



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>

BOA -	15423
Zoning:	R-4 <u>H2</u> W2
OKC JEFFERSON PARK HP	

## APPLICATION FOR BOARD OF ADJUSTMENT

Application for Special Exception - Lodging Accommodations: Home Sharing

Address of subject property: 2903 N Robinson Avenue

Present use of property: Primary Residence Size of Property (Acres): .21

☒ SPECIAL EXCEPTION: Chapter: 59 Section: 9350.38.1

### SPECIAL EXCEPTION APPLICANTS:

Summary of Special Exception being sought

☒ Home Sharing

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

Blake Billings  
Signature of Applicant

Blake Billings

Applicant's Name (please print)

2903 N Robinson Avenue

Applicant's Mailing Address

OKC, OK 73103

City, State, Zip Code

972-832-2853

Phone

Blake.billings01@gmail.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

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

2021120101212690 B: 14984 P: 1938  
12/01/2021 10:38:15 AM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$765.00  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



First American Title  
133 N.W. 8th St.  
Oklahoma City, OK 73102

Return To:  
Blake Billings  
2903 N. Robinson Ave  
Oklahoma City, Oklahoma 73103

**WARRANTY DEED  
JOINT TENANCY**

Doc Stamps: **765.00**  
Filed/insured by: First American Title Insurance Company  
File No.: **2686638-OK07 (SBC)**

Tax ID#: **2682-04-660-7700**

That **JP Urban Hospitality, LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Blake Billings and Sarah Billings, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**Lot Six (6) of Block Twenty-two (22) in AMENDED PLAT OF JEFFERSON PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

Property Address: **2903 North Robinson Avenue, Oklahoma City, OK 73103**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **November 24, 2021**.

2686638-OK07

765.00

2/20 15

Legal Description

Lot Six (6) of Block Twenty-two (22) in AMEND PLAT OF JEFFERSON PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, According to the recorded plat thereof.

JP Urban Hospitality, LLC

By: [Signature]  
Name: Lance Humphreys  
Title: Manager

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }  
COUNTY OF **OKLAHOMA** }

SS.

This instrument was acknowledged before me on **November 24, 2021**, by **\*\*Lance Humphreys** as **Manager** of **JP Urban Hospitality, LLC** an **Oklahoma limited liability company**.



NOTARY PUBLIC Stephanie Lunsford

My Commission Expires: **1/6/2023**  
**11/30/2023**

Mail Tax Statements To:  
Valor Bank, ISAOA  
1501 Renaissance Boulevard  
Edmond, OK 73013



AFFIRMATION

STATE OF OKLAHOMA       )  
                                      ) §  
COUNTY OF OKLAHOMA    )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 16<sup>th</sup> day of June, 20 23

Blum Bellin  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 16<sup>th</sup> day of June, 20 23.

My Commission Expires:

11/25/23

Andrea Torres

Notary Public

Commission #

19011887



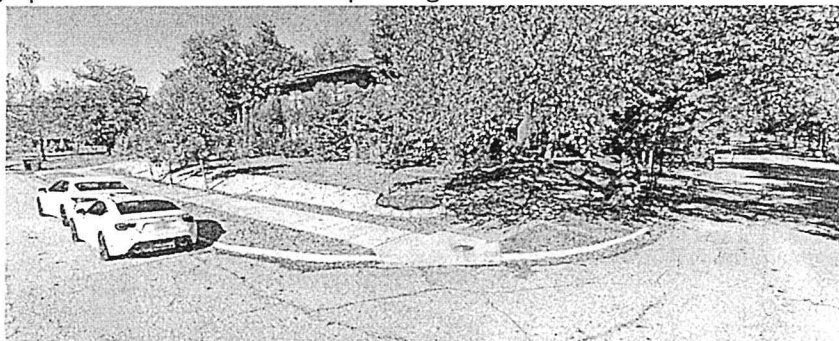
ANDREA TORRES  
NOTARY PUBLIC  
OKLAHOMA COUNTY  
STATE OF OKLAHOMA  
COMM #19011887

**NOTICE:** Where requests are granted by the Board, an Order is issued subject to a 10-day appeal period as provided by law. Any action taken pursuant to and in reliance upon said Order within the 10-day appeal period will be taken at the applicant's risk. Upon presentation of a copy of the Order of this Board, a permit, when required, may be issued. Where appeals to the decision of the Board are taken to the District Court of Oklahoma County, no permits will be issued until the close of all litigation connected herewith.

