUNTY OF OKLAHOMA  
CITY OF BETHANY

)  
) ss  
)

No 347895

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date) 5-8-24 at (24 hour time) 0916 at or near (location) 7145 NW 39th Expy

County Number 55 05 East Control-Int. North Location

within the city, county and state aforesaid:

Name (last, first, middle) Ostovar, Arash Josh Phone number 405-413-1622

Address 7145 NW 39th Expy (T&D motors)

City Bethany State OK Zip Code 73008

Birthdate (mo., day, yr.) Weight Weight Race Sex Class Endorsements

Driver License Number Withdrawal Month/Year State

Employer Did Operate Park Unlawfully

Vehicle-Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:

SPEEDING MPH in MPH Zone Pace Radar Plane Other

Other Violation: 96.01 Derelict vehicle

Contrary to Statute/Ordinance:

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated herein are true.

Signature of Officer [Signature] Date 5-8-24 Badge No. 402 Dist.

Sworn to and subscribed before me this \_\_\_ day of \_\_\_

Name and Title My Commission Expires

Court Appearance: 12 day of June, 24, at 8:30AM (DPS USE)

Address of Court PH. 405-789-4935 6714 N.W. 36TH ST. 73008

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)

Signed Personal Recognizance Bond Attached Magistrate Jail Other

JUVENILE Name of Parent or Guardian Address

Officer's Remarks:

AREA: HIGHWAY TYPE: business industrial school 4 or more undivided residential 4 or more divided rural on/off ramp

NAME: LAST FIRST MIDDLE

OKLAHOMA UNIFORM VIOLATIONS COMPLAINT

State of Oklahoma

Jud. Dist. Court  
Municipal

COUNTY OF OKLAHOMA  
CITY OF BETHANY

) ss

No 347896

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date)	at (24 hour time)	at or near (location)
5-8-24	0916	7145 NW 39th Expy
County Number	East Control-Int.	North Location
55 05		

within the city, county and state aforesaid:

Name (last, first, middle)	Phone number
Ostovar, Arash Josh	405-413-1622

Address	City	State	Zip Code
7145 NW 39th Expy (T+D motors)	Bethany	OK	73008

Birthdate (mo., day, yr.)	Height	Weight	Race	Sex	Class	Endorsements

Driver License Number	Withdrawal	Month/Year	State
	<input type="checkbox"/> Y <input type="checkbox"/> N		

Employer	Did Unlawfully	Operate	Park
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vehicle-Make	Year	Body Style-Color	Tag Number	Year	State

Commercial Motor Vehicle	Y	N	<input type="checkbox"/> Haz. Mat. Placard	ACCIDENT: <input type="checkbox"/> PD <input type="checkbox"/> PI <input type="checkbox"/> FATALITY
--------------------------	---	---	--	---

and did then and there commit the following offense:

SPEEDING	MPH in	MPH Zone	Pace	Radar	Plane	Other
Other Violation:	96.01					Derelict vehicle

Contrary to Statute/Ordinance:

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

L. M. G. 5-8-24 Badge No. 402 Dist. \_\_\_\_\_  
Signature of Officer Date

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Name and Title My Commission Expires \_\_\_\_\_

Court Appearance: 12 day of June, 24, at 8:30 AM (DPS USE)

Address of Court PH. 405-789-4935  
6714 N.W. 36TH ST. 73008

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: \_\_\_\_\_

(CHECK ONLY ONE BOX)

<input type="checkbox"/> Signed Personal Recognizance	<input type="checkbox"/> Bond Attached	<input type="checkbox"/> Magistrate	<input type="checkbox"/> Jail	<input checked="" type="checkbox"/> Other
---	--	-------------------------------------	-------------------------------	---

JUVENILE Name of Parent or Guardian \_\_\_\_\_  
Address \_\_\_\_\_

Officer's Remarks: \_\_\_\_\_

AREA: HIGHWAY TYPE:	<input checked="" type="checkbox"/> business	<input type="checkbox"/> industrial	<input type="checkbox"/> school	<input type="checkbox"/> residential	<input type="checkbox"/> rural on/off ramp
	<input type="checkbox"/> 1 lane	<input type="checkbox"/> 2 lane	<input type="checkbox"/> 3 lane	<input type="checkbox"/> 4 or more undivided	<input type="checkbox"/> 4 or more divided

