



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

Staff Use Only:
BOA - 15800
HP/UCmestaPark/W6/OKC
Zoning:
MPHHE/MESTA PARK HP

APPLICATION FOR BOARD OF ADJUSTMENT

Application for Special Exception - Lodging Accommodations: Home Sharing

Address of subject property: 924 NW 17th St Oklahoma City, Oklahoma 73106

Present use of property: Primary Residence Size of Property (Acres): .16 Acres

☒ SPECIAL EXCEPTION: Chapter: 59 Section: 9350.38.1

TIMELY SE RENEWAL

SPECIAL EXCEPTION APPLICANTS:

Summary of Special Exception being sought

- ☒ I would like to obtain a special exception to conduct home sharing with one sleeping area in my HP zoned primary residence.

I certify that the submitted information is true and correct.

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Jordan Elledge

Applicant's Name (please print)

924 NW 17th St

Applicant's Mailing Address

Oklahoma City, Oklahoma 73106

City, State, Zip Code

(580) 504-2136

Phone

jordan.elledge@gmail.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, Google Drive, etc..) can not be accepted for security purposes.

924 NW 17th Street Oklahoma City, OK 73106

To Whom it May Concern,

My name is Jordan Elledge. My primary residence is 924 NW 17th Street Oklahoma City, OK 73106. The Airbnb is my guesthouse that is directly behind my home. I would occupy my home any and all times during any short-term rentals of my guesthouse. I am aware and understand the requirements of operating a short-term rental in a HP district.

Thank You,

Jordan Elledge

(580) 504-2136

jordan.elledge@gmail.com









On Tue, Nov 5, 2024 at 12:26 PM Yetter, Angela D <angela.yetter@okc.gov> wrote:

Please provide current photos of the structure in which the home share is proposed.

Historic Preservation Commission review is tentatively scheduled for December 4.

