

**AGENDA**  
**JENKS BOARD OF ADJUSTMENT**  
**6:00 P.M., THURSDAY, JANUARY 16, 2025**  
**JENKS CITY HALL, 211 NORTH ELM STREET**  
**JENKS, OKLAHOMA 74037**

- I. CALL TO ORDER
- II. OATH OF OFFICES
- III. ROLL CALL
- IV. BUSINESS

Official action can only be taken on items which appear on the agenda. The Board of Adjustment may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

- 1. Election of Board of Adjustment Chair
- 2. Election of Board of Adjust Vice Chair
- 3. Minutes from the meeting held on May 12, 2022

Documents:

[2022.05.12 BOA MINUTES - DRAFT.PDF](#)

- 4. JBOA 25-446: Request for a variance from the front build line. General Location: 531 W "H" St

Documents:

- 1. SR.JBOA 25-446 531 W H ST.PDF
- 2. 531 W H SURVEY.PDF
- 3. PUBLIC NOTICE - JBOA 25-446 [531 W H ST].PDF
- 4. CRAIN AND WILSON INDUSTRIAL PARK.PDF

- V. OTHER BUSINESS
- VI. ADJOURNMENT

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**6:00 P.M. THURSDAY, MAY 12, 2022**  
**JENKS CITY HALL, 211 N ELM ST**

The Jenks Board of Adjustment was called to order at 6:00 p.m. on May 12, 2022, by Chair Erik Enyart. A roll call vote was taken as follows:

**Present**

Ricky Patel  
Sarah Foley  
Spencer Pittman  
Gina Wilson  
Chair Erik Enyart

**Absent**

Request to approve minutes of October 14, 2021. Ricky Patel made a motion to approve the minutes. Sarah Foley seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Patel, Foley, Enyart

**NAY:** None

**ABSTAIN:** Pittman, Wilson

Motion carried

**Business**

1. JBOA 22-445: Request by Jeanette O’Hara for approval of a Special Exception to allow for a respite care house. General Location: 921 N Ivy Pl

Planning Director Marcaé Hilton presented her staff report and answered questions. Jeanette O’Hara (806 W 118<sup>th</sup> St S) addressed the Board about the application. The following individuals made public comments about the request:

- Diana Diaz – 923 N Ivy
- Ann Allen – PO Box 52310
- Jeff Wiggin – 13106 E 90<sup>th</sup> St, Owasso
- George Reeves – 917 N Ivy Pl
- Elijah Blankenship – 3624 S Urbana Ave
- Stacy Sexton – 11605 S Mulberry Lane
- Glynnna Ruggiano – 6212 S Fulton
- Andee Cooper – 715 N Fir
- Angela Wood – 1006 N Ivy *Angela Wood gave the Board a handout, which is attached at the end of the minutes.*
- Kim Wiles – 10369 S 92<sup>nd</sup> Ave
- Lisa Turner – 7717 E 52<sup>nd</sup> St
- Robert Ashinhurst – 918 N Ivy Pl
- Rita Casey – 918 N Ivy St
- Wes Cyrus – 3366 W 82<sup>nd</sup> St

- Margie Keeton – 906 N Ivy Pl
- Joanne Greener Beach – 1015 W “E” St
- Lea Mungai – 1024 W “H” St
- Luisa Seineleg – 715 N Fir
- Rudy Upshaw – 144095 S Urbana Pl
- Megan Knox – 9720 S Darlington
- Gayle White – 1038 W “G” St
- Carter Sumner – 27 “K” St
- Thomas Eureka – 1007 N Fir St
- Jeremy Warren – 8224 S Louisville Ave
- Lisa Bain – 9447 E 77<sup>th</sup> St
- Phyllis Hill – 912 N Juniper St
- Blake Sumner – 1027 W “K” St
- Paige Jones – 11520 S Mulberry Ln

*The Board took a break at 8:00 p.m. and returned at 8:09 p.m.* Jeanette O’Hara addressed the Board again to answer more questions from the Board and respond to the comments. Gina Wilson made a motion to table the motion until the next Board of Adjustment agenda. Spencer Pittman seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Patel, Pittman, Wilson, Enyart

**NAY:** Foley

Motion carried. *Item tabled to the June 16, 2022, meeting.*

Other Business:

1. Other Business. No other business was discussed.

Adjournment. Spencer Pittman made a motion to adjourn. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

**YEA:** Patel, Foley, Pittman, Wilson, Enyart

**NAY:** None

The Jenks Board of Adjustment adjourned at 8:53 p.m.



## **Kimberly Wiles**

**Tulsa County Coordinator  
918-712-0340**

**Statewide: 877-441-0434, 405-271-2710**

**kimberly-wiles@ouhsc.edu**

**Searchable Resource Directory  
available at**

**soonersuccess.ouhsc.edu**





Sibshops are opportunities for brothers and sisters of children with disabilities, special health care needs, and mental health challenges to obtain peer support and education within a recreational setting.



A one day conference that assists families, who live with an individual with a disability, navigate a complex system.



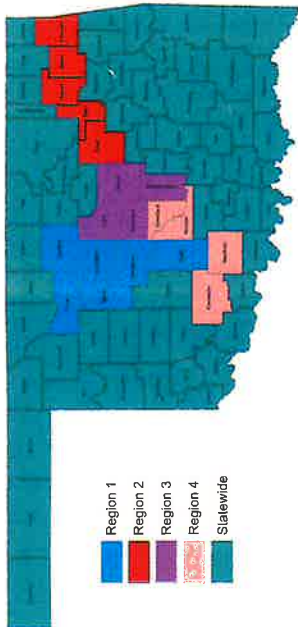
We provide information to Caregivers on Respite-a much-needed temporary break from full-time caregiving for their loved one. We also provide resource information on Respite programs.



We seek evidence based approach to practice standard and ethical program evaluation, in order to serve and meet the needs of CSHCNs and their families in Oklahoma.



## CONTACT US



## Statewide

### Sooner SUCCESS

405-271-2710 877-441-0434

<http://soonersuccess.ouhsc.edu>  
[sooner-success@ouhsc.edu](mailto:sooner-success@ouhsc.edu)

### REGION 1

Blaine County  
 Canadian County  
 Garfield County  
 Grady County  
 Kingfisher County  
 Major County

### REGION 3

Lincoln County  
 Logan County  
 Oklahoma County  
 Pottawatomie County

### REGION 2

Creek County  
 Delaware County  
 Mayes County  
 Rogers County  
 Tulsa County

### REGION 4

Cleveland County  
 Comanche County  
 McClain County  
 Stephens County

# SOONER SUCCESS

Serving, Supporting, Building  
**Inclusive Communities**



The Mission of Sooner SUCCESS is to advance a comprehensive, unified system of health, social and educational services for children and youth with special needs within their community.

## WHO WE SERVE

Families that have a child with special needs, birth to age 21

- Intellectual Disabilities
- Physical Disabilities
- Emotional/Behavioral Challenges
- Developmental Delays/Disabilities
- Learning Disabilities
- Abuse or Neglect

## SOONER SUCCESS HELPS FAMILIES

- Explore eligible services
- Understand SoonerCare, Sooner Ride, Sooner Start, TEFRA, and other programs
- Find doctors or therapists
- Resources to help
- Explore Respite Care options
- Find community activities for children with special needs
- Navigate Transition Services including Health Care and School to Work
- Discover summer camps
- Navigate Educational Services (IEP-Related Services)
- Help Families meet their unique needs
- Learn about Sibshops
- Bilingual Spanish services available

## SOONER SUCCESS STEPS INTO THE GAP

In many communities there are "gaps" — these are services that are desperately needed, but simply not available. We form community groups and partnerships with providers and families to identify and, whenever possible, create or modify local resources to meet the needs of families in that community.



## SOONER SUCCESS SUPPORTS SERVICE PROVIDERS WHERE THEY SERVE

Primary care doctors and related service providers want to assure that a child's needs are met — both medical and non-medical. Sooner SUCCESS is the partner that can make this a reality. We work together with service providers to help families access and coordinate specialty care, education services, family support, and other types of community services.

## HOW WE HELP

"I just don't have the time to do the leg work it takes to find the information about services for my daughter. I feel that I have an assistant in this unique and difficult journey..."



## FIND US:



Sooner SUCCESS is an initiative of the OU Child Study Center and funded by multiple partners on the federal and state level.





## CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007  
JENKS, OKLAHOMA 74037-2007  
PHONE (918) 299-5883 • FAX (918) 299-4489

### NOTICE TO THE PUBLIC OF A HEARING OF THE BOARD OF ADJUSTMENT OF THE CITY OF JENKS, OKLAHOMA

#### Board of Adjustment Case JBOA 22-445

Notice is hereby given that a public hearing will be held before the Jenks Board of Adjustment, in Jenks City Hall, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 12 May 2022, in consideration of the following:

An application to approve request by Jeanette O'Hara for approval of a Special Exception to allow for a respice care house.

**Legal Description:** Lot 10 Block 5 of Melody Lane Fifth Addn

**General Location:** 921 N Ivy Pl

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 7 April 2022.

