

NOTICE: Posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK on December 31, 2025 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  
JANUARY 8, 2026  
6:15 P.M.**

CALL TO ORDER  
INVOCATION  
APPROVAL OF MINUTES OF NOVEMBER 13, 2025  
BOARD OF ADJUSTMENT BUSINESS  
EXPLANATION OF PROCEDURE TO AUDIENCE

**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.

NEW BUSINESS  
ADJOURNMENT UNTIL FEBRUARY 12, 2026

MINUTES  
CITY OF BETHANY  
BOARD OF ADJUSTMENT  
NOVEMBER 13, 2025

MEMBERS PRESENT :

James Fenno  
Wayne Clements  
Curtis Yates

MEMBERS ABSENT:

Matt Goodwin, Chair  
Keith Burlison

STAFF PRESENT:

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

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK on November 7, 2025 on or before 4:30 p.m.

James Fenno, Acting Chair called the meeting to order. Wayne Clements gave the invocation. Motion was made by Wayne Clements, seconded by Curtis Yates to approve the August 14, 2025 Board of Adjustment minutes as emailed. The votes are as follows: AYE- James Fenno, Wayne Clements, Curtis Yates. NAY- None. ABSTAIN- None. The motion carried 3 - 0.

**ITEM 1:**      **BA 25-07**

Consider a request by Michael McGarry, Applicant and Property Owner for a variance to build an accessory building within the fifteen-foot rear yard setback (Section 158.022 (A)) at 7905 NW 39<sup>th</sup> St.

**LEGAL DESCRIPTION:** The West 132 feet of the East 195 feet of Block Four (4) of Schafer's Suburbs Addition, except the South 15 feet thereof deeded to the public for road purposes, being a subdivision of a part of the Southwest Quarter (SW/4) and the North Half (N/2) of Section Seventeen (17), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**ACTION:** Brett Crecelius, Comm. Dev. Director presented the staff report to consider a variance to build an accessory building within the fifteen-foot rear yard setback (Section 158.022(A)) at 7905 NW 39<sup>th</sup> St. Overhead property location map and site plan was presented. The property at 7905 NW 39<sup>th</sup> St is zoned R-1, Single Family as well as the surrounding properties. This is the first step in the process, and request will be going before the Planning and Zoning Commission. The seven criteria the applicant must meet, and the applicant's answers were presented to the Board of Adjustment members.

Mr. McGarry, Applicant and Property Owner was present.

Mr. Falkner, resident of 7830 NW 39<sup>th</sup> St. spoke to the Board of Adjustment.

Ray Jones, City Attorney inquired about any alley way and/or easement concerns.

Brett Crecelius, Comm. Dev. Director indicated there are no public right-of-way or easement issues.

Motion was made by Wayne Clements, seconded by Curtis Yates to approve the variance to build an accessory building within the fifteen-foot rear yard setback (Section 158.022 (A)) at 7905 NW 39<sup>th</sup> St. The votes are as follows: AYE- James Fenno, Wayne Clements, Curtis Yates. NAY- None. ABSTAIN- None. The motion carried unanimously 3 - 0.

**ITEM 2:**      **BA 25-08**

Ordinance presentation, discussion, and possible action for Sec. 158.092 - Hearing Procedures.

**ACTION:**      Brett Crecelius, Comm. Dev. Director presented the staff report for Section 158.092 - Board of Adjustment Hearing procedures. The proposed ordinance sets forth a more structured timeline and hearing procedures when we hear from applicants and the public.

Ray Jones, City Attorney spoke to the Board of Adjustment members.

Motion was made by Wayne Clements, seconded by Curtis Yates to approve the proposed Ordinance Section 158-092 Board of Adjustment procedures. The votes are as follows: AYE- James Fenno, Wayne Clements, Curtis Yates. NAY- None. ABSTAIN- None. The motion carried unanimously 3 - 0.

-----

Motion was made by James Fenno, seconded by Wayne Clements to adjourn. The motion carried unanimously 3 - 0

# BETHANY

Oklahoma

## City of Bethany - Board of Adjustment

### Staff Report

January 8th, 2026

#### CASE NO: BA 25-09

**Request:** 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.

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

**Proposed Variance:** Consider a variance to Section § 154.55 to allow where a public sanitary sewerage system is not reasonably accessible, the ordinance permits the installation of individual sanitary sewerage systems.

**Surrounding Zoning:**

Direction	Zoning
North	R-1
South	PUD
East	R-1
West	R-1

**Analysis:**

The applicant is requesting 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. The variance to this ordinance would permit the use of private individual sanitary sewer systems, i.e. aerobic/septic systems on four proposed lots.

The aforementioned ordinance states that for low-density and single-family residential districts, sanitary sewerage facilities shall be constructed as follows: (1) The subdivider shall connect with public sanitary sewerage facilities and provide sewers accessible to each lot within the subdivisions. (2) In minor subdivisions only where a public sanitary sewerage system is not reasonably accessible, the subdivider may install individual sanitary sewerage systems, provided that the systems are approved in writing by the office of the City Engineer and the City-County Health Department.

According to the applicant, a variance is needed because connecting to the available public sanitary sewer facilities would not comply with current Bethany design standards and would not meet minimum depth requirements established by the Oklahoma Department of Environmental Quality.

The request applies to Lots 1 through 4 of the 12-lot subdivision, each of which is slightly less than one acre in size.

