NOTICE: Posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK on Friday, August 7, 2026, 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
August 13, 2026
6:15 P.M.

CALL TO ORDER
INVOCATION
APPROVAL OF MINUTES OF MAY 14, 2026, MEETING
BOARD OF ADJUSTMENT BUSINESS
EXPLANATION OF PROCEDURE TO AUDIENCE

ITEM 1:BA 26-04

Consider a request by Boomtown Sign Co, Applicant and Kevin Chambers, Property Owner, for a variance to § 153.16(D)(2)(a)(1) of the Bethany Code of Ordinances, which stipulates that in the CBD district, each tenant shall be allowed one building-mounted sign for each building elevation. At the location of 6800 NW 39th Expy.

LEGAL DESCRIPTION: BETHANY CITY ADD 019 000 PT OF BLK 19 BEG 29.42FT S OF NW/C OF SD BLK TH SE438.23FT S703.01FT W403.32FT N812.14FT TO BEG

ITEM 2:BA 26-05

Consider a request by Troy Rhodes, Applicant and Bethany First Church of the Nazarene, Property Owner, for a variance to § 153.16 of the Bethany Code of Ordinances, which stipulates that an illuminated sign shall not be located within 150 feet of a residential zoned property. At the location of 6900 NW 41st St.

LEGAL DESCRIPTION: BETHANY CITY ADD BLK 008 LOTS 1 THRU 16 EX S15FT OF LOT 9 THRU 11 and BETHANY CITY ADD BLK 006 LOTS 1 THRU 12 EX S28.5FT EXEMPT

NEW BUSINESS

ADJOURNMENT UNTIL September 10, 2026

MINUTES
CITY OF BETHANY
BOARD OF ADJUSTMENT
MAY 14, 2026

MEMBERS PRESENT:	Matt Goodwin, Chair James Fenno, Vice-Chair Wayne Clements
MEMBERS ABSENT:	Keith Burlison Curtis Yates
STAFF PRESENT:	Ray Jones, City Attorney Brett Crecelius, Comm. Dev. Director Raquelynne Diaz, Comm. Dev. Associate Linda Hlinicky, Adm. Assistant

NOTICE: Posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK on Friday, May 8, 2026, 2026 on or before 4:30 p.m.

Matthew Goodwin, Chair called the meeting to order and gave the invocation. Motion was made by Wayne Clements, seconded by James Fenno to approve the April 9, 2026 Board of Adjustment minutes as emailed. The votes are as follows: AYE- Matthew Goodwin, James Fenno, Wayne Clements. NAY- None. ABSTAIN- None. The motion carried unanimously 3 – 0.

ITEM 1: **BA 26-03**
Consider a request by Mason J. Shwartz, Applicant, and Gulley Investment Properties LLC, Property Owner, for a special exception to Section 158.091(E) of the Bethany Code of Ordinances to allow the sale of used, licensed motor vehicles as an accessory use, subject to the following conditions: (1) The sale of used, licensed motor vehicles shall be an accessory use customarily associated with the primary business; and (2) the accessory use shall be located on the same lot as the primary business.

Legal Description: DEVILLE PARK 5TH 000 000 BEG AT NE/C BLK 1 TH S119FT W165.33FT N119FT E166.1FT TO BEG

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a request for a special exception to Section 158.091(E) of the Bethany Code of Ordinances to allow the sale of used, licensed motor vehicles as an accessory use, subject to the following conditions: (1) The sale of used, licensed motor vehicles shall be an accessory use customarily associated with the primary business; and (2) the accessory use shall be located on the same lot as the primary business. Also, the applicant is asking the Board to allow the continued use of the free-standing sign. The zoning of 7501 NW 23rd and surrounding properties was presented as well as a photo of the current business. The Board must apply the seven criteria in Section 158.091 (E) to determine whether the applicable criteria for a special exception has been met by the applicant. (158.091

Rules of Decision attached) Raquelynne Diaz, Comm. Dev. Associate noted there has been no sign permit documenting approval of this current freestanding sign.

Mason, Schwartz, Attorney for Applicant gave a presentation. We ask the Board to grant a special exception on the car sales as an accessory use to the primary use of property and on the four by eight freestanding sign to be used for purposes of advertising the accessory sale operation. We will get sign permit approval if that is what is required.

Matt Goodwin, Chair asked what are the parameters of a free-standing sign?

Brett Crecelius, Comm. Dev. Director asked are you inquiring about the permitting process or requirements?

Matt Goodwin, Chair said yes. What all does it encompass on free-standing signs, and legally within the boundaries of what we are able to do.

Ray Jones, City Attorney stated the Board can grant a variance to permit the sign to be placed on the Goodyear sign. It would be a simple variance since you have a pre-existing sign already on property. It would be in the Board's purview to grant a variance.

Brett Crecelius, Comm. Dev. Director stated to the first part of the question, we will work with the property owner for make sure proper permits are taken care of even though the sign is already up.

Carla McQuaid, resident of 7600 NW 24th St. said she came to meeting to get clarification of what is happening because there is an empty lot which is about a half a block down and we know John owns it. We just want to make sure that was not where they are putting a used car lot. Ms. McQuaid stated she does not have a problem with the request presented tonight.

Jon Martin, resident of 7524 NW 24th St. stated he had the same concerns, but does not have a problem with request presented tonight.

Motion was made by Matt Goodwin, seconded by Wayne Clements to approve the request(s) as presented for 7701 NW 23rd St. The votes are as follows: AYE- Matt Goodwin, James Fenno, Wayne Clements. NAY- None. ABSTAIN- None. The motion carried unanimously 3 – 0.

NEW BUSINESS

There was no new business.

Matt Goodwin, Chair adjourned the meeting at 6:41 p.m.

City of Bethany – Board of Adjustment

Staff Report

August 13th, 2026

CASE NO: BA 26-04

Request: Consider a request by Boomtown Sign Co, Applicant and Kevin Chambers, Property Owner, for a variance to § 153.16(D)(2)(a)(1) of the Bethany Code of Ordinances, which stipulates that in the CBD district, each tenant shall be allowed one building-mounted sign for each building elevation. At the location of 6800 NW 39th Expy.

Legal Description: BETHANY CITY ADD 019 000 PT OF BLK 19 BEG 29.42FT S OF NW/C OF SD BLK TH SE438.23FT S703.01FT W403.32FT N812.14FT TO BEG

Property Zoning: CBD (Commercial Business District)

Proposed Variance: Requesting a variance to § 153.16(D)(2)(a)(1)

Surrounding Zoning:

Direction	Zoning
North	E-1 (Educational/Institutional)
South	R-1 (Residential One-family)
East	CBD (Commercial Business District)
West	C-G (Commercial General)

Background:

The property located at 6800 NW 39th Expressway is the site of Bethany Children's Health Center. The subject building is part of the ongoing expansion of the health center campus. During the review of the applicant's sign permit, it was noted that the application included more than one building-mounted signs on a single building elevation. Pursuant to Ordinance § 153.16(D)(2)(a)(1), properties within the CBD District are permitted one building-mounted sign per tenant per building elevation. Staff advised the applicant of this limitation, and in response, the applicant submitted a variance request to allow the signage as proposed. Included in the packet will be a rendering of the site map showing the proposed signs.

***Analysis*:**

A variance can be granted only if ALL of the seven conditions listed below have been met. Please provide a statement after each condition indicating how your request meets each condition.

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building in the same zoning district;
   a. There are unique conditions related to this property, structure, or building that do not apply to other properties in the same zoning district.

(2) The special conditions and circumstances do not result from the actions of the applicant;
   a. The special conditions affecting this property were not caused by 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;
   a. Granting the variance requested will not convey on the applicant any special privilege. Other buildings in the area have multiple signs on their storefronts.

(4) Literal interpretation of the provisions of the code 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. The request is not to gain a special advantage, but to allow the property to function similarly to others nearby. Granting this request will not negatively impact surrounding properties.

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

a. The variance requested is the smallest change needed to allow reasonable use of the property. It does not go beyond what is necessary and stays consistent with the intent of the ordinance.

(6) The grant of the variance will be in harmony with the general intent and purpose hereof; and

a. Granting this variance is consistent with the purpose and intent of the ordinance.

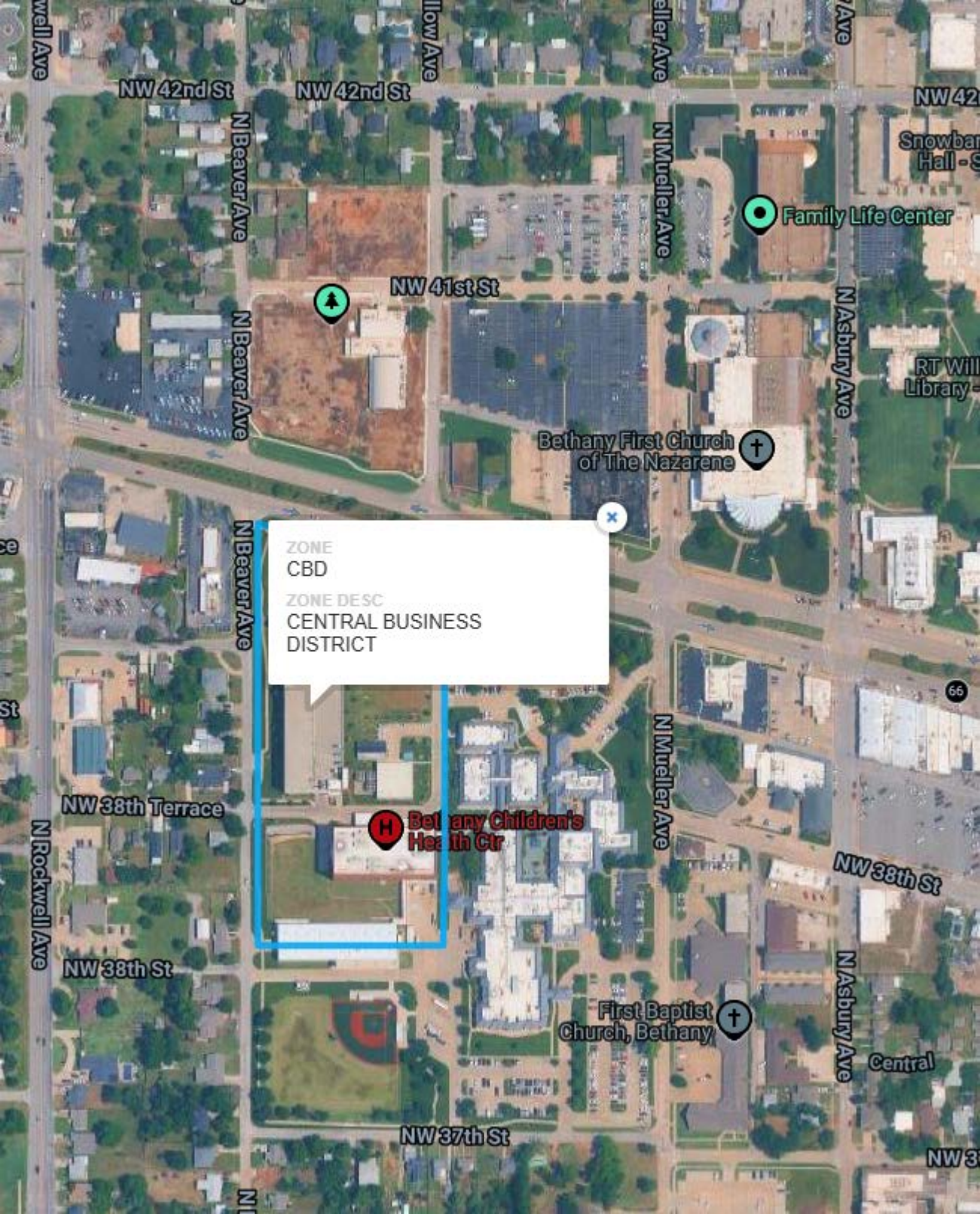
(7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

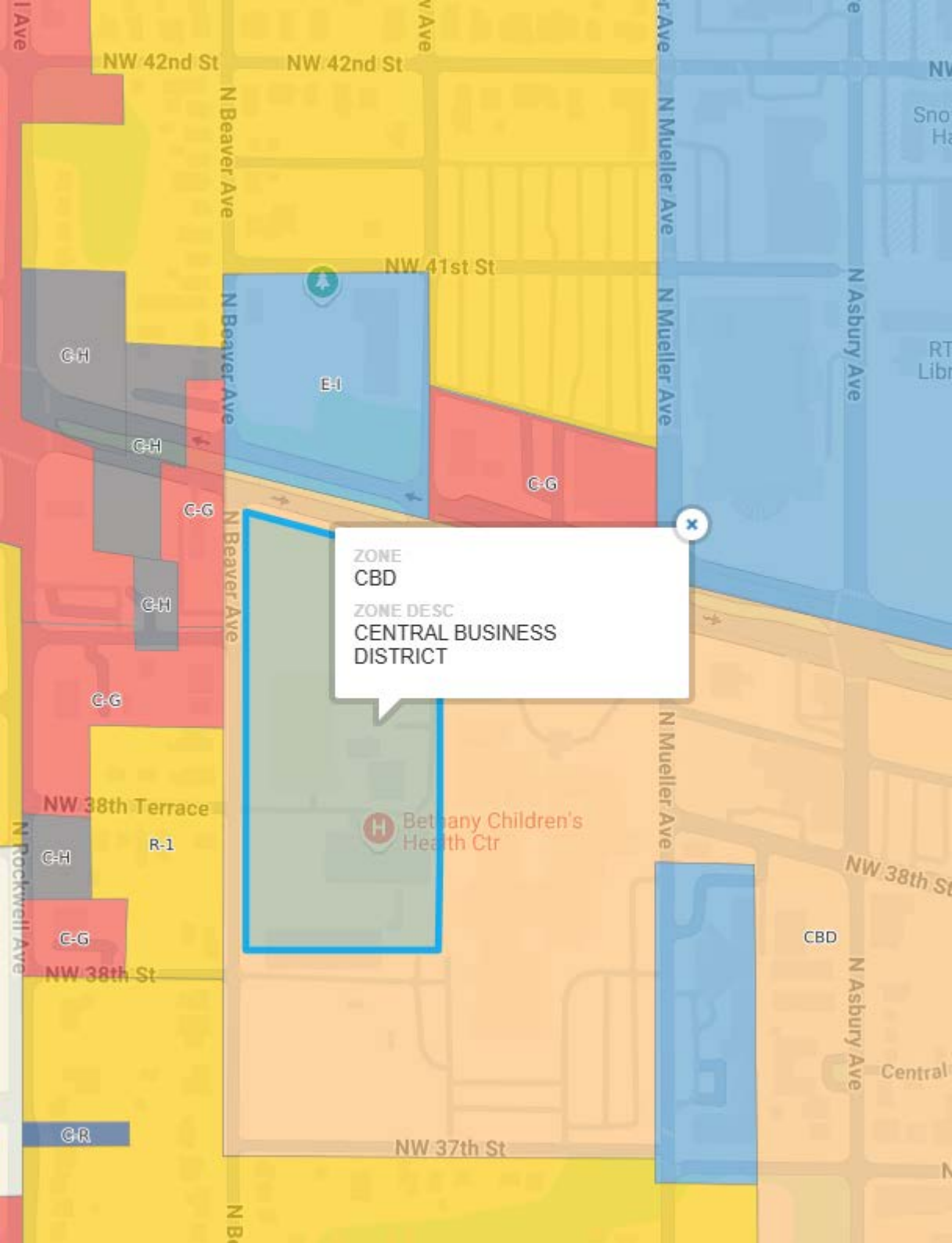
a. Granting this variance will not harm the surrounding area or negatively affect the public.