\_\_\_\_\_  
Marcaé Hilton, Secretary  
Jenks Board of Adjustment

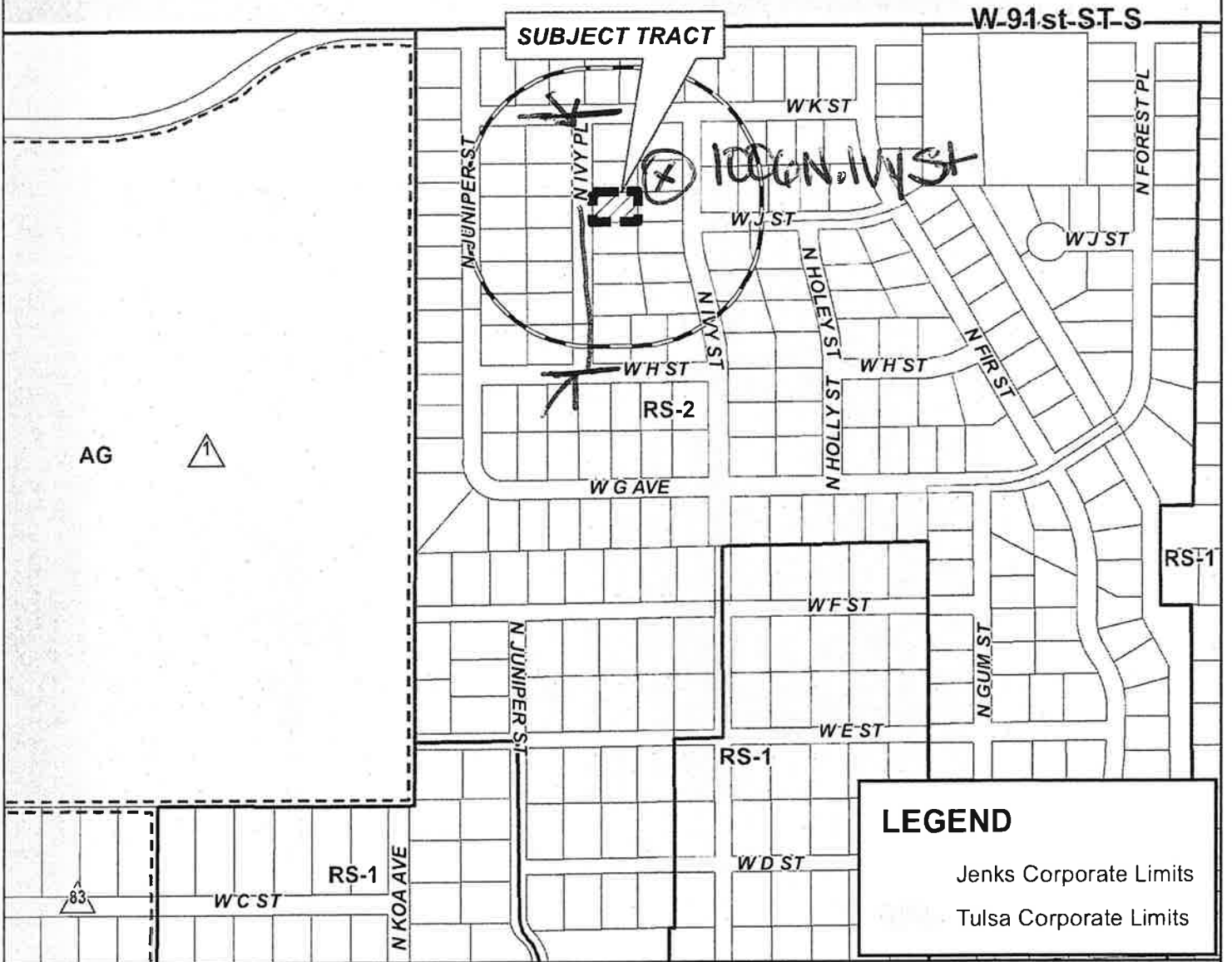
S AIRPORT WAY

IL

Shows very poor ingress & egress

SUBJECT TRACT

W-91st-ST-S

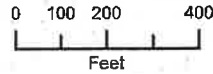


**LEGEND**

- Jenks Corporate Limits
- Tulsa Corporate Limits



JBOA 22-445



24 18-12




## Property Search

### Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Quick Facts	
<b>Account #</b> R60795822446610	
<b>Parcel #</b> 60795-82-24-46610	
<b>Situs address</b> 921 N IVY PL W JENKS 74037	
<b>Owner name</b> FROESCHLE, RUDY AND ALICE ANN	
<b>Fair cash (market) value</b> \$154,609	
<b>Last year's taxes</b> \$1,729	Subdivision: MELODY LANE FIFTH ADDN
<b>Legal description</b> Legal: LT 10 BLK 5	Section: 24 Township: 18 Range: 12

General Information	
<b>Situs address</b>	921 N IVY PL W JENKS 74037
<b>Owner name</b>	FROESCHLE, RUDY AND ALICE ANN
<b>Owner mailing address</b>	8555 S LEWIS AVE UNIT 27C TULSA, OK 741371218
<b>Land area</b>	0.22 acres / 9,600 sq ft
<b>Tax rate</b>	JK-5A [JENKS]
	Subdivision: MELODY LANE FIFTH ADDN
<b>Legal description</b>	Legal: LT 10 BLK 5
	Section: 24 Township: 18 Range: 12
<b>Zoning</b>	RES SINGLE-FAMILY MEDIUM DENSITY DIST [RS2]

Tax Information			
	2020	2021	2022
<b>Fair cash (market) value</b>	\$131,025	\$131,025	\$154,609
<b>Total taxable value (capped)</b>	\$125,985	\$129,764	\$133,657
<b>Assessment ratio</b>	11%	11%	11%
<b>Gross assessed value</b>	\$13,858	\$14,274	\$14,702
<b>Exemptions</b>	\$-1,000	\$-1,000	\$-1,000
<b>Net assessed value</b>	\$12,858	\$13,274	\$13,702
<b>Tax rate</b>	JK-5A [JENKS]		
<b>Tax rate mills</b>	127.35	130.22	130.22
<b>Estimated taxes</b>	\$1,637	\$1,729	\$1,784
<b>Most recent NOV</b>	March 1, 2022		

Values			
	2020	2021	2022
<b>Land value</b>	\$23,261	\$23,261	\$27,448
<b>Improvements value</b>	\$107,764	\$107,764	\$127,161
<b>Fair cash (market) value</b>	\$131,025	\$131,025	\$154,609

Tax detail (2022 millages)			
	%	Mills	Dollars
<b>City-County Health</b>	2.0	2.58	\$35.35
<b>City-County Library</b>	4.1	5.32	\$72.89
<b>Tulsa Technology Center</b>	10.2	13.33	\$182.65
<b>Emergency Medical Service</b>	0.0	0.00	\$0.00
<b>Tulsa Community College</b>	5.5	7.21	\$98.79
<b>School Locally Voted</b>	25.6	33.35	\$456.96
<b>City Sinking</b>	8.8	11.47	\$157.16
<b>School County Wide Bldg</b>	4.0	5.20	\$71.25
<b>School County Wide ADA</b>	3.1	4.00	\$54.81
<b>School County Wide General</b>	28.0	36.40	\$498.75
<b>County Government</b>	8.7	11.36	\$155.65

Exemptions claimed			
	2020	2021	2022
<b>Homestead</b>	✓	✓	✓
<b>Additional homestead</b>	-	-	-
<b>Senior Valuation Limitation</b>	-	-	-
<b>Veteran</b>	-	-	-

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	Baths	HVAC
1	Residential	Good	Fair Plus	1976	1,817 SF	1.0	Slab	Frame Siding/ Brick/ Stone Vener	Composition Shingle	2.0	Cool Air in Heat Ducts

Sales/Documents

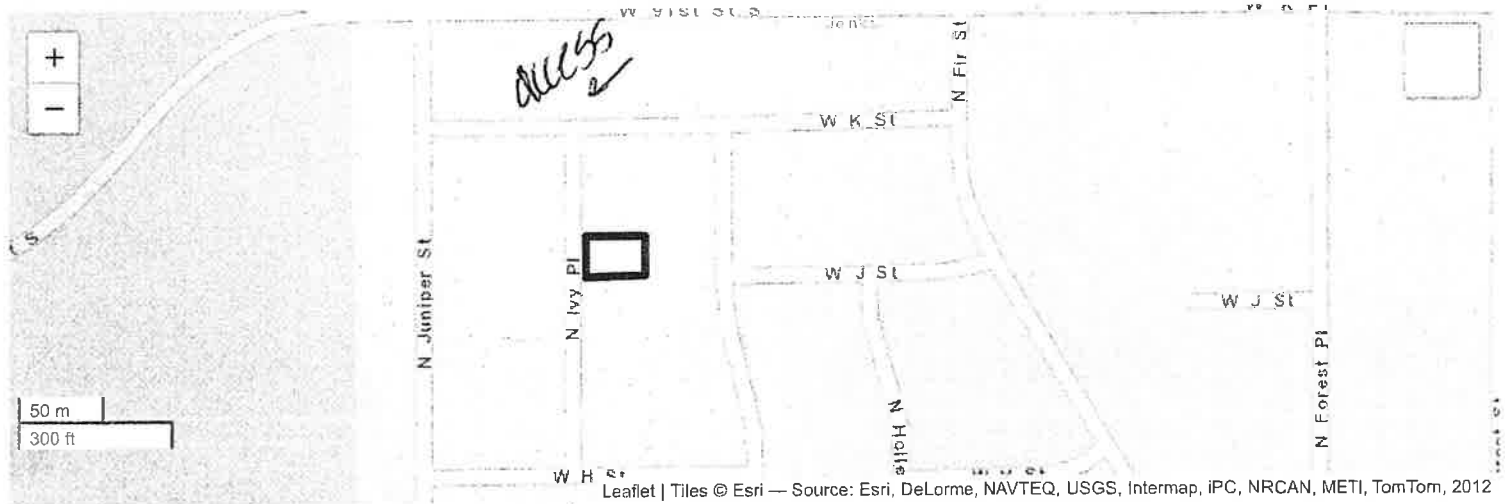
Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Sep 1, 1994			\$81,000	General Warranty Deed	05658-00632
Jun 1, 1988			\$69,500	History	05107-01372

Images

Photo/sketch  
(Click to enlarge)

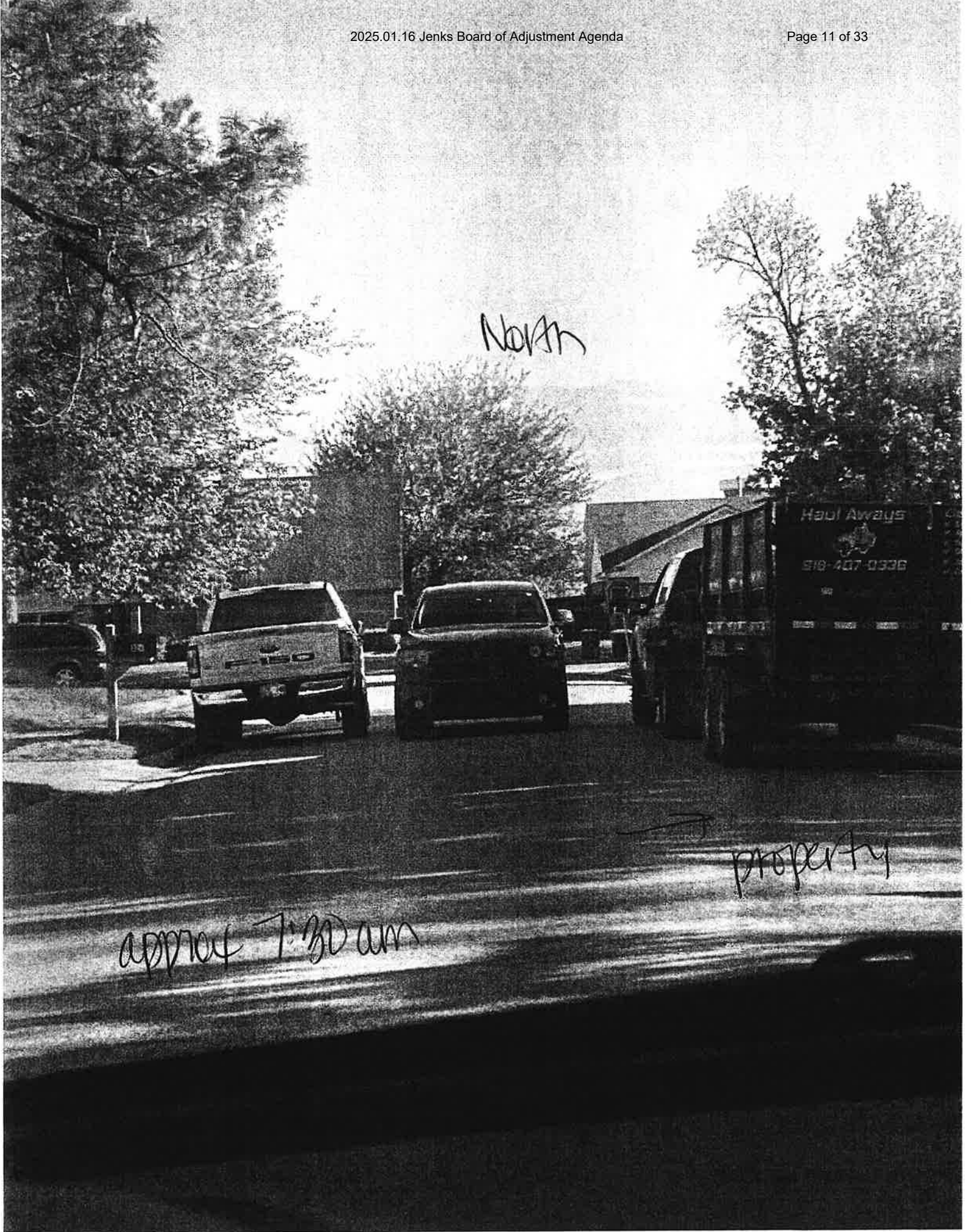


† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



[Click to view this area on the Google Maps web page in a new window](#)

