

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.

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
May 14, 2026
6:15 P.M.**

CALL TO ORDER

INVOCATION

APPROVAL OF MINUTES OF April 9, 2026, MEETING

BOARD OF ADJUSTMENT BUSINESS

EXPLANATION OF PROCEDURE TO AUDIENCE

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

NEW BUSINESS

ADJOURNMENT UNTIL June 11, 2026

MINUTES
CITY OF BETHANY
BOARD OF ADJUSTMENT
APRIL 9, 2026

MEMBERS PRESENT: Matt Goodwin, Chair
James Fenno, Vice-Chair
Wayne Clements
Curtis Yates

MEMBERS ABSENT: Keith Burlison

STAFF PRESENT: Ray Jones, City Attorney
Brett Crececius, 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 Thursday, April 2, 2026 on or before 4:30 p.m.

James Fenno, Vice-Chair called the meeting to order and gave the invocation. Motion was made by Curtis Yates, seconded by Wayne Clements to approve the March 26, 2026 Special Board of Adjustment minutes as emailed. The votes are as follows: AYE- James Fenno, Wayne Clements, Curtis Yates. NAY- None. ABSTAIN - None. The motion carried unanimously 3 - 0.

ITEM 1: **BA 26-02**

Green Energy Solutions, LLC Applicant and Putnam City School Districts, Property Owner, for a variance to §150.008(A) and (B) of the Bethany Code of Ordinances, which stipulates that No tank or tanks for the storage and distribution of oil, gasoline, other inflammable, explosive liquids, and commodities shall ever be erected, built, rebuilt, constructed, maintained or enlarged in the city limits unless the tank or tanks be constructed and maintained at least three feet below the natural surface of the earth; and where such storage may not be located in a highly populated area and may not be closer than 100 feet, or the distance listed in this code, whichever is more restrictive, from any commercial or residential building. As well § 151.12, which stipulates that no storage tank shall be located closer than 300 feet to a house, dwelling, or business unless a location exception is granted by the Board of Adjustment. At the operating location of 7111 NW 42nd St and physical location of 4300 N Wilburn Ave.

LEGAL DESCRIPTION: Lots 4A and 3B, Block 1, Replat of Part of Lot 3&4 Block 1, Bethany Route 66 Business Park Phase II, An Addition To The City of Bethany, Oklahoma county, Oklahoma, According to The Plat Recorded I in Book 67 of Plats, Page 70

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report for a variance to §150.008(A) and (B) of the Bethany Code of Ordinances, which stipulates that No tank or tanks for the storage and distribution of oil, gasoline, other inflammable, explosive liquids, and commodities shall ever be erected, built, rebuilt, constructed, maintained or enlarged in the city limits unless the tank or tanks be constructed and maintained at least three feet below the natural surface of the earth; and where such storage may not be located in a highly populated area and may not be closer than 100 feet, or the distance listed in this code, whichever is more restrictive, from any commercial or residential building. As well § 151.12, which stipulates that no storage tank shall be located closer than 300 feet to a house, dwelling, or business unless a location exception is granted by the Board of Adjustment. At the operating location of 7111 NW 42nd St and physical location of 4300 N Wilburn Ave. Raquelynne Diaz, Comm. Dev. Associate presented an aerial map of the location, and summarized the zoning of the surrounding properties.

Raquelynne Diaz, Comm. Dev. Associate explained the applicant is seeking a variance for the future compressed natural gas fueling station for the Putnam City Bus Station. The background on the case is work had started prior to the variance request. However, after notification of this they stopped the construction. They have been working with the city and have submitted all the materials to the city for the Board of Adjustment meeting tonight. The applicant's design has been reviewed by our City Engineers, and they have approved the proposed design of the CNG pit. However based on the site plan with the location of the pit would be closer than the one hundred feet from the abutting residential properties.

(Matt Goodwin, Chair arrived at 6:41 pm)

Raquelynne Diaz, Comm. Dev. Associate read the seven applications questions that the applicant must meet for a variance and applicant's answers.

Ray Jones, City Attorney asked if the applicant's had anything they would like to present to the Board of Adjustment.

Mr. Page, Director of Transportation for Putnam City spoke on behalf of the district. This is bringing an average savings of about a hundred plus thousand dollars just in fuel savings to the district by going with the compressed natural gas for our fleet.

Mr. Bolte with Small Arrow Engineering spoke about the compressed natural gas process, and the set up for the bus fleet. He presented a site plan with location of gas storage vessels on the site and spoke about all the safety measures they will have in place. Mr. Bolte asked for approval of the variance.

Ray Jones, City Attorney mentioned it complies with all NAFDA Standards and actual standards for construction. The only real issue here is our ordinances are more restrictive as far as the placement of the certain types of structures which encompasses this type of a storage tank.

Motion was made James Fenno, seconded by Wayne Clements to approve the variance request. The votes are as follows: AYE- Matt Goodwin, James Fenno, Curtis Yates, Wayne Clements. NAY- None. ABSTAIN- None. The motion carried unanimously 4 - 0.

Matt Goodwin, Chair adjourned the meeting at 7:05 p.m.

BETHANY

Oklahoma

City of Bethany - Board of Adjustment

Staff Report

May 14th, 2026

CASE NO: BA 26-03

Request: 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

Property Zoning: C-G (Commercial General)

Proposed Variance: Requesting a special exception to § 158.091(E) of the Bethany Code of Ordinances.

Surrounding Zoning:

Direction	Zoning
North	R-1 (Residential One-family)
South	C-G (Commercial General)
East	C-G (Commercial General)
West	C-G (Commercial General)

Background:

The property owner at 7501 NW 23rd Street, currently operating an auto repair business, has inquired about applying for a special use permit to allow the open display of merchandise for vehicle sales. Staff advised that open display is not permitted within the C-G (Commercial General) zoning district. Following that inquiry, the city received an application for a special exception to Section 158.091(E) to allow the sale of used, licensed motor vehicles as an accessory use to the primary business.

The applicant submitted supporting materials with the application, including a written statement describing the basis for the request and proposed conditions of approval. These materials are attached for the Boards review.