Thank you,

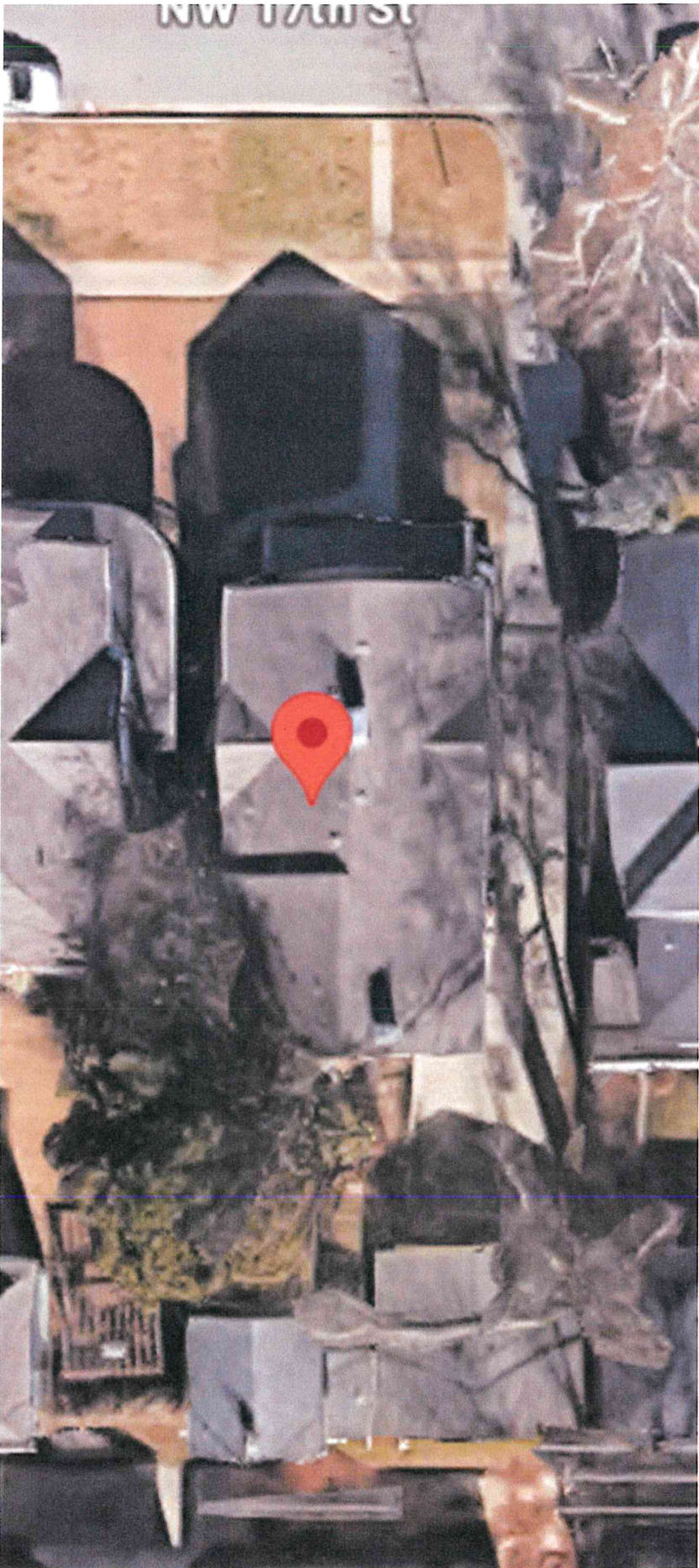
Angela Yetter

405-297-1831

CONFIDENTIALITY NOTE: This e-mail message and any attachments are intended solely for the person to which it is addressed and may contain privileged and confidential information protected by law. If you have received this communication in error, please notify the sender immediately by telephone or e-mail,



May 2012





February 2024

(Individual Form)
JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

James Turnini, Jr. and Anna Turnini, Trustees of the James Turnini, Jr. and Anna Turnini Revocable Trust dated September 11, 2015 party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Na'Cole Elledge and Jordan Elledge

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 045008226

Lots Five (5) and Six (6), in Block Seventy-three (73), of UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to same.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered April 23, 2019.

James Turnini, Jr. and Anna Turnini Revocable Trust dated September 11, 2015

BY: [Signature]
James Turnini, Jr., Trustee

By: [Signature]
Anna Turnini, Trustee

The State of OKLAHOMA

TRUSTEE ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 23rd day of April, 2019 personally appeared James Turnini, Jr. and Anna Turnini, Trustee(s) of the James Turnini, Jr. and Anna Turnini Revocable Trust dated September 11, 2015 to me known to be the identical person(s) who executed the within foregoing instrument as its Trustee, and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal this day and year last above written.



Mail Deed and Tax Statements to:
Na'Cole Elledge and Jordan Elledge
924 NW 17th St
Oklahoma City, OK 73106

[Signature]
Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Presented for filing by and return to:

Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 714051900503
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

Legal Description for 924 NW 17th St, OKC, OK 73106

Lots(5) and six (6), in Block Seventy -three (73) of University Addition to Oklahoma City, Oklahoma
County, Oklahoma

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R045008226** and is a 300-foot radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

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

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

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

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State of Oklahoma, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 Ft Radius Report