OKLAHOMA UNIFORM VIOLATIONS COMPLAINT

State of Oklahoma

COUNTY OF OKLAHOMA
CITY OF BETHANY

Jud. Dist. Court
Municipal

) ss

No 347897

COMPLAINT - INFORMATION

The undersigned, being duly sworn, upon his oath deposes and says that:

on or about (date) at (24 hour time) at or near (location)
5-8-24 0916 7145 NW 39th Expy
County Number 55 05 East Control-Int. North Location

within the city, county and state aforesaid:

Name (last, first, middle) Phone number
Ostovar, Arash Josh 405-413-1622
Address 7145 NW 39th Expy (T&D motors)
City Bethany State OK Zip Code 73008

Birthdate (mo., day, yr.) Height Weight Race Sex Class Endorsements
Driver License Number Withdrawal Month/Year State
Y N

Employer Did Operate Park
Unlawfully

Vehicle-Make Year Body Style-Color Tag Number Year State

Commercial Motor Vehicle Y N Haz. Mat. Placard ACCIDENT: PD PI FATALITY

and did then and there commit the following offense:

SPEEDING MPH in MPH Zone Pace Radar Plane Other

Other Violation: IPMC 304.3
Premise Identification Numbers required

Contrary to Statute/Ordinance:

I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Signature of Officer Date Badge No. 402 Dist.

Sworn to and subscribed before me this day of

Name and Title My Commission Expires

Court Appearance: 12 day of June 24, at 830AM (DPS USE)

Address PH. 405-789-4935
of Court 6714 N.W. 36TH ST. 73008

NOTICE: Release upon personal recognizance based upon a signed written promise to appear for arraignment is conditional and failure to timely appear for arraignment shall result in suspension of the arrested person's driver license in Oklahoma, or in the nonresident's home state pursuant to the Nonresident Violator Compact.

WITHOUT ADMITTING GUILT, I promise to appear in said court at said time and place.

X SIGNATURE: (CHECK ONLY ONE BOX)

Signed Personal Bond Attached Magistrate Jail Other
Recognizance

JUVENILE Name of Parent or Guardian Address



Officer's Remarks:

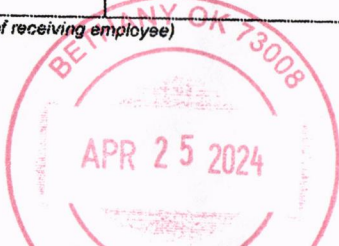
AREA: business industrial school residential rural
HIGHWAY TYPE: 1 lane 2 lane 3 lane 4 or more undivided 4 or more divided on/off
TYPE: ramp

NAME: Last Middle



Certificate of Mailing — Firm

Name and Address of Sender  <i>City of Bethany Community Development 6700 NW 36<sup>th</sup> St Bethany OK 73008</i>	TOTAL NO. of Pieces Listed by Sender  <i>2</i>	TOTAL NO. of Pieces Received at Post Office™  <i>2</i>	Affix Stamp Here Postmark with Date of Receipt.   
	Postmaster, per (name of receiving employee)		



USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	<i>T &amp; D Motor Company 4301 NW 39<sup>th</sup> Expy OKC, OK 73112</i>	<i>.64</i>	<i>57 1.95</i>		
2.	<i>Ostovar Family Rev Liv Trust 3025 Via Esperanza Edmond, OK 73013</i>	<i>.64</i>	<i>57 1.95</i>		
3.		<i>.63</i>	<i>57</i>		
4.		<i>.63</i>	<i>57</i>		
5.		<i>.63</i>	<i>57</i>		
6.		<i>.63</i>	<i>57</i>		



**NOTICE**

**TO: Occupant and/or Owner**

**ADDRESS:** 7145 NW 39<sup>th</sup> Expy

**SUBJECT: City of Bethany Code of Ordinances**

The Bethany Code of Ordinances Title IX, Chapter 93 entitled Health, and Sanitation: Nuisances provides that it is an offense for any owner, occupant, or any person to permit certain conditions to exist upon property within the City of Bethany. In accordance with The Code of Ordinances Title 1, Chapter 10, Section 10.99 any violation of any ordinance shall, upon conviction, be punishable by a fine not to exceed Five Hundred Dollars (\$500.00). Each day that a nuisance is allowed to continue shall be considered a separate offense, and each day that constitutes a violation is punishable by an additional fine not to exceed Five Hundred Dollars (\$500.00).