Analysis:

This request for a special exception to Section 158.091(E) is brought to the Board of Adjustment because the Board is authorized to grant a special exception to allow the sale of used, licensed motor vehicles as an accessory use, subject to the conditions below.

Condition 1. The sale of used, licensed motor vehicles shall be an accessory use customarily associated with the primary use, and the accessory use shall be located on the same lot as the primary business.

Condition 2. The special exception may be granted only within the C-H (Commercial Highway) or C-G (Commercial General) zoning districts.

Condition 3. A license shall be obtained in accordance with the provisions hereof, except the following additional conditions shall be met:

(a) There shall be no more than three used licensed motor vehicles offered for sale of which no more than one shall be displayed on the property of the primary business at any given time.

(b) The conditions concerning the open display of merchandise in C-G district, as required hereby, shall be met.

(c) Signs advertising the sale of used licensed motor vehicles shall be limited to wall signs complying with the sign regulations found in this title, but in no event shall the sign be larger than four feet by eight feet.

To grant a variance from the terms of this title, the Board must find that all of the following conditions are met:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building in the same zoning district;
- (2) The special conditions and circumstances do not result from the 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;
- (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;
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- (6) The grant of the variance will be in harmony with the general intent and purpose hereof; and
- (7) In granting any special exception or variance, the Board may prescribe appropriate conditions and safeguards in conformity herewith.
- (8) Violation of the conditions and safeguards, when made a part of the terms under which the special exception or variance is granted, shall be deemed a violation hereof.

Signage Requirements § 158.091(E)(3)(C) Signs advertising the sale of used licensed motor vehicles shall be limited to wall signs complying with the sign regulations found in this title, but in no event shall the sign be larger than four feet by eight feet.

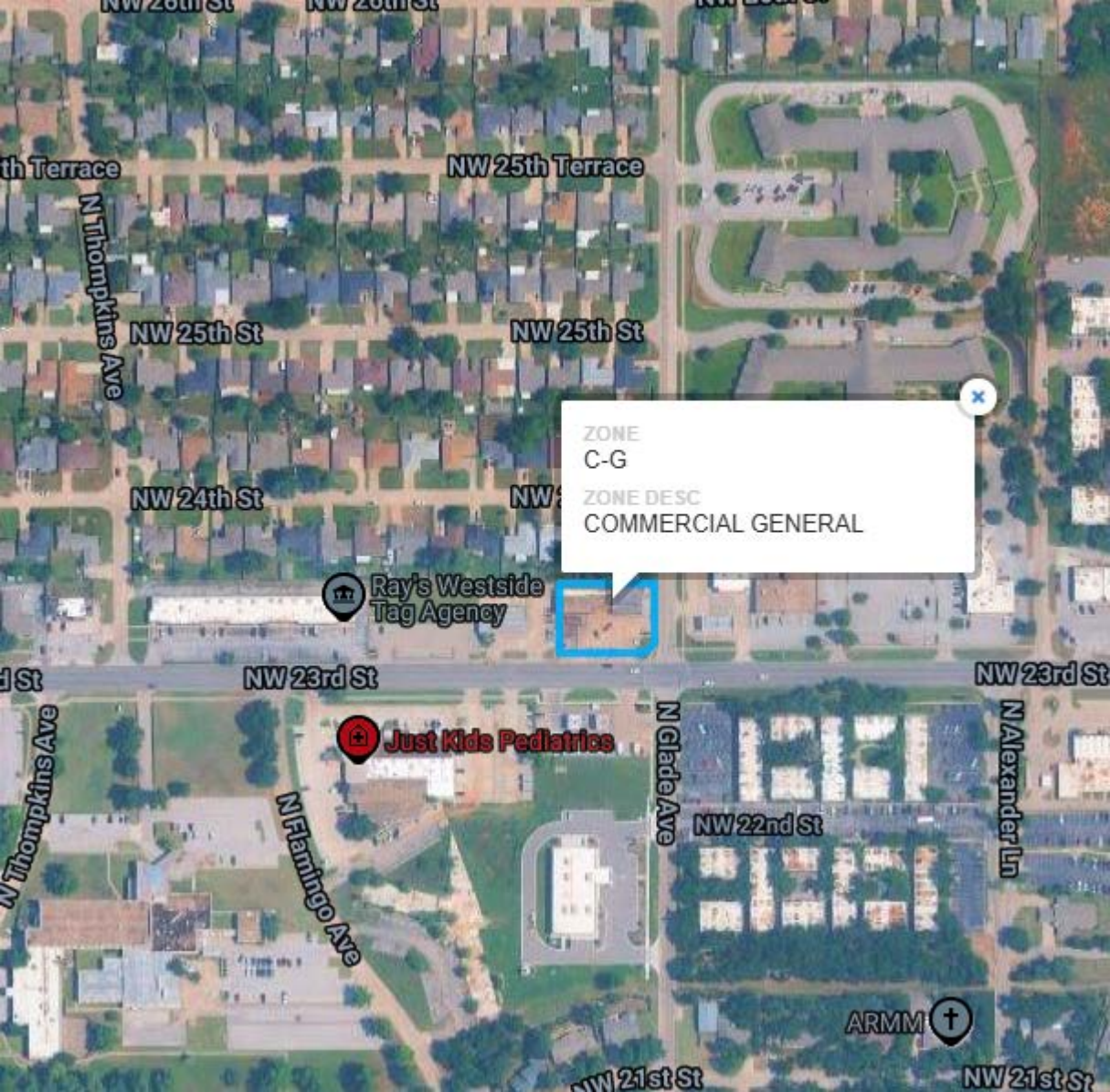
The applicant states that the property owner has installed a freestanding sign on the site advertising the accessory vehicle re-sale operation. The owner indicates the sign was installed to comply with state signage requirements; however, the city's ordinance is more restrictive. Under 158.091(E)(3)(C), signs advertising the sale of used, licensed motor vehicles are limited to wall signs. The owner requests that the Board allow the continued use of the existing freestanding sign.