***Required Action*:** Hold a public hearing to either grant or deny a variance to Section 153.16(D)(2)(a)(1) of the Bethany Code of Ordinances to allow the installation of more than one building mounted sign per building elevation at 6800 NW 39th Expy.

***Attachments*:**

- Aerial Photograph
- Zoning Map
- Application
- Certified Owners List
- Public Notification


ZONE
CBD
ZONE DESC
CENTRAL BUSINESS DISTRICT
NW 42nd St
NW 42nd St
N Beaver Ave
N Mueller Ave
Family Life Center
NW 41st St
N Asbury Ave
Bethany First Church of The Nazarene
N Beaver Ave
N Mueller Ave
NW 38th Terrace
Bethany Children's Health Ctr
NW 38th St
N Rockwell Ave
NW 38th St
First Baptist Church, Bethany
N Asbury Ave
Central
NW 37th St
66


NW 42nd St
NW 42nd St
N Beaver Ave
N Mueller Ave
N Asbury Ave
NW 41st St
C-H
E-I
C-H
C-G
C-G
C-H
ZONE
CBD
ZONE DESC
CENTRAL BUSINESS DISTRICT
C-G
NW 38th Terrace
R-1
C-H
C-G
NW 38th St
N Rockwell Ave
Bethany Children's Health Ctr
CBD
C-R
NW 37th St

FILE #: 26-001521
PERMIT #: BOA26-000004
ADDRESS: 6800 NW 39TH EXPY, BETHANY, OK 73008
DESCRIPTION: Signage for Bethany Children's Health Center

Permit Type Board of Adjustment	Application Date 07/21/2026
Subtype Variance	Approval Date
Work Description Signage for Bethany Children's Health Center	Issue Date
Applicant Boomtown Sign Co. - Jason Rowland [redacted] Home Address: [redacted] Mailing Address: [redacted] Primary Phone: [redacted] Home Pho	Expiration Date
Status Payment Required	Close Date

REQUEST FOR VARIANCE DETAILS
APPLICANT INFORMATION
Are you the recorded property owner?
No
Recorded Property Owner Name
Kevin Chambers
Recorded Property Owner Mailing Address
6800 NW 39th Expy, Bethany, OK 73008
Recorded Property Owner Phone Number
[redacted]
Recorded Property Owner Email Address
[redacted]
GENERAL INFORMATION
Property Type
Commercial
Ordinance Number
153.16(D)(2)(a)(1)
State what is the variance requested, giving distances where appropriate.
(a) Building-mounted signs. 1. Each tenant shall be allowed one building-mounted sign for each building elevation.

A variance can be granted only if ALL of the seven conditions listed below have been met. Please provide a statement after each condition indicating how your request meets each condition.

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.
There are unique conditions related to this property, structure, or building that do not apply to other properties in the same zoning district.

The special conditions and circumstances do not result from the actions of the applicant.
The special conditions affecting this property were not caused by the applicant.

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.
Granting the variance requested will not convey on the applicant any special privilege. Other buildings in the area have multiple signs on their storefronts.

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.
The request is not to gain a special advantage, but to allow the property to function similarly to others nearby. Granting this request will not negatively impact surrounding properties.

The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
The variance requested is the smallest change needed to allow reasonable use of the property. It does not go beyond what is necessary and stays consistent with the intent of the ordinance.

The grant of the variance will be in harmony with the general intent and purpose of the ordinance.
Granting this variance is consistent with the purpose and intent of the ordinance.

Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
Granting this variance will not harm the surrounding area or negatively affect the public.

DOCUMENTS
Legal Description of Property
Screenshot 2026-07-22 081133.png
Please note the Plot plan should include dimensions of lots or land, dimensions and location of all existing buildings, and dimensions and location of all proposed buildings or structures. Distances from the outside lines of buildings and structures to property lines must also be shown.
Plot Plan
BCHC Site Plan.pdf
List of Property Owners Within 300 Feet of the exterior boundaries of subject property
300 ft Radius Report.pdf
Property Owner Signature giving expressed permission for applicant to make this application.
Owner Signature.pdf
Additional Documents

ACKNOWLEDGEMENT
I understand for my application to be heard at the next Board of Adjustment meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
Checked
I (we) certify that all the above statements and the statements contained in any plans submitted herewith are true to the best of my (our) knowledge and belief.
Checked
SIGNATURE
Applicant Signature

Description	Quantity	Amount	Total

FEES

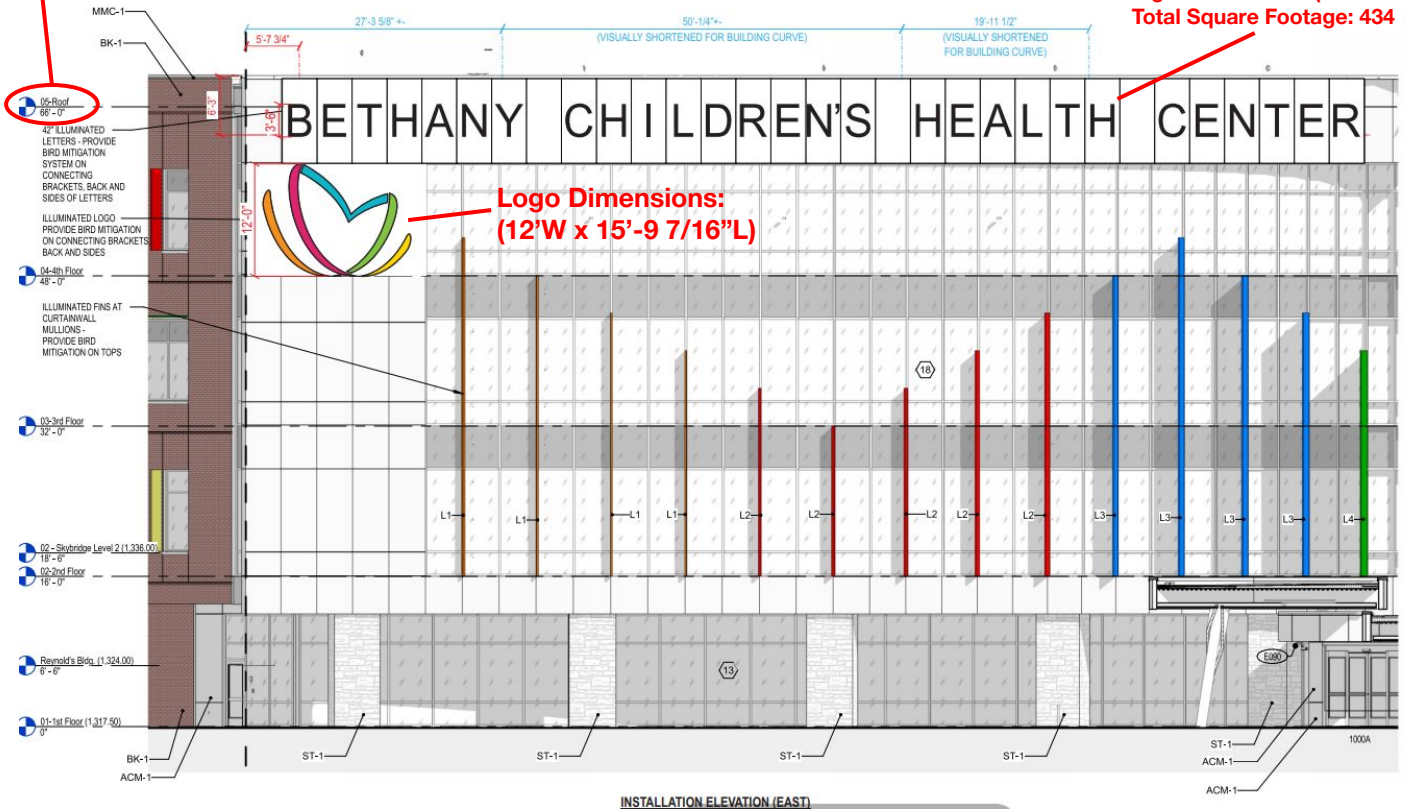
Fee		$150.00
Notice of Public Hearing		$625.00
Commercial Variance Fee	**Plan Check Fees**	$775.00
	Permit Fees	$0.00
	Total Fees	$775.00

[redacted]

LED Lit Individual Channel Letters (East Side)

66' to Top of Letters

Sign Dimensions: (3'6"W x 124'L)
Total Square Footage: 434



Project :
East Side Bethany Children's Health Center Exterior Building Mounted LED Lit Channel Letters

Location:
Bethany, OK

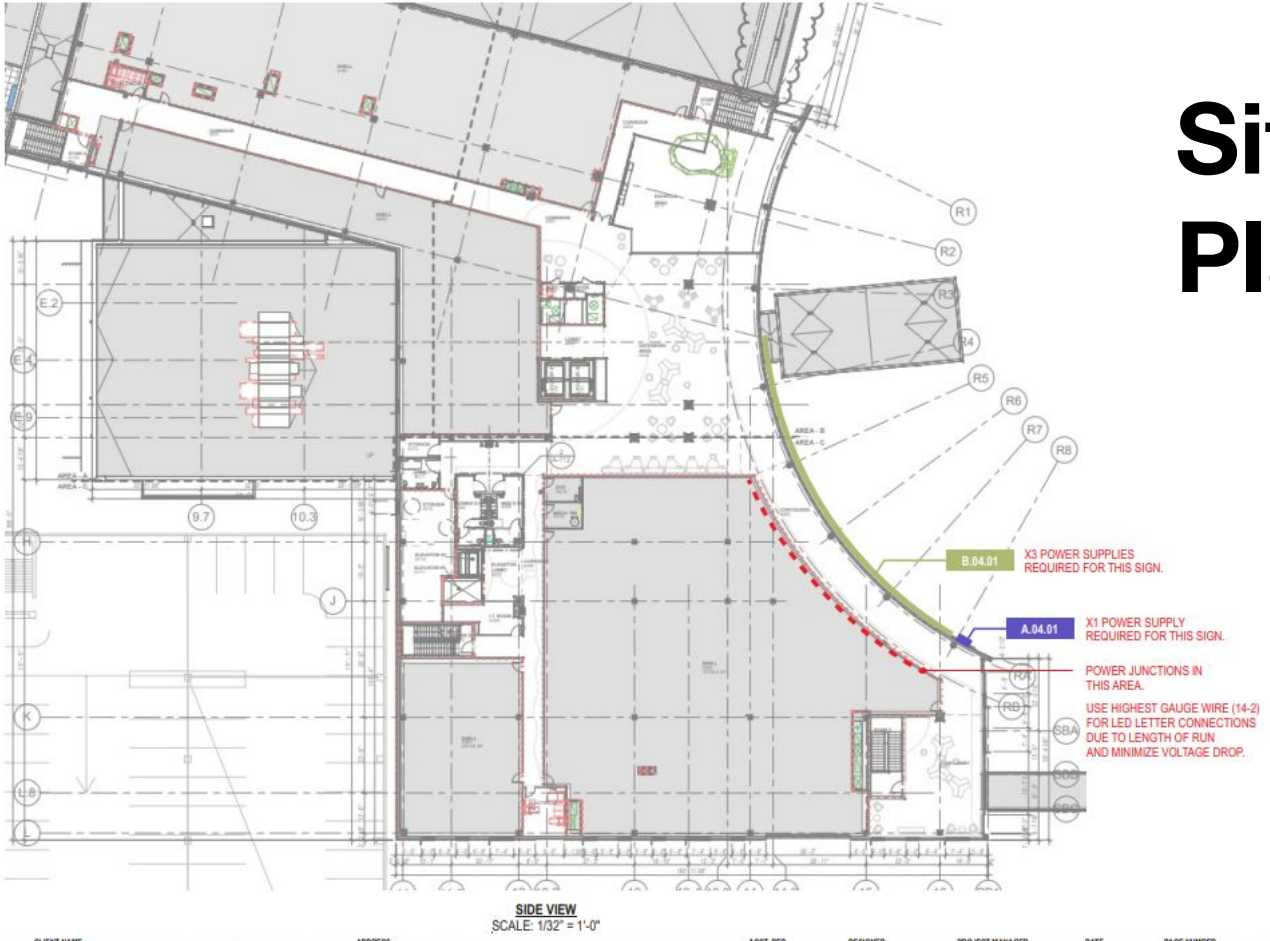
Customer Approval:

Signature Date

Printed Name

Chase Rowland / chase@boomtownsigns.com / (405)778-2299

LOCATION PLAN - SITE PLAN



SIDE VIEW
SCALE: 1/32" = 1'-0"

CLIENT NAME	ADDRESS	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER
Manhattan Construction Oklahoma City	6800 NW 39th Expy, Bethany, OK US 73008	CM	JB	DB/MR	2/12/2026	2 OF 16

Site Plan

BOOM TOWN SIGN CO.

Project :
East Side Bethany
Children's Health Center
Exterior Building Mounted
LED Lit Channel Letters

Location:
Bethany, OK

Customer Approval:

Signature Date

Printed Name

PROPERTY OWNER AUTHORIZATION

I, property owner, give my full permission and authorization for the applicant to submit this application on my behalf for the property described below.

I acknowledge that I am the legal owner of the property and consent to the filing and processing of this application.

Property Address: 6800 NW 39th Expressway, Bethany OK 73008

Owner Name (Printed): Joel Nico Gomez

Owner Signature:

Date: 7/20/2026

Applicant Name (Printed): Chase Rowland (Boomtown Sign Co.)

Larry Stein
Oklahoma County Assessor's Office

Ownership Radius Report

This Official Report is for Account Number **R170129280** 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.

