



The City of
OKLAHOMA CITY

**BOARD OF
ADJUSTMENT**

AGENDA

1:30 PM/June 18, 2026

200 N. Walker Avenue, 3rd Floor, Council Chamber

Mike Voorhees, Chairman
Emilykaye Mitchelson
Don Noble
Roberto Seda
Marcus Ude

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service in order to participate in this meeting should contact the Planning Department at 405-297-2289 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please call the Planning Department number listed above 48 hours prior to the scheduled meeting.

INFORMATION ABOUT BOARD OF ADJUSTMENT MEETINGS

The Board of Adjustment meets on the first and third Thursdays of each month at 1:30 pm in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue. A schedule of meetings is available in the Planning Departments. Free parking is available at the Sheridan/Walker Parking Garage (501 West Sheridan). Parking tickets must be validated in the Mayor's/City Manager's reception area.

PUBLIC HEARING ITEMS

The Oklahoma City Municipal Code charges the Board of Adjustment with the authority to hear several different types of requests which are as follows:

Special Exception. This request permits consideration of a specific land use as enumerated in the Zoning Code after a review and approval by the Board and after meeting all required conditions.

Variance. In any specific case where the literal enforcement of the Zoning Code regulations would cause an unnecessary or unusual hardship, upon application, the Board may vary or modify that regulation.

Appeal from the decision of the Director. The Director, or his/her designee, is responsible for the enforcement of the development regulation of the Zoning Code. Any decision of the Director may be appealed to the Board by persons affected by the decision.

ADDRESSING THE BOARD OF ADJUSTMENT

The applicant will be requested to present their case first. Following the applicant's presentation, the public will be called upon to present testimony, for or against, the stated request. Each person who speaks should first state their name and address. Each person shall be given the opportunity to present their case once, as succinctly as possible. All parties should limit their remarks to five (5) minutes. Large groups who want to address the Board should choose one spokesperson. After protestant's remarks, the applicant will be entitled to one brief rebuttal. Citizens may address the Board on certain items by signing up to speak and providing the agenda item number and reason for appearing, but all comments must be relevant to the item. The Chairman or presiding officer may in his or her discretion prohibit a person from addressing the Board, or have any person removed from the Council Chamber, if that person commits any disorderly or disruptive behavior, which includes without limitation any of the following: speaking without being recognized by the Chairman or presiding officer; continuing to speak after notice that the speaker's allotted time has expired; presenting comments or material not relevant to the item under discussion; failing to comply with the lawful instructions of the Chairman or presiding officer; engaging in other conduct, activity or speech that delays, disrupts or interferes with the effective or timely conduct of the meeting, or is otherwise violent, threatening, abusive or obscene or jeopardizing the safety of self or others. A person may also be subject to arrest and removal from the Municipal Building if he or she violates Oklahoma City Municipal Code 2020, § 30-81 – Disorderly conduct and/or violation of Oklahoma Statute Title 21, §280- Willfully Disturbing, Interfering With or Disrupting State Business, Agency Operations or Employees.

BOARD ACTION

Official action can only be taken on items which appear on the agenda. After the case has been fully presented, the Board will vote to approve, approve conditionally, defer or deny the request. The Board may also adopt, ratify, recommend, strike, amend or continue any agenda item. When more information is needed to act on an item, the Board may refer a matter to assigned staff, or to the assigned Assistant Municipal Counselor. The Board may also refer items to standing committees of the Board, or in the case of an appeal, remand a matter to a board or commission for additional study. Under certain circumstances, items may be deferred to a specific later date or stricken from the agenda entirely. A concurring vote of three members is required to approve, approve conditionally, defer, deny, adopt, ratify, recommend, strike, amend or continue any agenda item. If the request is approved, you may seek a building permit, if applicable, to use the property in accordance with the Board's approved action. If denied, you may: (1) Appeal the decision of the Board to the District Court of Oklahoma County (any person or persons, jointly or severally, or any taxpayer, or any officer, department, board or bureau of the municipality may appeal any decision of the Board to District Court of Oklahoma County pursuant to the requirements set forth in Section 59-4250.10.F of the Oklahoma City Municipal Code, 2020), or (2) Re-apply after a minimum of six months, providing the request is different, or the physical facts in the area have changed. If an appeal is filed with the District Court of Oklahoma County, the Board may enter into a settlement of the case. Should the Board of Adjustment's decision regarding an application be appealed to the District Court, all interested and affected persons that were originally notified and persons who made an official appearance before the Board will be notified by regular mail to inform them of the appeal. For more information about the Board of Adjustment, call 405-297-2289.