In consideration of this application, the Board of Adjustment shall review the submitted materials and apply the standards set forth in Section 158.091(E) to determine whether the applicable criteria for a special exception have been met.

Required Action: Hold a public hearing to either grant or deny 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 to the business.

Attachments:

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

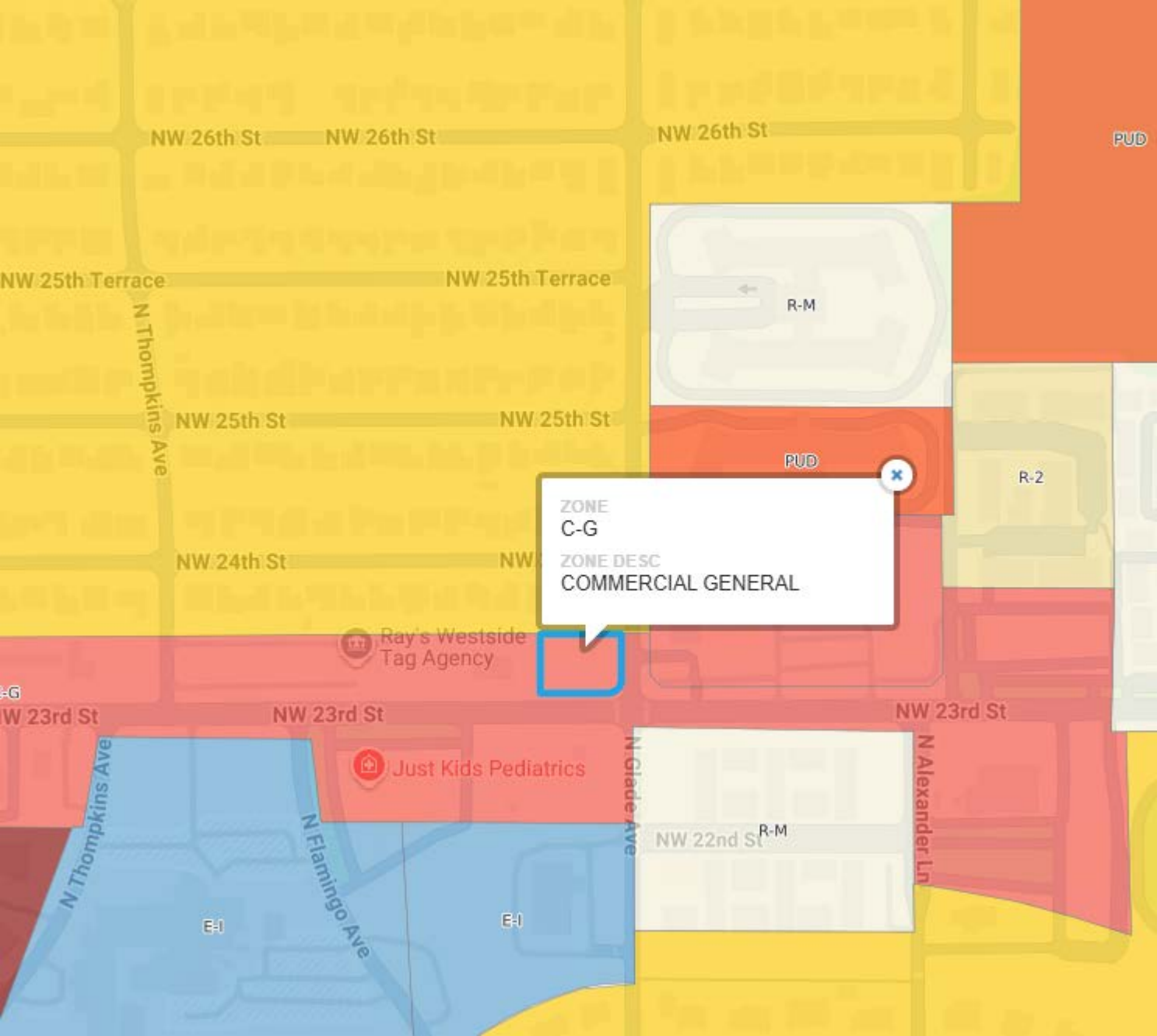


ZONE
C-G
ZONE DESC
COMMERCIAL GENERAL

Ray's Westside
Tag Agency

Just Kids Pediatrics

ARMM



ZONE
C-G
ZONE DESC
COMMERCIAL GENERAL

CITY OF BETHANY
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION

Please complete the following information:

NAME OF APPLICANT (print): MASON J. SCHWARTZ

NAME OF PROPERTY OWNER (print): GULLEY INVESTMENT PROPERTIES LLC

ADDRESS OF PROPERTY: 7501 NW 23RD ST, BETHANY, OK 73008

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

TOTAL LOT AREA: 19,720 sq ft (approx)


PROPOSED USES OF THE PROPERTY: ACCESSORY USE FOR THE OUTDOOR SALE / DISPLAY
OF USED LICENSED MOTOR VEHICLES UNDER 158.091(E) (STATEMENT IN SUPPORT TO BE SUPPLEMENTED)

NUMBER OF OFF-STREET PARKING SPACES TO BE PROVIDED: 18 (total for all operations)

In addition this application shall be accompanied by:

1. A plot plan, showing the surveyed boundaries of the property, the location of any buildings or structures which are now on the property, and the proposed location of any new buildings or structures. All existing and proposed off-street parking areas shall also be shown. Distances from the outside lines or buildings or structures to property lines must be shown. All plans and papers must be letter size (8½ x 11 inches) or legal size (8½ x 14 inches) whenever possible; and
2. An application fee of \$625.00 plus Notice of Public Hearing fee of \$150.00; and
3. A list of the names and addresses of all property owners of record within a 300 foot radius of the exterior boundaries of subject property, certified by a bonded abstractor or the County Assessor of Oklahoma County.