filed in the office of the County Assessor
on the 29 day of OCT, 2024

Given under my hand and official seal this
29 day of OCT, 2024

Tyler Franklin County Assessor
Deputy

Oklahoma County Assessor's
300ft Radius Report
10/29/2024

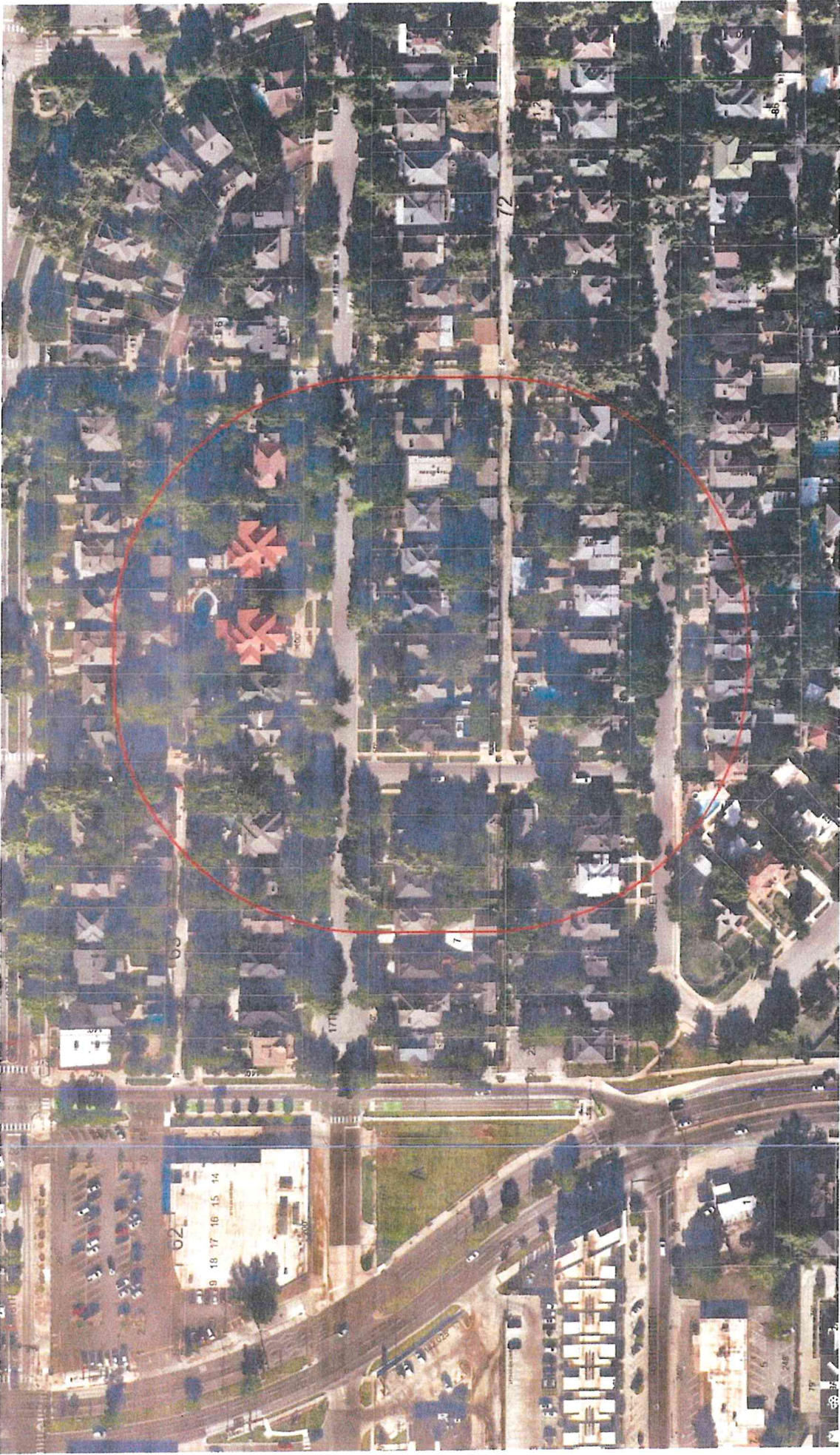
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R045006925	RICH SHANNON LYN	No Data	No Data	1815 N OLIE AVE	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	63		UNIVERSITY ADDITION 063 000 E15FT OF S50FT LOT 11 & S50FT LOT 12	1815 N OLIE AVE OKLAHOMA CITY
R045007002	ROOF RAJEANA	GARRETT DAVID	No Data	928 NW 18TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	64		UNIVERSITY ADDITION 064 000 LOTS 0 1 & 2	928 NW 18TH ST OKLAHOMA CITY
R045007011	BERNET STANDLEE	No Data	No Data	924 NW 18TH ST	OKLAHOMA CITY	OK	73106-6415	UNIVERSITY ADDITION	64		UNIVERSITY ADDITION 064 000 LOTS 0 3 & 4	924 NW 18TH ST OKLAHOMA CITY
R045007015	WEAVER TIMOTHY	MAKIL ELIZABETH	No Data	920 NW 18TH ST	OKLAHOMA CITY	OK	73106-6415	UNIVERSITY ADDITION	64		UNIVERSITY ADDITION 064 000 LOTS 0 5 & 6	920 NW 18TH ST OKLAHOMA CITY
R045007020	LUFKIN ARIEL ERIK SANTOS	MOORE IMARI ELENA	No Data	916 NW 18TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	64		UNIVERSITY ADDITION 064 000 LOTS 0 7 & 8	916 NW 18TH ST OKLAHOMA CITY
R045007029	CONNER CLAUDIA C & JERRY L CO TRS	CONNER CLAUDIA C & JERRY L REV TRUST	No Data	910 NW 18TH ST	OKLAHOMA CITY	OK	73106-6415	UNIVERSITY ADDITION	64		UNIVERSITY ADDITION 064 000 LOTS 0 9 & 10	910 NW 18TH ST OKLAHOMA CITY
R045007038	KIRKPATRICK ALEX G	KIRKPATRICK RACHAEL M	No Data	908 NW 18TH ST	OKLAHOMA CITY	OK	73106-6415	UNIVERSITY ADDITION	64		UNIVERSITY ADDITION 064 000 LOTS 0 11 & 12	908 NW 18TH ST OKLAHOMA CITY
R045007047	ALLTON STEVER	ALLTON ANITA S	No Data	904 NW 18TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	64		UNIVERSITY ADDITION 064 000 LOTS 0 13 & 14	904 NW 18TH ST OKLAHOMA CITY
R045482800	PINARD JOHN BLAKE	PINARD ELIZABETH	No Data	1612 CLASSEN DR	OKLAHOMA CITY	OK	73107	HARNDAL ADDITION	0		HARNDALE ADDITION 000 000 W84.6FT OF LOT 71 & SE75FT OF LOT 0 25	1612 CLASSEN DR OKLAHOMA CITY