John A. Wright — Tulsa County Assessor  
 Tulsa County Headquarters, 5th floor | 218 W. Sixth St. | Tulsa, OK, 74119  
 Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: [assessor@tulsacounty.org](mailto:assessor@tulsacounty.org)  
 Office hours: 8:00-5:00 Monday-Friday (excluding holidays)



North

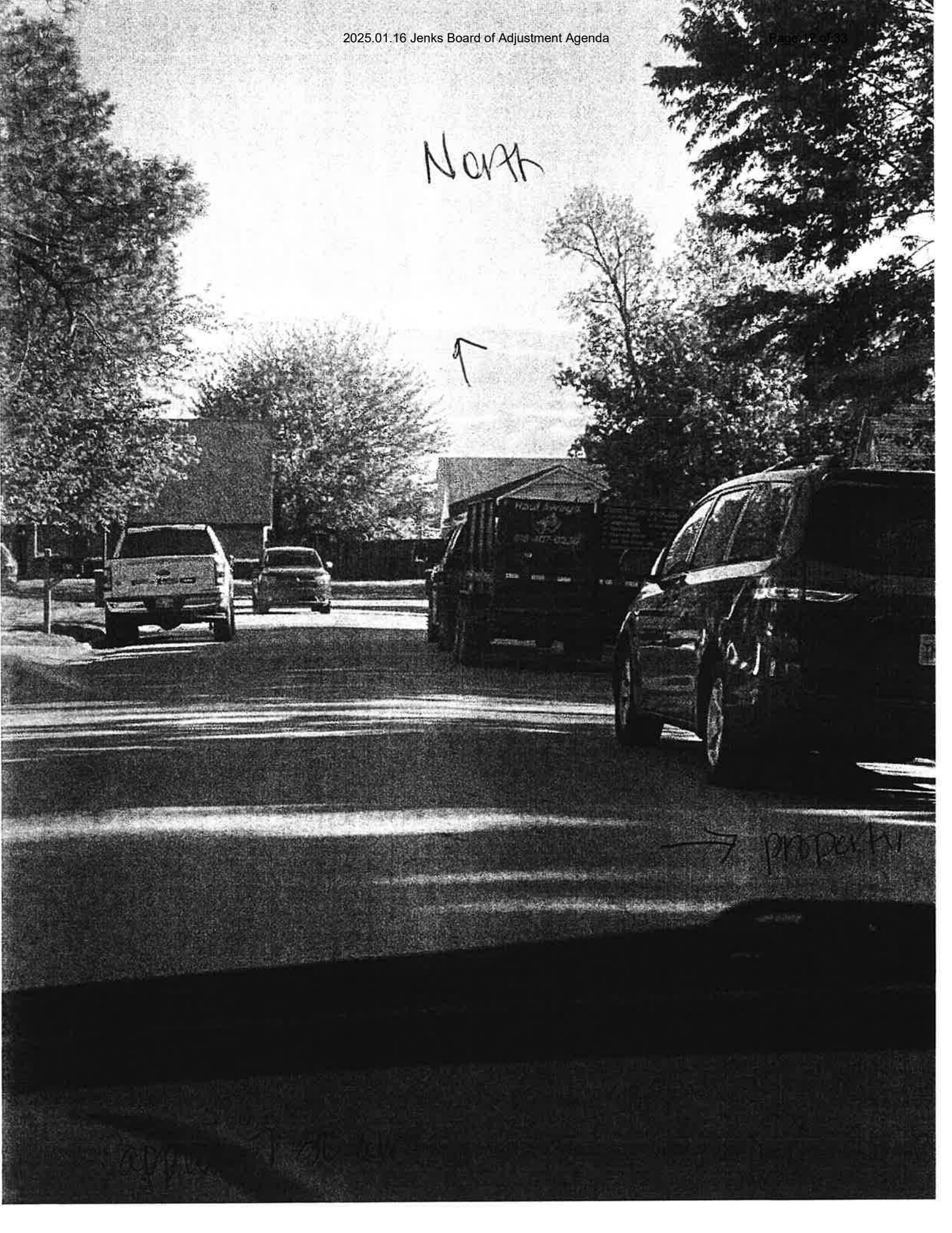
property

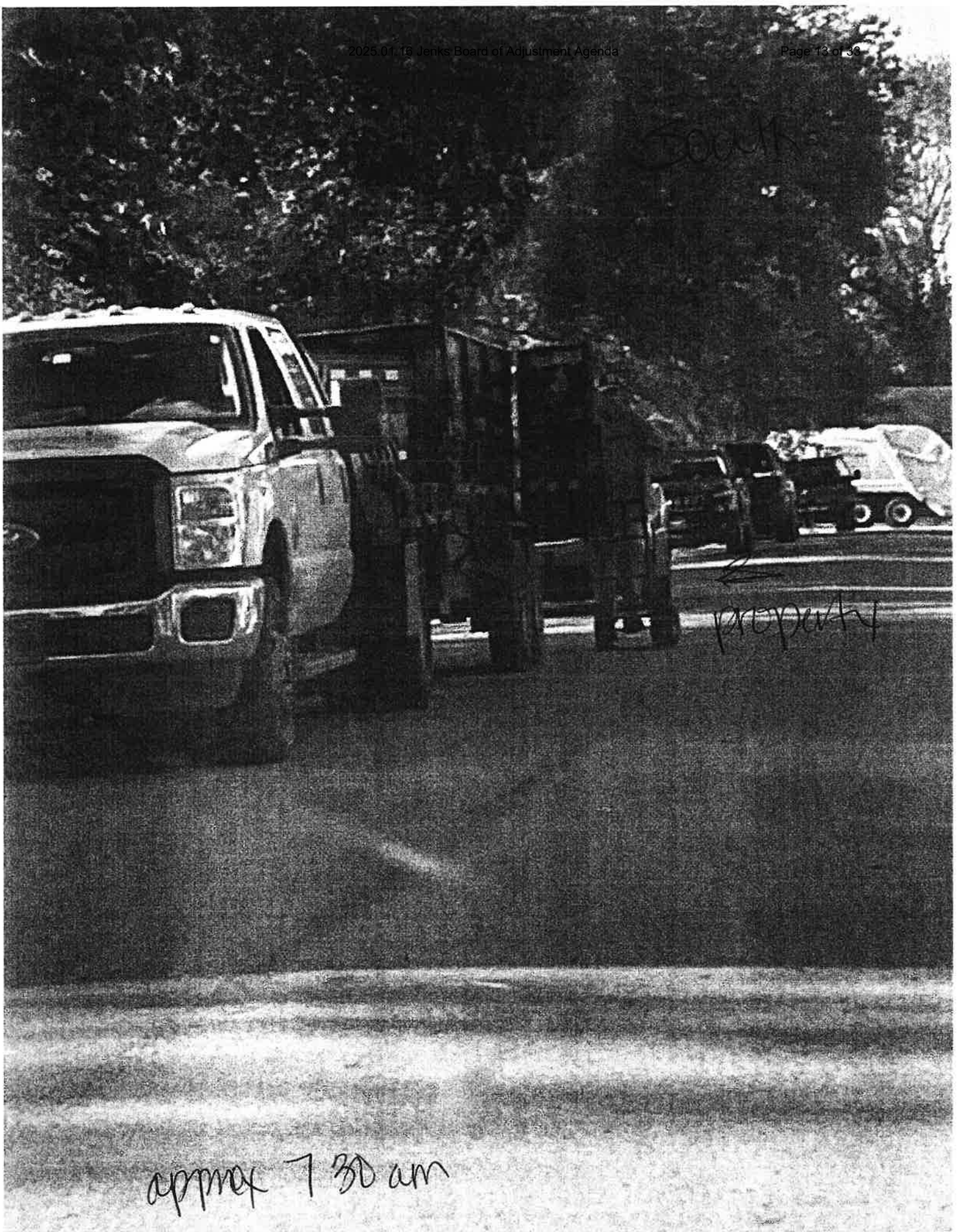
approx 7:30 am

North



→ property





court

property

approx 7:30 am



social groups  
+  
support groups  

---

 2 total "occupancy"?

Ratio of  
client to caregiver?

How many  
clients - total  
caregivers - total  

---

What is total "occupancy"?

FW:

Janifer Hilton <[janiferh@centralstatesresearch.com](mailto:janiferh@centralstatesresearch.com)>

Fri 4/29/2022 7:38 AM

To: Angela Wood <[Angela.Wood@jenksps.org](mailto:Angela.Wood@jenksps.org)>

External Email - Think before you click

This is the email I received back

---

**From:** Jeanette O'Hara <[jeanette@willshousetulsa.org](mailto:jeanette@willshousetulsa.org)>  
**Sent:** Thursday, April 28, 2022 3:53 PM  
**To:** Janifer Hilton <[janiferh@centralstatesresearch.com](mailto:janiferh@centralstatesresearch.com)>  
**Subject:** Re:

I agree. Thanks for reaching out. This home will not be our residence. My family lives in Jenks in another neighborhood. My nonprofit owns the home. We provide childcare and young adult care for kids that cannot be served in traditional day care centers due to their medical needs or disabilities. Respite care is just simply any time we relieve a full time caregiver, and we offer short term and long term respite care. We use a house versus a facility so we have the ability to provide overnight care and to create a safe environment that can be customized for the needs. We have a lower ratio than even a home daycare, because of the needs of the children we serve. If this was my primary residence I would not even need a zoning permit to do what I am doing, it's only because the nonprofit owns the home. We don't utilize buses or vans, we don't have medical staff coming and going, we don't do residential care. We won't have excessive traffic. We just serve babies to young adults. Our services are free or families can use respite vouchers from the state. If there is something I missed or something else specific you want to know, just let me know. The house was a disaster after the last renters so we have been fixing it up and cleaning it, but not anything more than we would do to move into it. And it will be well maintained because we are a nonprofit and have a lot of people who want to help with the lawn and the state of the house. I really appreciate you asking for info. Take care!