**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.

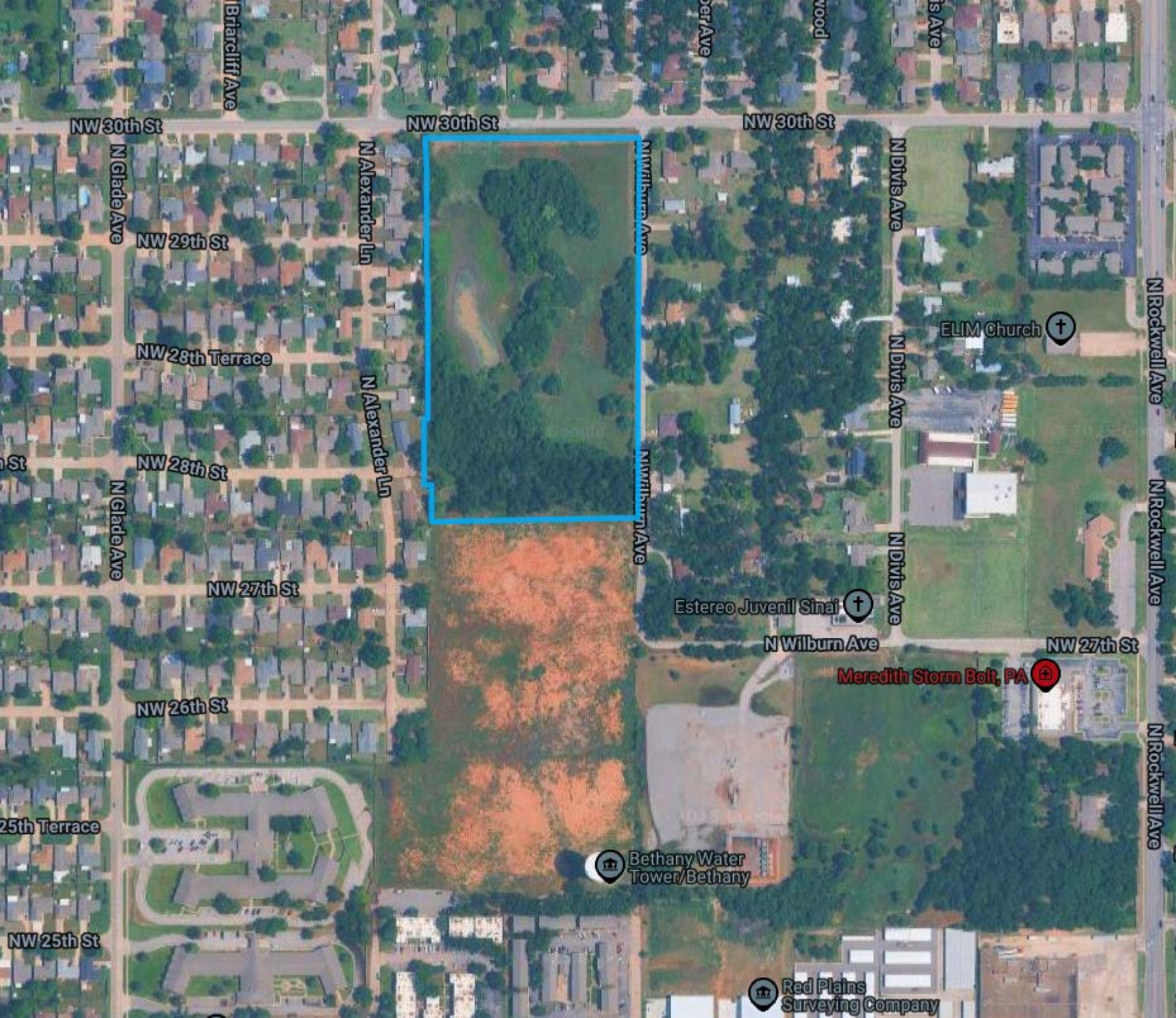
- 1. Special conditions and circumstances which are peculiar to the land, structure, or building, etc. in the same zoning district:**
  - a. Connection to available public sanitary sewer facilities would not comply with current Bethany design requirements because the existing public sanitary sewer is only three feet deep. Matching the existing flow line and extending the sanitary sewer across the subject property would not meet minimum depth standards set forth by the Oklahoma Department of Environmental Quality.
- 2. Special conditions and circumstances that do not result from the actions of the applicant:**
  - a. The existing public sanitary sewer line adjacent to the proposed development was not constructed at a sufficient depth to adequately provide sewer service to the property.
- 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. The proposed variance will not cause a substantial detriment to the public and/or surrounding properties due to these properties already being occupied.
- 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. Development of the property similar to the surrounding properties should not be denied based on existing conditions that hinder the ability to utilize the property at its highest and best use.
- 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**
  - a. The proposed development is in compliance with all other ordinance requirements relating to its proposed use; therefore, granting of the variance would not set a precedent for other variance requests.
- 6. The grant of the variance will be in harmony with the general intent and purpose of the ordinance.**

- a. The ordinance clearly states that the use of individual sanitary sewerage systems in minor subdivisions is permitted where a public sanitary system is not reasonably accessible.
- 7. Such a variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**
- a. The granting of the variance would permit the use of private individual sanitary sewer systems, i.e. aerobic/septic systems, on individual lots that are slightly less than one acre in size, which meets the Department of Environmental Quality Standards, and is more than adequate to accommodate aerobic/septic systems and would not be harmful to surrounding properties.

***Required Action:*** Hold a public hearing to either grant or deny a variance that would permit the use of private individual sanitary sewer systems, i.e. aerobic/septic systems.

**Attachments:**

- Aerial Photograph
- Zoning Map
- TEIM Comments
- Sewer Atlas
- Application Documents
  - o Application
  - o Certified Owners List
- Public Notification