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature of Applicant:  Date: 4/22/26
Address of Applicant: 522 Colcord Drive, OKC, OK 73102 Phone #: 405 516 6924
Signature of Property Owner: _____ Date: 4/22/26

RECEIVED

APR 22 2026

COB 

OFFICIAL USE:

Date Filed: _____
Fee Paid: _____

Case No.: _____
Rec. No.: _____

Date Set for Hearing: _____

LEGAL DESCRIPTION

EXHIBIT A

A part of Block 1, DEVILLE PARK FIFTH ADDITION, Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof, and more particularly described as follows: BEGINNING at the Northeast corner of Block 1; Thence South along the East line of said Block 1 a distance of 119 feet to the Southeast corner of Block 1; Thence West along the South line of said Block 1 a distance of 150.33 feet; Thence North 119 feet to a point on the North line of said Block 1; Thence East along the North line of Block 1 a distance of 151.10 feet to the point or place of beginning.

Said tract is also described as a part of the SW/4 of Section 20, Township 12 North, Range 4 West in Oklahoma County, Oklahoma, as follows: BEGINNING at a point in the South line of SW/4 which point is 30 feet West of the Southeast Corner of said SW/4; Thence West along the South line of said SW/4 a distance of 150.33 feet; Thence North at right angles with the South line of said SW/4 a distance of 169 feet; Thence East and parallel with the south line of said SW/4 a distance of 151.10 feet to a point which is 30 feet West of the East line of said SW/4; Thence South and parallel with the East line of said SW/4 a distance of 169 feet to the point of beginning, less and except the highway right of way across the South 50 feet of said tract.

AND

PROPERTY DEED

WARRANTY DEED

(Statutory Form)

00030721/NW

KNOWN ALL MEN BY THESE PRESENTS:

THAT Wade W. Peard, Trustee under the Wade W. Peard Living Trust dated October 7, 1981, as amended and restated in its entirety on February 12, 1986, as further amended on December 27, 1991 and as further amended on November 5, 1992, of the first part, in consideration of the sum of TEN & NO/100

dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, he do hereby grant, bargain, sell and convey unto Gulley Investment Properties, L.L.C.

party of the second part, the following real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

See Exhibit A Attached

RETURN DEED AND TAX STATEMENT TO:
Gulley Investment Properties, L.L.C.
7501 NW 23rd
Bethany, OK 73003

DOC NUMBER 2000045407
BK 7817 PG 311-312
DATE 04/12/00 10:40:35
FILING FEE \$40.00
DOC TAX \$236.25
CAROLYNN BRUBILL
Oklahoma County Clerk
RECORDED AND FILED

STATE OF OKLAHOMA
OKLAHOMA COUNTY
DOCUMENTARY STAMPS

236.25

CAPITOL ABSTRACT AND TITLE COMPANY

TAX I.D. NUMBER: 17-396-1001

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

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, Gulley Investment Properties, L.L.C.

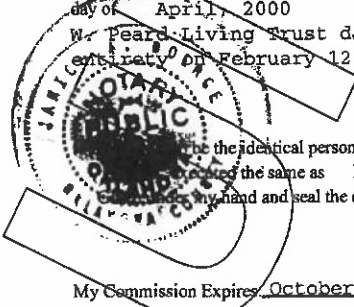
heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 10th day of April, 2000

Wade W. Peard Living Trust
By:
Wade W. Peard, Trustee

STATE OF Oklahoma)
) SS. INDIVIDUAL ACKNOWLEDGMENT
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10th day of April, 2000, personally appeared Wade W. Peard, Trustee under the Wade W. Peard Living Trust dated October 7, 1981, as amended and restated in its entirety on February 12, 1986,



is the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. My hand and seal the day and year last above written.

Janice A. Doerge
Notary Public

My Commission Expires October 24th, 2001

Exhibit "A"

A part of Block 1, DEVILLE PARK FIFTH ADDITION, Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof, and more particularly described as follows: BEGINNING at the Northeast corner of Block 1; Thence South along the East line of said Block 1 a distance of 119 feet to the Southeast corner of Block 1; Thence West along the South line of said Block 1 a distance of 150.33 feet; Thence North 119 feet to a point on the North line of said Block 1; Thence East along the North line of Block 1 a distance of 151.10 feet to the point or place of beginning.