Jeanette

Get [Outlook for iOS](#)

---

**From:** Janifer Hilton <[janiferh@centralstatesresearch.com](mailto:janiferh@centralstatesresearch.com)>  
**Sent:** Thursday, April 28, 2022 3:09:35 PM  
**To:** Jeanette O'Hara <[jeanette@willshousetulsa.org](mailto:jeanette@willshousetulsa.org)>  
**Subject:**

Email is better as FB gets people all up in arms. So, what exactly does Wills house provide? Will this be your residence?

Janifer Hilton RN CCRC  
Central States Research  
Tulsa, Oklahoma  
Working in conjunction with Eli Lilly



# WILL'S HOUSE

## 921 N. IVY PL. JENKS, OK

Video on FB  
says  
"long term"

Intro to Will's House-  
From Founder Jeanette O'Hara

Free?  
or "little cost"??

Which one

Hello Neighbors,

I am sure that by now you have received a letter from the City of Jenks notifying you of the public hearing for zoning on May 12th, for the property on North Ivy Pl. You may have also received this letter from one of your neighbors. I wanted to clear up a few things prior to the hearing in May. Will's House is a non-profit 501(c) 3 that provides free skilled/customized childcare and young adult care for children who are unable to be served by traditional daycare due to their medical needs. The term "respite care house" is certainly confusing. Respite simply refers to the temporary relief of a full-time caregiver. Will's House offers many types of respite care or simply "breaks" for parents. We offer short term drop in care as well as overnight care.

921 N. Ivy Place Jenks, OK 74037 - Respite Care House;  
Notice of Public Hearing Jenks City Hall...6:00 p.m. May 12, 2022

Once it is zoned as a Respite Care House; it will be licensed having an easier right to be any of the following:

- ◆ Seniors.
- ◆ Recovering drug addicts.
- ◆ Group homes for persons just out of prison.
- ◆ Halfway House will also bring police plus parole officers.
- ◆ Partially Mentally handicap.

If it is a Senior Home:

- Buses or Vans coming and going; to take seniors and their care takers on outings.
- Family and friends coming to visit seniors.
- Family coming for emergencies at any given hour.
- Physical Therapist coming for residential workouts at any given hour.
- Doctors coming for emergencies and or check ups at any given hour.
- Nurses coming for emergencies and or check ups at any given hour.
- Paid employees coming to work and changing shifts; at any given hour for emergencies.
- Seniors will have ambulances and or Fire Trucks coming for any emergencies at any given hour.
- Not built or zoned for Parking. No parking lot; so all will be parking in front of neighbors houses.
- Neighbors will have event planners, entertainers, and instructors coming & going.

In the state of Oklahoma, any residence can become a small home childcare business without a zoning exception. We are only in need of special exception because the home is owned by my nonprofit. Due to the nature of the children we serve, our ratio will always be smaller than any other home childcare. We do not plan to cause any traffic or parking problems for your neighborhood.

WE DO NOT SERVE OR HAVE ANY PLANS TO SERVE ANY OF THE POPULATIONS LISTED IN THE LETTER POSTED HERE.

Furthermore, we do NOT utilize buses or vans, have medical providers who will be coming to the house, utilize shift employees, have a need for a parking lot, or plan to have any kind of entertainers or instructors.

We are simply skilled babysitters, that are offering a community home that can provide safe respite care in a quiet neighborhood. We are Jenks residents and are proud of our community. We appreciate your patience as we are currently fixing and cleaning the house to prepare for our clients and families. We are not doing anything to the house that we would not do in order to move into it ourselves. If you have specific questions that you would like answered prior to the hearing, please feel free to email me at [jeanette@willshousetulsa.org](mailto:jeanette@willshousetulsa.org). Or visit <https://willshousetulsa.org>

Thanks!  
Jeanette O'Hara, MPT  
Founder-Will's House



Hey Will's House friends!

I know this year is off to a rocky start with Covid-19 and some schools returning to distance learning. I have four kids myself who are now home and it is chaos at best! Will's house is also a whirlwind of activity. My family just completed a 10 day respite job, and I have at least 6 more jobs this month. I wanted to get on here and say that when you message or call, it is most likely me, Jeanette, receiving your messages. I am listening to your needs, entering them into my database and doing my best to meet as many as I can, and then make a plan to grow this nonprofit so that I can meet more! The plan is by no means for me, as one person, to do everything. I am working all of the time to get us to the next level where I can utilize a house and my amazing volunteers to serve our community more and more and more! I won't stop. I appreciate your patience when I have had to say, "I just can't meet that need right now." And I appreciate your patience and understanding that I can be slow to respond at times, please don't give up, keep reaching out! It does not bother me or overwhelm me, it gives me information that I need to learn how to serve you! This is my full time job and I just want to encourage you that better things are coming! Everything is moving towards better community for those of us who cannot easily find help for our children! Take care, my friends!

Jeanette O'Hara

When I house hunt for the perfect \*first house for Will's House, I am picky. I dream big. I look at anything and everything that I could make a comforting, fun, safe place for our families. Obviously, buildings cost money. And the perfect place will happen at the right time. But in the meantime, if someone wants to buy this AWESOME place in Bixby with an outbuilding with a dance floor so my amazing friends can hang out there, you just let me know! 🍷

[https://www.zillow.com/.../4101-E-191st-St.../22272234\\_zpid/](https://www.zillow.com/.../4101-E-191st-St.../22272234_zpid/)



ZILLOW.COM

**4101 E 191st St S, Bixby, OK 74008 | MLS #2124385 | Zillow**

For sale: \$475,000. 4 bedroom, 2 bath with sunroom home on 3.86 acres with lots of trees and a pond. The front part of property is 2.41 acres where house and 28x52' shop sit with an additional 1.45 on the back with a 28x40' barn and pond. . Shop has been converted into a man cave/bar with dance floo...

families? vs childcare"

Today we are back to protestors. \*Edited! Sorry to scare you all, there are not currently protestors at the house.....  
they are passively and anonymously complaining and threatening. Most of them have been grossly misinformed  
about what we do and the services we provide.

We are doing everything we can to educate our neighbors and let them know that our services are important and are quite harmless.

But we still need help. If you would like to write a letter of support for Will's House, please email that to [Mhilton@jenksok.org](mailto:Mhilton@jenksok.org)

And please consider coming to our zoning hearing at Jenks City Ha



Volunteer parking

Will's House

2h · 🌐

(No subject)

AW Angela Wood <msangelawood@icloud.com>  
Wed 5/11/2022 11:23 AM  
To: Angela Wood



External Email - Think before you click

9:34



< Will's House



Home About Reviews Photos Videos

Apr 3

*prior to approval*

The work has begun at the Will's House house!!!  
You all are rocking the Amazon wish list and we will be adding to it and updating it as we go.  
Thank you SO much to those who have donated items to stock the house.

Our most immediate project needs are new flooring and ramps. If you would like to donate specifically to either of these projects, just reach out to me and I can give you more details.

After we finish the flooring, we will have many fun volunteer projects, putting together furniture, cleaning, gardening, organizing, and planning programming for the rest of the year!

Will's House is a new way to "normalize" breaks and respite care for full time caregivers in our Tulsa community! Will's house is designed in a unique way to build community, serve families across multiple life stages, and ensure that kids are getting opportunities to be social simultaneously to parents/guardians getting to rest! In our first year we have served kids ages 0-25, anywhere from one child to 8 at a time, and time frames ranging from long term respite care to sitting in the car with a kiddo for 30 minutes so a parent can attend a parent teacher conference! My favorite thing about Will's House is telling parents that there is no "qualifying" for our services. They simply tell us what they need and we do our best to meet the need as quickly as possible and at little to no cost to the families! In 2022, we will be building on this model, serving more and more families, adding more volunteers and hopefully moving into our own space! We appreciate everyone who is sharing the Giving Tuesday Fundraiser! Every dollar given is helping to alleviate some of the daily stress that families face in caring for their loved ones, and it helps them feel seen and loved within their community! Thank you so much for your support!

Is it little cost?  
or free?

promoted as free

Which is it?

9:38



< Will's House >

Home About Reviews Photos Videos

Will's House  
Oct 26, 2021 ·

Hey Will's House Friends!

If you are the parent of/or know of a young man b/w the ages of 18-30 that would enjoy hanging out and getting to know more peers in the Tulsa area, will you leave me a below or shoot me a message! (If your child has already utilized Will's House respite, no necessary) We've got some fun opportunities coming your way! I don't want to miss anyone!

17

9 Comments 3 Shares

Like Comment Share

Will's House  
Oct 22, 2021 ·

I was BEYOND honored to talk with this beautiful lady about Will's House. My greatest desire is to advocate well for the needs of our families in the community. We truly love your families and we will do everything we can to give you the gift of respite and deeper, supportive, lifelong

[Donate](#)

Home Watch News Feeds Notifications Menu

# Jenks | BOA Staff Report



To	Board of Adjustment
Hearing Date	January 16, 2025
Case Number	JBOA 25-446
Request	Variances to allow for a build line encroachment of ±25 feet.
Location	531 W "H" Street
Applicant	David Parrish

---

## Staff Report

Preparer | Marcaé Hilton

### Attachments

- Public Notice
- Alta Survey

### Preparer

INCOG, Staff  
Sisemore and Associates

---

## Background Information

**STAFF COMMENTARY** | The plat for this lot was filed in March of 1974, the building was built 7 (seven) years later in 1981. It appears the 1972 Zoning Code allowed IL (Industrial Light) zoning a setback of 25 feet from the centerline and the building would have been approved. This historical fact makes the structure lawfully non-conforming. It is the opinion of staff the variance is the best option for moving forward.

In addition, the side yard is encroaching per the Unified Development Ordinance (UDO) Table 16-3-1(B), this variance will not seek to remove the side yard encroachment. Instead, staff will take a UDO amendment to Planning Commission in order to amend the IL setbacks to correct this setback encroachment and to prevent further nonconformities. Based on loose measurements, this entire industrial subdivision is lawfully nonconforming under current UDO standards.

## PLANNING DATA

Intended Use	No Change in Use, this is an industrial park
Request	Relief from front Buildline Encroachment
Zoning	IL, Industrial
Comprehensive Plan	Industrial
Special Overlay	None
Development Plan	None

Subdivision Crain And Wilson Industrial Park | No. 3519 | Filed March 31, 1974  
 Legal: LT 1 BLK 1  
 Section: 19 Township: 18 Range: 13  
 Account # 60547831924680  
 Owner R TURLEY ROOFING INC  
 Address 531 W H ST N  
 Land Area 0.55 acres / 24,023 sq ft  
 School District JK-5A  
 Year Built 1981  
 Size 10,000 sqft

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	IL	IM
<b>Lot Standards (Minimum)</b>		
Lot Area (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
<b>Yard Setbacks (Minimum, unless otherwise stated)</b>		
Front (ft)	50	50
Front, maximum (ft)	n/a	n/a
Exterior Side (ft) (3)	50	50
Exterior Side, maximum (ft)	n/a	n/a
Interior Side (ft) (3)	25 (2)	50 (4)
Rear (ft) (3)	25 (2)	50 (4)
<b>Building Standards (Maximum)</b>		
Height (ft)	60	60
Impervious Surface Coverage	70%	70%
<b>Notes</b>		
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.		
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.		
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		

---

**Staff Evaluation & Recommendation**

---

**Evaluation** | The Plat and the UDO both require a 50 ft setback, the variance is required to provide title relief and conformance to the UDO. Staff agrees with the argument from the applicant as stated below.