Oklahoma County Assessor's
300ft Radius Report
7/20/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R170129280	THE CHILDRENS CENTER INC			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	BETHANY CITY ADD	19	0	BETHANY CITY ADD 019 000 BLK 19 EX BEG 29.42FT S OF NW/C OF SD BLK TH SE438.23FT S703.01FT W403.32FT N812.14FT TO BEG	6800 NW 39TH EXPY BETHANY
R170129290	THE CHILDRENS CENTER INC			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	BETHANY CITY ADD	19	0	BETHANY CITY ADD 019 000 PT OF BLK 19 BEG 29.42FT S OF NW/C OF SD BLK TH SE438.23FT S703.01FT W403.32FT N812.14FT TO BEG	6900 NW 39TH EXPY BETHANY
R170368400	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	32	SMITH SUB BETHANY 019 032	6812 NW 37TH ST BETHANY
R170368050	BRACKEN LYNNE			6814 NW 37TH ST	BETHANY	OK	73008-3321	SMITH SUB BETHANY	19	31	SMITH SUB BETHANY 019 031	6814 NW 37TH ST BETHANY
R170368700	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 N120FT OF LOT 33	6810 NW 37TH ST BETHANY
R170368755	WEBB REBECCA G REV TRUST			105 S RANGELINE ST	TECUMSEH	OK	74873	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 N120FT LOT 34	6808 NW 37TH ST BETHANY
R170368750	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 S77.5FT LOTS 33 & 34 & ALL LOTS 35 & 36	6804 NW 37TH ST BETHANY
R170367700	FNMC LLC			PO BOX 2962	OKLAHOMA CITY	OK	73101-2962	SMITH SUB BETHANY	19	30	SMITH SUB BETHANY 019 030	6900 NW 37TH ST BETHANY
R170360350	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 LOT 1 & N32.5FT LOT 2 & W34FT OF S15FT LOT 2	3713 N MUELLER AVE BETHANY
R170367350	MATLORY PROPERTIES LLC			6800 NW 39TH EXPY	BETHANY	OK	73008	SMITH SUB BETHANY	19	29	SMITH SUB BETHANY 019 029	6902 NW 37TH ST BETHANY
R170367000	DAVIS JOE DAVID			6904 NW 37TH ST	BETHANY	OK	73008-3323	SMITH SUB BETHANY	19	28	SMITH SUB BETHANY 019 028	6904 NW 37TH ST BETHANY
R170366650	DAVIS JOE DAVID			6904 NW 37TH ST	BETHANY	OK	73008-3323	SMITH SUB BETHANY	19	27	SMITH SUB BETHANY 019 027	6906 NW 37TH ST BETHANY
R170366300	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	26	SMITH SUB BETHANY 019 026	3712 N BEAVER AVE BETHANY
R170152150	SCHLEGEL BENJAMIN	CHRISMAN VICTORIA		3801 N BEAVER AVE	BETHANY	OK	73008	RIKER SUB BLK 20	0	19	RIKER SUB BLK 20 BLK 000 LOT 000 LOT 19 EX N28FT & EX S30FT	3801 N BEAVER AVE BETHANY
R170129380	ALLEN DALE G & HELEN J			3807 N BEAVER AVE	BETHANY	OK	73088	BETHANY CITY ADD	21	0	BETHANY CITY ADD 021 000 S92FT OF E189.55FT EX N30FT OF E150FT PLUS N28.5FT LOT 19 RIKER SUB BLK 20	3807 N BEAVER AVE BETHANY
R170308400	J & K FINE PROPERTIES VI LLC			12824 ST ANDREWS DR	OKLAHOMA CITY	OK	73120	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 29 & 30	3901 N BEAVER AVE BETHANY
R170129370	TARBOX GENE CURTIS & SHIRLENE			3811 N BEAVER AVE	BETHANY	OK	73008-3333	BETHANY CITY ADD	21	0	BETHANY CITY ADD 021 000 S52FT OF N120FT E150FT S212FT & N30FT OF E150FT S92FT E189.55FT	3811 N BEAVER AVE BETHANY
R170129372	WEST PLACE PROPERTIES LLC			PO BOX 374	CHANDLER	OK	74834	BETHANY CITY ADD	21	0	BETHANY CITY ADD 021 000 E150FT OF N68FT OF S212FT EX N12FT	3813 N BEAVER AVE BETHANY

Oklahoma County Assessor's
300ft Radius Report
7/20/2026

R170152100	J & P UNITED LLC		C/O PAUL & JANA MOTLEY	3131 N EAGLE LN	BETHANY	OK	73008	RIKER SUB BLK 20	0	0	RIKER SUB BLK 20 000 000 N30FT LOT 18 & S30FT LOT 19	3711 N BEAVER AVE BETHANY
R170127120	THE CHILDRENS CENTER INC			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 N10FT LOT 20 ALL LOT 21	6728 NW 38TH ST BETHANY
R170127080	FIRST BAPTIST CHURCH	OF BETHANY INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 S50FT LOT 20 EXEMPT	0 UNKNOWN BETHANY
R170127040	FIRST BAPTIST CHURCH	OF BETHANY INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 LOT 19 EXEMPT	0 UNKNOWN BETHANY
R170127000	FIRST BAPTIST CHURCH	OF BETHANY INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 LOT 18 EXEMPT	0 UNKNOWN BETHANY
R170126960	FIRST BAPTIST CHURCH	OF BETHANY INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 LOT 17 EXEMPT	3816 N MUELLER AVE BETHANY
R170126460	PLC OK ASSETS LLC			909 FANNIN ST, Unit 2300	HOUSTON	TX	77010	BETHANY CITY ADD	13	0	BETHANY CITY ADD 013 000 LOTS 6 THRU 10	3925 N ASBURY AVE BETHANY
R170126280	THE CHILDRENS CENTER			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	BETHANY CITY ADD	13	0	BETHANY CITY ADD 013 000 LOTS 3 THRU 5 EX 28.5FT ON N OF SD LOTS	6770 NW 39TH EXPY BETHANY
R170126920	FIRST BAPTIST CHURCH	OF BETHANY INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 LOT 016 EXEMPT	0 UNKNOWN BETHANY
R170126880	FIRST BAPTIST CHURCH	OF BETHANY INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	BETHANY CITY ADD	14	15	BETHANY CITY ADD BLK 014 LOT 015 EXEMPT	3812 N MUELLER AVE BETHANY
R170126800	FIRST BAPTIST CHURCH	OF BETHANY INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 LOTS 11 & 12 EXEMPT	0 UNKNOWN BETHANY
R170126840	FIRST BAPTIST CHURCH	OF BETHANY INC		PO BOX 57000	OKLAHOMA CITY	OK	73157-7000	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 LOTS 13 & 14 EXEMPT	0 UNKNOWN BETHANY
R170365900	CHILDRENS CENTER INC			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	SMITH SUB BETHANY	19	25	SMITH SUB BETHANY 019 025	3710 N BEAVER AVE BETHANY
R170308050	BUMPUS JOHN W SR TRS	BUMPUS JOHN W SR TRUST		7707 WEST BRITTON RD, Unit 1609	OKLAHOMA CITY	OK	73132	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 27 & 28	7003 NW 38TH ST BETHANY
R170129000	FIRST BAPTIST CHURCH OF BETHANY			3800 N MUELLER AVE	BETHANY	OK	73008-3346	BETHANY CITY ADD	18	0	BETHANY CITY ADD 018 000 BEG NW/C BLK 18 E75FT S150FT W75FT N150FT TO BEG	6730 NW 37TH ST BETHANY
R170151800	J & P UNITED LLC			3131 N EAGLE LN	BETHANY	OK	73008	RIKER SUB BLK 20	0	0	RIKER SUB BLK 20 000 000 LOT 17 & S20FT LOT 18	3709 N BEAVER AVE BETHANY
R170360700	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 E133FT OF S15FT LOT 2 & ALL LOT 3	3709 N MUELLER AVE BETHANY
R170365600	JONES DIANE			3708 N BEAVER AVE	BETHANY	OK	73008-3332	SMITH SUB BETHANY	19	24	SMITH SUB BETHANY 019 024	3708 N BEAVER AVE BETHANY
R170305600	SCHLUTER PROPERTIES LLC			7916 NW 23RD ST STE 156	BETHANY	OK	73008-4950	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 1 2 3 & 4	3911 N BEAVER AVE BETHANY
R170307350	BUMPUS JOHN W SR TRS	BUMPUS JOHN W SR TRUST		7707 W BRITTON RD, Unit 1609	OKLAHOMA CITY	OK	73132-1531	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 23 THRU 26	0 UNKNOWN BETHANY
R170129081	FIRST BAPTIST CHURCH	OF BETHANY		3800 N MUELLER AVE	BETHANY	OK	73008-3346	BETHANY CITY ADD	18	0	BETHANY CITY ADD 018 000 BEG 75FT E OF NW/C OF BLK 18 TH E50FT S150FT W50FT N150FT TO BEG	6728 NW 37TH ST BETHANY

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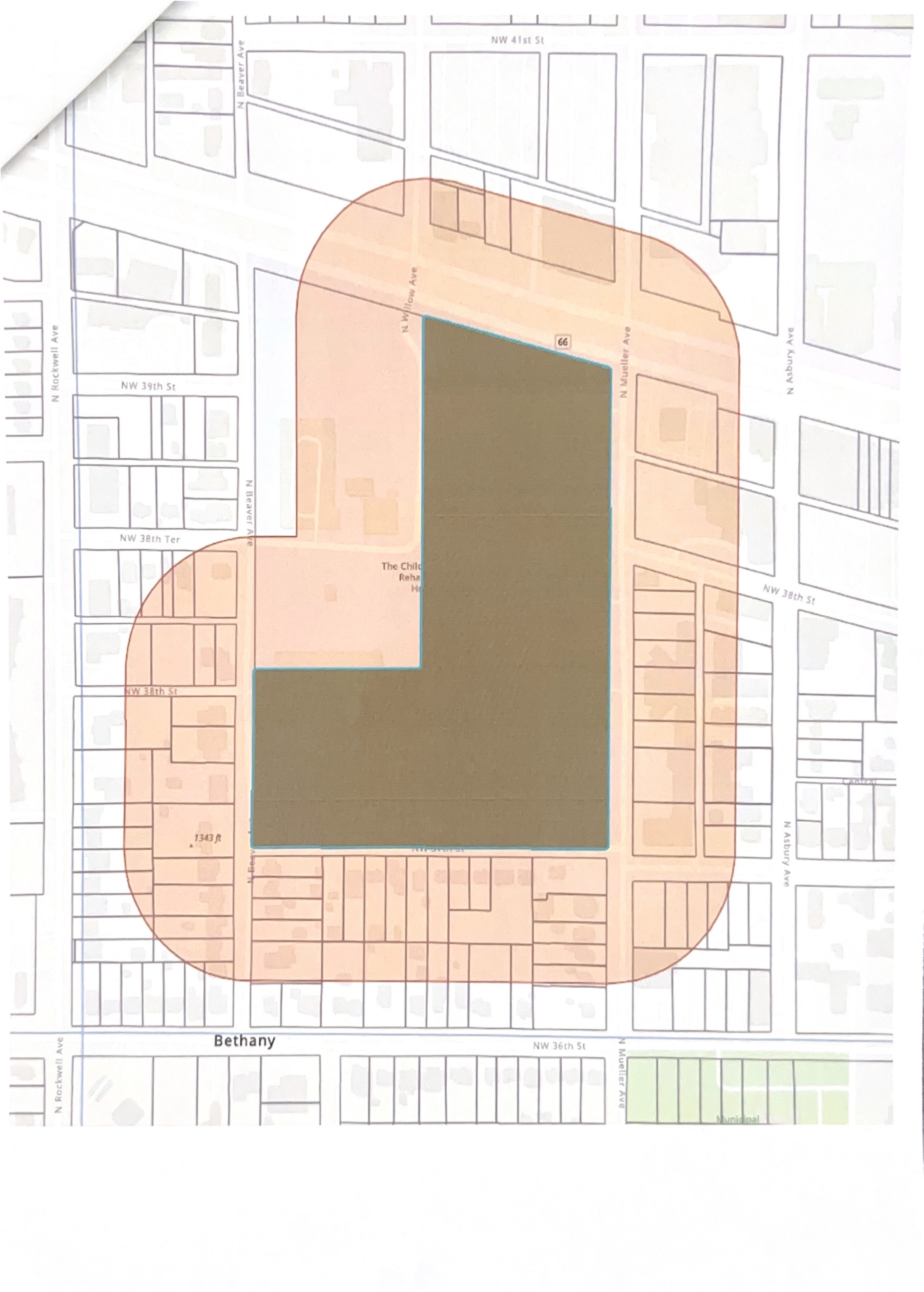
R170151700	CHILDRENS CENTER INC			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	RIKER SUB BLK 20	0	16	RIKER SUB BLK 20 000 016	3707 N BEAVER AVE BETHANY
R170365550	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	23	SMITH SUB BETHANY 019 023	3706 N BEAVER AVE BETHANY
R170361050	STANSBURY JANET			3108 N BRIARWOOD	BETHANY	OK	73008	SMITH SUB BETHANY	19	4	SMITH SUB BETHANY 019 004	3707 N MUELLER AVE BETHANY
R170305945	EDWARDS JAMES T	EDWARDS JAN M		4004 PATTY LN	BETHANY	OK	73008	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 5 & 6	7004 NW 38TH TER BETHANY
R170123320	BETHANY FIRST CHURCH OF THE	NAZARENE		6789 NW 39TH EXPY	BETHANY	OK	73008	BETHANY CITY ADD	8	0	BETHANY CITY ADD BLK 008 LOTS 1 THRU 16 EX S15FT OF LOT 9 THRU 11	0 UNKNOWN BETHANY
R170122960	DB CLINIC LLC			6801 NW 39TH EXPY	BETHANY	OK	73008-2501	BETHANY CITY ADD	7	0	BETHANY CITY ADD 007 000 LOTS 13 THRU 16 EX S15FT	6801 NW 39TH EXPY, Unit A BETHANY
R170122800	DB CLINIC LLC			6801 NW 39TH EXPY	BETHANY	OK	73008-2501	BETHANY CITY ADD	7	12	BETHANY CITY ADD 007 012 EX S20FT	UNKNOWN
R170129400	SHORT JANET			3737 N COLLEGE AVE, Unit 216	BETHANY	OK	73008	BETHANY CITY ADD	21	0	BETHANY CITY ADD 021 000 PRT OF BLK 21 BEG NW/C E&W 229.1FT & N&S 120FT EX N12FT	3810 N ROCKWELL AVE BETHANY
R170122735	BETHANY FIRST CHURCH OF THE NAZARENE			6789 NW 39TH EXPY	BETHANY	OK	73008-2697	BETHANY CITY ADD	7	11	BETHANY CITY ADD 007 011 N96.5FT OF S120.5FT	6825 NW 39TH EXPY BETHANY
R170122720	BETHANY FIRST CHURCH OF THE NAZARENE			6789 NW 39TH EXPRESSWAY	BETHANY	OK	73008	BETHANY CITY ADD	7	10	BETHANY CITY ADD 007 010 N92.5FT OF S120.5FT	6829 NW 39TH EXPY BETHANY
R170129085	FIRST BAPTIST CHURCH	OF BETHANY		3800 N MUELLER AVE	BETHANY	OK	73008-3346	BETHANY CITY ADD	18	0	BETHANY CITY ADD 018 000 PT OF BLK 18 BEG 125FT E OF NW/C BLK 18 TH E50FT S150FT W50FT N150FT TO BEG	0 UNKNOWN BETHANY
R170151600	DELAO MAGDALENO MAURICIO			3705 N BEAVER AVE	BETHANY	OK	73008-3331	RIKER SUB BLK 20	0	15	RIKER SUB BLK 20 000 015	3705 N BEAVER AVE BETHANY
R170365250	LOVELESS SHELLEY			3704 N BEAVER AVE	BETHANY	OK	73008-3332	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 LOTS 21 & 22	3704 N BEAVER AVE BETHANY
R170364550	WEST JEFFREY ALLEN			6905 NW 36TH ST	BETHANY	OK	73008	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 LOTS 17 & 18	6909 NW 36TH ST BETHANY
R170361400	NEWLIN DENNIS J & GINA T			3705 N MUELLER AVE	BETHANY	OK	73008-3367	SMITH SUB BETHANY	19	5	SMITH SUB BETHANY 019 005	3705 N MUELLER AVE BETHANY
R170364200	CORNISH CLIFFORD E			721 N CEDARDALE DR	OKLAHOMA CITY	OK	73127-5511	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 LOTS 15 & 16	6907 NW 36TH ST BETHANY
R170363850	WEST JEFFREY A			6905 NW 36TH ST	BETHANY	OK	73008-3314	SMITH SUB BETHANY	19	14	SMITH SUB BETHANY 019 014	6905 NW 36TH ST BETHANY
R170363500	BURKS GREG			6903 NW 36TH ST	BETHANY	OK	73008	SMITH SUB BETHANY	19	13	SMITH SUB BETHANY 019 013	6903 NW 36TH ST BETHANY
R170363150	WILLIAMS KRISTINA LEA			6901 NW 36TH ST	BETHANY	OK	73008	SMITH SUB BETHANY	19	12	SMITH SUB BETHANY 019 012	6901 NW 36TH ST BETHANY
R170362800	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	0	SMITH SUB BETHANY 019 000 LOTS 10 & 11	6811 NW 36TH ST BETHANY
R170362450	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	9	SMITH SUB BETHANY 019 009	6807 NW 36TH ST BETHANY