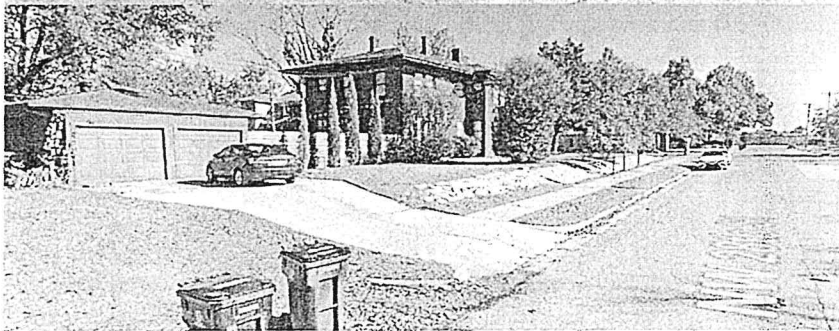
name1	mailingaddress1	city	state	zipcode	legal
BASELINE PROPERTIES LLC	PO BOX 6922	EDMOND	OK	73083	JEFFERSON PARK 2ND 028 014
BEADLE CHRISTINE HAMILTON	2821 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-412	JEFFERSON PARK ADD 017 001
BILLINGS BLAKE & SARAH	2903 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD 022 006
					JEFFERSON PARK ADD BLK 017
BILLUPS DORION L	215 NW 27TH ST	OKLAHOMA CITY	OK	73103	LOT 000 E46FT OF LOT 5
BRASHIER MARK ANTHONY &					
BARBARA ANN	3004 N HARVEY PKWY	OKLAHOMA CITY	OK	73103-304	JEFFERSON PARK ADD 023 007
CITYCORE LLC	PO BOX 54887	OKLAHOMA CITY	OK	73154-188	JEFFERSON PARK ADD 017 009
CLARAVALL MARIA LOURDES	225 NW 27TH ST	OKLAHOMA CITY	OK	73103-300	JEFFERSON PARK ADD 017 007
CLAUS LAURIE	6312 HARDEN DR	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD 022 002
CLIFTON ANNETTE L	3001 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-412	JEFFERSON PARK ADD 023 006
DERICHSWEILER MARK &					JEFFERSON PARK ADD 017 000
VIRGINIA S SHIELDS	217 NW 27TH ST	OKLAHOMA CITY	OK	73103-300	W54FT LOT 5 & E10FT LOT 6
EDGIN THOMAS H	120 NW 29TH ST	OKLAHOMA CITY	OK	73103-411	JEFFERSON PARK 2ND 027 011
ELAM STELLA M	124 NW 28TH ST	OKLAHOMA CITY	OK	73103-411	JEFFERSON PARK 2ND 028 012
JACOBS RAYMOND	PO BOX 18209	OKLAHOMA CITY	OK	73154	JEFFERSON PARK 2ND 028 013
					JEFFERSON PARK ADD 017 006
LEROY JENKINS LLC	6205 PLUMB THICKET RD	OKLAHOMA CITY	OK	73162	W50FT
LINDSEY ALBERT J	2920 N HARVEY PKWY	OKLAHOMA CITY	OK	73103-302	JEFFERSON PARK ADD 022 011
LOPEZ KENDALL & ANDREA	2908 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK 2ND 027 015
MATHERLY JAMES EDWARD III	1320 BROOKSIDE DR	NORMAN	OK	73072	JEFFERSON PARK ADD 022 007
					JEFFERSON PARK 2ND 027 000
MILEY NOMA D GURICH &					LOTS 16 & 17 PLUS 1/2 VACATED
JOHN E	2900 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-412	ALLEY ADJ LTS ON E
MOORE GREGORY	2920 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-412	JEFFERSON PARK 2ND 027 012
MOR JEN PROPERTIES LLC	1234 NW 30TH ST	OKLAHOMA CITY	OK	73118-562	JEFFERSON PARK ADD 022 001
MURRAY ANNE M	2912 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-412	JEFFERSON PARK 2ND 027 014
OKLAHOMA MENTAL HEALTH					
COUNCIL DBA RED ROCK					
MENTAL HEALTH CTR	4400 N LINCOLN BLVD	OKLAHOMA CITY	OK	73105-510	E100FT
PEDERSON RAMBO MORNA R					JEFFERSON PARK ADD 017 004
REV TRUST	400 NW 34TH ST	OKLAHOMA CITY	OK	73118-864	JEFFERSON PARK ADD 022 010
RAILEY SANDRA	2912 N HARVEY PKWY	OKLAHOMA CITY	OK	73103-302	JEFFERSON PARK ADD 022 009