*APPLICANT REQUEST: The Applicant requests a Variance, pursuant to Section 16-9-9 of the Jenks Unified Development Ordinance (the "Ordinance"), of the building setbacks (Table 16-3-1(B)) in the IL District for property located at 531 West H Street (the "Property").*

*The Property is located at the northeast corner of West H Street and North Elm Street. The Property is part of the Crain and Wilson Industrial Park which was platted in 1973. An existing, 10,000 square foot building is located on the Property which was constructed in 1981.*

*The Ordinance requires a 50-foot front setback for IL-zoned properties. The building is currently set back from the west property line 25 feet. However, due to an additional 25 feet of right-of-way established by the Plat, the building is set back from Elm Street 50 feet. The location of the building on the Property, which has existed for over 40 years, is unique and results in unnecessary hardship to the Property owner. Additionally, the practical effect of the platted 25' right-of-way results in the intended 50-foot setback from the actual street. Accordingly, the requested Variance is in harmony with and does not impair the spirit and intent of the Ordinance.*

Please see BOA action below Sec. 16-9-9. Variances.

(A) *Purpose.* The Board of Adjustment, upon application, and after notice (when notice is required) and public hearing, and subject to the procedural and substantive standards hereinafter set forth,

may grant limited relief from the requirements of this zoning code as will not cause

- *substantial detriment to the public good or*
- *impair the spirit, purposes and intent of this zoning code, or the*
  - *Comprehensive Plan,*
- *whereby reason of exceptional*
  - *narrowness,*
  - *shallowness,*
  - *shape,*
  - *topography, or*
  - *other extraordinary or*
  - *exceptional situation,*
  - *condition, or*
- *circumstances peculiar to a particular property,*
- *the literal enforcement of the UDO will result in unnecessary hardship.*

The Board shall not vary any jurisdictional requirement, such as notice.

(B) *Variance Review Criteria.* In determining whether a Variance should be granted, the Board of Adjustment must consider

- ✓ *whether the practical difficulty or unnecessary hardship claimed by the applicant was created by the applicant and*
- ✓ *take into account the nature of the hardship.*

No Variance shall be granted unless the Board of Adjustment makes all of the following findings:

- (1) *The application of the ordinance to the particular piece of property would create an unnecessary hardship;*
- (2) *Such conditions are peculiar to the particular piece of property involved;*

- (3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and
- (4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

(C) ...

(D) *Board of Adjustment Action.* The Board of Adjustment shall hold the public hearing and,

- upon the concurring **vote of three members**,
- may grant a Variance application after finding that the criteria of subsections (B) or (C), as applicable, are satisfied or
- deny the same upon finding that the criteria of subsections (B) or (C), as applicable, are not satisfied.
- In granting a Variance, the Board may impose such
- reasonable conditions and safeguards and
- may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

(E) *Time Limitation on Variances.* A Variance which has not been utilized within one year from the date of the order granting the Variance shall thereafter be void. For the purpose of this provision, utilization shall mean actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion.

**Staff Comments** | Staff recommends approval, this encroachment was not caused by the applicant.

**Recommendation** | *Grant the Variance to allow for the encroachment of 25±.*

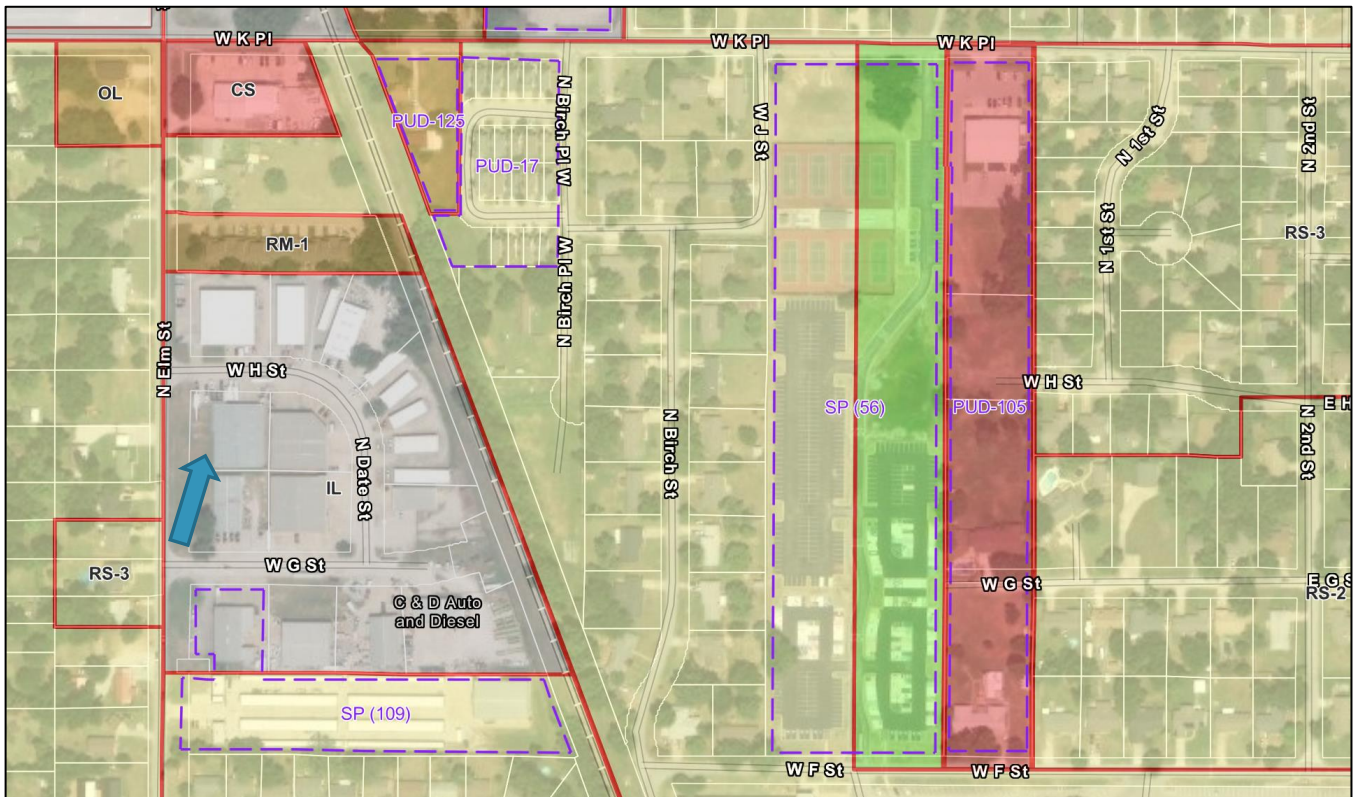


Figure 1: Zoning Map with Aerial View

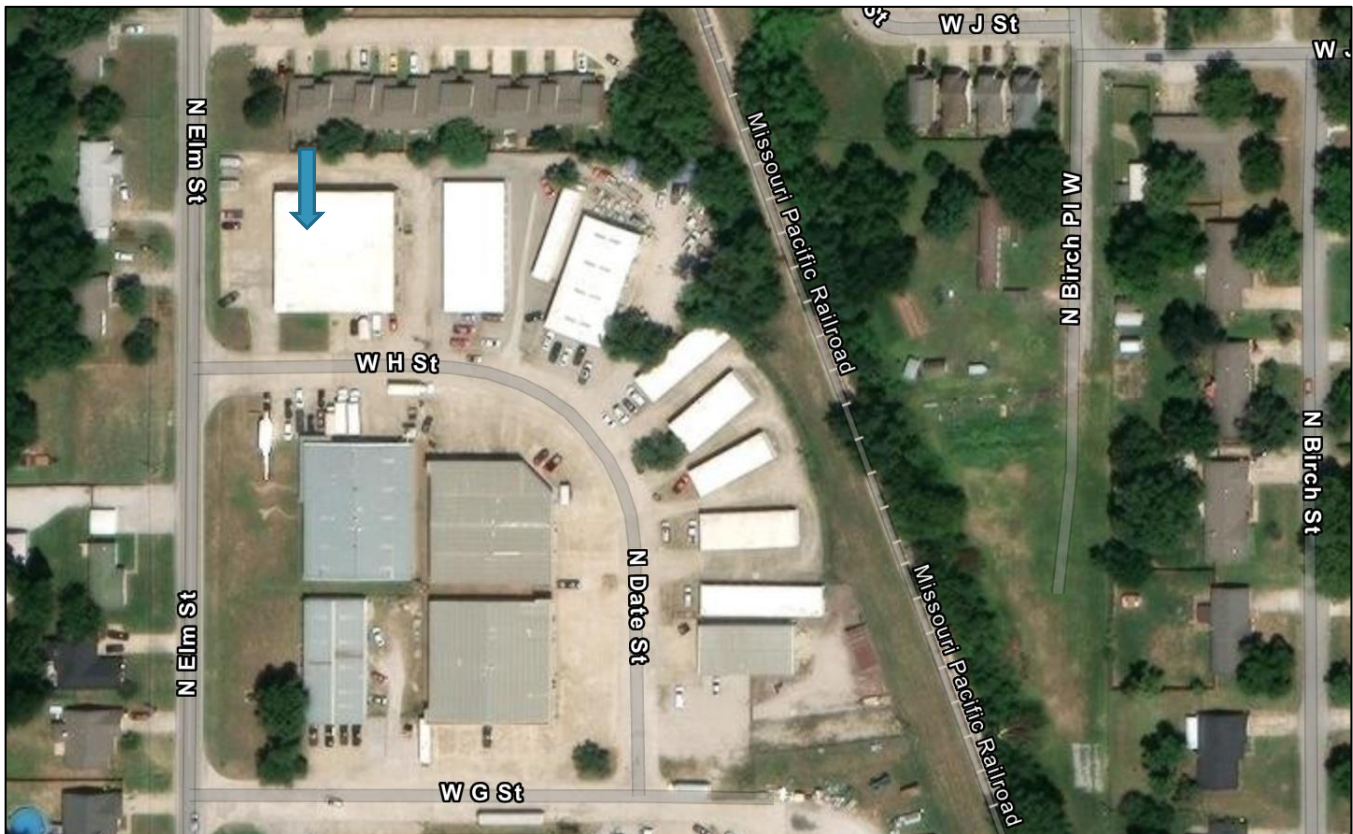


Figure 2: google earth view



Figure 3: Zillow Photo



Figure 4: Zillow Photo

Legal Description

LOT ONE (1) BLOCK ONE (1), CRAIN & WILSON INDUSTRIAL PARK, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF (531 WEST H STREET, JENKS, OK 74037)