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R170126520	THE PLASTER PAINT COMPANY LLC			11217 AUTUMN RD	EDMOND	OK	73013	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 ALL OF LOT 1 & PT OF LOTS 2 & 3 BEG 35.41FT N OF SW/C LT 2 TH SELY159.16FT TO A POINT .75FT S OF NE/C LT 3 TH N60.75FT W155FT S24.59FT TO BEG	6726 NW 38TH ST BETHANY
R170126510	L & M LLC			8368 NW 39TH EXPY	BETHANY	OK	73008-3011	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 N20FT OF LOT 4 & BEG SW/C LOT 3 N95.41FT SELY 159.16FT S59.25FT W155FT TO BEG	3817 N ASBURY AVE, Unit A BETHANY
R170122240	BETHANY FIRST CHURCH OF THE	NAZARENE		6789 NW 39TH EXPY	BETHANY	OK	73008	BETHANY CITY ADD	6	0	BETHANY CITY ADD 006 000 EX S28 5FT EXEMPT	6900 NW 41ST ST BETHANY
R170126600	BETHANY TOWNHOMES LLC			3604 N FLAMINGO AVE	BETHANY	OK	73008	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 S40FT LOT 4 & ALL LOT 5 PLUS N10FT LOT 6	3809 N ASBURY ST BETHANY
R170305950	EDWARDS JAMES T & JAN M			4004 PATTY LN	BETHANY	OK	73008	ROBERTS SUB BLK 21	3	7	ROBERTS SUB BLK 21 003 007	7006 NW 38TH TER BETHANY
R170126640	FIRST BAPTIST CHURCH	OF BETHANY		3800 N MUELLER AVE	BETHANY	OK	73008-3346	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 S50FT OF LOT 6	0 UNKNOWN BETHANY
R124141010	POSEY PERKINS PROPERTY LLC			3807 N ASBURY ST, Unit 101	BETHANY	OK	73008	ASBURY OFFICE PARK CONDOS	0	0	ASBURY OFFICE PARK CONDOS 000 000 UNIT 101	3807 N ASBURY ST, Unit 101 BETHANY
R124141020	OKLAHOMA DISTRICT CHURCH OF THE NAZARENE INC			PO BOX 887	BETHANY	OK	73008	ASBURY OFFICE PARK CONDOS	0	0	ASBURY OFFICE PARK CONDOS 000 000 UNIT 102	3807 N ASBURY ST, Unit 102 BETHANY
R124141030	OKLAHOMA DISTRICT CHURCH OF THE NAZARENE INC			PO BOX 887	BETHANY	OK	73008	ASBURY OFFICE PARK CONDOS	0	0	ASBURY OFFICE PARK CONDOS 000 000 UNIT 103	3807 N ASBURY ST, Unit 103 BETHANY
R124141040	NORTHWEST OKLAHOMA DISTRICT	CHURCH OF THE NAZARENE	C/O DR BILL BURCH	PO BOX 887	BETHANY	OK	73008-0887	ASBURY OFFICE PARK CONDOS	0	0	ASBURY OFFICE PARK CONDOS 000 000 UNIT 104 EXEMPT	3807 N ASBURY ST, Unit 104 BETHANY
R170126760	HRH ENTERPRISES INC			PO BOX 23013	OKLAHOMA CITY	OK	73123-2013	BETHANY CITY ADD	14	9	BETHANY CITY ADD 014 009 N50FT	3803 N ASBURY ST BETHANY
R170126780	REEVES MITCHELL E			3801 N ASBURY AVE	BETHANY	OK	73008-3327	BETHANY CITY ADD	14	0	BETHANY CITY ADD 014 000 S10FT OF LOT 9 & ALL LOT 10	3801 N ASBURY AVE BETHANY
R170128960	FIRST BAPTIST CHURCH	OF BETHANY		3800 N MUELLER AVE	BETHANY	OK	73008-3346	BETHANY CITY ADD	18	0	BETHANY CITY ADD 018 000 PT BLK 18 BEG 150FT S OF NW/C BLK 18 S184FT E90FT N140FT E236FT N54FT W101FT S10FT W225FT TO BEG	6735 NW 36TH ST BETHANY
R170150400	BTM PROPERTIES LLC			14520 CHAMBERY CT	YUKON	OK	73099	RIKER SUB BLK 20	0	3	RIKER SUB BLK 20 000 003	3802 N ROCKWELL AVE BETHANY
R170150300	JDP LLC RIKER SUBDIVISION SERIES			10912 NW 26TH ST	YUKON	OK	73099	RIKER SUB BLK 20	0	2	RIKER SUB BLK 20 000 002 S50FT	3800 N ROCKWELL AVE BETHANY
R170150200	GENERATIONAL INVESTMENT PROPERTIES LLC	C/O BRIAN DICKEY		211 NW 67TH ST	OKLAHOMA CITY	OK	73116-8247	RIKER SUB BLK 20	0	0	RIKER SUB BLK 20 000 000 S36.24FT LOT 1 EX W7FT & N14.24FT LOT 2 EX W7FT	3804 N ROCKWELL AVE BETHANY

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R170129382	GUTIERREZ VELASCO FRANCISCO J	RUIZ DIAZ AMICELI Y		3806 N ROCKWELL AVE	BETHANY	OK	73008	BETHANY CITY ADD	21	0	BETHANY CITY ADD 021 000 N28FT LOT 1 RIKERS SUB & S92FT OF W189.55FT BLK 21	3806 N ROCKWELL AVE BETHANY
R170150500	NGUYEN TO VAN	ANH NGUYEN LONG		3710 N ROCKWELL AVE	BETHANY	OK	73008	RIKER SUB BLK 20	0	4	RIKER SUB BLK 20 000 004	3710 N ROCKWELL AVE BETHANY
R170307000	THE CHILDRENS CENTER INC			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 16 THRU 22	3818 N ROCKWELL AVE BETHANY
R170306300	RANGEL JUAN ROJAS			7008 NW 38TH TER	BETHANY	OK	73008-3351	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 8 & 9	7008 NW 38TH TER BETHANY
R170129320	FIRST BAPTIST CHURCH	OF BETHANY		3800 N MUELLER AVE	BETHANY	OK	73008-3346	BETHANY CITY ADD	18	0	BETHANY CITY ADD 018 000 BEG 175FT E OF NW/C BLK 18 TH S150FT E50FT N150FT W50FT TOBEG	6724 NW 37TH ST BETHANY
R170126040	CHILDRENS CENTER INC			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	BETHANY CITY ADD	13	1	BETHANY CITY ADD 013 001 LOTS 1 & 2 EX N28.5FT	6750 NW 39TH EXPY BETHANY
R170150600	BYNUM OLIVE JEWEL TRS	BYNUM OLIVE JEWEL LIVING TRUST		3708 N ROCKWELL AVE	BETHANY	OK	73008-3349	RIKER SUB BLK 20	0	5	RIKER SUB BLK 20 000 005	3708 N ROCKWELL AVE BETHANY
R170361750	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	SMITH SUB BETHANY	19	6	SMITH SUB BETHANY 019 006	3703 N MUELLER AVE BETHANY
R170151500	MATLORY PROPERTIES LLC			6800 NW 39TH EXPRESSWAY	BETHANY	OK	73008	RIKER SUB BLK 20	0	0	RIKER SUB BLK 20 000 000 LOT 14 EX S7FT	7001 NW 36TH ST BETHANY
R170150700	BREWER & ASSOCIATES PROPERTY LLC			1530 SW 119TH ST, Unit 103	OKLAHOMA CITY	OK	73170	RIKER SUB BLK 20	0	6	RIKER SUB BLK 20 000 006	3706 N ROCKWELL AVE BETHANY
R170151400	ADAMS DARLENE K & ANDREW G			7005 NW 36TH ST	BETHANY	OK	73008-3316	RIKER SUB BLK 20	0	0	RIKER SUB BLK 20 000 000 LOT 13 EX S7FT	7005 NW 36TH ST BETHANY
R170306650	MORRIS JANET L & EDWARD			7010 NW 38TH TER	BETHANY	OK	73008-3351	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 10 & 11	7010 NW 38TH TER BETHANY
R170122730	BETHANY FIRST CHURCH OF THE NAZARENE			6789 NW 39TH EXPRESSWAY	BETHANY	OK	73008	BETHANY CITY ADD	7	0	BETHANY CITY ADD 007 000 N55FT OF LOTS 10 & 11	0 UNKNOWN BETHANY
R170129020	FIRST BAPTIST CHURCH	OF BETHANY		3800 N MUELLER AVE	BETHANY	OK	73008-3346	BETHANY CITY ADD	18	0	BETHANY CITY ADD 018 000 BEG 225FT E OF NW/C BLK 18 TH S140FT E50FT N140FT W50FT TOBEG	6722 NW 37TH ST BETHANY


NW 41st St
N Beaver Ave
N Willow Ave
N Rockwell Ave
NW 39th St
NW 38th Ter
N Beaver Ave
66
N Mueller Ave
N Asbury Ave
NW 38th St
1343 ft
NW 38th St
N Asbury Ave
Bethany
NW 36th St
N Rockwell Ave
N Mueller Ave

BOARD OF ADJUSTMENT APPLICATION NOTIFICATION

DATE: 7/27/26 **(MAP ON BACK)**

Dear Property Owner:

A. Board of Adjustment Application

1. Case No.: BA 26-04
2. Location of Property: 6800 NW 39th Expy, Bethany, OK 73008.
3. Legal Description: BETHANY CITY ADD 019 000 PT OF BLK 19 BEG 29.42FT S OF NW/C OF SD BLK TH SE438.23FT S703.01FT W403.32FT N812.14FT TO BEG
4. Present Zoning: CBD (Commercial Business District)
5. Nature of Application: Consider a variance to § 153.16(D)(2)(a)(1) of the Bethany Code of Ordinances, which stipulates that in the CBD district, each tenant shall be allowed one building-mounted sign for each building elevation.
6. Bethany Ordinance in Question: § 153.16(D)(2)(a)(1)

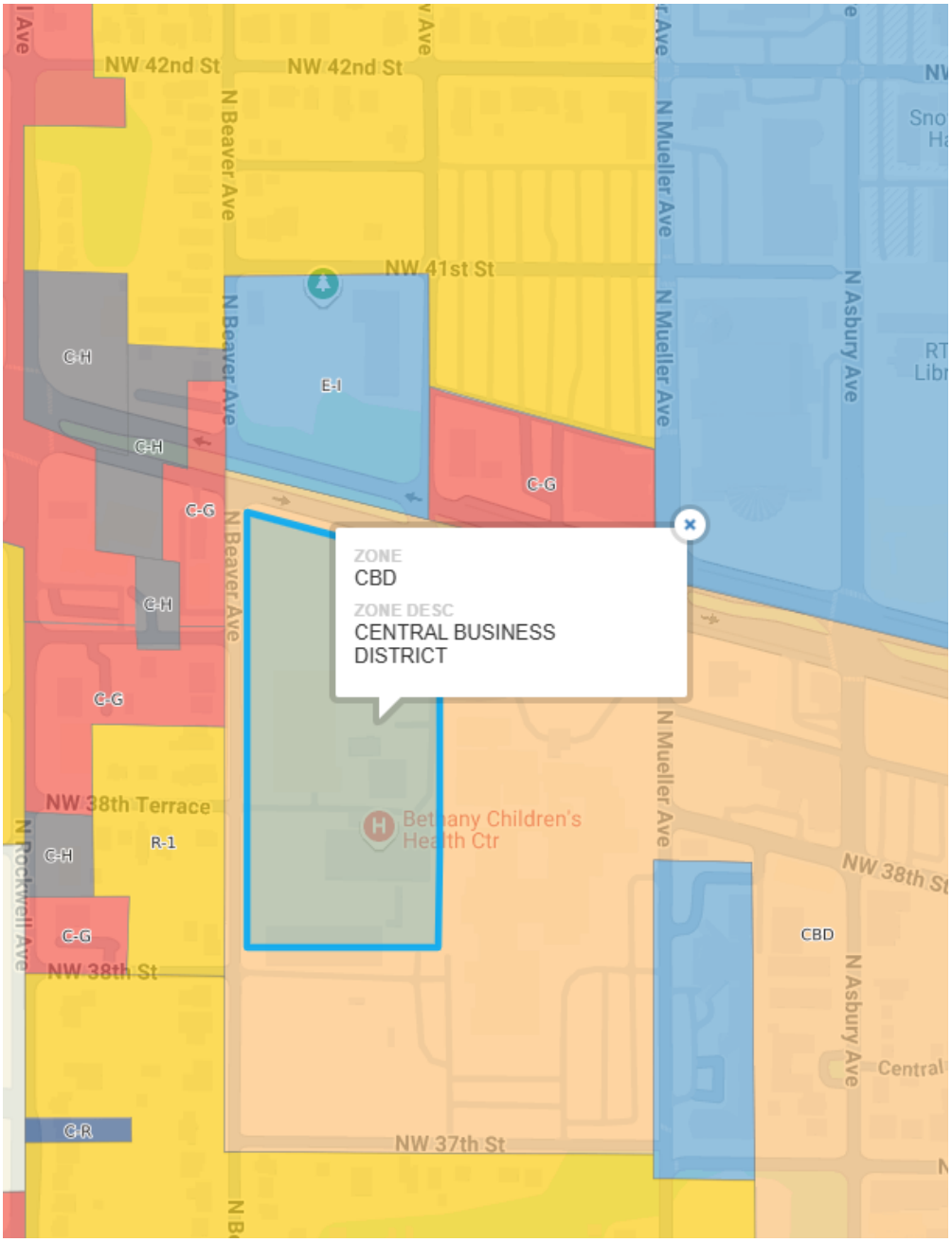
B. Hearing Schedule

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 August 13th, 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 36th St., Bethany, OK 73008