ROBERTS NAOMI	22011 SOMERTON LN	SAN ANTONIO	TX	78260	JEFFERSON PARK ADD 017 003
ROBERTS NAOMI	22011 SOMERTON LN	SAN ANTONIO	TX	78260-352	JEFFERSON PARK ADD 017 002
SAPPHIRE PROPERTIES LLC	5830 NW EXPRESSWAY				
SK1 LTD CO	STE 137	OKLAHOMA CITY	OK	73132	JEFFERSON PARK 2ND 028 017
	PO BOX 58036	OKLAHOMA CITY	OK	73157	JEFFERSON PARK 2ND 027 018
					JEFFERSON PARK ADD 017 004
SOUTHER PETER & DEBRA	207 NW 27TH ST	OKLAHOMA CITY	OK	73103-300	W50FT
STRICKLAND COLIN KEVIN	2812 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK 2ND 028 015
THOMPSON CRISTY L	5811 E 100TH PL	TULSA	OK	74137-554	JEFFERSON PARK ADD 017 010
					JEFFERSON PARK 2ND 027 013
					PLUS W10FT OF VACATED ALLEY
TUCKER ANDRE	1128 NW 33RD ST	OKLAHOMA CITY	OK	73118-565	ADJ LT 13 ON E
VALLEJO VINCENT R	7321 ROUNDROCK RD	DALLAS	TX	75248-521	JEFFERSON PARK ADD 022 008
VARNUM JAMES	218 NW 28TH ST	OKLAHOMA CITY	OK	73103-301	JEFFERSON PARK ADD 017 012
WAGGENER DENNIS GENE	212 NW 28TH ST	OKLAHOMA CITY	OK	73103-301	JEFFERSON PARK ADD 017 013
WANG XIA QIN	126 NW 32ND ST	OKLAHOMA CITY	OK	73118	JEFFERSON PARK ADD 022 004
WANG XIA QIN	126 NW 32ND ST	OKLAHOMA CITY	OK	73118-882	JEFFERSON PARK ADD 022 003
WHITFIELD DERRIL WAYNE	121 NW 28TH ST	OKLAHOMA CITY	OK	73103-411	JEFFERSON PARK 2ND 027 019
WILKERSON LADONNA R	222 NW 28TH ST	OKLAHOMA CITY	OK	73103-301	JEFFERSON PARK ADD 017 011
WILLIAMS NINA	2907 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	JEFFERSON PARK ADD 022 005
WOODROW LAUREN Q	2808 N ROBINSON AVE	OKLAHOMA CITY	OK	73103-412	JEFFERSON PARK 2ND 028 016

- a) number of rooms offered
  - a. 2 Bedrooms 1 Bathroom
- b) maximum number of guests to be accommodated
  - a. 6 Guests
- c) method of advertising
  - a. Airbnb
- d) any self-imposed rules of conduct for guest
  - a. No unregistered guests allowed.
  - b. Please don't eat or drink in the bedrooms.
  - c. Please turn off the AC when you go out.
  - d. Please respect check-in and check-out times.
  - e. Please take care of the furnishings. You have to pay for damages that exceed the security deposit.
  - f. Please don't rearrange the furniture.
  - g. Please do your dishes.
  - h. Please take the trash out before you leave.
  - i. No illegal substances allowed on the premises
  - j. Do not use the backyard, this is for the people who live on the first floor
  - k. Please do not park on the driveway
  - l. Please use the patio upstairs, not the first floor patio
  - m. No smoking of any kind inside. If you smoke inside there will be a minimum of \$100 charge.
- e) photographs of available off-street parking.



a.



b.