You are hereby officially notified that on this 25 day of April, 2024 at 0847 o'clock am the undersigned officer of the City of Bethany observed the following violation located upon the premisses at 7145 NW 39<sup>th</sup> Expy in Bethany, Oklahoma:

~~Section 153.19: Prohibited banner signs x4 - Remove all banner signs within 10 days~~

~~Section 93.02: HEALTH HAZARD: IPMC 304.3 - missing address numbers. Address numbers must be visible on front of the building. 10 days~~

Section 93.03: WEEDS (and Other Vegetation) \_\_\_\_\_

~~Section 93.04: RUBBISH/TRASH: 93.05 - Dilapidated fence on east side. Replace fence on east side of property within 30 days~~

Section 93.05: DILAPIDATED BUILDINGS: Paint facia around the entire building within 30 days.

Section 93.07: COMMERCIAL VEHICLES IN RESIDENTIAL AREAS: \_\_\_\_\_

Section 96.01: DERELICT VEHICLES: See other notice

You are hereby officially notified of the above violation and that said violation will be inspected in 10-30 days. If said violation continues to exist at that time a citation will be issued to you to appear before the Municipal Judge of the Bethany Municipal Court.

4-25-24  
Date

McCarthy # 402  
Agent 405-789-5259

**CITY OF BETHANY**

Served in person to: \_\_\_\_\_

Or Posted on: Mail

# BETHANY

Oklahoma

## NOTICE ORDER TO ABATE NUISANCE

On the 25 day of April, 2024 it has been determined that upon your property located 7145 NW 39th Epwy 0817 in the City of Bethany, Oklahoma there are one or more vehicles which violate the City of Bethany Code of Ordinances "Section 96.01 JUNK/DERELICT VEHICLES; NUISANCE; REMOVAL". Defines a "junk vehicle" as one "which is any of the following: wrecked, dismantled, partially dismantled, inoperative, deteriorated, decayed, lacks necessary repairs or maintenance, abandoned, bearing no state license plate or bearing a state license plate that is more than three months out of date, or discarded."

The vehicle(s) on the above property which have been determined to be "junk vehicles" are as follows:

	MAKE	BODY STYLE	COLOR	TAG NUMBER (if available)
1.	<u>Chev</u>	<u>Suburban</u>	<u>Wht</u>	<u>NO tag</u>
2.	<u>Chev</u>	<u>Cobalt</u>	<u>gry</u>	<u>NO tag</u>
3.				
4.				

You are hereby notified that the above constitutes a public nuisance and you are ordered to abate the nuisance. You are advised that the above vehicle(s) must be removed from the property within ten (10) days of the date of this notice, or correct all vehicle deficiencies so the vehicle(s) do not meet any of the criteria in the above definition of junk vehicle within ten (10) days of the date of this notice.

You are further advised that, if after the ten (10) days you have failed to comply with this notice the City may cause the vehicle(s) to be removed from the property. You shall be responsible for any expenses incurred in the removal and storage of vehicle(s).

The owner of the vehicle(s), which are removed, may regain possession by making application to the Community Development Director within thirty (30) days of removal. The owner shall pay the designated wrecker service all reasonable costs of towing and storage liens, which shall have accrued to such vehicle(s). If the vehicle is not reclaimed within thirty (30) days of removal, it may be sold without further notice by the City.

At any time within ten (10) days from the date of this notice and order, the owner may request in writing to the City Manager a hearing to contest the determination that a nuisance exists on the described property.

Mailed and posted on the property this 24 day of April, 2024

McCarthy # 402  
Code Enforcement Officer 405-789-5259

mail



# Complaint

# \_\_\_\_\_ N.O.V.: \_\_\_\_\_ NO VIOLATION:  
Type: \_\_\_\_\_

Date: 4/17/24 ASSIGNED TO: \_\_\_\_\_ ACTION DATE: \_\_\_\_\_ WARD: \_\_\_\_\_

VERIFIED: \_\_\_\_\_ DIST: \_\_\_\_\_

7145  
LOCATION: 7127 N.W. 39<sup>th</sup> Exp. (Property west of this)

COMPLAINT: Car lot to the west moved out & now leaves dumpster in the drive by the street. They bring car parts & trash from their new location, fill dumpster to overflowing, & trash falls & blows onto my property.

OWNER/RESIDENT: Bill Ireland

STREET: 7127 N.W. 39<sup>th</sup> Exp.