NW 30th St

NW 30th St

NW 30th St

N Glade Ave

NW 29th St

N Alexander Ln

N Wilburn Ave

N Divis Ave

NW 28th Terrace

NW 28th St

N Alexander Ln

N Wilburn Ave

N Divis Ave

ELIM Church

N Rockwell Ave

N Rockwell Ave

N Rockwell Ave

NW 27th St

Estereo Juvenil Sinai

N Divis Ave

N Wilburn Ave

NW 27th St

Meredith Storm Bolt, PA

NW 26th St

Bethany Water Tower/Bethany

NW 25th Terrace

NW 25th St

Red Plains Surveying Company



ZONE  
R-1  
ZONE DESC  
RESIDENTIAL ONE FAMILY





TRANSPORTATION • ENVIRONMENTAL • INFRASTRUCTURE • MUNICIPAL

September 19, 2025

To: Brett Crecelius

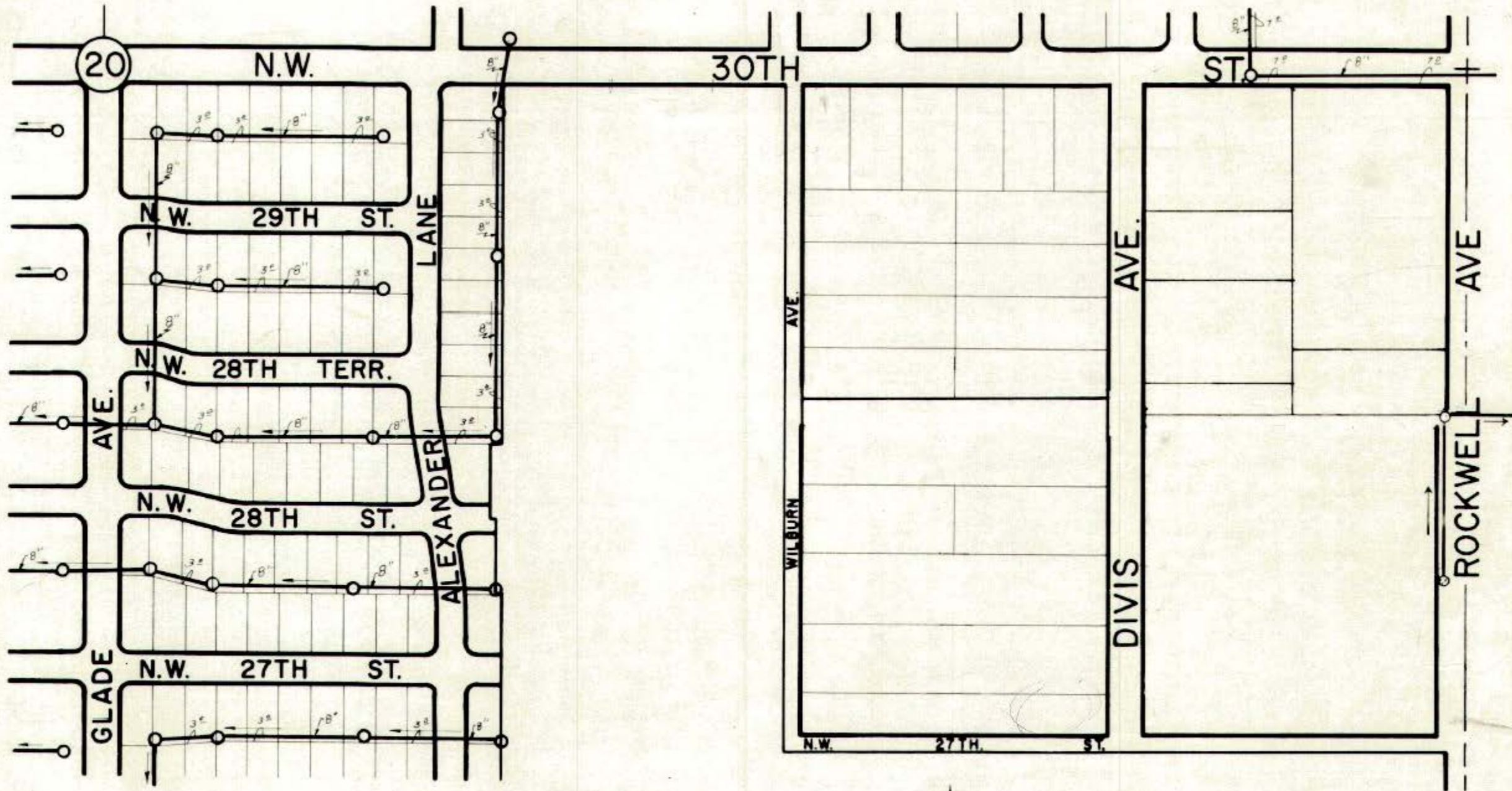
From: Robbie Williams

A handwritten signature in black ink, appearing to read 'RW', positioned over the name 'Robbie Williams' in the 'From:' field.

Subject: Wilburn Park  
Preliminary Plat

We have reviewed the revised preliminary plat and our comments have been addressed per our meeting September 17, 2025. We recommend the preliminary plat be placed on the planning commission agenda for consideration.

Let me know if you need additional information.



20-3

21-3

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

Rev. 2-11-88



SCALE 1"=200'

**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: Southwest Corner of NW 30th & Wilburn Ave.

LEGAL DESCRIPTION: Lots 1, 2, 3 and 4 of Block 1, Wilburn Park, a proposed addition located in the SE/4 of Section 20, T12N, R4W of the Indian Meridian.

(more particularly described on the attached Exhibit A)

State what is the variance requested, giving distances where appropriate. Variance to Chapter 154.55 of the Bethany Subdivision Regulations relating to connection to public sanitary sewer for low density and single family residential districts

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 "SPECIAL CONDITIONS"

2. The special conditions and circumstances do not result from the actions of the applicant. \_\_\_\_\_

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. \_\_\_\_\_

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. \_\_\_\_\_

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. \_\_\_\_\_

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

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

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) Natalie Hisle

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

Date 11.6-25

Address of Applicant 4311 N Peniel Ave, Bethany OK 73008

Phone 405-402-1905

Property Owner (print name) Natalie Hisle

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

Date 11.6.25

## SPECIAL CONDITIONS

Concerning four lots within the proposed Wilburn Park Addition,  
a 12.08 acre parcel located at the  
Southwest Corner of NW 30<sup>th</sup> Street and Wilburn Avenue

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.

Connection to available public sanitary sewer facilities would not comply with current Bethany design requirements because the existing public sanitary sewer is only three feet deep. Matching the existing flow line and extending the sanitary sewer across the subject property would not meet minimum depth standards set forth by the Oklahoma Department of Environmental Quality.

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

The existing public sanitary sewer line adjacent to the proposed development was not constructed at a sufficient depth to adequately provide sewer service to the property.

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.

The proposed variance will not cause a substantial detriment to the public and/or surrounding properties due to these properties already being occupied.

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.

Development of the property similar to the surrounding properties should not be denied based on existing conditions that hinder the ability to utilize the property at its highest and best use.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The proposed development is in compliance with all other ordinance requirements relating to its proposed use; therefore, granting of the variance would not set a precedent for other variance requests.

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

The ordinance clearly states that the use of individual sanitary sewerage systems in minor subdivisions is permitted where a public sanitary sewerage system is not reasonably accessible.

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

The granting of the variance would permit the use of private individual sanitary sewer systems, i.e. aerobic/septic systems, on individual lots that are slightly less than one acre in size, which meets the Department of Environmental Quality standards, and is more than adequate to accommodate aerobic/septic systems and would not be harmful to surrounding properties.