R045486205	BURCH DARYL & SHERLENE	No Data	No Data	936 NW 16TH ST	OKLAHOMA CITY	OK	73106-6404	HARNDAL ADDITION	0		HARNDALE ADDITION 000 071 E40FT OF LOT 71	936 NW 16TH ST OKLAHOMA CITY
R045486300	GOCKSTEITER JEFFREY G & ASHLEY S	No Data	No Data	932 NW 16TH ST	OKLAHOMA CITY	OK	73106	HARNDAL ADDITION	0		HARNDALE ADDITION 000 072	932 NW 16TH ST OKLAHOMA CITY
R045486400	BRUCE NATHANIEL & CLARA	No Data	No Data	924 NW 16TH ST	OKLAHOMA CITY	OK	73106-6404	HARNDAL ADDITION	0		HARNDALE ADDITION 000 073	924 NW 16TH ST OKLAHOMA CITY
R045486500	SCHMIDT LANCE R & STEPHANIE M CO TRS	SCHMIDT FAMILY TRUST	No Data	920 NW 16TH ST	OKLAHOMA CITY	OK	73106	HARNDAL ADDITION	0		HARNDALE ADDITION 000 074	920 NW 16TH ST OKLAHOMA CITY
R045486600	CAINDOS AMANDA HEANEY	CAINDOS JUSTIN	No Data	916 NW 16TH ST	OKLAHOMA CITY	OK	73106-6404	HARNDAL ADDITION	0		HARNDALE ADDITION 000 075	916 NW 16TH ST OKLAHOMA CITY
R045486700	STELL DON E JR & KRISTA S	No Data	No Data	912 NW 16TH ST	OKLAHOMA CITY	OK	73106-6404	HARNDAL ADDITION	0		HARNDALE ADDITION 000 076	912 NW 16TH ST OKLAHOMA CITY
R045486800	BRYAN SCOTT M & NATALIE N	No Data	No Data	908 NW 16TH ST	OKLAHOMA CITY	OK	73106	HARNDAL ADDITION	0		HARNDALE ADDITION 000 077	908 NW 16TH ST OKLAHOMA CITY
R045486900	HUNT LAUREN	HUNT SEAMUS	No Data	906 NW 16TH ST	OKLAHOMA CITY	OK	73106	HARNDAL ADDITION	0		HARNDALE ADDITION 000 078	906 NW 16TH ST OKLAHOMA CITY
R045487000	SIMON CORINNE M & FLOYD III TRS	FCS REV LIV TRUST	No Data	616 NW 21ST ST	OKLAHOMA CITY	OK	73103	HARNDAL ADDITION	0		HARNDALE ADDITION 000 079	900 NW 16TH ST OKLAHOMA CITY
R045008424	MYLES MARK	No Data	No Data	5200 NW 126TH CT	OKLAHOMA CITY	OK	73142	UNIVERSITY ADDITION	74		UNIVERSITY ADDITION 074 000 LOTS 0 17 & 18	1007 NW 16TH ST OKLAHOMA CITY
R045008415	TERRY PATRICK R & CARISA	No Data	No Data	1005 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	74		UNIVERSITY ADDITION 074 000 LOTS 0 15 & 16	1005 NW 16TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
10/29/2024