Oklahoma City Board of Adjustment

June 18, 2026

COUNCIL CHAMBER (1:30 PM)

200 North Walker Avenue - Third Floor

Oklahoma City, Oklahoma 73102

I. CALL TO ORDER

II. RECEIVE THE MINUTES OF THE MEETING

- A. **Receive the minutes of the May 21, 2026, meeting.**

III. CONTINUANCE REQUESTS / WITHDRAWALS

A. **Requests by Staff or Applicants**

IV.B.29	15688	WITHDRAWN
IV.B.30	16103	WITHDRAWN
IV.B.31	16253	WITHDRAWN

B. **Requests by Public**

IV. PUBLIC HEARINGS

A. **Consent Docket**

B. **Items Requiring Separate Vote**

1. Case No. 16252: Request of Box Law Group, PLLC on behalf of Ramsey Family Trust, for a variance to the development regulations for Automotive and Equipment: Automobile Dealership and Malls (59-8300.18) in the I-1 Light Industrial District, at 1201 Southwest 29th Street. Ward 6.
2. Case No. 16264: Request of Donetta Herndon for a variance to the 25-foot side yard setback for an accessory building in PUD-1102 Planned Unit Development District located at 12601 Southwest 24th Street. Ward 3.
3. Case No. 16272 Request of Purvi Patel, Wallace Design Collective PC, on behalf of Northwest Bank (Midfirst Bank) for a variance to Setback, Special Building Line, and Platted Building Line regulations in the C-3 Community Commercial District, SPUD-8 Simplified Planned Unit Development District, O-2 General Office District, and the SBL-1 Special Building Line District, located at 2225 North May Avenue.

Ward 6.

4. Case No. 16248: Request of Johnson and Associates on behalf of JAR Associates, LLC, for a variance to the signage regulations in the DBD Downtown Business District, DP Downtown Parking, SRODD-Regatta Scenic River Overlay Design District and DSHA Downtown Scenic Highway Area, located at 200 Southeast 4th Street. Ward 7.
5. Case No. 16263: Request of Marcos Antonio Bustillos Anchando, for a variance to the accessory building regulations in the R-1 Single Family Residential District, located at 5500 South Douglas Avenue. Ward 6.
6. Case No. 16262: Request of Jay Gallegly on behalf of AVH Holdings, LLC for a variance a Variance to the Home Sharing / Short Term Rental regulations, at 1233 Northeast 6th Street. Ward 7.
7. Case No.16275: An Application for Special Exception of Betty Starkey, to allow a mobile home to serve as a temporary second dwelling to relieve a medical hardship in the R-1 Single Family Residential District, located at 2229 Southeast 40th Street. Ward 4.
8. Case No. 16265: An Application for a Special Exception by David Box of Box Law Group, PLLC on behalf of Barbie Schrick to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 1205 Northwest 40th Street. Ward 2.
9. Case No. 16258: An Application for a Special Exception by Austin Koehn on behalf of 3632 NW 65th, LLC to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District, located at 3632 Northwest 65th Street. Ward 2.
10. Case No. 16260: An Application for a Special Exception by Umi Nguyen on behalf of Nesty Group, LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 8509 Brookridge Drive. Ward 2.
11. Case No. 16261: An Application for a Special Exception by Alicia Howard on behalf of Semily, LLC to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-2 Medium Low Density Residential District and CUP-20 Community Unit Plan District located at 12713 Gaelic Glen Court. Ward 8.
12. Case No. 16266: An Application for a Special Exception by Libby Ross on behalf of Brandon Kawaguchi to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 1400 Northwest 88th Street. Ward 2.
13. Case No. 16267: An Application for a Special Exception by Libby Ross on behalf of Camelot Accommodations, LLC to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single

Family Residential District located at 2324 Northwest 118th Street.
Ward 7.