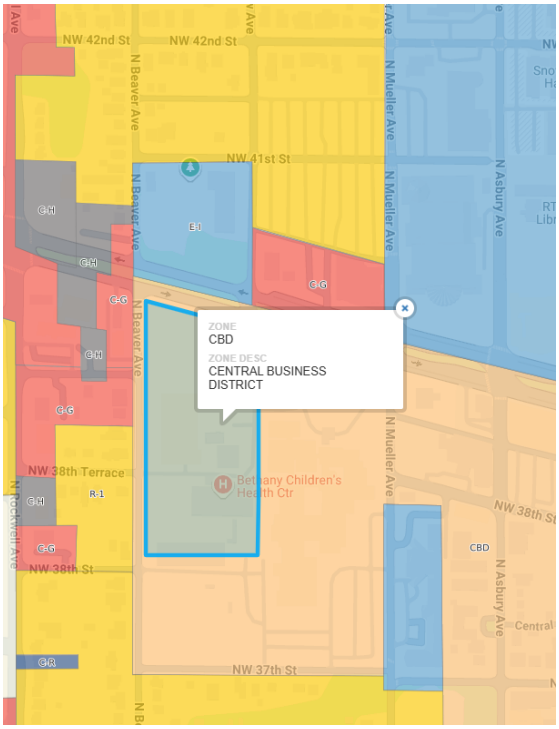

NW 42nd St
NW 42nd St
N Beaver Ave
N Mueller Ave
N Asbury Ave
NW 41st St
C-H
E-I
C-H
C-G
C-G
N Beaver Ave
ZONE
CBD
ZONE DESC
CENTRAL BUSINESS DISTRICT
C-H
C-G
N Mueller Ave
NW 38th Terrace
R-1
C-H
C-G
NW 38th St
N Rockwell Ave
CBD
N Asbury Ave
C-R
NW 37th St

NOTICE OF PUBLIC HEARING

On August 13, 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 36th St., Bethany, OK 73008 for the following: Consider a request by Boomtown Sign Co, Applicant and Kevin Chambers, Property Owner, for a variance to § 153.16(D)(2)(a)(1) of the Bethany Code of Ordinances, which stipulates that in the CBD district, each tenant shall be allowed one building-mounted sign for each building elevation. At the location of 6800 NW 39th Expy.

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: BETHANY CITY ADD 019 000 PT OF BLK 19 BEG 29.42FT S OF NW/C OF SD BLK TH SE438.23FT S703.01FT W403.32FT N812.14FT TO BEG



City of Bethany – Board of Adjustment

Staff Report

August 13th, 2026

CASE NO: BA 26-05

Request: Consider a request by Troy Rhodes, Applicant and Bethany First Church of the Nazarene, Property Owner, for a variance to § 153.16 of the Bethany Code of Ordinances, which stipulates that an illuminated sign shall not be located within 150 feet of a residential zoned property. At the location of 6900 NW 41st St.

Legal Description: BETHANY CITY ADD BLK 008 LOTS 1 THRU 16 EX S15FT OF LOT 9 THRU 11 and BETHANY CITY ADD BLK 006 LOTS 1 THRU 12 EX S28.5FT EXEMPT

Property Zoning: E-1 (Educational/Institutional)

Proposed Variance: Requesting a variance to § 153.16

Surrounding Zoning:

Direction	Zoning
North	E-1 (Educational/Institutional) & R-1 (Residential One-family)
South	CBD (Commercial Business District)
East	E-1 (Educational/Institutional) & C-G (Commercial General) & R-1 (Residential One-family)
West	C-G (Commercial General) & R-1 (Residential One-family) & C-H (Commercial Highway).

Background:

The property located at 6900 NW 41st Street is part of the Bethany First Church campus. There are two subject property sites that are associated with ongoing improvements to the campus. During the review of the applicant's sign permit application, staff noted that the proposal included illuminated signs located within 150 feet of property zoned R-1. Pursuant to Ordinance § 153.16, illuminated signs are prohibited within 150 feet of a residentially zoned property.

Staff advised the applicant of this limitation. Therefore, the applicant submitted a variance request to allow the illuminated signage as proposed. Included in the packet is a site plan rendering identifying the location of the proposed signs.

Analysis:

It is important to note that the parking lot owned by Bethany First Church is currently zoned R-1 and is located within one of the 150-foot buffer areas. Additionally, Educational/Institutional uses do not have a separate section within the sign regulations. Instead, these uses are subject to the sign regulations applicable to Commercial Districts.

Furthermore, the applicant notes that one of the property sites is already illuminated by existing sports lighting poles. The proposed signage would require illumination levels that are substantially lower than those produced by the sports lighting fixtures located directly above the signs. As such, the additional illumination associated with the signs is expected to have a minimal impact relative to the existing lighting conditions on the site.

***Analysis*:**

A variance can be granted only if ALL of the seven conditions listed below have been met. Please provide a statement after each condition indicating how your request meets each condition.

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building in the same zoning district;

a. For signs 3 through 8, the requested illuminated signs are nearer than 150 feet to residential property which is owned by BFC and used by BFC for parking. The lots were formally used for housing but was purchased by BFC for parking decades ago. These circumstances are peculiar to this property because BFC owns the property for both the signs and the residentially zoned property within 150'.

b. Signs 1 and 2 are requested illuminated signs which are nearer than 150 feet to the residential property which is not owned by BFC. These two particular signs are located on the same BFC-owned property where sports lighting standards where installed in 2024, which did not require any special approval or variance. This is peculiar to this property because of the church's proximity to the neighborhood which it serves and the degree of lighting for signage is significantly less than the sports lighting that is directly above these two signs.

(2) The special conditions and circumstances do not result from the actions of the applicant;

a. The circumstances regarding the variance requests do not result from 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;

a. In a conventionally zoned Educational-Institutional district, internally illuminated signage is allowed. Churches are allowed by right in a residentially zoned property because they are not commercial in nature and are intended to serve the neighborhoods where they exist.

(4) Literal interpretation of the provisions of the code 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. Other properties within Educational-Institutional zoning districts enjoy the right to provide illuminated signage for the entities that exist on those properties. Restricting the use of illuminated signage would introduce undue hardship on the property owner.

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

a. Yes, the variances requested are the minimum variance that will make possible the reasonable use of the land being consistent with the surrounding BFC property.

(6) The grant of the variance will be in harmony with the general intent and purpose hereof; and

a. The purpose of the ordinance is to restrict commercial illuminated signage from encroaching on residential neighborhoods. Since churches are allowed by right in residentially zoned property, the requested variance provides a harmonious intent with the ordinance's intent.

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

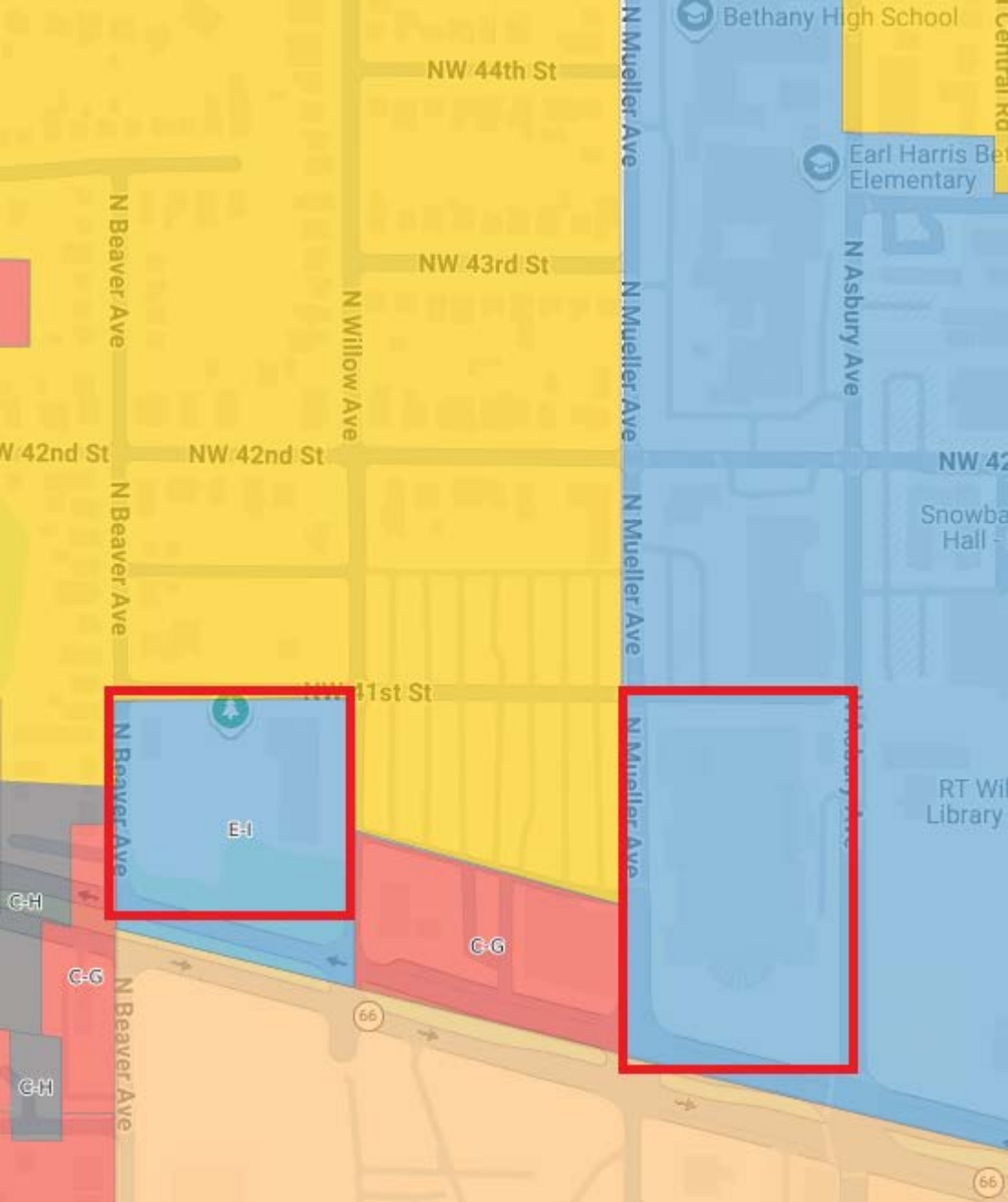
a. The requested variances will not be detrimental to the public welfare and will not be injurious to the area involved because the illuminated signage

will be used for a church which is in keeping with the intent for churches to be allowed in residentially zoned property.

***Required Action*:** Hold a public hearing to either grant or deny a variance to Section 153.16 of the Bethany Code of Ordinances to allow the installation of illuminated signage within 150 feet at 6900 NW 41st St.

***Attachments*:**

- Aerial Photograph
- Zoning Map
- Application
- Certified Owners List
- Public Notification


Bethany High School
NW 44th St
Earl Harris Elementary
N Beaver Ave
NW 43rd St
N Willow Ave
N Mueller Ave
N Asbury Ave
NW 42nd St
NW 42nd St
NW 42
Snowba
Hall
N Beaver Ave
N Mueller Ave
NW 41st St
N Beaver Ave
E-I
N Mueller Ave
RT Wil
Library
C-H
C-G
C-G
N Beaver Ave
66
C-H
66

FILE #: 26-001572
PERMIT #: BOA26-000005
ADDRESS: 6900 NW 41ST ST, BETHANY, OK 73008
DESCRIPTION: Bethany First Church of the Nazarene - Campus Renewal Phase 2

Permit Type Board of Adjustment	Application Date 07/22/2026
Subtype Variance	Approval Date
Work Description Bethany First Church of the Nazarene - Campus Renewal Phase 2	Issue Date
Applicant Troy D. Rhodes & Company, Inc. - Troy Rhodes [redacted] Mailing Address: [redacted] Primary Phone: [redacted] Cell Phone: [redacted] Work Ph	Expiration Date
Status Payment Required	Close Date

REQUEST FOR VARIANCE DETAILS

APPLICANT INFORMATION

Are you the recorded property owner?
No
Recorded Property Owner Name
Bethany First Church of the Nazarene
Recorded Property Owner Mailing Address
6789 NW 39th Expressway, Bethany, OK 73008
Recorded Property Owner Phone Number
[redacted]
Recorded Property Owner Email Address
[redacted]

GENERAL INFORMATION

Property Type
Commercial
Ordinance Number
153.16
State what is the variance requested, giving distances where appropriate.
Variances are requested for several illuminated signs for Bethany First Church of the Nazarene as part of their current Campus Renewal project. With one exception, BFC owns the residentially zoned property (being used as BFC parking lots) which are within the 150-foot limit written within Ordinance 153.16 which states that an illuminated sign shall not be located within 150 feet of a residential zoned property. Please see attached exhibit which shows each instance where a new sign is requested that would be in conflict with this ordinance along with the distances from the sign to the nearby residentially zoned property.

A variance can be granted only if ALL of the seven conditions listed below have been met. Please provide a statement after each condition indicating how your request meets each condition.

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.