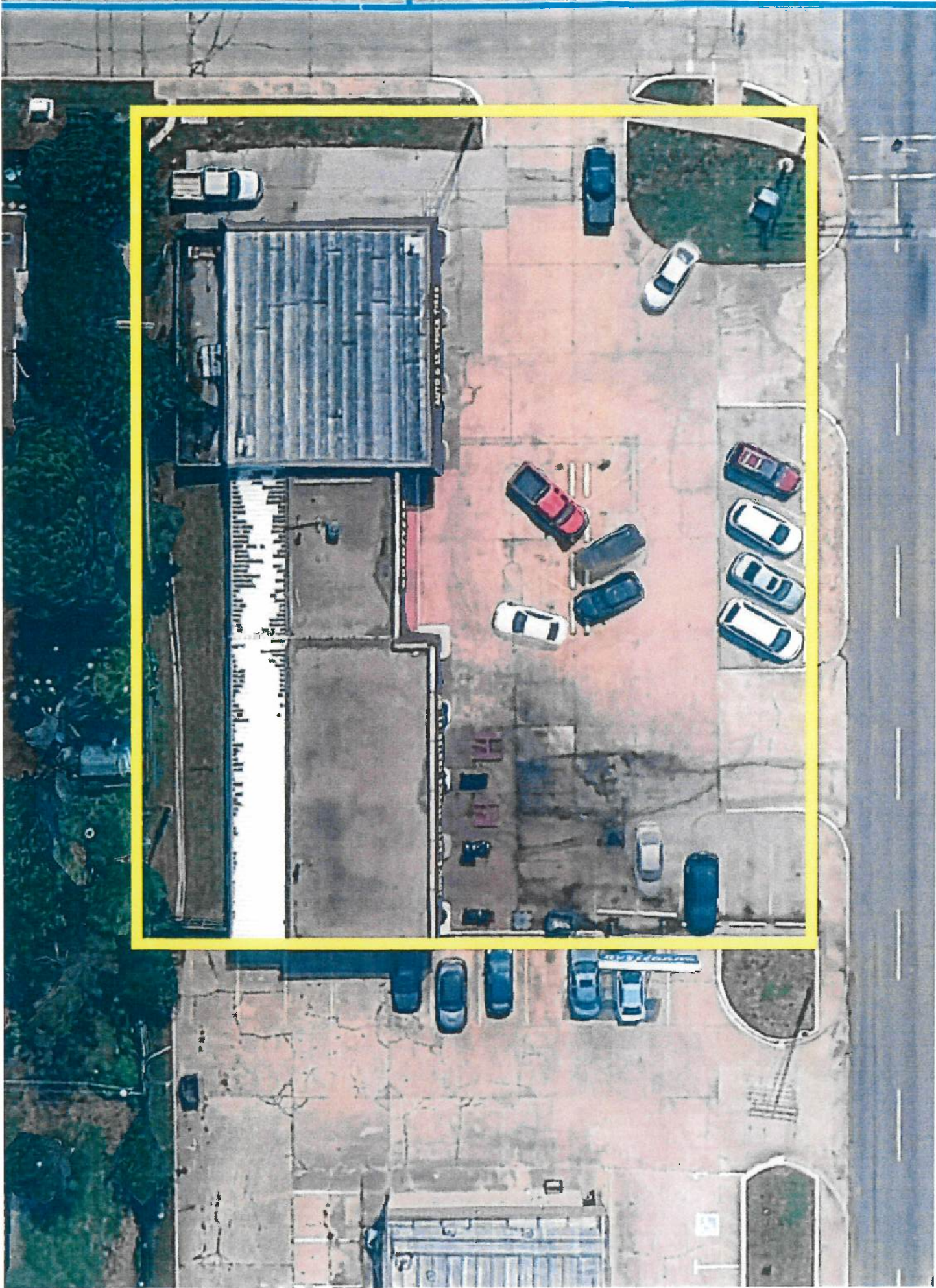
Said tract is also described as a part of the SW/4 of Section 20, Township 12 North, Range 4 West in Oklahoma County, Oklahoma, as follows: BEGINNING at a point in the South line of SW/4 which point is 30 feet West of the Southeast Corner of said SW/4; Thence West along the South line of said SW/4 a distance of 150.33 feet; Thence North at right angles with the South line of said SW/4 a distance of 169 feet; Thence East and parallel with the south line of said SW/4 a distance of 151.10 feet to a point which is 30 feet West of the East line of said SW/4; Thence South and parallel with the East line of said SW/4 a distance of 169 feet to the point of beginning, less and except the highway right of way across the South 50 feet of said tract.

AND

A part of Block 1, DEVILLE PARK FIFTH ADDITION, Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof, and more particularly described as follows: BEGINNING at a point 151.10 feet West of the Northeast corner of said Block 1; Thence South along the East line of said Block 1 a distance of 119 feet to a point located 150.33 feet West of the Southeast corner of Block 1; Thence West along the south line of said Block 1, a distance of 15 feet; Thence North 119 feet to a point on the North line of said Block 1; Thence East along the North line of Block 1 a distance of 15 feet to the point or place of beginning.

Said tract is also described as a part of the SW/4 of Section 20, Township 12 North, Range 4 West in Oklahoma County, Oklahoma, as follows: BEGINNING at a point in the South line of SW/4 which point is 180.33 feet West of the Southeast corner of said SW/4; Thence West along the South line of said SW/4 a distance of 15 feet; Thence North at right angles with the South line of said SW/4 a distance of 169 feet; Thence East and parallel with the South line of said SW/4 a distance of 151 feet to a point which is 181.10 feet West of the East line of said SW/4; Thence South and parallel with the East line of said SW/4 a distance of 169 feet to the point of beginning, LESS AND EXCEPT the highway right of way across the South 50 feet of said tract.

SITE MAP / PHOTOS





OWNERSHIP LIST

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R173961001 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