City: Bethany State: OK Zip: 73008

Reporting Person Name: Bill Ireland

Phone: 405-792-2222

## Legal

Addn: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Acct: \_\_\_\_\_

Taken by: \_\_\_\_\_



### Parcels (1)

☆ Owner: OSTOVAR FAMILY REV LIV TRUST

Account Number: R172621012

Physical Address: 7145 NW 39TH EXPY BETHANY

Owner Name1: OSTOVAR FAMILY REV LIV TRUST

Owner Name2:

Owner Name3:

Mailing Address1: 3025 VIA ESPERANZA

City: EDMOND

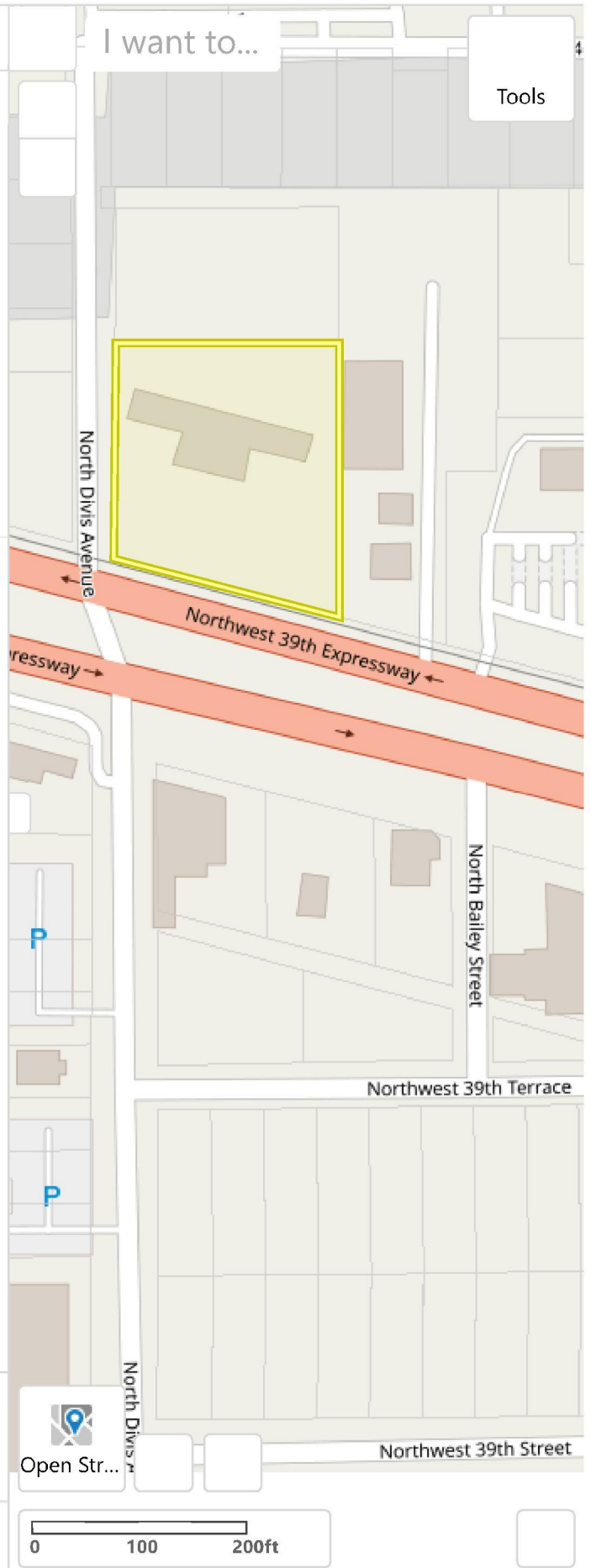
State: OK

ZipCode: 73013

Tax District: 581

Tax District Name: Putnam City #1

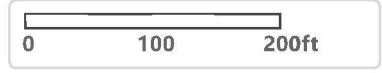
[View Assessor's Page](#)



I want to...

Tools

Displaying 1 - 1 (Total: 1)





04/30/2024  
07:52



04/30/2024  
07:46



04/30/2024  
07:46



04/30/2024  
07:47



04/30/2024  
07:47



04/30/2024  
07:47



WARNING  
Security  
Cameras in Use

ALERT  
360

BEWARE  
of DOG

04/30/2024  
07:47



04/30/2024  
07:47

Small white sign with illegible text.

Small black sign with illegible text.

Small green oval sign with illegible text.



Small white rectangular sticker with illegible text.