For signs 3 through 8, the requested illuminated signs are nearer than 150 feet to residential property which is owned by BFC and used by BFC for parking. The lots were formally used for housing but was purchased by BFC for parking decades ago. These circumstances are peculiar to this property because BFC owns the property for both the signs and the residentially zoned property within 150'. Signs 1 and 2 are requested illuminated signs which are nearer than 150 feet to the residential property which is not owned by BFC. These two particular signs are located on the same BFC-owned property where sports lighting standards where installed in 2024 which did not require any special approval or variance. This is peculiar to this property because of the church's proximity to the neighborhood which it serves and the degree of lighting for signage is significantly less than the sports lighting that is directly above these two signs.

The special conditions and circumstances do not result from the actions of the applicant.
The circumstances regarding the variance requests do not result from actions of the applicant.

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.
In a conventionally zoned Educational-Institutional district, internally illuminated signage is allowed. Churches are allowed by right in a residentially zoned property because they are not commercial in nature and are intended to serve the neighborhoods where they exist.

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.
Other properties within Educational-Institutional zoning districts enjoy the right to provide illuminated signage for the entities that exist on those properties. Restricting the use of illuminated signage would introduce undue hardship on the property owner.

The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. Yes, the variances requested are the minimum variance that will make possible the reasonable use of the land being consistent with the surrounding BFC property.

The grant of the variance will be in harmony with the general intent and purpose of the ordinance.
The purpose of the ordinance is to restrict commercial illuminated signage from encroaching on residential neighborhoods. Since churches are allowed by right in residentially zoned property, the requested variance provides a harmonious intent with the ordinance's intent.

Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
The requested variances will not be detrimental to the public welfare and will not be injurious to the area involved because the illuminated signage will be used for a church which is in keeping with the intent for churches to be allowed in residentially zoned property.
DOCUMENTS
Legal Description of Property
BFC Legal Descriptions.pdf
Please note the Plot plan should include dimensions of lots or land, dimensions and location of all existing buildings, and dimensions and location of all proposed buildings or structures. Distances from the outside lines of buildings and structures to property lines must also be shown.
Plot Plan
BFC Signage Plans.2026-07-22.pdf
List of Property Owners Within 300 Feet of the exterior boundaries of subject property
Abst Ownership.PDF
Property Owner Signature giving expressed permission for applicant to make this application.
BFC Authorization.pdf
Additional Documents

ACKNOWLEDGEMENT
I understand for my application to be heard at the next Board of Adjustment meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
Checked
I (we) certify that all the above statements and the statements contained in any plans submitted herewith are true to the best of my (our) knowledge and belief.
Checked
SIGNATURE
Applicant Signature

Description	Quantity	Amount	Total
Fee			$150.00
Notice of Public Hearing			$625.00
Commercial Variance Fee			**Plan Check Fees** $775.00
			Permit Fees $0.00

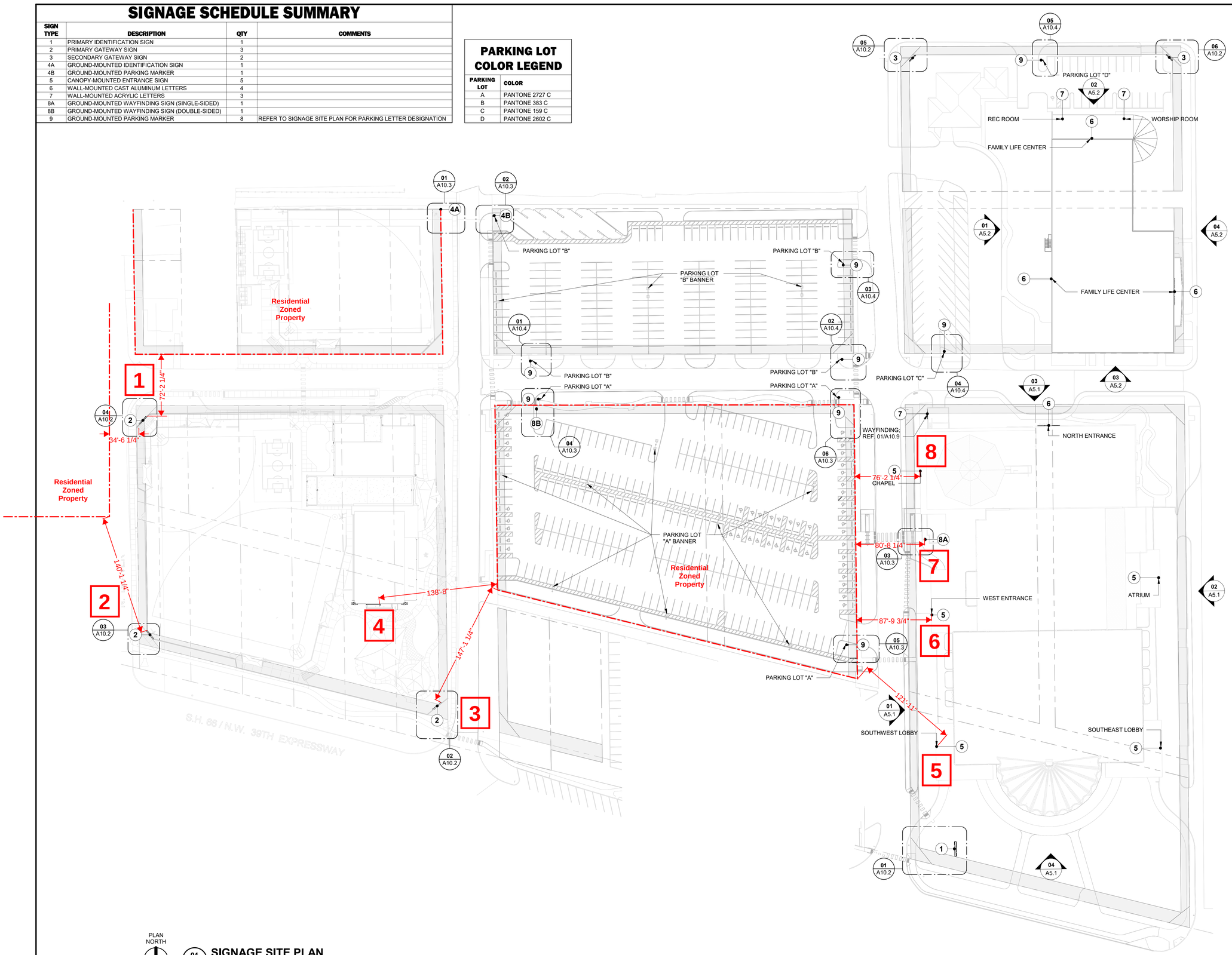
[redacted]

SIGNAGE SCHEDULE SUMMARY

SIGN TYPE	DESCRIPTION	QTY	COMMENTS
1	PRIMARY IDENTIFICATION SIGN	1	
2	PRIMARY GATEWAY SIGN	3	
3	SECONDARY GATEWAY SIGN	2	
4A	GROUND-MOUNTED IDENTIFICATION SIGN	1	
4B	GROUND-MOUNTED PARKING MARKER	1	
5	CANOPY-MOUNTED ENTRANCE SIGN	5	
6	WALL-MOUNTED CAST ALUMINUM LETTERS	4	
7	WALL-MOUNTED ACRYLIC LETTERS	3	
8A	GROUND-MOUNTED WAYFINDING SIGN (SINGLE-SIDED)	1	
8B	GROUND-MOUNTED WAYFINDING SIGN (DOUBLE-SIDED)	1	
9	GROUND-MOUNTED PARKING MARKER	8	REFER TO SIGNAGE SITE PLAN FOR PARKING LETTER DESIGNATION

PARKING LOT COLOR LEGEND

PARKING LOT	COLOR
A	PANTONE 2727 C
B	PANTONE 383 C
C	PANTONE 159 C
D	PANTONE 2602 C



PLAN NORTH

01 A10.1 SIGNAGE SITE PLAN
1" = 50'-0"

ARCHITECT
TDR TRANSFORMS
TROY D. RHODES & COMPANY
ARCHITECTURE | INTERIOR DESIGN
MASTER PLANNING | SIGNAGE & WAYFINDING | GRAPHIC DESIGN

PROJECT TEAM
OWNER
BETHANY FIRST CHURCH OF THE NAZARENE
6789 Northwest 39th Expressway
Bethany, OK 73008
405-789-2050 Phone

CONTRACTOR TYPE
LINGO CONSTRUCTION SERVICES, INC
1135 N. Robinson Avenue
Oklahoma City, OK 73103
405-602-2100 Phone

ARCHITECT
TROY D. RHODES & COMPANY, INC
4323 N.W. 63rd Street, Suite 201
Oklahoma City, OK 73116
405-843-8600 Phone
405-843-8601 Fax

CIVIL ENGINEER
SMITH ROBERTS BALDISCHWILER, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
405-840-7094 Phone

STRUCTURAL ENGINEER
WALLACE DESIGN COLLECTIVE
410 N. Walnut Avenue, Suite 200
Oklahoma City, OK 73104
405-236-5858 Phone

MEP ENGINEER
Olsson
11600 Broadway Ext. #300
Oklahoma City, OK 73114
405-242-6600 Phone

LANDSCAPE ARCHITECT
HFSD, INC
3100 N.W. 149th Street
Oklahoma City, OK 73134
405-752-8018 Phone

PROJECT DESCRIPTION
BFC
BETHANY FIRST CHURCH OF THE NAZARENE

CAMPUS RENEWAL PHASE 2

PROJECT ADDRESS
6789 N.W. 39th Expressway
Bethany, OK 73008

SEAL
STATE OF OKLAHOMA · TROY D. RHODES · 22102 · OKLAHOMA CITY · REGISTERED ARCHITECT
03/20/2026

PROJECT NO. 25457.00
DRAWN BY DRG
CHECKED BY TDR
APPROVED BY TDR

SHEET ISSUE DATE HISTORY

NO.	DATE	DESCRIPTION
	03/20/26	COMPLETE PACKAGE

PROJECT PHASE
CONSTRUCTION DOCUMENTS

SHEET DESCRIPTION
SIGNAGE REFERENCE PLAN

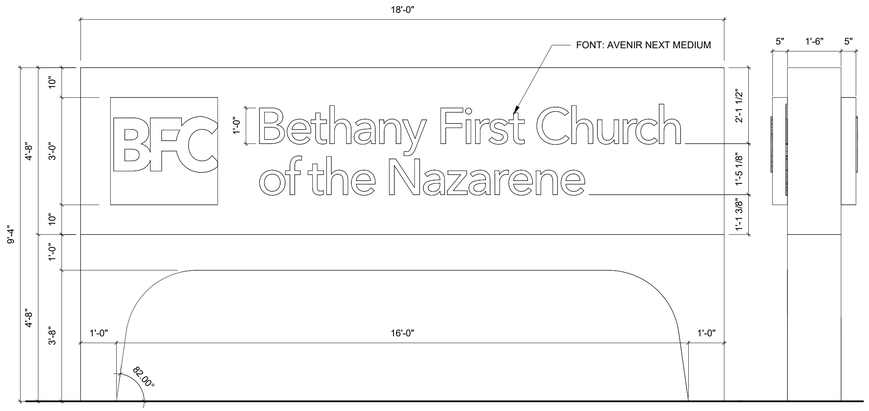
ISSUE DATE
MARCH 20, 2026

SHEET NUMBER
A10.1

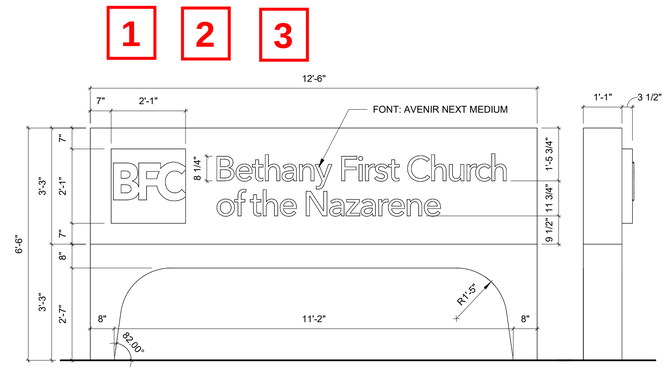
COPYRIGHT © 2026 TROY D. RHODES & COMPANY, INC.

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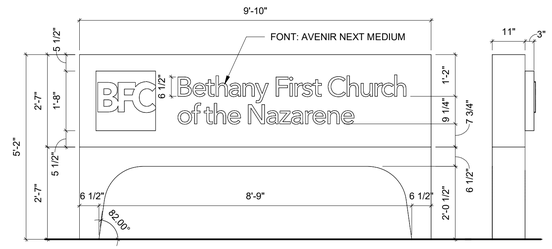
SIGNAGE MATERIALS: REFER TO DETAILS 08, 09, AND 10 ON SHEET A10.8



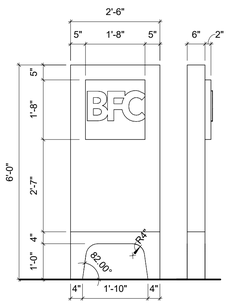
01 / A10.5 SIGN TYPE 1
1/2" = 1'-0"



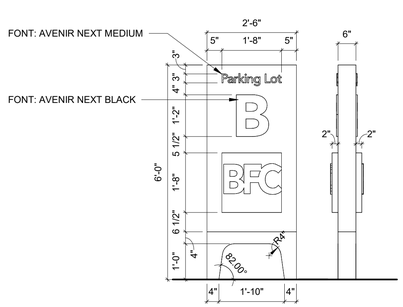
02 / A10.5 SIGN TYPE 2
1/2" = 1'-0"



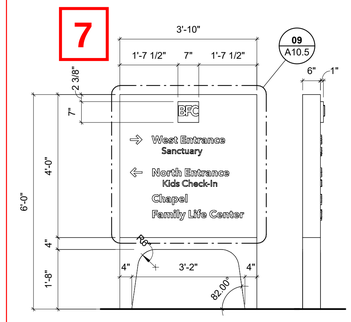
03 / A10.5 SIGN TYPE 3
1/2" = 1'-0"



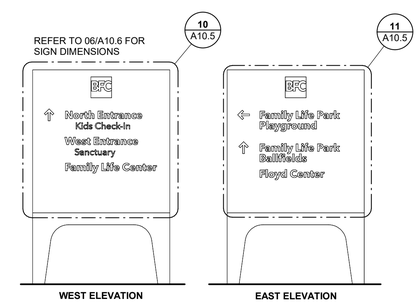
04 / A10.5 SIGN TYPE 4A
1/2" = 1'-0"



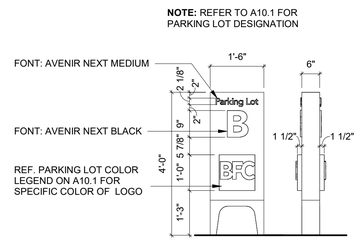
05 / A10.5 SIGN TYPE 4B
1/2" = 1'-0"