Oklahoma County Assessor's
300ft Radius Report
4/22/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R173961003	BALENSEIFEN MARK			1103 E FOREMAN RD	YUKON	OK	73099	DEVILLE PARK 5TH	000	000	DEVILLE PARK 5TH 000 000 E135FT OF W735FT OF BLK 1	7505 NW 23RD ST BETHANY
R173961001	GULLEY INVESTMENT PROPERTIES LLC			7501 NW 23RD ST	BETHANY	OK	73008-4941	DEVILLE PARK 5TH	000	000	DEVILLE PARK 5TH 000 000 BEG AT NE/C BLK 1 TH S119FT W165.33FT N119FT E166.1FT TO BEG	7501 NW 23RD ST BETHANY
R173892045	BEASLER LAWRENCE P & LOUISE			7508 NW 24TH ST	BETHANY	OK	73008-4906	DEVILLE PARK 005	005	003	DEVILLE PARK 005 000 LOT 2 & PT LOT 1 BEG NW/C LT 1 TH E7.5FT SLY90.5FT E3FT SLY28.51FT TO S LINE LT 1 TH W9.93FT TO SW/C LT 1 TH NLY119FT TO BEG	7508 NW 24TH ST BETHANY
R173892035	CONTRERAS ANA MARIA			7504 NW 24TH ST	BETHANY	OK	73008	DEVILLE PARK 005	005	000	DEVILLE PARK 005 000 LOT 1 EX BEG NW/C TH E7.5FT SLY90.5FT E3FT SLY28.51FT TO S LINE LT 1 TH W9.93FT TO SW/C LT 1 TH NLY119FT TO BEG	7504 NW 24TH ST BETHANY
R173892026	MURRAY CLIFFORD H & SHIRLIE E			7500 NW 24TH ST	BETHANY	OK	73008-4906	DEVILLE PARK 005	005	000	DEVILLE PARK 005 000 LOT 1 EX BEG NW/C TH E7.5FT SLY90.5FT E3FT SLY28.51FT TO S LINE LT 1 TH W9.93FT TO SW/C LT 1 TH NLY119FT TO BEG	7500 NW 24TH ST BETHANY
R173892055	HILL AMANDA HOPE	HILL ANDREW		7512 NW 24TH ST	BETHANY	OK	73008	DEVILLE PARK 005	005	004	DEVILLE PARK 005 004 MERRITT FIRST ADD TO BETHANY 001	7512 NW 24TH ST BETHANY
R125081000	HARATI LLC			6817 NW 149TH ST	OKLAHOMA CITY	OK	73142-7866	MERRITT FIRST ADD TO BETHANY	001	000	000 ALL LOT 1 & PT LOT 2 BEG NW/C LOT 1 TH N13FT E115FT S13FT W115FT TO BEG SUBJ TO EASEMENTS OF RECORD	7471 NW 23RD ST BETHANY
R125081020	HASSAN PROPERTIES LLC			12301 DUTCH FOREST PL	EDMOND	OK	73013	MERRITT FIRST ADD TO BETHANY	001	000	MERRITT FIRST ADD TO BETHANY 001 000 PT LOT 2 BEG 211.90FT E NW/C SD LOT TH E386.67FT S330FT SWLY35.41FT W459.87FT N163FT W115FT N27.01FT E126.80FT NELY 99.59FT N115.20FT TO BEG CONT 3.69ACRS MORE OR LESS	7401 NW 23RD ST BETHANY
R173890890	BENSASSI MOHAMMED	HARROUDI MOHAMED		7500 NW 23RD ST 6915 N CLASSEN BLVD, Unit A	BETHANY	OK	73008-4942	UNPLTD PT SEC 29 12N	000	000	UNPLTD PT SEC 29 12N 4W 000 000 PT NW4 SEC 29 12N 4W BEG NE/C OF NW4 TH S220FT W230FT N220FT E230FT TO BEG TR 8 SUBJ TO ESMTS OF RECORD	7500 NW 23RD ST BETHANY
R173892065	7516 NW 24TH LLC				OKLAHOMA CITY	OK	73116-7209	DEVILLE PARK 005	005	005	DEVILLE PARK 005 005	7516 NW 24TH ST BETHANY
R125081010	HASSAN PROPERTIES LLC			12301 DUTCH FOREST PL	EDMOND	OK	73013	MERRITT FIRST ADD TO BETHANY	001	000	MERRITT FIRST ADD TO BETHANY 001 000 PT LOT 2 BEG NW/C TH E211.90FT S115.20FT SWLY 99.59FT W126.80FT N165FT TO BEG	0 UNKNOWN BETHANY

Oklahoma County Assessor's
300ft Radius Report
4/22/2026

R173800915	AKY PRESTIGE WORLDWIDE LLC					PO BOX 891625	OKLAHOMA CITY	OK	73189 4W	UNPLTD PT SEC 29 12N	000	000	UNPLTD PT SEC 29 12N 4W BLK 000 LOT 000 PT NW4 SEC 29 12N 4W BEG 230FT W & 50FT S OF NE/C NW4 TH S170FT W165FT SWLY 233.7FT NLY ON A CURVE 276.13FT NELY ALONG A CURVE 40.14FT E999.27FT TO BEG OR TR 10	7530 NW 23RD ST BETHANY
R173931040	B M WESTERN OAKS LLC					5014 16TH AVE, Unit 231	BROOKLYN	NY	11204 OAKS 3RD	DON BROWNS WESTERN OAKS 3RD	002	001	DON BROWNS WESTERN OAKS 3RD 002 001	7402 NW 23RD ST BETHANY
R173961000	GULLEY INVESTMENT PROPERTIES LLC					7501 NW 23RD ST	BETHANY	OK	73008-4941	DEVILLE PARK 5TH	000	000	DEVILLE PARK 5TH 000 000 E193FT OF W600FT OF BLK 1	0 UNKNOWN BETHANY
R173892075	TRINIDAD JOSE ANTONIO	MARTINEZ ANDREA CELESTE				7520 NW 24TH ST	BETHANY	OK	73008-4906	DEVILLE PARK	005	006	DEVILLE PARK 005 006 DEVILLE PARK 004 000 E42FT LOT 26 & W13FT LOT 27	7520 NW 24TH ST BETHANY
R173891995	HOWETH JUSTIN REGAN					7509 NW 24TH ST	BETHANY	OK	73008-4905	DEVILLE PARK	004	000	DEVILLE PARK 004 000 E39FT LOT 25 & W21FT LOT 26	7509 NW 24TH ST BETHANY
R173891990	BAXTER SONYA T SHATLEY EDNA					7513 NW 24TH ST	BETHANY	OK	73008-4905	DEVILLE PARK	004	000	DEVILLE PARK 004 000 E50FT LOT 27 & W10FT LOT 28	7513 NW 24TH ST BETHANY
R173892005	LYNETTE					7505 NW 24TH ST	BETHANY	OK	73008-4905	DEVILLE PARK	004	000	DEVILLE PARK 004 000 LOT 28 LESS W10FT	7505 NW 24TH ST BETHANY
R173892015	RAMIREZ MICHAEL	KAOMANI PATCHARADA				7501 NW 24TH ST	BETHANY	OK	73008-4905	DEVILLE PARK	004	000	DEVILLE PARK 004 000 E36FT LOT 24 & W24FT LOT 25	7501 NW 24TH ST BETHANY
R173891985	DEVILLE VENTURES LLC					12808 PLUM HOLLOW DR	OKLAHOMA CITY	OK	73142	DEVILLE PARK	004	000	DEVILLE PARK 004 000 E42FT LOT 23 & W27FT LOT 24	7517 NW 24TH ST BETHANY
R173891985	LAP LLC					7521 NW 24TH ST	BETHANY	OK	73008-4905	DEVILLE PARK	004	000	DEVILLE PARK 004 000 E42FT LOT 23 & W27FT LOT 24	7521 NW 24TH ST BETHANY
R173892085	MARTIN JONATHAN MITCHELL & SHENA MELAINE					7524 NW 24TH ST	BETHANY	OK	73008	DEVILLE PARK	005	000	DEVILLE PARK 005 000 ALL LOT 7 & E9FT LOT 8	7524 NW 24TH ST BETHANY
R128341010	OKLA PROPCO LLC					1636 CARROLL ST	BROOKLYN	NY	11213-5410	MERRITT SECOND	002	002	MERRITT SECOND 002 002	2480 N GLADE AVE BETHANY
R173800903	PCD BETHANY REAL ESTATE LLC					211 COMMERCE CT	POTTSTOWN	PA	19464 4W	UNPLTD PT SEC 29 12N	000	000	UNPLTD PT NW4 SEC 29 12N 4W BEG 220FT S & 30FT W NE/C NW/4 TH W365FT SELY382.35FT TH ON A RIGHT CURVE NELY226.15FT E15FT N300FT TO BEG	UNKNOWN
R173891955	ALLEY LARRY R & SHERRI C					7525 NW 24TH ST	BETHANY	OK	73008-4905	DEVILLE PARK	004	000	DEVILLE PARK 004 000 E51FT LOT 22 & W21FT LOT 23	7525 NW 24TH ST BETHANY
R173891755	KELLEY TRISTA D					7508 NW 25TH ST	BETHANY	OK	73008-4914	DEVILLE PARK	004	000	DEVILLE PARK 004 000 W14FT LOT 2 & E46FT LOT 3	7508 NW 25TH ST BETHANY
R173891750	TB HOLDINGS LLC					PO BOX 20527	OKLAHOMA CITY	OK	73156	DEVILLE PARK	004	000	DEVILLE PARK 004 000 W11FT LOT 1 & E49FT LOT 2	7504 NW 25TH ST BETHANY
R173891745	YANES MARCO ANTONIO MEDINA	MOLINA LESVIA EVELIN HERNANDEZ				7500 NW 25TH ST	BETHANY	OK	73008	DEVILLE PARK	004	000	DEVILLE PARK 004 000 LOT 1 EX W11FT	7500 NW 25TH ST BETHANY