BLACK  
DOG



04/30/2024  
07:48



KEEP  
300  
NEWARK  
NJ 07102

04/30/2024  
07:48



04/30/2024  
07:48



04/30/2024  
07:48



04/30/2024  
07:48



04/30/2024  
07:48



04/30/2024  
07:48



04/30/2024  
07:49



04/30/2024  
07:49



04/30/2024  
07:49

3rd ROW SEAT

#90

 SUBURBAN

CHEVROLET

04/30/2024  
07:50

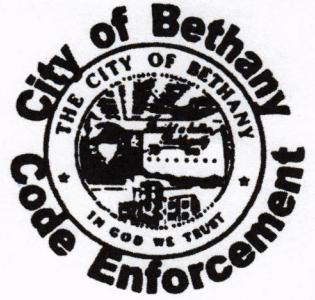












**NOTICE**

**TO: Occupant and/or Owner**

**ADDRESS:** 7145 NW 39<sup>th</sup> Expy

**SUBJECT: City of Bethany Code of Ordinances**

The Bethany Code of Ordinances Title IX, Chapter 93 entitled Health, and Sanitation: Nuisances provides that it is an offense for any owner, occupant, or any person to permit certain conditions to exist upon property within the City of Bethany. In accordance with The Code of Ordinances Title 1, Chapter 10, Section 10.99 any violation of any ordinance shall, upon conviction, be punishable by a fine not to exceed Five Hundred Dollars (\$500.00). Each day that a nuisance is allowed to continue shall be considered a separate offense, and each day that constitutes a violation is punishable by an additional fine not to exceed Five Hundred Dollars (\$500.00).

You are hereby officially notified that on this 12 day of Oct, 2023 at 3:12 o'clock pm the undersigned officer of the City of Bethany observed the following violation located upon the premises at 7145 NW 39<sup>th</sup> Expy in Bethany, Oklahoma:

Section \_\_\_\_\_:

Section 93.02: HEALTH HAZARD: \_\_\_\_\_

Section 93.03: WEEDS (and Other Vegetation) Tall Weeds/Grass

Section 93.04: RUBBISH/TRASH: \_\_\_\_\_

Section 93.05: DILAPIDATED BUILDINGS: \_\_\_\_\_

Section 93.07: COMMERCIAL VEHICLES IN RESIDENTIAL AREAS: \_\_\_\_\_

Section 96.01: DERELICT VEHICLES: \_\_\_\_\_

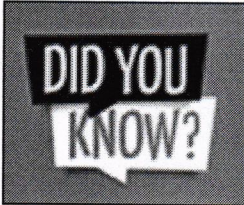
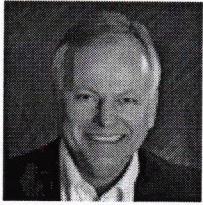
You are hereby officially notified of the above violation and that said violation will be inspected in 10 days. If said violation continues to exist at that time a citation will be issued to you to appear before the Municipal Judge of the Bethany Municipal Court.

10-12-23  
Date

Bob Miller  
Agent 405-603-3498  
CITY OF BETHANY

Served in person to: \_\_\_\_\_

Or Posted on: Mailed



# Assessment Fact: Oklahoma County has 1,829 homes valued at more than \$1 Million

[Read more](#)

**Larry Stein** Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
------	------------	------------	------------	------------

Real Property Display - Screen Produced 10/12/2023 3:09:57 PM

Account: R172621012	Type: Commercial		Location:	7145 NW 39TH EXPY
Building Name/Occupant:	T & D MOTOR CO	<input type="button" value="Map Parcel"/>		BETHANY
Owner Name 1:	OSTOVAR FAMILY REV LIV TRUST	1/4 section #:		2866
Owner Name 2:		Parent Acct:		
Owner Name 3:		Tax District:	<input type="button" value="TXD 581"/>	
Billing Address:	3025 VIA ESPERANZA	School System:		Putnam City #1
City, State, Zip	EDMOND, OK 73013	Land Size:		1.03 Acres
Country: (If noted)				

**Personal Property**

Land Value: 268,302

**Treasurer:**

Sect 17-T12N-R4W Qtr SE **FORREST HIGHLAND** Block 000 Lot 000

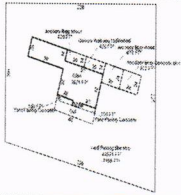
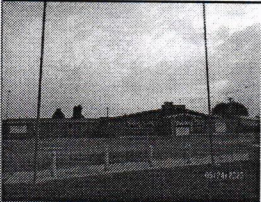
**Subdivision Sales**

**Full Legal Description:** FORREST HIGHLAND 000 000 PT OF BLKS 6 & 9 BEG 29.44FT N OF SE/C OF BLK 9 NWLY 15.49FT N166.53FT E226FT S225.72FT NWLY 217.93FT TO BEG

Photo & Sketch (if available)

Comp Sales Address/Date/Price (ordered by relevancy)

**Report Coming Soon**



No comparable sales returned.