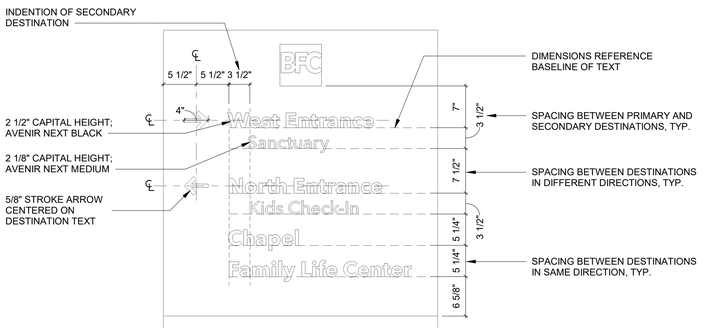
06 / A10.5 SIGN TYPE 8A
1/2" = 1'-0"



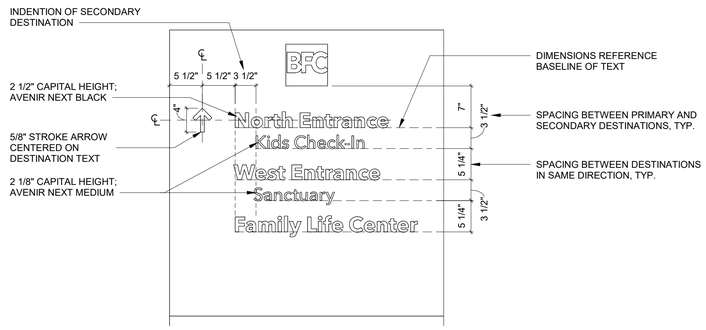
07 / A10.5 SIGN TYPE 8B (DOUBLE-SIDED)
1/2" = 1'-0"



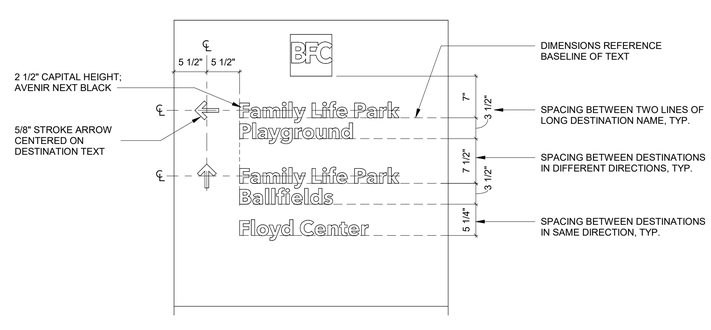
08 / A10.5 SIGN TYPE 9
1/2" = 1'-0"



09 / A10.5 ENLARGED WEST ELEVATION (8A)
1" = 1'-0"



10 / A10.5 ENLARGED WEST ELEVATION (8B)
1" = 1'-0"



11 / A10.5 ENLARGED EAST ELEVATION (8B)
1" = 1'-0"

ARCHITECT
TDR TRANSFORMS
TROY D. RHODES & COMPANY
ARCHITECTURE | INTERIOR DESIGN
MASTER PLANNING | SIGNAGE & WAYFINDING | GRAPHIC DESIGN

PROJECT TEAM
OWNER
BETHANY FIRST CHURCH OF THE NAZARENE
6789 Northwest 39th Expressway
Bethany, OK 73008
405-789-2050 Phone

CONTRACTOR TYPE
LINGO CONSTRUCTION SERVICES, INC
1135 N. Robinson Avenue
Oklahoma City, OK 73103
405-602-2100 Phone

ARCHITECT
TROY D. RHODES & COMPANY, INC
4323 N.W. 63rd Street, Suite 201
Oklahoma City, OK 73116
405-843-8600 Phone
405-843-8601 Fax

CIVIL ENGINEER
SMITH ROBERTS BALDISCHWILER, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
405-840-7094 Phone

STRUCTURAL ENGINEER
WALLACE DESIGN COLLECTIVE
410 N. Walnut Avenue, Suite 200
Oklahoma City, OK 73104
405-236-5858 Phone

MEP ENGINEER
Olsson
11600 Broadway Ext. #300
Oklahoma City, OK 73114
405-242-6600 Phone

LANDSCAPE ARCHITECT
HFSD, INC
3100 N.W. 149th Street
Oklahoma City, OK 73134
405-752-8018 Phone

PROJECT DESCRIPTION

BETHANY FIRST CHURCH OF THE NAZARENE

CAMPUS RENEWAL PHASE 2

PROJECT ADDRESS
6789 N.W. 39th Expressway
Bethany, OK 73008

SEAL
STATE OF OKLAHOMA · ROY D. RHODES · 420 · CERTIFICATE OF AUTHORIZATION · REGISTERED ARCHITECT
03/20/2026

PROJECT NO. 25457.00
DRAWN BY DRG
CHECKED BY TDR
APPROVED BY TDR

SHEET ISSUE DATE HISTORY

NO.	DATE	DESCRIPTION
	03/20/26	COMPLETE PACKAGE

PROJECT PHASE
CONSTRUCTION DOCUMENTS

SHEET DESCRIPTION
SIGNAGE ELEVATIONS

ISSUE DATE
MARCH 20, 2026

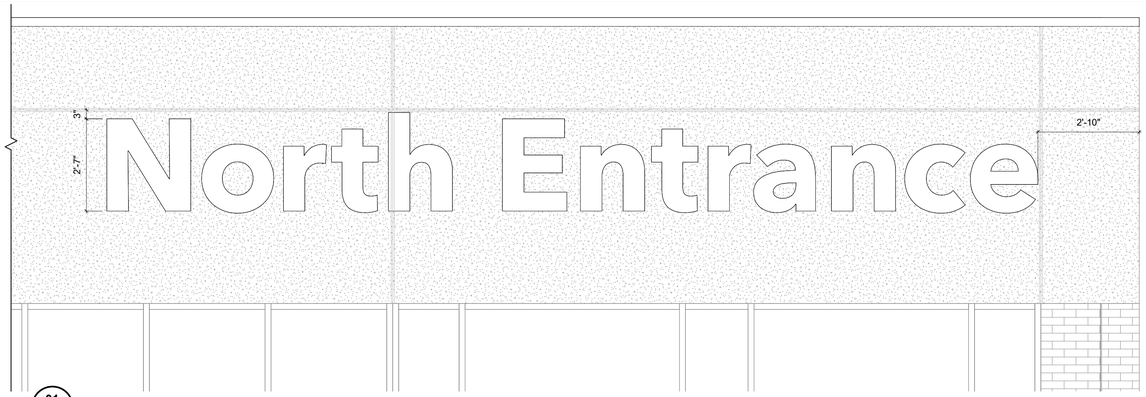
SHEET NUMBER
A10.5

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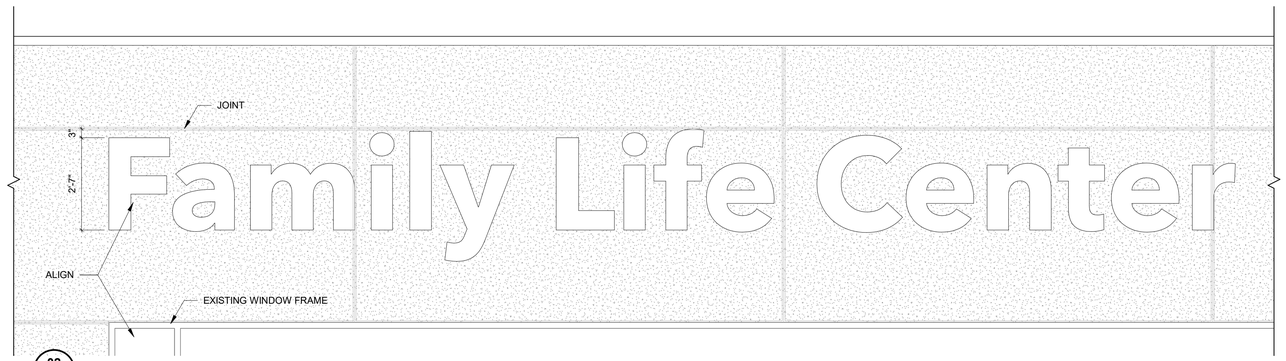
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SIGN TYPE 6

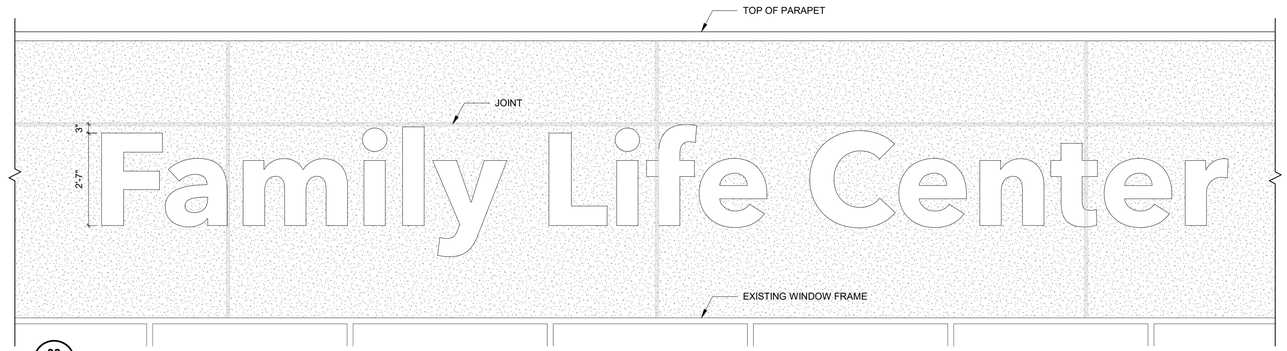
SIGNAGE MATERIALS: REVERSE CHANNEL LETTERS (ALUMINUM);
SIZE: 2" LETTER DEPTH; 31" CAPITAL LETTER HEIGHT
COLOR: DARK BRONZE
FONT: AVENIR NEXT BLACK



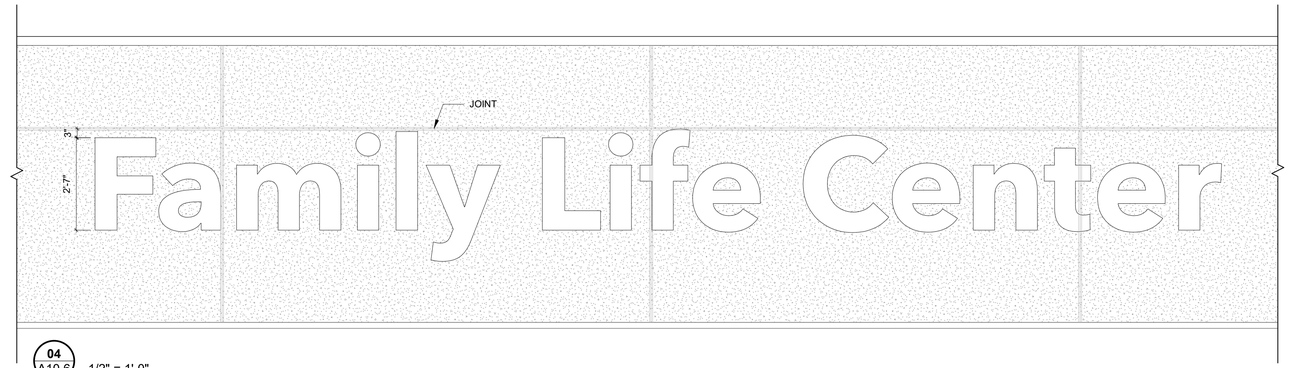
01 A10.6 1/2" = 1'-0"



02 A10.6 1/2" = 1'-0"



03 A10.6 1/2" = 1'-0"



04 A10.6 1/2" = 1'-0"

SIGN TYPE 5

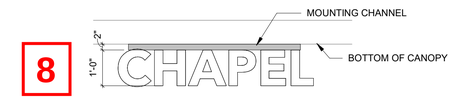
SIGNAGE MATERIALS: 2 1/2" THICK ALUMINUM (INTERNALLY LIT)
FONT: AVENIR NEXT BLACK
SIGN POWER: BASE BID



05 A10.6 1/2" = 1'-0"



06 A10.6 1/2" = 1'-0"



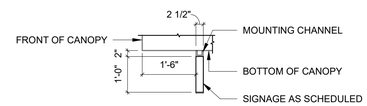
07 A10.6 1/2" = 1'-0"



08 A10.6 1/2" = 1'-0"



09 A10.6 1/2" = 1'-0"



10 A10.6 1/2" = 1'-0"

EXAMPLE OF SIGN TYPE 5





ARCHITECT
TDR TRANSFORMS
TROY D. RHODES & COMPANY
ARCHITECTURE | INTERIOR DESIGN
MASTER PLANNING | SIGNAGE & WAYFINDING | GRAPHIC DESIGN

PROJECT TEAM
OWNER
BETHANY FIRST CHURCH OF THE NAZARENE
6789 Northwest 39th Expressway
Bethany, OK 73008
405-789-2050 Phone

CONTRACTOR TYPE
LINGO CONSTRUCTION SERVICES, INC
1135 N. Robinson Avenue
Oklahoma City, OK 73103
405-602-2100 Phone

ARCHITECT
TROY D. RHODES & COMPANY, INC
4323 N.W. 63rd Street, Suite 201
Oklahoma City, OK 73116
405-843-8600 Phone
405-843-8601 Fax

CIVIL ENGINEER
SMITH ROBERTS BALDISCHWILER, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
405-840-7094 Phone

STRUCTURAL ENGINEER
WALLACE DESIGN COLLECTIVE
410 N. Walnut Avenue, Suite 200
Oklahoma City, OK 73104
405-236-5858 Phone

MEP ENGINEER
Olsson
11600 Broadway Ext. #300
Oklahoma City, OK 73114
405-242-6600 Phone

LANDSCAPE ARCHITECT
HFSD, INC
3100 N.W. 149th Street
Oklahoma City, OK 73134
405-752-8018 Phone