Oklahoma County Assessor's
300ft Radius Report
4/22/2026

R173891765	HERRIMAN RILEY J				7512 NW 25TH ST	BETHANY	OK	73008	DEVILLE PARK 004	000	DEVILLE PARK 004 000 W17FT LOT 3 & E35FT LOT 4	7512 NW 25TH ST BETHANY
R173891775	MARTINEZ ARMANDO DIAZ				7516 NW 25TH ST	BETHANY	OK	73008	DEVILLE PARK 004	000	DEVILLE PARK 004 000 W28FT LOT 4 & E32FT LOT 5	7516 NW 25TH ST BETHANY
R173892095	ROWE V W ETAL	ROWE BETTY MARIE	MCQUAID CARLA DENISE		7600 NW 24TH ST	BETHANY	OK	73008-4908	DEVILLE PARK 005	000	DEVILLE PARK 005 000 W54FT LOT 8 & E8FT LOT 9	7600 NW 24TH ST BETHANY

STATEMENT IN SUPPORT OF SPECIAL EXCEPTION

John's Auto Service – 7501 NW 23rd Street

Owner submits this Application on behalf of the owner/operator ("Owner") of John's Auto Service Center ("Operation"), located on the Property at issue (7501 NW 23rd Street) ("Property"). The primary use on this Property is an auto repair shop, which has operated on the Property for decades. There will be no change to the primary Operation of the auto repair shop going forward.

As a byproduct of the auto repair Operation, the Owner occasionally takes title to vehicles for which customers do not wish to incur the retail cost for necessary repairs. The Owner can then perform those necessary repairs at cost, and market / display those vehicles for re-sale on the Property, as party of a secondary / accessory operation to the primary Operation of the auto repair shop.

This Application seeks approval of a special exception to allow this limited accessory use of the Property for the outdoor display / sale of those used motor vehicles, as described above. Section 158.091(E) of the Municipal Code specifically contemplates special exception approval for this type of secondary / accessory sale operation, subject to a list of specific conditions. As outlined below, this Application satisfies each of those conditions (italicized in red).

CONDITIONS FOR APPROVAL

Section 158.091(E) – "The Board of Adjustment may grant a special exception hereto to allow the sale of used licensed motor vehicles as an accessory use under the following conditions."

1. Accessory Use Customarily Associated with Primary Use

E(1) – "The sale of used licensed motor vehicles shall be an accessory use which is customarily associated with the primary use of the primary business, and the accessory use shall be located on the same lot as the primary business."

The proposed limited sale of used vehicles is a customary and well-recognized accessory use associated with automotive repair businesses. It is common for auto repair shops to acquire, repair, and resell vehicles as part of their operations. Here, any such sales will remain clearly incidental to the primary Operation of the Property as an auto repair facility. All sales activity will occur on the same lot as the existing auto repair Operation, and no separate or independent dealership operation is proposed. The accessory use will remain subordinate in scale and intensity, ensuring that the longstanding character of the existing Operation on the Property is preserved.

2. Zoning District Requirement

E(2) - *"The special exception shall only be granted in the C-H, commercial highway, or C-G, commercial general zoning districts."*

The subject Property is zoned C-G (Commercial General). This condition is therefore satisfied.

3. Licensing and additional conditions

E(3) - *"A license shall be obtained in accordance with the provisions hereof, except the following additional conditions shall be met:"*

The Owner will obtain and maintain all required licenses in full compliance with applicable law. Owner has previously obtained its state license for used motor vehicle sales, which the Owner will renew upon receiving approval of this Application.

a. Limit on Number of Vehicles

E(3)(a) - *"There shall be no more than three used licensed motor vehicles offered for sale of which no more than one shall be displayed on the Property of the primary business at any given time."*

The Owner will comply with this condition.

b. Compliance with Open Display Regulations

E(3)(b) - *"The conditions concerning the open display of merchandise in C-G district, as required hereby, shall be met."*

The Owner will comply with all applicable regulations governing the open display of merchandise within the C-G zoning district. The proposed activity will be conducted in a manner consistent with existing Code requirements, and will not create any visual or operational impacts beyond those already associated with the primary Operation of the auto repair shop.

c. Signage Requirements

E(3)(c) - *"Signs advertising the sale of used licensed motor vehicles shall be limited to wall signs complying with the sign regulations found in this title, but in no event shall the sign be larger than four feet by eight feet."*

The building currently contains wall signage, which advertises the primary Operation of the auto repair shop (see photographs submitted with Application). In addition, the Owner erected a freestanding sign on the Property - (sign face measuring 4' x 8') - which advertises the accessory re-sale operation. The Owner erected the freestanding sign in order to comply with signage requirements under State Law for used motor vehicle sales. Thus, the Owner requests that the

Board allow the continued use of this existing freestanding sign, for purposes of advertising the accessory re-sale operation, since the existing freestanding sign – (1) is already constructed, (2) meets the dimension requirements in the Code (4' x 8'), and (3) avoids over-cluttering the walls of the existing building with more signage.

