
**Oklahoma City Board of Adjustment
October 17, 2024
Minutes
COUNCIL CHAMBER (1:30 PM)
200 North Walker Avenue - Third Floor
Oklahoma City, Oklahoma 73102**

(The agenda was filed with the City Clerk of The City of Oklahoma City at 07:35 a.m. on 10-14-2024)

Members Present:

**Mike Voorhees, Chairman
EmilyKaye Mitchelson, arrived 1:41 p.m.
Don Noble
Roberto Seda**

Members Absent:

Marcus Ude

Staff Present:

**Rita Douglas-Talley, Municipal Counselor's Office
Sarah Welch, Planning Department
Cynthia Lakin, Clerk
Elena Harrison, Planning Department**

I. CALL TO ORDER

APPROVED. MOVED BY SEDA, SECONDED BY NOBLE
AYES: VOORHEES, NOBLE, SEDA; ABSENT: UDE, MITCHELSON

II. RECEIVE THE MINUTES OF THE MEETING

A. Receive the minutes of the October 3, 2024 meeting.

RECEIVED. MOVED BY SEDA SECONDED BY NOBLE

III. CONTINUANCE REQUESTS / WITHDRAWALS

A. Requests by Staff or Applicants

IV.B 15. 15736 A Request to Defer to November 7, 2024

**DEFERRED. MOVED BY SEDA, SECONDED BY NOBLE
AYES: VOORHEES, NOBLE, SEDA; ABSENT: UDE, MITCHELSON**

B. Requests by Public-None

IV. PUBLIC HEARINGS

A. Consent Docket

B. Items Requiring Separate Vote

1. Case No. 15764: Request of Johnson and Associates on behalf of Reina Mohan, for a variance to the conditions of a Home Occupation in the R-1 Single Family Residential District, located at 13117 Box Canyon Road. Ward 8.

The applicant was present. There were no protestors present.

APPROVED WITH ADDITIONAL CONDITION(S).

1. No customers shall be permitted to come to the home.

The neighborhood gate code shall not be shared.

2. No commercial vehicles may be used for deliveries or pickup of product.
3. No advertising or signage may be placed on the property.
4. No employees are permitted on site other than the owner/operator.
5. Residential noise ordinance shall remain in full effect.

MOVED BY SEDA, SECONDED BY NOBLE

AYES: VOORHEES, NOBLE, SEDA; ABSENT: UDE, MITCHELSON

2. Case No. 15753: Request of Robert and Teresa Swarb, for a variance to setback regulations in the AA Agricultural District, located at 10100 South Triple X Road. Ward 4.

The applicant was present. There were no protestors present.

APPROVED. MOVED BY SEDA, SECONDED BY NOBLE

AYES: VOORHEES, NOBLE, SEDA; ABSENT: UDE, MITCHELSON

3. Case No. 15766: Request of Luke James on behalf of Walmart Inc., for a Special Exception for Aboveground Flammable Liquid Storage in the PUD-422 Planned Unit Development District, located at 2217 Northwest 23rd Street. Ward 2.

The applicant was present. There were no protestors present.

APPROVED. MOVED BY SEDA, SECONDED BY NOBLE

AYES: VOORHEES, NOBLE, SEDA; ABSENT: UDE, MITCHELSON

4. Case No. 15728: An Application for Special Exception by Sherrie Madison on behalf of Fidelity First, LLC, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 8528 Southwest 43rd Street. Ward 3.

The applicant was present. There were no protestors present.

Conditions:

1. Advertise with quiet hours from 9 pm - 8 am.
2. Advertise Self-Imposed rules submitted in the application.

3. Advertise maximum of 8 guests and parking for 4 vehicles maximum. No on-street Parking.

4. Granted one (1) year term.

**APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY NOBLE
AYES: VOORHEES, NOBLE, SEDA; ABSENT: UDE, MITCHELSON**

5. Case No. 15754: An Application for Special Exception by Curran Fudge on behalf of 39P, LLC, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-4 General Residential District, located at 3915 N Pennsylvania Avenue #5A. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1 Advertise with quiet hours from 9 pm - 8 am.

2. Advertise Self-Imposed rules submitted in the application.

3. Advertise maximum of 4 guests and parking for 2 vehicles maximum. No on-street Parking.

4. Granted a three (3) year term.

**APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY
NOBLE**

MITCHELSON VERBAL VOTING, UNABLE TO LOG IN TO PRIMEGOV

AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE

6. Case No. 15755: An Application for Special Exception by Kevin Mears on behalf of 5423 Brookhaven Place, LLC, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 5423 Brookhaven Place. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1 Advertise with quiet hours from 9 pm - 8 am.