R045008406	PERYAM THOMAS C & MARILYN J	No Data	1001 NW 16TH ST	OKLAHOMA CITY	OK	73106-6405	UNIVERSITY ADDITION	74	UNIVERSITY ADDITION 074 000 LOTS 0 13 & 14	1001 NW 16TH ST OKLAHOMA CITY
R045008280	WARKENTINE LAUREN TRS	No Data	901 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 17 & 18	901 NW 16TH ST OKLAHOMA CITY
R045008289	WILSON MATTHEW C	No Data	905 NW 16TH ST	OKLAHOMA CITY	OK	73106-6403	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 19 & 20	905 NW 16TH ST OKLAHOMA CITY
R045008298	ANDREWS MICAH & AMBER	No Data	909 NW 16TH ST	OKLAHOMA CITY	OK	73106-6403	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 21 & 22	909 NW 16TH ST OKLAHOMA CITY
R045008307	WININGS CAROL	RAMOS CHARLOTTE	913 NW 16TH ST	OKLAHOMA CITY	OK	73106-6403	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 23 & 24	913 NW 16TH ST OKLAHOMA CITY
R045008316	PINSON JOEL B	No Data	917 NW 16TH ST	OKLAHOMA CITY	OK	73106-6403	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 25 & 26	917 NW 16TH ST OKLAHOMA CITY
R045008325	MCALISTER GREG K & ROBIN P 2016 TRUST	No Data	921 NW 16TH ST	OKLAHOMA CITY	OK	73106-6403	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 27 & 28	921 NW 16TH ST OKLAHOMA CITY
R045008334	FINK ADAM JEFFERSON & KELSEY ELIZABETH TRS	No Data	927 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 29 & 30	927 NW 16TH ST OKLAHOMA CITY
R045008343	RUBY REV TRUST	No Data	931 NW 16TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 31 & 32	931 NW 16TH ST OKLAHOMA CITY
R045008208	TIDWELL TIMOTHY S & TOSHAR	No Data	930 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 1 & 2	930 NW 17TH ST OKLAHOMA CITY
R045008217	KAPLAN RUSSELL S VINYARD VOGLER LLC	No Data	925 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 3 & 4	925 NW 17TH ST OKLAHOMA CITY
R045008397	BATES SARAH M CARL	No Data	PO BOX 2778	OKLAHOMA CITY	OK	73101-2778	UNIVERSITY ADDITION	74	UNIVERSITY ADDITION 074 000 LOTS 0 11 & 12	1000 NW 17TH ST OKLAHOMA CITY
R045008388	CHRISTOPHER	No Data	1006 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	74	UNIVERSITY ADDITION 074 000 LOTS 0 9 & 10	1006 NW 17TH ST OKLAHOMA CITY
R045008226	ELLEDGE NA COLE GOLDMAN BAXTER LLC	No Data	1010 NW 17TH ST	OKLAHOMA CITY	OK	73106-6411	UNIVERSITY ADDITION	74	UNIVERSITY ADDITION 074 000 LOTS 0 7 & 8	1010 NW 17TH ST OKLAHOMA CITY
R045008235	LANGTHORN ELIZABETH	No Data	924 NW 17TH ST	OKLAHOMA CITY	OK	73106-6409	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 5 & 6	924 NW 17TH ST OKLAHOMA CITY
R045008244	KIEFNER JOSEPH C E	No Data	920 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 7 & 8	920 NW 17TH ST OKLAHOMA CITY
R045008253	ELLARD MARVA E ROGERS CHARLES J & HEATHER R	No Data	918 NW 17TH ST	OKLAHOMA CITY	OK	73106-6409	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 9 & 10	918 NW 17TH ST OKLAHOMA CITY
R045008262	PHIBBS TRAVIS KIRKPATRICK ALEXANDER J & REBECCA J	No Data	5304 N DEWEY AVE	OKLAHOMA CITY	OK	73118	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 11 & 12	912 NW 17TH ST OKLAHOMA CITY
R045008271	ELLARD MARVA E ROGERS CHARLES J & HEATHER R	No Data	1521 N SHARTEL AVE	OKLAHOMA CITY	OK	73103-2201	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 13 & 14	904 NW 17TH ST OKLAHOMA CITY
R045008297	PHIBBS TRAVIS KIRKPATRICK ALEXANDER J & REBECCA J	No Data	900 NW 17TH ST	OKLAHOMA CITY	OK	73106-6409	UNIVERSITY ADDITION	73	UNIVERSITY ADDITION 073 000 LOTS 0 15 & 16	900 NW 17TH ST OKLAHOMA CITY
R045008348	REBECCA J	No Data	1009 NW 17TH ST	OKLAHOMA CITY	OK	73106	UNIVERSITY ADDITION	63	UNIVERSITY ADDITION 063 000 LOTS 0 17 & 18	1009 NW 17TH ST OKLAHOMA CITY
R045008398	REBECCA J	No Data	1005 NW 17TH ST	OKLAHOMA CITY	OK	73106-6410	UNIVERSITY ADDITION	63	UNIVERSITY ADDITION 063 000 LOTS 0 15 & 16	1005 NW 17TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
10/29/2024