SITE PLAN FOR VARIANCE  
(Lots 1, 2, 3 and 4, Block 1)

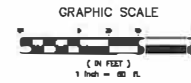
# WILBURN PARK

BEING A PART OF THE SOUTHEAST QUARTER (SE/4), OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) WEST OF THE NINTH MERIDIAN, BETHANY, OKLAHOMA COUNTY, OKLAHOMA

OWNER:  
GRUBBS CONSULTING, LLC  
1800 S. SARA ROAD  
YUKON, OKLAHOMA 73099  
(405) 265-0641

DEVELOPER:  
MATALE WISLE  
4311 N. FOWLER AVE  
BETHANY, OK 73008

SUBDIVISION CONTAINS:  
GROSS SUBDIVISION AREA: 12.08 ACRES  
CURRENT ZONING: R-1  
NUMBER OF LOTS: 12

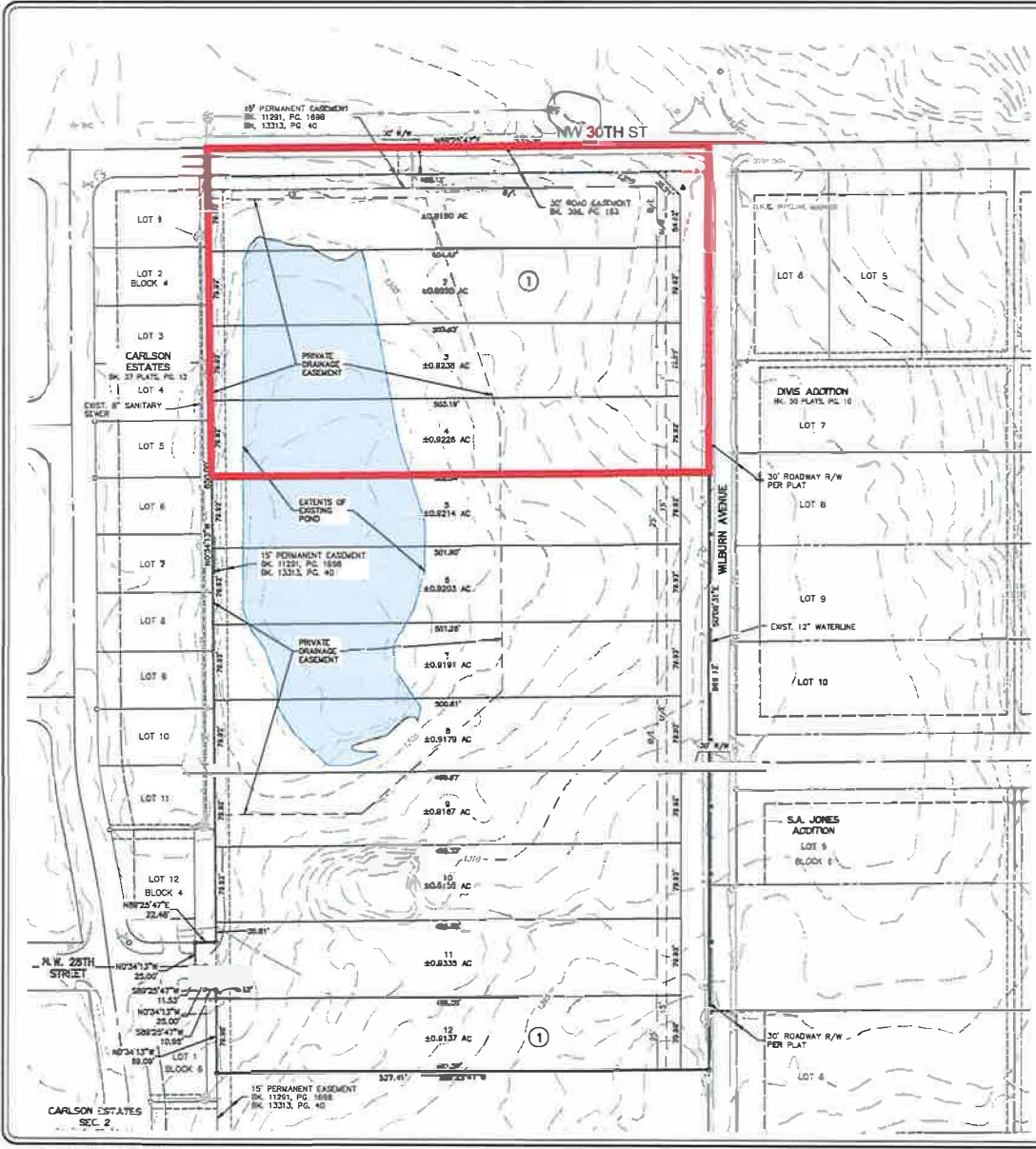


- PLAT NOTES.**
1. THE PROPERTY OWNERS OF LOTS 1-12 MUST SHARE THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE DRAINAGE EASEMENT.

LEGEND	
B/L	= BUILDING LINE
U/E	= PUBLIC UTILITY EASEMENT
R/W	= RIGHT OF WAY
EAS	= EASEMENT

**DURHAM SURVEYING, INC.**  
1800 SOUTH SARA ROAD, YUKON, OK 73099  
Phone: (405) 265-2464  
Fax: (405) 265-0641  
durham@durhamsurvey.com

**GRUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. SARA ROAD  
YUKON, OK 73099  
Phone: (405) 265-0641  
Fax: (405) 265-0648  
www.grubbs.com | REG. GEO. SURVEYOR AUTHORIZATION NO. CA 5115 EXP. 09/2028



DATE OF PREPARATION: 8/10/2023

SHEET 1 OF 1

5037

407.00

407.00

**CITY OF BETHANY**

405-789-2146

REC#: 01385572 11/07/2025 2:04 PM  
OPER: jh TERM: 006  
REF#: 5037

TRAN: 540.0000 COMM DEV RECEIPTS  
GRUBBS CONSULTING-VARIANCE  
SW CORNER OF 30TH AND WILBURN  
010-39010  
MISCELLANEOUS REVEN 407.00CR

TENDERED: 407.00 CHECK  
APPLIED: 407.00-

CHANGE: 0.00

\*\*\* BULK TRASH PICKUP COMING UP!\*\*\*  
SEPTEMBER 29TH, 2025. CITY CREWS WILL  
START ON THE SOUTH AND WORK THEIR WAY UP  
NORTH OF BETHANY.