**Value History** (\*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2023	530,725	530,725	58,379	0	58,379	112.54	\$6,570	\$0
2022	530,725	530,725	58,379	0	58,379	112.54	\$6,570	\$0
2021	530,725	530,725	58,379	0	58,379	112.07	\$6,543	\$0
2020	530,725	530,725	58,379	0	58,379	111.66	\$6,519	\$0
2019	530,725	530,725	58,379	0	58,379	111.21	\$6,492	\$0

-- > >| [1/5]

**Property Account Status/Adjustments/Exemptions**

Account #	Grant Year	Exemption Description	Amount
R172621012	2018	5% Capped Account	0

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

Date	Type	Book	Page	Price	Grantor	Grantee
12/30/2016	> Deeds	13325	1863	530,000	EGDAHL FAMILY PROPERTIES LLC	OSTOVAR FAMILY REV LIV TRUST
9/22/2014	> Deeds	12651	393	0	ENGEL ANTHONY D & DIANA	ENGEL ANTHONY D & DIANA TRS
9/22/2014	> Deeds	12651	787	600,000	ENGEL ANTHONY D & DIANA TRS ENGEL LIVING TRUST	EGDAHL FAMILY PROPERTIES LLC
3/3/2000	> Deeds	7949	1236	0	ENGEL ANTHONY D & DIANA H	ENGEL ANTHONY D & DIANA TRS ENGEL LIVING TRUST
8/10/1995	> Historical	6777	1424	0	DAVIS WINDELL R TRUST	ENGEL ANTHONY D & DIANA H

-- > >| [1/2]

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

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2015	03/26/2015	588,600	588,600	64,745	0	64,745



6700 NW 36thSt  
Bethany, OK 73008  
405-789-6005

---

**From:** Super Sports <[newsupersports@gmail.com](mailto:newsupersports@gmail.com)>  
**Sent:** Monday, December 8, 2025 3:41 PM  
**To:** Brett Crecelius <[brett.crecelius@bethanyok.org](mailto:brett.crecelius@bethanyok.org)>  
**Subject:** \*External Source\*Re: Bethany Development

Hello Brett,

I sent you an email last Friday, December 5, 2025, regarding the renewal of my license for T & D Motor Company Inc., located at 7145 NW 39th Expressway, Bethany, Oklahoma 73008. I never received my renewal notice.

After not receiving a response to my email, I called the office and spoke with Ms. Linda. She informed me that you had already left at 1 p.m. and that I would need to speak with you directly regarding my renewal.

I need to renew my license as soon as possible, but I still have not received the renewal paperwork. Could you please follow up with me? I can come into the office to make the payment, or you are welcome to mail the renewal to the same address where I regularly receive my other correspondence: Super Sports, 4301 NW 39th St., Oklahoma City, OK 73112.

I appreciate your time and assistance.

Thank you,

josh

On Fri, Dec 5, 2025 at 12:59 PM Super Sports <[newsupersports@gmail.com](mailto:newsupersports@gmail.com)> wrote:

Hello Brett,

Please accept my apologies for not getting back to you earlier. My mind and I have been very busy with work and I haven't had the chance. I'm still not sure what steps I'm going to take yet. I'm still thinking it through and haven't made a decision.

I do have a question: who should I speak with regarding my license with the City of Bethany for the dealership I have? I noticed I haven't received my renewal yet. Would you please provide me with that information?

Thank you,

Josh

On Thu, Oct 2, 2025 at 3:03 PM Brett Crecelius <[brett.crecelius@bethanyok.org](mailto:brett.crecelius@bethanyok.org)> wrote:

Hello,

Thank you for taking the time to speak with me over the phone. We're always happy to explore development opportunities and chat through what the possibilities are for any given site. As I mentioned on the phone, below are some of the options and more information on processes if you are interested in pursuing apartments on your site.

**Rezoning** - Our application for the rezoning of a property can be found on our city website [here](#). As you explore the apartment concept on this site, keep in mind what each different zone would entail during the rezoning process as each one has a little bit different requirements.

**Residential Multi-Family (R-M)** - this is a residential zone that allows up to 12 units per acre. More information, design standards, and setback information can be found in our ordinances [here](#).

**Mixed-Use District (MUD)** - this is a zone that is intended to allow for flexibility to have commercial and residential on the same site. If you are looking to do ground floor commercial units with multiple stories of residential above, this would be the zone that you may want to explore. More information on MUDs can be found [here](#).