R045006939	VOGLER BRETT J & JENNIFER V TRS GRAY	VOGLER BRETT J & JENNIFER V TRUST	No Data		1001 NW 17TH ST	OKLAHOMA CITY	OK		73106-6410	UNIVERSITY ADDITION	63	0	UNIVERSITY ADDITION 063 000 LOTS 0 13 & 14	1001 NW 17TH ST OKLAHOMA CITY
R045007101	CHRISTOPHER M & JORDAN	No Data	No Data		929 NW 17TH ST	OKLAHOMA CITY	OK		73106-6408	UNIVERSITY ADDITION	64	0	UNIVERSITY ADDITION 064 000 LOTS 0 31 & 32	929 NW 17TH ST OKLAHOMA CITY
R045007092	STAVROS JOHN M	No Data	No Data		925 NW 17TH ST	OKLAHOMA CITY	OK		73106	UNIVERSITY ADDITION	64	0	UNIVERSITY ADDITION 064 000 LOTS 0 29 & 30	925 NW 17TH ST OKLAHOMA CITY
R045007083	PORTER MICHAEL & ALYSSA TRS	PORTER MICHAEL & ALYSSA REV TRUST	No Data		919 NW 17TH ST	OKLAHOMA CITY	OK		73106	UNIVERSITY ADDITION	64	0	UNIVERSITY ADDITION 064 000 LOTS 0 25 THRU 28	919 NW 17TH ST OKLAHOMA CITY
R045007074	SULLIVAN SUE MOSS TRS	SULLIVAN SUE MOSS REV TRUST	No Data		915 NW 17TH ST	OKLAHOMA CITY	OK		73106-6408	UNIVERSITY ADDITION	64	0	UNIVERSITY ADDITION 064 000 LOTS 0 21 THRU 24	915 NW 17TH ST OKLAHOMA CITY
R045007065	HUDSON DAVID JOSEPH	NOERDLINGER JOHANNAH DALLAS	No Data		901 NW 17TH ST	OKLAHOMA CITY	OK		73106-6408	UNIVERSITY ADDITION	64	0	UNIVERSITY ADDITION 064 000 LOTS 0 17 18 19 & 20	901 NW 17TH ST OKLAHOMA CITY