City of Bethany

GRUBBS CONSULTING LLC

11/06/2025

Bank 7 - New

## LEGAL DESCRIPTION

### WILBURN PARK (VARIANCE PROPERTY)

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  $89^{\circ}25'47''$  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  $00^{\circ}06'31''$  East a distance of 989.12 feet;

thence South  $89^{\circ}25'47''$  West a distance of 527.38 feet;

thence North  $00^{\circ}34'13''$  West a distance of 88.95 feet;

thence South  $89^{\circ}25'47''$  West a distance of 10.95 feet;

thence North  $00^{\circ}34'13''$  West a distance of 25 feet;

thence South  $89^{\circ}25'47''$  West a distance of 11.53 feet;

thence North  $00^{\circ}34'13''$  West a distance of 25 feet;

thence North  $89^{\circ}25'47''$  East a distance of 22.48 feet;

thence North  $00^{\circ}34'13''$  West a distance of 850 feet to a point on the North line of said Southeast Quarter (SE/4);

thence North  $89^{\circ}25'47''$  East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning.

## LEGAL DESCRIPTION

### WILBURN PARK

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 527.38 feet;

thence North 00°34'13" West a distance of 88.95 feet;

thence South 89°25'47" West a distance of 10.95 feet;

thence North 00°34'13" West a distance of 25 feet;

thence South 89°25'47" West a distance of 11.53 feet;

thence North 00°34'13" West a distance of 25 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.



## OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
DATE PREPARED: SEPTEMBER 9, 2025

FILE NUMBER 2951648-OK99

2878	R175021045	MCCFLAFLIN AARON JAY	7216 NW 30TH ST BETHANY	OK	73008- 73008	DIVIS ADDITION	000	005	DIVIS ADDITION 000 005	7216 NW 30TH ST BETHANY
2878	R175021055	PRENTISS ARLITA JEAN CO TRS, PORTER KITTY JUNENE CO TRS	7220 NW 30TH ST BETHANY	OK	73008- 3818	DIVIS ADDITION	000	006	DIVIS ADDITION 000 006	7220 NW 30TH ST BETHANY
2878	R175021065	QUIETT PAUL & ALISA DAWN	2910 N WILBURN AVE BETHANY	OK	73008- 4526	DIVIS ADDITION	000	007	DIVIS ADDITION 000 007	2910 N WILBURN AVE BETHANY
2878	R175021075	DE LOERA LOPEZ JOSE MANUEL, LANDEROS ESPARZA ALEJANDRA	2908 N WILBURN AVE BETHANY	OK	73008- 4526	DIVIS ADDITION	000	008	DIVIS ADDITION 000 008	2908 N WILBURN AVE BETHANY
2878	R175021085	GARCIA DANIEL ALEGRE GILBERTO GERARDO PEREZ, ESCOBAR LESLYE CELESTE ESCOBEDO	2904 N WILBURN AVE BETHANY	OK	73008- 4526	DIVIS ADDITION	000	009	DIVIS ADDITION 000 009	2904 N WILBURN AVE BETHANY
2878	R175021095	MONTE SINAI CORP	2900 N WILBURN AVE BETHANY	OK	73008- 4526	DIVIS ADDITION	000	010	DIVIS ADDITION 000 010	2900 N WILBURN AVE BETHANY
2878	R175031055		7201 NW 27TH ST BETHANY	OK	73008- 4536	SA JONES	001	006	SA JONES 001 006	0 UNKNOWN BETHANY

OWNERSHIP REPORT

FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

DATE PREPARED: SEPTEMBER 9, 2025

7878	R173786705	SARKER CAPITAL LLC	11501 MARBELLA DR	OKLAHOMA CITY	OK	73173 4W	UNPLTD PT SEC 20 12N	000	000	UNPLTD PT SE4 SEC 20 N12N 4W BEG 989.12FT S OF NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG CONT 12.07ACRS MORE OR LESS	UNKNOWN
------	------------	-----------------------	----------------------	------------------	----	-------------	-------------------------	-----	-----	---	---------

## OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
DATE PREPARED: SEPTEMBER 9, 2025

FILE NUMBER 2951648-OK99

2878	R175471265	PHILLIPS JESSE C & SELENA	7400 NW 29TH ST	BETHANY	OK	73008	CARLSON ESTATES	002	009	CARLSON ESTATES 002 009	7400 NW 29TH ST BETHANY
2878	R175471275	MAGRINI CHERYL, NAYLOR LARRY	2825 MANCHESTER DR	OKLAHOMA CITY	OK	73120	CARLSON ESTATES	002	010	CARLSON ESTATES 002 010	7401 NW 28TH TER BETHANY
2878	R175471285	BELTRAN RODOLFO ZEPEDA	7405 NW 28TH TER	BETHANY	OK	73008- 4507	CARLSON ESTATES	002	011	CARLSON ESTATES 002 011	7405 NW 28TH TER BETHANY
2878	R175471425	ADCOX BILLY DON & SANDRA J	3801 N RIVERSIDE DR	BETHANY	OK	73008- 3071	CARLSON ESTATES	003	007	CARLSON ESTATES 003 007	7408 NW 28TH TER BETHANY
2878	R175471435	FREDRICKSON JOANN TRS; FREDRICKSON JOANN REV TRUST	7404 NW 28TH TER	BETHANY	OK	73008- 4508	CARLSON ESTATES	003	008	CARLSON ESTATES 003 008	7404 NW 28TH TER BETHANY
2878	R175471445	REEDER PATRICK L & MICHELLE A	2902 DENVER ST	MUSKOGEE	OK	74401- 5340	CARLSON ESTATES	003	009	CARLSON ESTATES 003 009	7400 NW 28TH TER BETHANY
2878	R175471455	CLARK CAROL	12504 BLUE SAGE RD	OKLAHOMA CITY	OK	73120	CARLSON ESTATES	004	001	CARLSON ESTATES 004 001	3012 ALEXANDER LN BETHANY
2878	R175471465	MCCREA CRYSTAL J & JAMES	3008 N ALEXANDER LN	BETHANY	OK	73008	CARLSON ESTATES	004	002	CARLSON ESTATES 004 002	3008 N ALEXANDER LN BETHANY
2878	R175471475	MEDINA VERONICA	3004 N ALEXANDER LN	BETHANY	OK	73008- 4516	CARLSON ESTATES	004	003	CARLSON ESTATES 004 003	3004 N ALEXANDER LN BETHANY

## OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2878	R175031065	MAZARIEGOS ESTEBAN N PEREZ	2800 N WILBURN AVE	BETHANY	OK	73008- 4524	SA JONES	001	007	SA JONES 001 007	2800 N WILBURN AVE BETHANY
2878	R175031075	HORTON TERRY J & ULIANA S	2806 N WILBURN	BETHANY	OK	73008	SA JONES	001	008	SA JONES 001 008	2806 N WILBURN AVE BETHANY
2878	R175031085	THEPHACHANH SONGKHAM C	3008 N MCMILLAN	BETHANY	OK	73008	SA JONES	001	009	SA JONES 001 009	2816 N WILBURN AVE BETHANY
2878	R173786695	VAZQUEZ DANIEL H & MARIA E	2808 N ALEXANDER LN	BETHANY	OK	73008- 4512	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG NE/C LOT 2 BLK 6 CARLSON ESTATES SEC 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG	0 UNKNOWN BETHANY
2878	R173786601	GILL BILLY F TRS; GILL BILLY F REV TRUST	2810 N WILBURN AVE	BETHANY	OK	73008- 4524	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W BEG 132.23FT S OF NW/C OF SW4 OF NE4 OF SE4 TH E327.68FT S132.27FT W327.69FT N132.23FT TO BEG EX W30FT	2810 N WILBURN AVE BETHANY

## OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2877	R173782520	MOON PAUL E & LINDA G FAMILY TRUST	3100 N ALEXANDER LN	BETHANY	OK	73008- 3717	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E OF SW/C NE4 TH N205.72FT E125.33FT S205.72FT W125.33FT TO BEG EXA STRIP 24.33FT ON W & EX 30FT ON S	3100 N ALEXANDER LN BETHANY
2877	R173784000	RALLS JERRY W & DOROTHY A	7411 NW 30TH ST	BETHANY	OK	73008- 3748	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 310.65FT E OF SW/C NE4 TH N265FT E220FT S265FT W220FT TO BEG	7411 NW 30TH ST BETHANY
2878	R175471075	TAPIA CARLOS	7404 NW 30TH ST	BETHANY	OK	73008- 3749	CARLSON ESTATES	001	008	CARLSON ESTATES 001 008	7404 NW 30TH ST BETHANY
2878	R175471085	WATERS MICHAEL ALAN TRS; WATERS MICHAELA TRUST	7400 NW 30TH ST	BETHANY	OK	73008- 3749	CARLSON ESTATES	001	009	CARLSON ESTATES 001 009	7400 NW 30TH ST BETHANY
2878	R175471095	GRAYSON EULENE	7401 NW 29TH ST	BETHANY	OK	73008- 4509	CARLSON ESTATES	001	010	CARLSON ESTATES 001 010	7401 NW 29TH ST BETHANY
2878	R175471105	HERRERA STEPHANIE	7405 NW 29TH ST	BETHANY	OK	73008	CARLSON ESTATES	001	011	CARLSON ESTATES 001 011	7405 NW 29TH ST BETHANY
2878	R175471255	ZAVALA ORLANDO AGUILERA	7404 NW 29TH ST	BETHANY	OK	73008	CARLSON ESTATES	002	008	CARLSON ESTATES 002 008	7404 NW 29TH ST BETHANY

OWNERSHIP REPORT  
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
DATE PREPARED: SEPTEMBER 9, 2025

2878	R175471485	BINGHAM RUBY KATHLEEN SUC TRS, BINGHAM JOE B & RUBY K REV LIV TRUST	3000 N ALEXANDER LN	BETHANY	OK	73008- 4516	CARLSON ESTATES	004	004	CARLSON ESTATES 004 004	3000 N ALEXANDER LN BETHANY
2878	R175471495	EFH INVESTMENTS LLC	PO BOX 14786	OKLAHOMA CITY	OK	73113	CARLSON ESTATES	004	005	CARLSON ESTATES 004 005	2936 N ALEXANDER LN BETHANY
2878	R175471505	BAILEY MASON EDWARD	2932 N ALEXANDER LN	BETHANY	OK	73008	CARLSON ESTATES	004	006	CARLSON ESTATES 004 006	2932 N ALEXANDER LN BETHANY
2878	R175471515	GRAHAM KAREN BROOKS	2928 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	007	CARLSON ESTATES 004 007	2928 N ALEXANDER LN BETHANY
2878	R175471525	DURANT CASSIDY	2924 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	008	CARLSON ESTATES 004 008	2924 N ALEXANDER LN BETHANY
2878	R175471535	PEREZ TANYA LIZETH, BASY ELIZABETH C	2920 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	009	CARLSON ESTATES 004 009	2920 N ALEXANDER LN BETHANY
2878	R175471545	WINDSONG REAL ESTATE LLC	2224 GRAHAM AVE	OKLAHOMA CITY	OK	73127	CARLSON ESTATES	004	010	CARLSON ESTATES 004 010	2916 N ALEXANDER LN BETHANY
2878	R175471555	SMITH DEBERIE S	2912 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES	004	011	CARLSON ESTATES 004 011	2912 N ALEXANDER LN BETHANY
2878	R175481010	BROWN RHONDA A	2901 N ALEXANDER LN	BETHANY	OK	73008- 4513	CARLSON ESTATES 2ND	003	010	CARLSON ESTATES 2ND 003 010	2901 N ALEXANDER LN BETHANY

## OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
DATE PREPARED: SEPTEMBER 9, 2025

FILE NUMBER 2951648-OK99

2878	R175481240	LANDERS PAULA JEAN VAZQUEZ DANIEL HERNANDEZ, VAZQUEZ MARIA ESTHER MARQUEZ	7409 NW 27TH ST BETHANY	OK	73008- 4503	CARLSON ESTATES 2ND	005	013	CARLSON ESTATES 2ND 005 013	7409 NW 27TH ST BETHANY
2878	R175481320	2808 N ALEXANDER LN SHANNON MICHAEL R & JENNIFER R	BETHANY	OK	73008- 4512	CARLSON ESTATES 2ND	006	001	CARLSON ESTATES 2ND 006 001	2808 N ALEXANDER LN BETHANY
2878	R175481330	2800 N ALEXANDER LN NOWLAN ZACHARIAH R & PHILINDA E	BETHANY	OK	73008- 4512	CARLSON ESTATES 2ND	006	002	CARLSON ESTATES 2ND 006 002	2800 N ALEXANDER LN BETHANY
2878	R175481420	7404 NW 27TH ST PREP PROPERTIES LLC	BETHANY	OK	73008- 4504	CARLSON ESTATES 2ND	007	009	CARLSON ESTATES 2ND 007 009	7404 NW 27TH ST BETHANY
2878	R175481430	9905 S PENNSYLVANIA AVE, Unit A	OKLAHOMA CITY	OK	73159	CARLSON ESTATES 2ND	007	010	CARLSON ESTATES 2ND 007 010	7400 NW 27TH ST BETHANY
2878	R175481540	THOMAS RITA JO, LILES TERRI	7336 NW 27TH ST BETHANY	OK	73008- 4502	CARLSON ESTATES 2ND	008	001	CARLSON ESTATES 2ND 008 001	7336 NW 27TH ST BETHANY
2878	R175481040	GROSS JEFFERY COLE	7413 NW 28TH ST BETHANY	OK	73008	CARLSON ESTATES 2ND	3	13	CARLSON ESTATES 2ND 003 013	7413 NW 28TH ST BETHANY
2878	R175481180	IRIAS LUIS OMAR MENDOZA, SANCHEZ ALONDRA MONTES	7412 NW 28TH ST BETHANY	OK	73008	CARLSON ESTATES 2ND	5	7	CARLSON ESTATES 2ND 005 007	7412 NW 28TH ST BETHANY
2878	R175021035	SACKE PROPERTIES LLC	3441 W MEMORIAL RD STE 3	OK	73134- 7000	DIVIS ADDITION	000	004	DIVIS ADDITION 000 004	7212 NW 30TH ST BETHANY

## OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.

FILE NUMBER 2951648-OK99

DATE PREPARED: SEPTEMBER 9, 2025

2878	R175481020	MARTIN CRISTINA NIEVES, MARTIN YASMIN SHIRALI	7405 NW 28TH ST	BETHANY	OK	73008- 4505	CARLSON ESTATES 2ND	003	011	CARLSON ESTATES 2ND 003 011	7405 NW 28TH ST BETHANY
2878	R175481030	GRAHAM JUNE A TRS; GRAHAM JUNE A REV TRUST	7409 NW 28TH ST	BETHANY	OK	73008- 4505	CARLSON ESTATES 2ND	003	012	CARLSON ESTATES 2ND 003 012	7409 NW 28TH ST BETHANY
2878	R175481110	HAGOOD FLOY I	2900 N ALEXANDER LN	BETHANY	OK	73008- 4514	CARLSON ESTATES 2ND	004	000	CARLSON ESTATES 2ND 004 000 LOT 12 BLK 4 CARLSON ESTATES SEC 2 PLUS BEG NE/C LOT 12 TH E22.48FT S120FT W22.48FT N120FT TO BEG	2900 N ALEXANDER LN BETHANY
2878	R175481190	MASSEY ALGERITA F	7408 NW 28TH ST	BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	008	CARLSON ESTATES 2ND 005 008	7408 NW 28TH ST BETHANY
2878	R175481200	WHITE KRYSTAL H	7404 NW 28TH ST	BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	009	CARLSON ESTATES 2ND 005 009	7404 NW 28TH ST BETHANY
2878	R175481210	MARQUEZ JENNIFER, MARQUEZ MARCIANO	7400 NW 28TH ST	BETHANY	OK	73008- 4506	CARLSON ESTATES 2ND	005	010	CARLSON ESTATES 2ND 005 010	7400 NW 28TH ST BETHANY
2878	R175481220	WARD BRIAN & URBASHI	1716 N OAKHILL RD	BETHANY	OK	73008	CARLSON ESTATES 2ND	005	011	CARLSON ESTATES 2ND 005 011	7401 NW 27TH ST BETHANY
2878	R175481230	BIEGLER MICHAEL	7405 NW 27TH ST	BETHANY	OK	73008	CARLSON ESTATES 2ND	005	012	CARLSON ESTATES 2ND 005 012	7405 NW 27TH ST BETHANY

## OWNERSHIP REPORT

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
DATE PREPARED: SEPTEMBER 9, 2025

FILE NUMBER 2951648-OK99

2877	R173181250	GOODNER JEFFREY S, SMITH KYONG S	3111 TIMBER AVE	BETHANY	OK	73008	ROCKWELL OAKS	002	000	ROCKWELL OAKS 002 000 S68FT LOT 20 & N5FT LOT 21	3111 N TIMBER AVE BETHANY
2877	R173181260	MCLAIN DANAL	3109 N TIMBER	BETHANY	OK	73008	ROCKWELL OAKS	002	000	ROCKWELL OAKS 002 000 S70FT LOT 21	3109 N TIMBER AVE BETHANY
2877	R173181270	BREWER WILLIAM	3105 N TIMBER AVE	BETHANY	OK	73008- 3831	ROCKWELL OAKS	002	022	ROCKWELL OAKS 002 022	3105 N TIMBER AVE BETHANY
2877	R173181280	VIRAMONTES HUGO CARLOS & ANARELY	3101 N TIMBER AVE	BETHANY	OK	73008- 3831	ROCKWELL OAKS	002	023	ROCKWELL OAKS 002 023	3101 N TIMBER AVE BETHANY
2877	R173181600	FARMER RICKY D, FARMER MARJEAN R	3108 N TIMBER AVE	BETHANY	OK	73008- 3832	ROCKWELL OAKS	004	000	ROCKWELL OAKS 004 000 S55FT LOT 14 & ALL LOT 15	3108 N TIMBER AVE BETHANY
2877	R173181610	ARROYO EFREN RIVAS, MONTELONGO ACUNA MARIA	3100 N TIMBER AVE	BETHANY	OK	73008- 3832	ROCKWELL OAKS	004	016	ROCKWELL OAKS 004 016	3100 N TIMBER AVE BETHANY
2877	R173782505	HARRINGTON DEREK	7315 NW 30TH ST	BETHANY	OK	73008- 3746	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 855.98FT E & 30FT N OF SW/C NE4 TH E127.48FT N300.72FT W127.48FT S300.72FT TO BEG	7315 NW 30TH ST BETHANY