14. Case No. 16270: An Application for a Special Exception by MD Rive on behalf of Rizviz Properties, LLC to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-2 Medium Low Density Residential District located at 1915 Northwest 8th Street. Ward 6.
15. Case No. 16269: An Application for a Special Exception by Austin Ivy to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 501 West Hill Street. Ward 2.
16. Case No. 16251: An Application for a Special Exception by Luke Richardson on behalf of Triple H Investments, LLC to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 1013 Northwest 33rd Street. Ward 2.
17. Case No. 16257: An Application for a Special Exception by Alan Larsen on behalf of DW Acquisitions, LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 2207 Northwest 18th Street. Ward 2.
18. Case No. 16256: An Application for a Special Exception by Kelsey Elledge to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 810 Northwest 32nd Street. Ward 2.
19. Case No. 16268: An Application for a Special Exception by Kyle McCoy and Kathryn McCoy to allow Lodging Accommodations: Home Sharing/Short Term Rental in the PUD-1611 Planned Unit Development District and SRODD Scenic River Overly Design District located at 1920 Runway Boulevard. Ward 6.
20. Case No. 16255: An Application for a Special Exception by Kristin Schillaci and Anthony Schillaci to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 3321 Northwest 25th Street. Ward 2.
21. Case No. 16273: An Application for a Special Exception by Christopher Ahn and Jamie Ahn to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 2517 Northwest 121st Street. Ward 7.
22. Case No. 16271: An Application for a Special Exception by Ashley Ahn on behalf of 713 NW 33 Trust to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 713 Northwest 33rd Street. Ward 2.
- 23.

Case No. 16236: An Application for a Special Exception by Curran Fudge on behalf of CMF, LLC to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 4701 North Willard Avenue. Ward 7.

24. Case No. 16276: An Application for a Special Exception by Ronald Sharp III on behalf of R&A, LLC to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 3000 Elmwood Avenue. Ward 2.
25. Case No. 16188 An Application for a Special Exception by Jackson Radford, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 6309 Northwest 62nd Circle. Ward 2.
26. Case No. 16134: An Application for a Special Exception by Laith Alhyari on behalf of 201 NE 15th St. LLC, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 201 Northeast 15th Street. Ward 7.
27. Case No. 16259: An Application for a Special Exception by Tyler Johnson Gatewood to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-3 Medium Density Residential District located at 1630 Northwest 35th Street. Ward 2.
28. Case No. 16277 Appeal of Michael McCoy, President of SOSA Neighborhood Association, from the Administrative Approval of Certificate of Approval UDCA-26-00010, in the DTD-1 Downtown Transitional District, Limited and Urban Design Overlay District, located at 621 Northwest 6th Street. Ward 6.
29. **WITHDRAWN** Case No. 15688: An Appeal Application from Paul Lefebvre on behalf of Jeanette S. Elliott and Randall L. Elliott, Trustees of the Jeanette S. Elliott 2022 Revocable Trust for an Appeal of an Administrative Decision for a Design Review Certificate of Approval DTCA-23-00030 Revision #2, Broadway Avenue between Northwest 4th Street and Northwest 5th Street, in the DBD Downtown Business District and DP Downtown Parking Overlay District.
30. **WITHDRAWN** Case No. 16103: An Application for a Special Exception by Lauren Jones, to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 2268 Northwest 54th Street. Ward 2.
31. **WITHDRAWN** Case No. 16253: An Application for a Special Exception by Mikula Labbe of Labbe Family Revocable Trust to allow Lodging Accommodations: Home Sharing/Short Term Rental in the R-1 Single Family Residential District located at 4907 North Vermont Avenue. Ward 2.

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. The Office of Chairman and Vice-Chairman open to nomination.

IX. ADJOURNMENT