2. Advertise Self-Imposed rules submitted in the application.

3. Advertise maximum of 10 guests and parking for 4 vehicles maximum. No on-street Parking.

4. Granted one (1) year term.

**APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY NOBLE
AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE**

7. Case No. 15756: An Application for Special Exception by Kevin Mears on behalf of Mary Jane Burns and Todd Burns, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 1121 Northwest 55th Street. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1 Advertise with quiet hours from 9 pm - 8 am.

2. Advertise Self-Imposed rules submitted in the application.

3. Advertise maximum of 4 guests and parking for 3 vehicles maximum. No on-street

Parking.

4. Granted one (1) year term.

**APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY NOBLE
AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE**

8. Case No. 15758: An Application for Special Exception by Kevin Mears on behalf of Mary Jane Burns and Todd Burns, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 1216 Northwest 53rd Street. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1 Advertise with quiet hours from 9 pm - 8 am.

2. Advertise Self-Imposed rules submitted in the application.

3. Advertise maximum of 4 guests and parking for 3 vehicles maximum. No on-street Parking.

4. Granted one (1) year term.

**APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY NOBLE
AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE**

9. Case No. 15759: An Application for Special Exception by Kevin Mears on behalf of Menix, LLC, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 3120 Elmwood Avenue. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1 Advertise with quiet hours from 9 pm - 8 am.

2. Advertise Self-Imposed rules submitted in the application.

3. Advertise maximum of 4 guests and parking for 6 vehicles maximum. No on-street Parking.

4. Granted one (1) year term.

**APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED
BY MITCHELSON**

AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE

10. Case No. 15761: An Application for Special Exception by Kevin Mears on behalf of Menix, LLC, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 1718 Northwest 33rd Street. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1 Advertise with quiet hours from 9 pm - 8 am.

2. Advertise Self-Imposed rules submitted in the application.

3. Advertise maximum of 6 guests and parking for 4 vehicles maximum. No on-street Parking.

4. Granted one (1) year term.

**APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED
BY MITCHELSON**

AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE

11. Case No. 15762: An Application for Special Exception by Kevin Mears on behalf of Kerby Investments, LLC, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 1121 Northwest 48th Street. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1. Advertise with quiet hours from 9 pm - 8 am.
2. Advertise Self-Imposed rules submitted in the application.
3. Advertise maximum of 4 guests and parking for 4 vehicles maximum. No on-street Parking.
4. Granted one (1) year term.

APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY MITCHELSON

AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE

12. Case No. 15763: An Application for Special Exception by Kevin Mears on behalf of Buffalo Investment Group, LLC, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 1444 Northwest 42nd Street. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1. Advertise with quiet hours from 9 pm - 8 am.
2. Advertise Self-Imposed rules submitted in the application.
3. Advertise maximum of 4 guests and parking for 3 vehicles maximum. No on-street Parking.
4. Granted one (1) year term.

APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY MITCHELSON

AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE

13. Case No. 15765: An Application for Special Exception by Abdelmajid Elkamely, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 400 Northwest 88th Street. Ward 2.

The applicant was present. There were no protestors present.

Conditions:

1. Advertise with quiet hours from 9 pm - 8 am.
2. Advertise Self-Imposed rules submitted in the application.
3. Advertise maximum of 5 guests and parking for 4 vehicles maximum. No on-street Parking.
4. Granted one (1) year term.

APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY MITCHELSON

AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE

- 14.** Case No. 15752: An Application for Special Exception by Jeremy Howell on behalf of LVM Investments, LLC, to allow Lodging Accommodations: Home Sharing (short term rental) in the R-1 Single Family Residential District, located at 5217 Northwest 109th Street. Ward 8.

The applicant was present. There were protestors present.

Conditions:

- 1 Advertise with quiet hours from 9 pm - 8 am.
2. Advertise Self-Imposed rules submitted in the application.
3. Advertise maximum of 9 guests and parking for 4 vehicles maximum. No on-street parking, a 3-night stay, and no unregistered guests on property.
4. Granted one (1) year term.

APPROVED WITH CONDITION(S). MOVED BY SEDA, SECONDED BY MITCHELSON

AYES: VOORHEES, NOBLE, SEDA, MITCHELSON; ABSENT: UDE

- 15. Request to Defer to November 7, 2024** Case No.15736: Appeal by Lamar Central Outdoor, LLC and Byron's Liquor Warehouse / P.S. G. Rentals, LLC, of the decision by an administrative official regarding the issuance of Sign Permit (SIGN-2024-00417) at 2306 North Broadway Avenue. Ward 6.

V. ADDITIONAL ITEMS

A. Additional Item

VI. COMMUNICATIONS AND REPORTS

A. Board Committees

B. Board Members

C. Municipal Counselor

VII. CITIZENS TO BE HEARD

VIII. OTHER BUSINESS

A. Other Business

IX. ADJOURNMENT

2:28 pm