Schedule B-II Exceptions

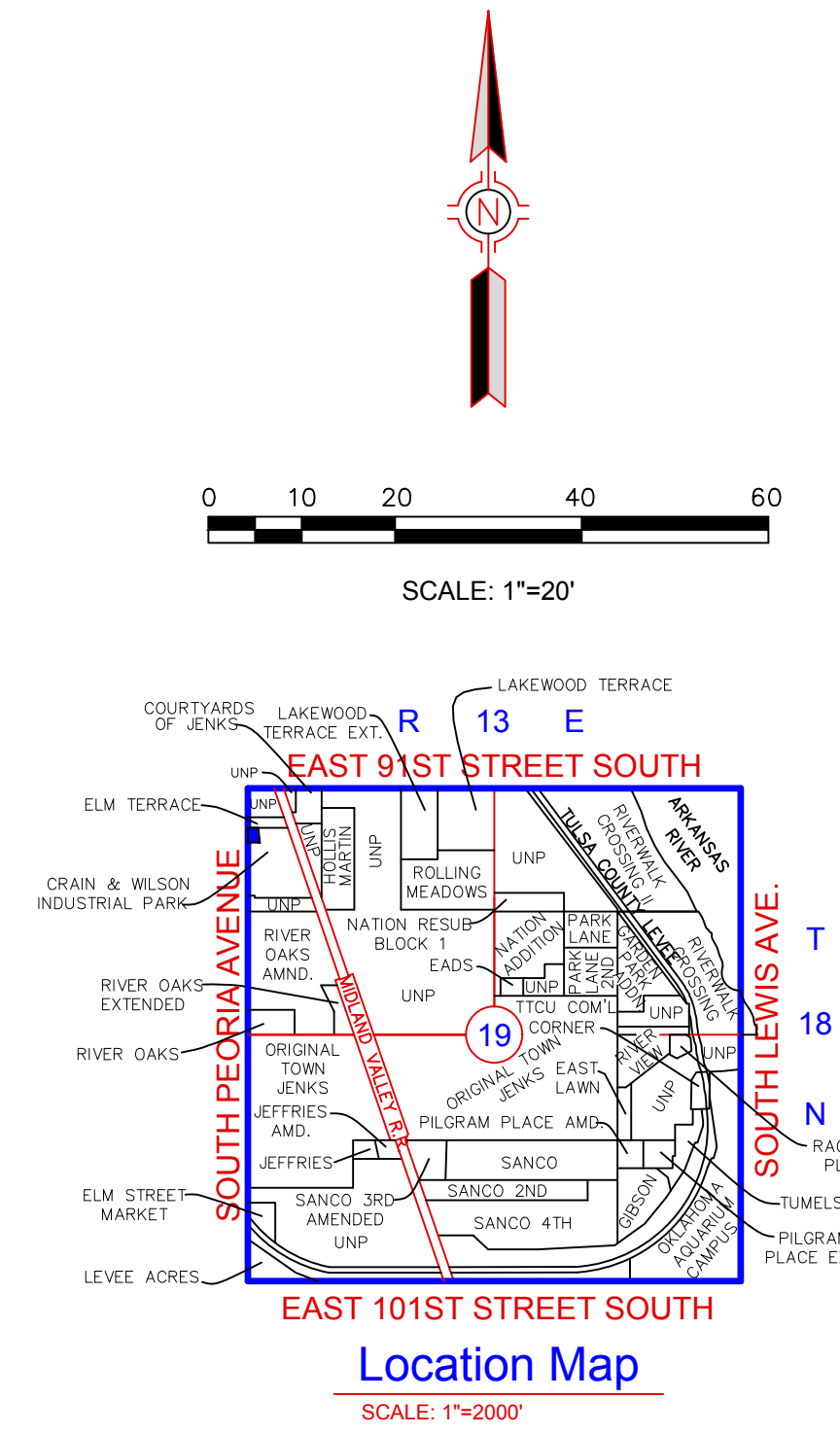
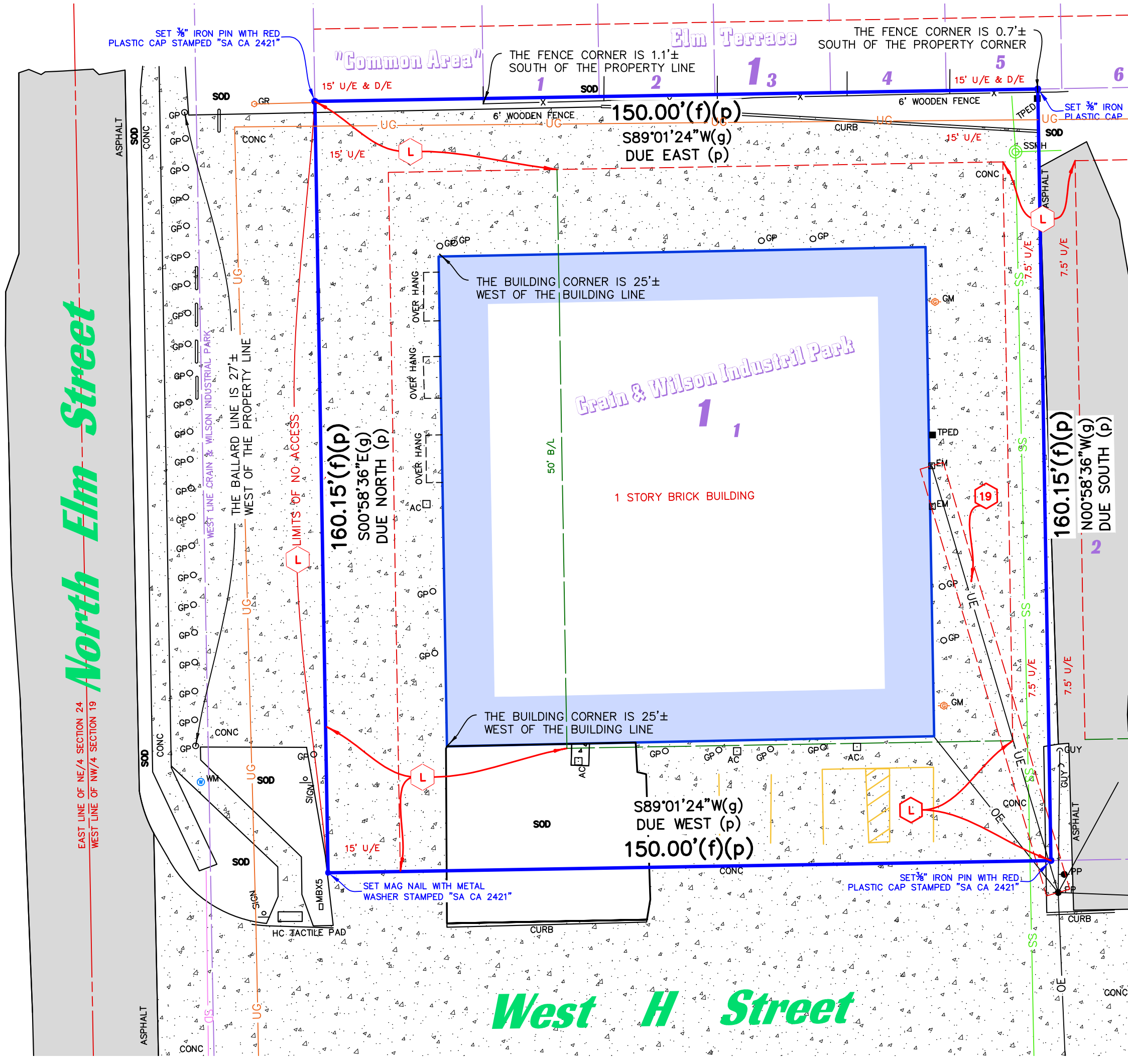
THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.

- 7. DEED EXECUTED BY SINCLAIR PRAIRIE OIL COMPANY, A MAINE CORPORATION, TO DEAN F. REIFEL, DATED FEBRUARY 3, 1938, AND RECORDED FEBRUARY 16, 1938 IN BOOK 1263, PAGE 181 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 30) (MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY AS A NON-MATHEMATICALLY DESCRIBED BLANKET EASEMENT.)
8. DEED EXECUTED BY DEAN F. REIFEL TO M.C. PARKER, DATED JUNE 22, 1938, AND RECORDED JULY 15, 1949 IN BOOK 2000, PAGE 573 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 32)(THE SUBJECT PROPERTY IS WHOLLY CONTAINED WITHIN THE DEED)
9. DEED EXECUTED BY ELZIE PARKER TO CHARLES R. CHANDLER AND MATTIE B. CHANDLER WITH THE RIGHT OF SURVIVORSHIP, DATED AUGUST 20, 1949, AND RECORDED AUGUST 20, 1949 IN BOOK 2010, PAGE 419 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 41)(THE SUBJECT PROPERTY IS WHOLLY CONTAINED WITHIN THE DEED)
10. RIGHT OF WAY EXECUTED BY CHARLES R. CHANDLER AND MATTIE B. CHANDLER, HUSBAND AND WIFE TO GULF OIL CORPORATION, DATED FEBRUARY 12, 1958, AND RECORDED FEBRUARY 20, 1958 IN BOOK 2848, PAGE 241 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 48)
AS AFFECTED BY DEED AND BILL OF SALE EXECUTED BY GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION TO WARREN PETROLEUM CORPORATION, A DELAWARE CORPORATION, DATED JANUARY 20, 1958, AND RECORDED FEBRUARY 19, 1958 IN BOOK 2847, PAGE 514 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 49)(THE DOCUMENT FOR BOOK 2848 PAGE 241 WAS NOT PROVIDED AND COULD NOT BE LOCATED BY THIS FIRM, THE SUBJECT PROPERTY IS WHOLLY CONTAINED WITHIN THE DEED RECORDED IN BOOK 2847 AT PAGE 514)
11. ASSIGNMENT OF ARK GLENN WATER SYSTEM - SEGMENT A, EXECUTED BY GULF OIL CORPORATION TO THE TOWN OF JENKS, DATED AUGUST 31, 1970, AND RECORDED OCTOBER 6, 1970 IN BOOK 3941, PAGE 1485 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 51)(MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY AS A NON-MATHEMATICALLY DESCRIBED BLANKET EASEMENT.)
12. RIGHT OF WAY AGREEMENT EXECUTED BY L. R. CHANDLER AND/OR GRACE W. GAY TO OKLAHOMA NATURAL GAS COMPANY, DATED NOVEMBER 6, 1968, AND RECORDED NOVEMBER 19, 1968 IN BOOK 3870, PAGE 326 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 56) (DOES NOT AFFECT THE SUBJECT PROPERTY)
13. CITY OF JENKS ORDINANCE NO. 183, DATED FEBRUARY 2, 1970, AND RECORDED FEBRUARY 18, 1970, IN BOOK 3917, PAGE 627, IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 57)(THE SUBJECT PROPERTY IS CONTAINED IN THE ANNEXATION.)
14. TULSA COUNTY JOINT AIRPORT ZONING BOARD OF THE CITY OF TULSA ORDINANCE NO. 4, DATED NOVEMBER 20, 1970, AND RECORDED DECEMBER 1, 1970, BOOK 3947, PAGE 1757, IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 61)(THE SUBJECT PROPERTY IS SUBJECT TO THE ORDINANCE.)
15. TULSA COUNTY JOINT AIRPORT ZONING BOARD ORDINANCE NO. 5, DATED NOVEMBER 20, 1970, AND RECORDED DECEMBER 1, 1970, IN BOOK 3947, PAGE 1782, IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 63)(THE SUBJECT PROPERTY IS SUBJECT TO THE ORDINANCE.)
16. EASEMENTS AND/OR RIGHTS OF WAY AS REFLECTED BY A PARTIAL RELEASE OF RIGHT OF WAY EXECUTED BY OKLAHOMA NATURAL GAS COMPANY, DATED MAY 24, 1973, AND RECORDED MAY 29, 1973, IN BOOK 4071, PAGE 136, IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 74)(DOES NOT AFFECT THE SUBJECT PROPERTY.)