However, if the Board determines that strict compliance with Section 158.091(E)(3)(c) is necessary for Application approval, the Owner is willing to convert the freestanding signage to wall signage in full compliance with this provision.

CONCLUSION

The requested special exception is modest, customary, and consistent with the intent of the Code. It does not expand the primary use of the Property, but instead allows a limited and secondary activity that is commonly associated with auto repair operations.

The Application satisfies the conditions set forth in Section 158.091(E). Accordingly, the Owner respectfully requests that the Board of Adjustment approve the requested special exception.

Sincerely,



Mason J. Schwartz
Attorney for Property Owner

BOARD OF ADJUSTMENT APPLICATION NOTIFICATION

DATE: 04/27/26

(MAP ON BACK)

Dear Property Owner:

A. Board of Adjustment Application

1. Case No.: BA 26-03
2. Location of Property: 7501 NW 23rd St
3. Legal Description: DEVILLE PARK 5TH 000 000 BEG AT NE/C BLK 1 TH S119FT W165.33FT N119FT E166.1FT TO BEG
4. Present Zoning: C-G (Commercial General)
5. Nature of Application: 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.
6. Bethany Ordinance in Question: §158.91 (E)

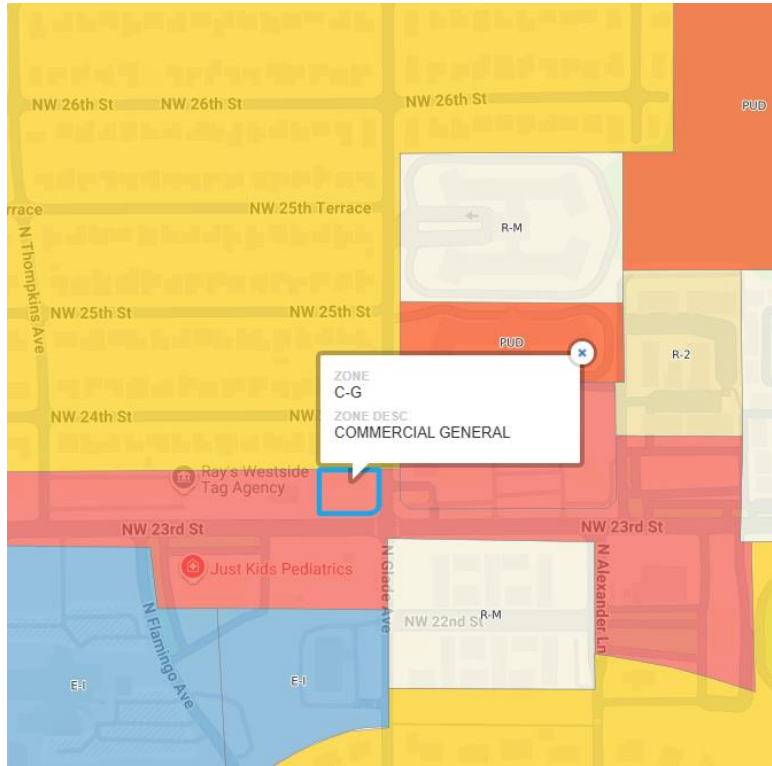
B. Hearing Schedule

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 May 14, 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

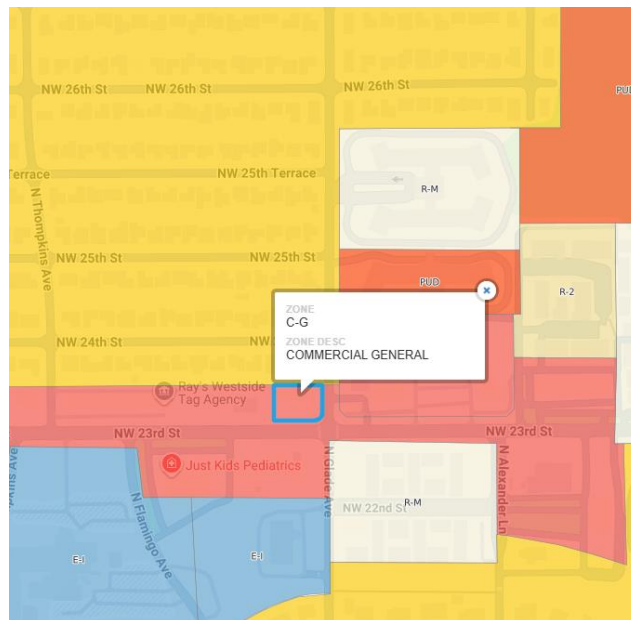


NOTICE OF PUBLIC HEARING

On May 14, 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 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.

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



CITY OF BETHANY
405-789-2146

REC#: 01422858 4/22/2026 2:21 PM
OPER: jh TERM: 006
REF#: 20692

TRAN: 540.0000 COMM DEV RECEIPTS
CK#20692-7501 NW 23RD ST
010-39010
MISCELLANEOUS REVEN 775.00CR

TENDERED: 775.00 CHECK
APPLIED: 775.00-
CHANGE: 0.00

*** CITY HALL CLOSED FOR MEMORIAL DAY***
ON MON MAY 25TH. TRASH MAKE UP DAY WILL
BE WED MAY 27TH. PLEASE VISIT OUR SITE
RE: NEW RULES ABOUT OUR POLYCARTS