OWNERSHIP REPORT  
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
DATE PREPARED: SEPTEMBER 9, 2025

2877	R173782515	HARRIS MEDLAM AMY, MEDLAM NATHANAEL	7317 NW 30TH ST	BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 780.98FT E & 30FT N OF SW/C OF NE4 TH E75FT N100FT W75FT S100FT TO BEG & A TR BEG 780.98FT E & 130FT N OF SW/C NE4 TH E75FT N200.72FT W75FT S200.72FT TO BEG	7317 NW 30TH ST BETHANY
2877	R173783310	PALOVIK JAMES S TRS; PALOVIK JAMES S TRUST	3104 N ALEXANDER LN	BETHANY	OK	73008- 3717	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E & 205.72FT N OF SW/C NE4 TH N125FT E125.33FT S125FT W125.33FT TO BEG	3104 N ALEXANDER LN BETHANY
2877	R173783195	VTL INVESTMENTS LLC	5401 PAINTED PONY RD	WARR ACRES	OK	73132- 5826	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT NE4 SEC 20 12N 4W BEG 175FT W OF SE/C SW4 NE4 TH W155FT N370FT E155FT S370FT TO BEG	7309 NW 30TH ST BETHANY

OWNERSHIP REPORT  
FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
DATE PREPARED: SEPTEMBER 9, 2025

2877	R171151200	GOEBEL LAUREN, GOEBEL ANTHONY, GOEBEL KELLY	3101 N ALEXANDER LN	BETHANY	OK	73008- 3716	BRENTMARK 1	002 001	BRENTMARK 1 002 001	3101 N ALEXANDER LN BETHANY
2877	R171151210	LUEVANO JUAN JOSE	3105 N ALEXANDER LN	BETHANY	OK	73008- 3716	BRENTMARK 1	002 002	BRENTMARK 1 002 002	3105 N ALEXANDER LN BETHANY
2877	R171151220	HARTLEIN ALLAN J TRS, HARTLEIN ERLINDA A TRS; HARTLEIN ALLAN & ERLINDA LIV TRUST	3109 N ALEXANDER LN	BETHANY	OK	73008-	BRENTMARK 1	003	BRENTMARK 1 002 003	3109 N ALEXANDER LN BETHANY
2877	R175221035	OGILBEE JOHN P TRS; OGILBEE JOHN P REV LIV TRUST	3101 N WILBURN AVE	BETHANY	OK	73008- 3734	GROVE ADDITION	000 000	GROVE ADDITION 000 000 S81FT LOTS 4 & 5	3101 N WILBURN AVE BETHANY
2877	R175221045	STOCK MICHAEL, MORRISON ANITA MARIE3103 N WILBURN AVE	3103 N WILBURN AVE	BETHANY	OK	73008-	GROVE ADDITION	000 000	GROVE ADDITION 000 000 N79FT LOTS 4 & 5	3103 N WILBURN AVE BETHANY
2877	R175221025	ROBERTSON JAMES BOYD	3105 N WILBURN AVE	BETHANY	OK	73008- 3734	GROVE ADDITION	000 003	GROVE ADDITION 000 003	3105 N WILBURN AVE BETHANY

OWNERSHIP REPORT  
 FILE NUMBER 2951648-OK99

EFFECTIVE DATE: SEPTEMBER 3, 2025 AT 7:30 A.M.  
 DATE PREPARED: SEPTEMBER 9, 2025

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2878	R173786690	HISLE NATALIE	4311 N PENIEL AVE	BETHANY	OK	73008-2743	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SE4 SEC 20 12N 4W SE4 NW4 SE4 EX THAT PLTD INTO CARLSON ESTATES & N 1/2 OF NW4 SE4 EX THAT PT PLTD INTO CARLSON ESTATES & NE4 SW4 SE4 EX 2ACRS ON E SIDE & EX THAT PLTD INTO CARLSON ESTATES & EX BEG NE/C LOT 12 BLK 4 CARLSON ESTATES SEC 2 TH E22.48FT S120FT W22.48FT N120FT TO (SEE CONTINUED)	0 UNKNOWN BETHANY
2878	R173786690 CONTINUED									(CONTINUED) BEG & EX BEG NE/C LOT 2 BLK 6 CARLSON ESTATES 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG & EX BEG 989.12FT S OF NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG (SUBJECT PROPERTY)	

**BOARD OF ADJUSTMENT APPLICATION NOTIFICATION**

DATE: 12/19/25

(MAP ON BACK)

Dear Property Owner:

A. Board of Adjustment Application

1. Case No.: BA 25-09
2. Location of Property: Southwest Corner of NW 30<sup>th</sup> & Wilburn Ave
3. Legal Description: Lots 1,2,3, and 4 of Block 1, Wilburn Park, a proposed addition located in the SE/4 of Section 20, T12N, R4W of the Indian Meridian.
4. Present Zoning: R-1 Residential One Family
5. Nature of Application: Consider a variance to Section § 154.55 of the Bethany Code of Ordinances for the property located at the Southwest Corner of NW 30<sup>th</sup> & Wilburn Ave to allow where a public sanitary sewerage system is not reasonably accessible, the ordinance permits the installation of individual sanitary sewerage systems.
6. Bethany Ordinance in Question: §154.55

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 January 8th, 2026, 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 Bethany Board of Adjustment will during its regular session hold a public hearing at Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK 73008



## NOTICE OF PUBLIC HEARING

On January 8<sup>th</sup>, 2026, at 6:15 p.m. the Bethany Board of Adjustment will during its regular session hold a public hearing at Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK 73008 for the following: 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.

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:** Lots 1,2,3, and 4 of Block 1, Wilburn Park, a proposed addition located in the SE/4 of Section 20, T12N, R4W of the Indian Meridian.