NW 17th Street

40'

50'

10'

N
↑

Scale: 1"=1/16"

140'

25'

35'

House

Driveway

16'
3'
3'

51'

130'

28'

21.3'

18.5'

Apartment

Garage

13.8'

6.5'

5.0'

21.3'

Lot 5

Lot 6

Alley

Board of Adjustment – Special Exception for Lodging Accommodations: Home Sharing

Address

924 NW 17th St Oklahoma City, Oklahoma 73106

Lots(5) and six (6), in Block Seventy -three (73) of University Addition to Oklahoma City, Oklahoma County, Oklahoma

Number of Bedrooms Offered for Rent

One Bedroom

Maximum Number of Guest and Vehicles to be Accommodated

2 Guests and 2 vehicles

Method of Advertising

Airbnb <https://airbnb.com/h/stateguesthouseokc>

Self-Imposed Rules of Conduct for Guests

Max of two guest and two vehicles

No pets

No parties or events

Quiet hours after 10:00PM

Number of Years Sought for Special Exception

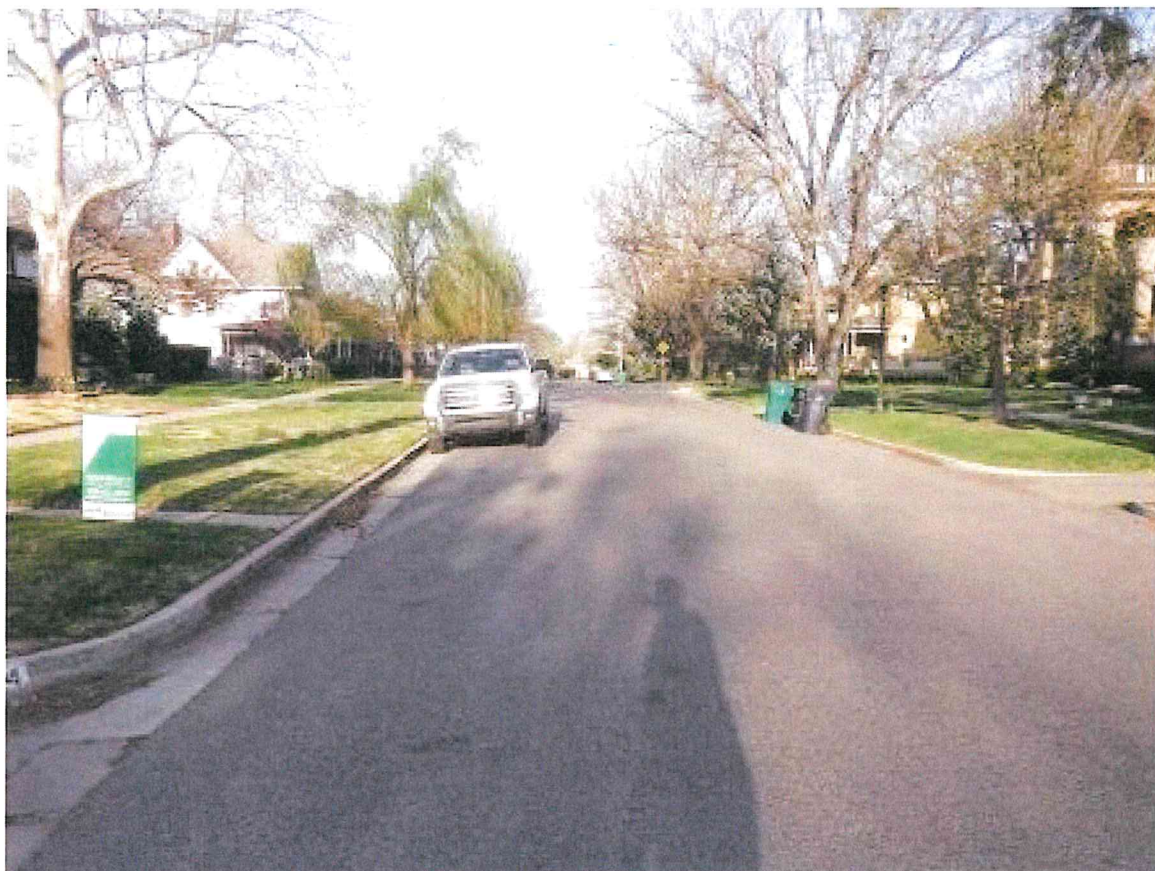
I was approved a special exception and have operated a STR since 2019. I would request another 5 years for this special exception.

Property Pictures

Driveway:



Rental Street Parking in front of our home



Guest Quarters