**Planned Unit Development (PUD)** - this zone is of particular use when you are looking at developing residential units or a unique type of development to allow for some extra density. This one, like the MUD, is a special district that could allow for higher density than the 12 units/acre, especially if you are considering building higher to achieve more units. The requirements for this district can be found [here](#).

I also attached the water and sewer atlases to this email to show access to infrastructure around your site. the page that shows the infrastructure around your site is 17-6. This number is located in the bottom right hand corner of each page as you scroll through the sheets. This will help provide some insight into the direction of development as well.

If you have any questions or concerns, please do not hesitate to reach out. As you put together a development plan, please reach out and I would be happy to meet and discuss your development plan whenever you are ready.

Thank you,

Brett Crecelius  
Community Development Director



6700 NW 36thSt  
Bethany, OK 73008  
405-789-6005

taken, then warnings were issued for unreasonable reasons, all occurring just before my license was to be renewed. I never received any notice regarding my license renewal, yet the City allowed me to continue light business operations until my license technically expired over 12 months later.

From the first day I purchased T & D Motor Company, it became clear that dealerships in Bethany face significant challenges with the City. Every dealership I have interacted with has experienced difficulties, indicating a pattern of discouragement toward this type of business. I have maintained complete documentation of all activities, communications, and interactions with the City, organized in a dedicated file, detailing every step between T & D Motor Company and the City. This demonstrates my consistent compliance and proactive engagement over the last almost 9 years since I purchased T & D Motor. About a month ago, two potential buyers (behind my back without informing me, even though I did not want to sell) contacted the City to ask whether they could obtain a dealer license for this location. The City told them they would not issue a new license, and that they would not renew mine either. That's when I realized something was very wrong.

The property has historically operated with an approved open display as a legal nonconforming use. My intent has always been to continue lawful operations at this location. I respectfully request that the City allow renewal of my Open Display License or provide guidance on administrative relief, appeal processes, variances, or alternative permitting pathways to allow lawful continuation of dealership operations.

If the City's position remains that a license cannot be issued under C-G zoning, I request guidance on:

- Any appeal rights available under City ordinances
- Whether reactivation or reestablishment of use may be possible through additional documentation or inspection
- Potential rezoning, variance, or alternative approval processes applicable to this property

With all due respect, the City is making a huge mistake, and whoever is making this order will be seriously accountable. I have complete documentation of all business activities, payments, and property maintenance during this period.

I want to emphasize that this matter is extremely serious. I am fully prepared to pursue very strong legal remedies to protect my rights and intend to take strong legal action if necessary.

I value cooperation with the City and am committed to a compliant and reasonable resolution. I apologize for the delayed response and appreciate your patience. Please let me know a convenient time to discuss or if additional documentation would assist in your review.

I was advised to send this email first to allow the City the opportunity to review and assist in resolving the situation before taking further steps. I am prepared to provide all relevant documentation to demonstrate that the property has been properly maintained and operated in compliance with regulations.

I would appreciate your prompt review and guidance regarding this matter at your earliest convenience.

Thank you for your time and consideration.

T&D Motor Company Inc  
7145 NW 39th Expressway  
Bethany, OK 73008

(405) 789-7100

On Wed, Dec 10, 2025 at 2:12 PM Brett Crecelius <[brett.crecelius@bethanyok.org](mailto:brett.crecelius@bethanyok.org)> wrote:

Josh,

Thank you for reaching out in regard to the property located at 7145 NW 39<sup>th</sup> Expressway (T&D Motor Company) in Bethany. Below you will find an explanation of why an Open Display License will not be able to be issued for this property.

The property in question is zoned Commercial-General (C-G) and does not allow for an Open Display Special Use Permit as noted in Bethany's [Permitted Use Table](#) (appendix A) of our ordinances. Special Use Permits for Open Display are only allowed in Commercial-Office (C-O), Industrial-Light (I-L), and Industrial-Heavy (I-H) zones. While this property did have a special use permit that was considered a legal non-conforming use for open display in the past, that allowance has since lapsed due to our Non-Conforming Use ([158.042](#)) and our Special Permit Uses ([158.044](#)) ordinances. Since this property has not been occupied since late 2023, this requires the property to come into conformance with permitted uses that are allowed in C-G. For our non-conforming use ordinance, please see article 158.042(E)(2) below:

*(2) If a lot is not occupied by a nonconforming use for a continuous period of one year, it shall not thereafter be re-occupied, except by a permitted use of the district in which the lot is located. For purposes of this division, a lot which has no water usage according to official records of the city shall be presumed to be "not occupied."*

For our Special Permit Use article 158.044(C)(4)(b):

*All special use permits shall expire by default...(b) If the use once established has been discontinued for a period of 12 months or abandoned;*

Our records show that there has been no water usage at the property since September of 2023. That, along with multiple documented cases from code enforcement, show that the building has indeed been unoccupied for over a year.