17. CERTIFICATE OF DEDICATION, PLAT #3519 OF CRAIN AND WILSON INDUSTRIAL PARK, AN ADDITION TO THE CITY OF JENKS, OKLAHOMA, EXECUTED BY CECIL LEE CRAIN AND OTIS F. WILSON TO THE PUBLIC, DATED MAY 25, 1974, AND RECORDED MAY 31, 1974, IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 87) (THE SUBJECT PROPERTY IS SUBJECT TO THE DEED OF DEDICATION)

18. QUIT CLAIM DEED EXECUTED BY KERR MCGEE REFINING CORPORATION, A DELAWARE CORPORATION AND KERR MCGEE CORPORATION, (FORMERLY KERR-MCGEE OIL INDUSTRIES, INC.), A DELAWARE CORPORATION, TO NOTTI GATHERING COMPANY, INC., A DELAWARE CORPORATION, DATED AUGUST 3, 1995, EFFECTIVE AUGUST 1, 1995, AND RECORDED AUGUST 4, 1995 IN BOOK 5734, PAGE 379 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 101)(DOES NOT AFFECT THE SUBJECT PROPERTY)

19. UNDERGROUND RIGHT OF WAY EASEMENT EXECUTED BY MICHAEL O. KAVANAUGH, II, A SINGLE PERSON, TO PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED NOVEMBER 6, 1980, AND RECORDED NOVEMBER 13, 1980 IN BOOK 4510, PAGE 146 IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA; (ABSTRACT PAGE 165)(AFFECTS THE SUBJECT PROPERTY AS A 5' WIDE RIGHT OF WAY EASEMENT AS SHOWN HEREON)



Legend

- ACC ACCESS
A/C AIR CONDITIONER
AS AUTO SPRINKLER
BLDG BUILDING
B/L BUILDING SETBACK LINE
BW BOTTOM OF WALL
CA CENTRAL ANGLE
CB CHORD BEARING
CD CHORD DISTANCE
COMP CORRUGATED METAL PIPE
CO CENTERLINE
CO SEWER CLEAN-OUT
CONC CONCRETE
CPED CABLE TELEVISION PEDESTAL
DGD DOUBLE GRATE DROP INLET
DS DOWNSPOUT
EB ELECTRIC BOX
EM ELECTRIC METER
EPED ELECTRIC PEDESTAL
ESMT EASEMENT
FDC FIRE DIRECT CONNECTION
FF FINISH FLOOR
FH FIRE HYDRANT
FL FLOWLINE (INVERT)
FNC FENCE
FOUND FOUND
FP FLAGPOLE
G GUTTER
GL GROUND LIGHT
GM GAS METER
GO GATE OPERATOR
GP GUARD POST
GR GAS RISER
GUY GUY DOWN
GV GAS VALVE
ICV IRRIGATION CONTROL VALVE
IP IRON PIN
LNA LIMITS OF NO ACCESS
LP LIGHT POLE
MAE MUTUAL ACCESS EASEMENT
MB MAIL BOX
ML METAL LID
MW MONITOR WELL
OC OVERHEAD CABLE
OE OVERHEAD ELECTRIC
OT OVERHEAD TELEPHONE
OU OVERHEAD UTILITIES
PP POWER POLE
PPT POWER POLE W/ TRANSFORMER
PVC POLY(VINYL CHLORIDE) PIPE
RCP REINFORCED CONCRETE BOX
RCP REINFORCED CONCRETE PIPE
RR RAILROAD
R/W RIGHT-OF-WAY
SC SUPPORT COLUMN
SD STORM DRAIN
SDM STORM DRAIN MANHOLE
SGDI SINGLE GRATE DROP INLET
SPHD SPRINKLER HEAD
SS SANITARY SEWER
SSH SANITARY SEWER LAMPHOLE
SSM SANITARY SEWER MANHOLE
TC TOP OF CURB
TOP TRAVELER CONTROL POINT
TG TOP OF INLET GRATE
TODI TRIPLE GRATE DROP INLET
TH TOP OF HEADWALL
TP TOP OF PAVING
TPED TELEPHONE PEDESTAL
TR TOP OF MANHOLE RIM
TSMH TRAFFIC SIGNAL MANHOLE
TRSL TRAFFIC SIGNAL
TW TYPICAL
UC UNDERGROUND CABLE
UG UNDERGROUND GAS LINE
UE UNDERGROUND ELECTRIC
UE UTILITY EASEMENT
UGM UNDERGROUND LINE MARKER
UT UNDERGROUND TELEPHONE
UTMH UTILITY MANHOLE
WL WATERLINE
WM WATER METER
WMH WATER MANHOLE
WV WATER VALVE
WSPR WATER SPIGOT
XFR TRANSFORMER
(X) FIELD BEARING/DISTANCE
(O) LEGAL BEARING/DISTANCE
(P) PLAT BEARING/DISTANCE
(G) GRID BEARING

Miscellaneous Notes

- A. ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY, "OKIE" REQUEST OR FROM EXISTING ATLAS SHEETS. WE CANNOT CERTIFY THAT ALL EXISTING UTILITIES, IN SERVICE OR ABANDONED, ARE SHOWN HEREON. FURTHERMORE, WE CANNOT CERTIFY THAT THE UTILITIES SHOWN HEREON ARE IN THEIR EXACT LOCATION, BUT HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AT THE TIME OF SURVEY. CALL "OKIE" (1-800-522-6543) 48 HOURS PRIOR TO DIGGING.
B. THE PROPERTY DESCRIBED HEREON CONTAINS 0.55 ACRES MORE OR LESS.
C. THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE 3501)
D. THE PROPERTY DESCRIBED HEREON CONTAINS A TOTAL OF 4 STRIPED PARKING SPACES NONE OF WHICH ARE DESIGNATED AS HANDICAPPED.
E. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE REGULATORY FLOODPLAIN MAP ATLAS FOR THE CITY OF TULSA. (PER: http://maps.cityoftulsa.org/floodplains/)
F. THE PROPERTY DESCRIBED HEREON HAS ACCESS TO WEST H STREET.
G. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
H. WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 4014300363L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X)(SHADED) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN. (PER: https://msc.fema.gov/partof/)
J. GAS LINES SHOWN ON THIS SURVEY ARE BASED ON ONEGAS ATLAS AND ARE SHOWN IN AN APPROXIMATE LOCATION HEREON.
K. ALL EASEMENTS AND RIGHT OF WAY CONTAINED IN FIDELITY NATION TITLE COMMITMENT'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 24-10-01-MTC, WITH A COMMITMENT DATE OF OCTOBER 7, 2024, ARE SHOWN OR NOTED HEREON.
(L) EASEMENTS, RESTRICTIONS, BUILDING LINE SETBACKS AND LIMITS OF ACCESS AS SHOWN ON THE FACE OF CRAIN & WILSON INDUSTRIAL PARK.

Surveyor's Certification

WE, SISEMORE & ASSOCIATES, INC. DO HEREBY CERTIFY TO: FIRST AMERICAN TITLE INSURANCE COMPANY MUSTANG TITLE COMPANY SKYE REALTY LLC ARVEST BANK

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8 & 16 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON NOVEMBER, 20, 2024.

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 21ST DAY OF NOVEMBER, 2024.



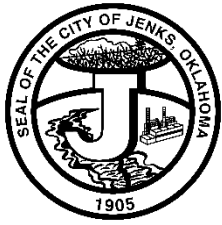
SISEMORE & ASSOCIATES, INC.
BY: SHAWN A. COLLINS
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1788
EMAIL: scollins@sw-assoc.com

THIS IS A PUBLIC DOCUMENT. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

Table with columns: REVISION, BY, DATE. Includes fields for FILE, ORDER, BOOK, DATE, SCALE, and TYPING.

ALTA/NSPS Land Title Survey of Lot 1 Block 1 Crain & Wilson Industrial Park City of Jenks, Tulsa County, Oklahoma

SISEMORE & ASSOCIATES logo and contact information: Surveying - Civil Engineering - Land Planning, 6660 South Sheridan Road, Tulsa, Oklahoma 74133.



## CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007  
JENKS, OKLAHOMA 74037-2007  
PHONE (918) 299-5883 • FAX (918) 299-4489

### NOTICE OF A PUBLIC HEARING LOCATED IN THE CITY OF JENKS, OKLAHOMA

**Case Number:** JBOA 25-446

**Request:** Variance

Request for a variance from the front build line

**Legal Description:** Lot 1 Block 1, Crain & Wilson Industrial Park, An addition to the City of Jenks, Tulsa County, State of Oklahoma, According to the recorded Plat thereof.