PROJECT DESCRIPTION
BFC
BETHANY FIRST CHURCH OF THE NAZARENE

CAMPUS RENEWAL PHASE 2

PROJECT ADDRESS
6789 N.W. 39th Expressway
Bethany, OK 73008

SEAL
STATE OF OKLAHOMA · TROY D. RHODES · 22457 · REGISTERED · OKLAHOMA CITY · OKLAHOMA · LICENSED ARCHITECT
03/20/2026

PROJECT NO. 25457.00
DRAWN BY DRG
CHECKED BY TDR
APPROVED BY TDR

SHEET ISSUE DATE HISTORY

NO.	DATE	DESCRIPTION
	03/20/26	COMPLETE PACKAGE

PROJECT PHASE
CONSTRUCTION DOCUMENTS

SHEET DESCRIPTION
SIGNAGE ELEVATIONS

ISSUE DATE
MARCH 20, 2026

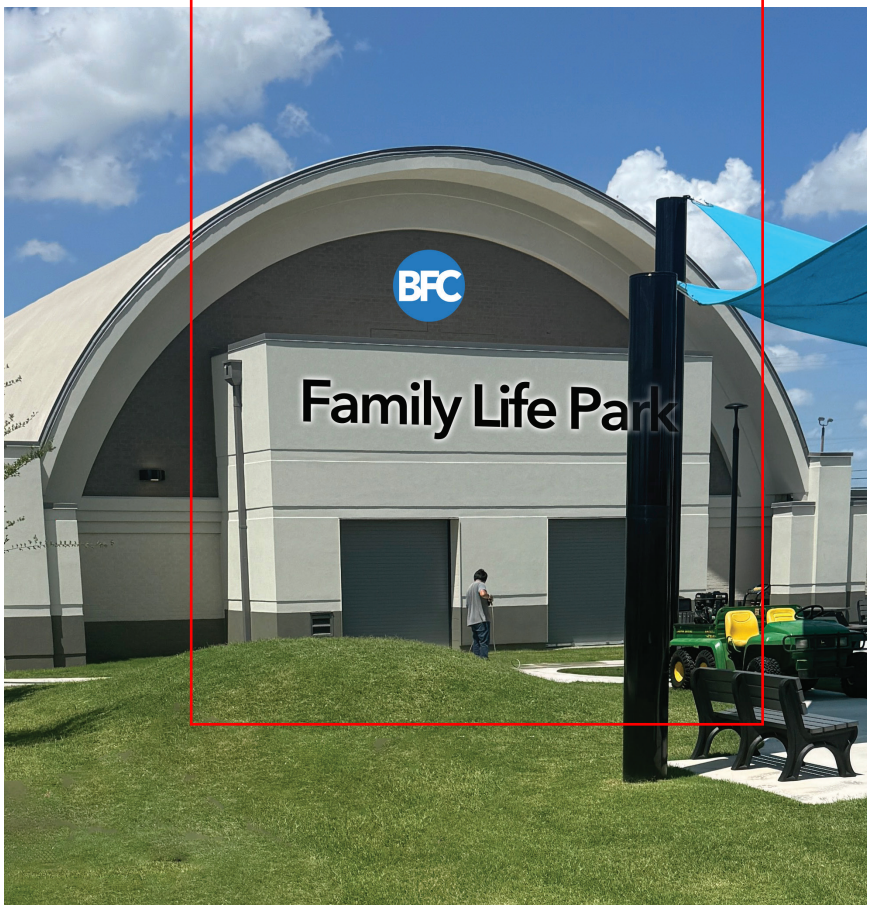
SHEET NUMBER
A10.6

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3/23/2026 11:46:46 AM



4



BETHANY FIRST CHURCH
OF THE NAZARENE

To Whom it May Concern:

I authorize Troy Rhodes, of Troy D. Rhodes & Company, Inc, to act on behalf of Bethany First Church of the Nazarene as the applicant for the City of Bethany Board of Adjustment application regarding a variance for signage lighting.

Misty Jaggers
Executive Pastor
Bethany First Church of the Nazarene
405-789-2050

ABSTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF **OKLAHOMA**)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, to the lands surrounding and within 300 feet of:

All of Block EIGHT (8), in ORIGINAL PLAT OF BETHANY, to Oklahoma County, Oklahoma, according to the recorded plat thereof. Together with the Vacated East West Alley and North South Alley and South Half of the Vacated NW 41st Street adjacent to said Block 8. LESS AND EXCEPT that part deeded to Oklahoma County for road purposes.

AND

All of Block SIX (6), in
ORIGINAL PLAT OF BETHANY, to
Oklahoma County, Oklahoma,
according to the recorded plat thereof.
LESS AND EXCEPT the South 28.5 feet thereof.

OWNER OF RECORD: BETHANY FIRST CHURCH OF THE NAZARENE

That the addresses that are listed have been taken from the Treasurer's records of Oklahoma County, Oklahoma.

TAX ID, OWNER, ADDRESS & LEGAL DESCRIPTION:

R170426750

BARKOCY PROPERTIES LLC
7521 N CLASSEN BLVD
OKLAHOMA CITY, OK 73116

MULTIPLE PROPERTIES

R170121260

BETHANY FIRST CHURCH OF THE NAZARENE
6789 NW 39TH EXPY
BETHANY, OK 73008

MULTIPLE PROPERTIES

R170121600

BETHANY NAZARENE COLLEGE
6729 NW 39TH EXPWY
BETHANY, OK 73008

BETHANY CITY ADD 004 000 LOT 11 EXEMPT

R170120840

BETHANY PENIEL COLLEGE
6729 NW 39TH EXPWY
BETHANY, OK 73008

MULTIPLE PROPERTIES

R170421800

BREWER & ASSOCIATES PROPERTY LLC
1530 SW 119TH ST, Unit 103
OKLAHOMA CITY , OK 73170

BEAVERS SUB BLK 22 022 004

R170300700

BROOKSTART INVESTMENTS LLC
PO BOX 30172
EDMOND, OK 73003

ROBERTS SUB BLK 21 001 000 LOTS 6 7 8 9 10 & 11

R170122800

DB CLINIC LLC
6801 NW 39TH EXPY
BETHANY, OK 73008

MULTIPLE PROPERTIES

R170422700

DEES, WANDA L
7804 NW 20TH ST
BETHANY, OK 73008

BEAVERS SUB BLK 22 022 006

R170424050

ELLIOTT, DONNA M
4111 N BEAVER AVE
BETHANY, OK 73008

BEAVERS SUB BLK 22 022 009

R170121440

FELDE, LINDA STAGGS AND FELDE, ROBERT LEE
731 NW 96TH ST

OKLAHOMA CITY, OK 73114

BETHANY CITY ADD 004 006

R170121330

GE & JO LLC
3425 HIDDEN LEAF DR
EDMOND, OK 73012

BETHANY CITY ADD BLK 004 LOT 000 LOTS 1 & 2

R170121920

HERNANDEZ, LEONEL
7007 NW 43RD ST
BETHANY, OK 73008

BETHANY CITY ADD 005 004

R170422250

HERNANDEZ, MARIYCARMEN & OSCAR
4205 N BEAVER AVE
BETHANY, OK 73008

BEAVERS SUB BLK 22 022 005

R170424500

J & K FINE PROPERTIES II LLC
12824 ST ANDREWS DR
OKLAHOMA CITY, OK 73120

MULTIPLE PROPERTIES

R170121880

LOPEZ, LESLIE
6904 NW 42ND ST
BETHANY, OK 73008

BETHANY CITY ADD 005 003

R170121970

MULL PROPERTIES LLC
7201 N CLASSEN BLVD, Unit 100
OKLAHOMA CITY, OK 73116

BETHANY CITY ADD 005 005 S45FT

R170125560

NEW COVENANT FELLOWSHIP OF OKLAHOMA INC
6736 NW 39TH EXPY
BETHANY, OK 73008

BETHANY CITY ADD 012 000 E25FT OF W50FT LOT 6 EX N28.5FT

R170423150

RAMOS, RAFAEL
4200 N ROCKWELL AVE
BETHANY, OK 73008

BEAVERS SUB BLK 22 022 007

R170300350

REGIS INN LLC C/O SONIC RESTAURANTS INC
11601 N 74TH PL
SCOTTSDALE, AZ 85260

ROBERTS SUB BLK 21 001 000 LOTS 1 THRU 5 & LOTS 27 THRU 30

R170121450

RWT PROPERTIES LLC
4206 N WILLOW AVE
BETHANY, OK 73008

BETHANY CITY ADD 004 007

R170421350

SAUNDERS, STEPHEN R & DEBORAH L
4811 PLAINVIEW RD
ARDMORE, OK 73401

BEAVERS SUB BLK 22 022 003

R170425390

SMITH, NORM & KAY D TRS OF SMITH NORMAN C & KAY D TRUST
649 E AMELIA TER
MUSTANG, OK 73064

BEAVERS SUB BLK 22 022 000 LOTS 15 THRU 19 EX S28.5FT OF W/2 BLK 22 SUBJ TO ESMTS OF RECORD

R170120800

SOUTHERN NAZARENE UNIVERSITY
6727 NW 39TH EXPY
BETHANY, OK 73008

BETHANY CITY ADD 002 008

R170129280

THE CHILDRENS CENTER INC
6800 NW 39TH EXPY
BETHANY, OK 73008

MULTIPLE PROPERTIES

R170423600

TLC INVESTMENTS LLC
5700 SYCAMORE POND DR
MUSTANG, OK 73064

BEAVERS SUB BLK 22 022 008
R170121820

TNA HOMES LLC
8016 NW 33RD ST
BETHANY, OK 73008

BETHANY CITY ADD 005 000 S72FT OF LOT 1 & S72FT OF E10FT OF LOT 2

R170122040

WILLIAMS, PATRICK C AND WILLIAMS ALLISON W
6909 NW 41ST ST
BETHANY, OK 73008

BETHANY CITY ADD 005 000 E5FT LOT 7 & ALL LOT 8

R170121840

WIRE, CHRISTIE AND GRAY, CHARLA ANN
6902 NW 42ND ST
BETHANY, OK 73008

BETHANY CITY ADD 005 002 W50FT

R170125680

WOODLAKE RACQUET CLUB LLC
7601 DORSET DR
NICHOLS HILLS, OK 73116

BETHANY CITY ADD 012 000 W25FT OF LOT 6 EX N28 1/2FT & ALL LOTS 7 & 8 EX N28 1/2FT

R170121990

WRIGHT, JAIME AND EILER, ELIJAH
6913 NW 42ND ST
BETHANY, OK 73008

BETHANY CITY ADD 005 000 S51FT OF LOT 6

R170121960

YENTZ, RANDAL L
6908 NW 42ND ST
BETHANY, OK 73008

BETHANY CITY ADD 005 005 N125FT

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: July 9, 2026 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

Stacy Bombardiere, License # 7018

COMPLETED: July 22, 2026

Order No. 26322976

BOARD OF ADJUSTMENT APPLICATION NOTIFICATION

DATE: 7/27/26 **(MAP ON BACK)**

Dear Property Owner:

A. Board of Adjustment Application

1. Case No.: BA 26-05
2. Location of Property: 6900 NW 41st St

3. Legal Description: BETHANY CITY ADD BLK 008 LOTS 1 THRU 16 EX S15FT OF LOT 9 THRU 11 and BETHANY CITY ADD BLK 006 LOTS 1 THRU 12 EX S28.5FT EXEMPT
4. Present Zoning: E-1 (Educational/ Institutional)
5. Nature of Application: Consider a variance to § 153.16 of the Bethany Code of Ordinances, which stipulates that an illuminated sign shall not be located within 150 feet of a residential zoned property.
6. Bethany Ordinance in Question: § 153.16

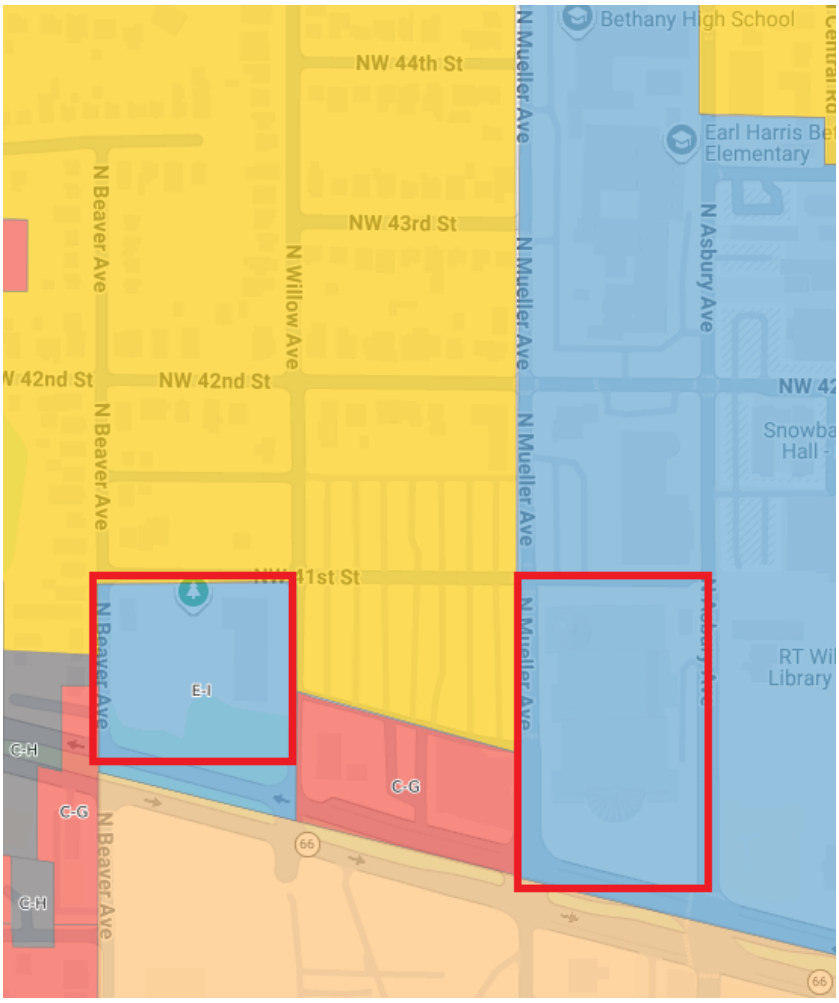
B. Hearing Schedule

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 August 13th, 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 36th St., Bethany, OK 73008


Bethany High School
NW 44th St
Earl Harris Be
Elementary
N Mueller Ave
N Asbury Ave
NW 43rd St
N Beaver Ave
N Willow Ave
W 42nd St
NW 42nd St
NW 42
Snowba
Hall
N Mueller Ave
NW 41st St
N Beaver Ave
N Mueller Ave
RT Wi
Library
E-I
C-H
C-G
C-G
66
N Beaver Ave
C-H
66

NOTICE OF PUBLIC HEARING

On August 13, 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 36th St., Bethany, OK 73008 for the following: Consider a request by Troy Rhodes, Applicant and Bethany First Church of the Nazarene, Property Owner, for a variance to § 153.16 of the Bethany Code of Ordinances, which stipulates that an illuminated sign shall not be located within 150 feet of a residential zoned property. At the location of 6900 NW 41st St.

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: BETHANY CITY ADD BLK 008 LOTS 1 THRU 16 EX S15FT OF LOT 9 THRU 11 and BETHANY CITY ADD BLK 006 LOTS 1 THRU 12 EX S28.5FT EXEMPT