Unfortunately, an Open Display License will not be allowed at this property under the current zoning uses in the district. If there are additional questions or concerns, please do not hesitate to reach and I would be happy to chat.

Thank you,

Brett Crecelius  
Community Development Director

**BETHANY**  
*Oklahoma*

6700 NW 36thSt  
Bethany, OK 73008

Re: \*External Source\*Re: \*External Source\*Re: \*External Source\*Re: \*External Source\*Re: \*External Source\*Re: Bethany Development

From Brett Crecelius <brett.crecelius@bethanyok.org>  
Date Fri 12/19/2025 8:44 AM  
To Super Sports <newsupersports@gmail.com>  
Cc Raquelynne Diaz <r.diaz@bethanyok.org>

Good Morning Josh,

I am unable to provide any kind of extension on the 30-day period. While I understand there are a few holidays within the next 30 days, our ordinance is very clear that "any appeal shall be taken within 30 days from the date of the decision of the administrative official" [158.088\(B\)\(1\)](#). With the 30-day window beginning on the 17th, as stated below, the appeal of the decision must be submitted by 11:59 PM on **January 16th, 2026** to be heard by the Board of Adjustment.

Thank you,

Brett Crecelius  
Community Development Director



6700 NW 36thSt  
Bethany, OK 73008  
405-789-6005

From: Super Sports <newsupersports@gmail.com>  
Sent: Thursday, December 18, 2025 5:22 PM  
To: Brett Crecelius <brett.crecelius@bethanyok.org>  
Subject: \*External Source\*Re: \*External Source\*Re: \*External Source\*Re: \*External Source\*Re: \*External Source\*Re: Bethany Development

Request for Additional Time to Submit Appeal

Good Morning Brett,

Thank you very much for your detailed response and for taking the time to explain the appeal process. I truly appreciate your understanding and your willingness to outline the available options.

Given the timing of the 30-day appeal window, I respectfully request additional time to submit my formal appeal. Over the next 30 days, there are eight Saturdays and Sundays, along with Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day. With these holidays and limited business days, it will be challenging to gather and prepare all necessary documentation in a complete and thorough manner.

With that in mind, I kindly ask if it would be possible to have an extension until **February 28, 2026**, to submit my formal appeal. This additional time would allow me to properly compile all supporting materials and ensure my appeal is presented clearly and accurately.

Thank you again for your professionalism and for your consideration of this request. Please let me know if you need anything further from me or if there are any additional steps I should follow.

Sincerely,

**Josh**

**T & D Motor**  
**405-789-7100**

On Thu, Dec 18, 2025 at 10:31 AM Brett Crecelius <[brett.crecelius@bethanyok.org](mailto:brett.crecelius@bethanyok.org)> wrote:

Good Morning,

I appreciate you sending all of this information as it is helpful to understand where you are coming from as a business owner. As the Zoning Administrator for the city of Bethany, I do stand by our ordinances and the decision laid out in previous emails. However, as per ordinance [158.087](#), you have the right to appeal my decision to the Board of Adjustment (BOA) if you believe there is "error in any order, requirement, decision or determination made by an administrative official in the enforcement of any zoning regulation". Ordinance [158.088](#) outlines how the application should be received if/when you appeal the decision.

**§ 158.088 APPLICANTS TO THE BOARD.**

(A) Any aggrieved person, officer or unit of government may make application to the Board

requesting relief for the purposes stated in § 158.087. The application must be submitted to the Board, along with all required documents and fees, at least 21 days prior to the next scheduled Board meeting in order to be considered at that meeting.

(B) Applications for an appeal shall be made as follows:

(1) The appeal shall be taken within 30 days from the date of the decision of the administrative official.

(2) The application shall be filed in writing with the official and the City Clerk. The application shall specify the grounds for the appeal.

In order for your application to be heard before the Board of Adjustment, we must receive the formal application of appeal within 30 days from the date of the decision made that you will be appealing. For purposes of this process, we will consider your response yesterday (12/17/2025) as the beginning of the 30-day window for you to formally submit your appeal. Unfortunately, the 21-day window to get on the agenda for the January BOA has already passed, so any appeal