**General Location:** 531 W "H" St

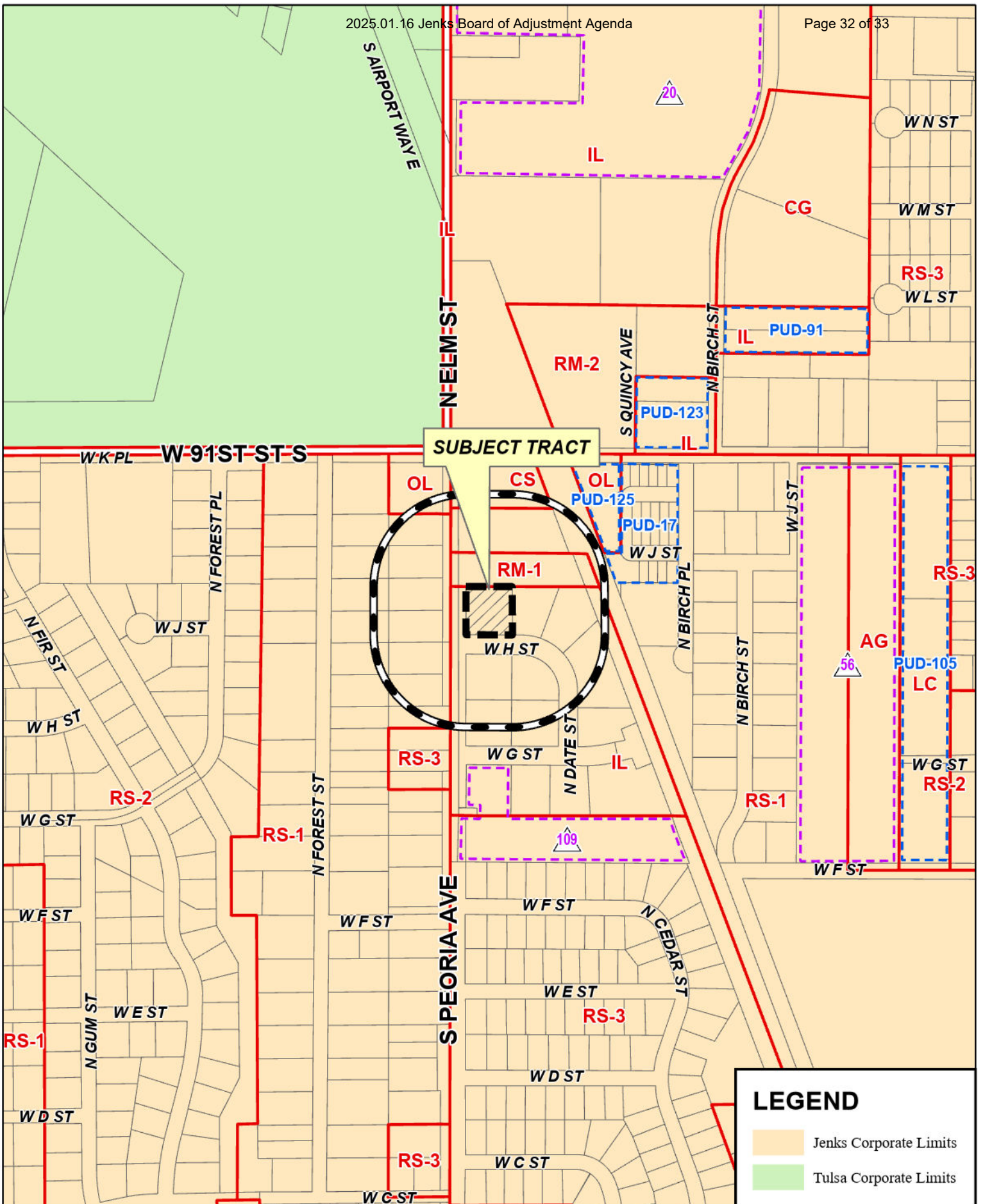
**Hearing Date:** 16 January 2025 at 6 p.m.

**Location:** Jenks City Hall, 211 N Elm St, Jenks, OK 74037

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 4 December 2024.

Marcae Hilton, Secretary  
Jenks Planning Commission



**LEGEND**

- Jenks Corporate Limits
- Tulsa Corporate Limits

Sheet 3519

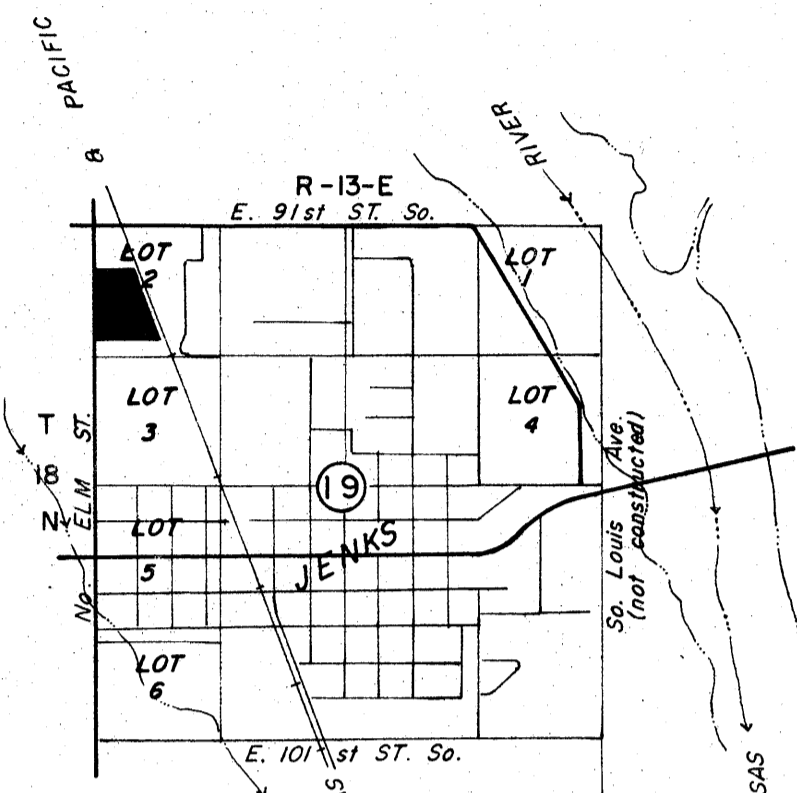
3519  
CRAIN AND WILSON INDUSTRIAL PARK

STATE OF OKLAHOMA  
TULSA COUNTY  
FILED OR RECORDED  
MAY 31 1974  
R.P. ANITA WRIGHT  
COUNTY CLERK

Block 1, Lots 1 to 6 - Block 2, Lots 1 to 4 - Block 3, Lots 1 to 4

# CRAIN AND WILSON INDUSTRIAL PARK

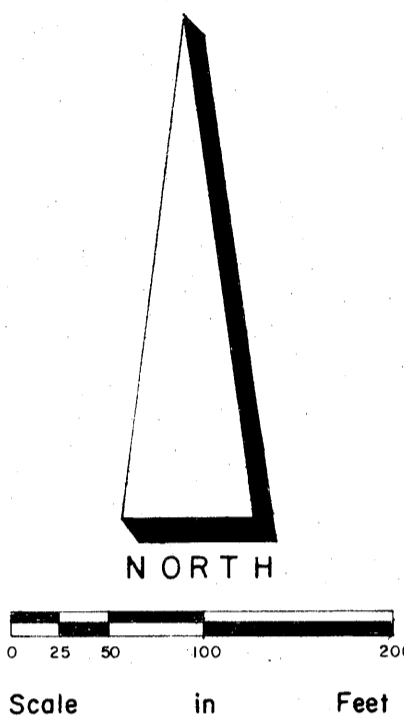
CERTIFICATE OF DEDICATION  
FOR  
CRAIN AND WILSON INDUSTRIAL PARK



AN ADDITION TO THE CITY OF JENKS, OKLAHOMA LOCATED IN A PART OF LOT 2, ALSO KNOWN AS THE NW/4, NW/4 OF SECTION 19, T-18-N, R-13-E, TULSA COUNTY, OKLAHOMA CONTAINING 9.20 ACRES MORE OR LESS.

## OWNERS

Cecil Lee Crain & Otis F. Wilson  
c/o Cecil Lee Crain  
704 E. Karma  
Jenks, Okla. 299-2358



BREISCH ENGINEERING COMPANY, INC.  
424 So. Cheyenne  
Tulsa Oklahoma

Drawing Reg. No. C-3086-3191

Date: Sept., 1973

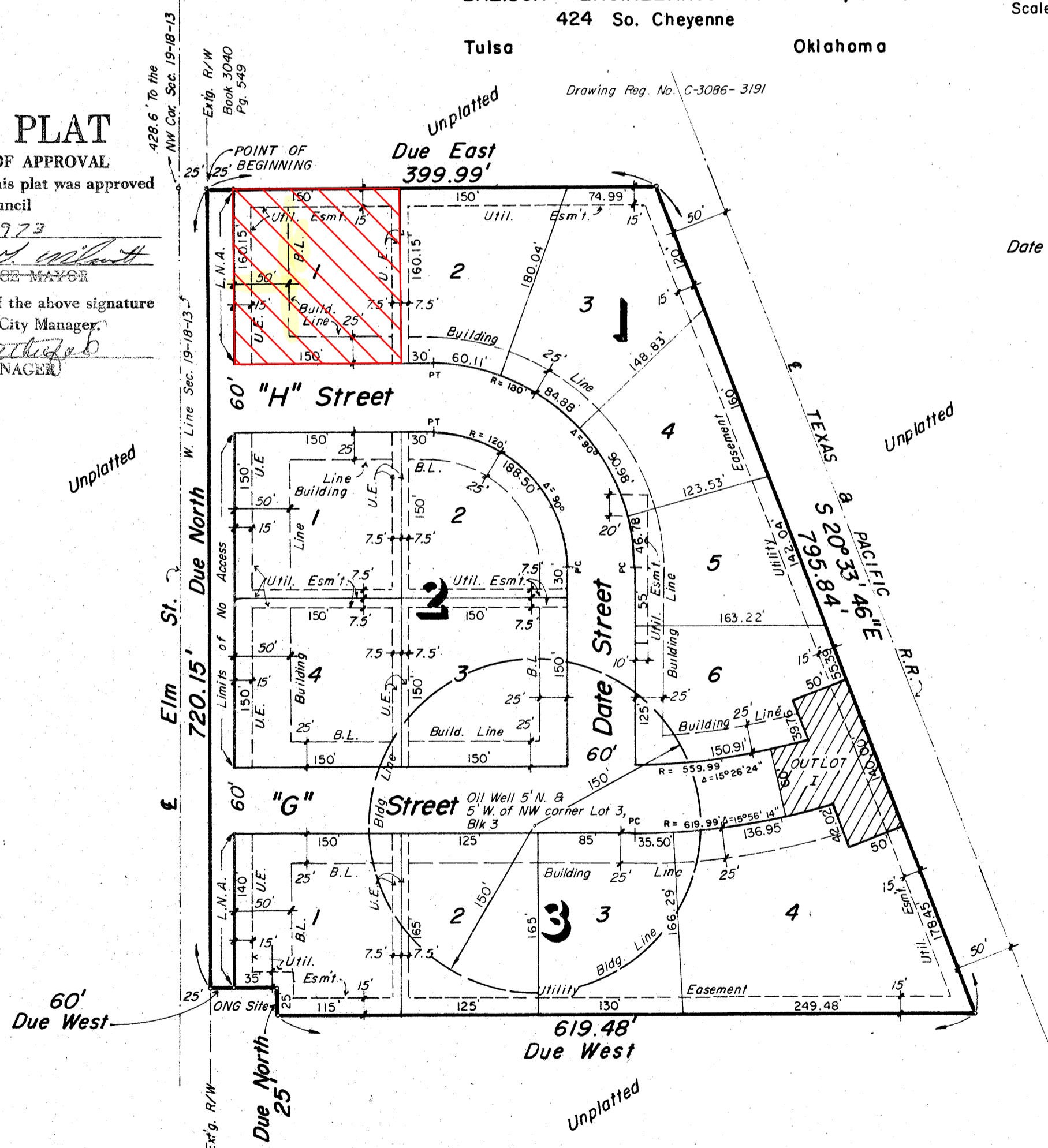
## FINAL PLAT

### CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council

May 7, 1974  
Richard J. Walker  
MAYOR - VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.  
Paul J. Rothman  
CITY MANAGER



KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned CECIL LEE CRAIN & OTIS F. WILSON being sole owners and proprietors in fee simple title of the real estate and premises hereinafter described, have caused the following described real estate property, situated in Tulsa County, Oklahoma, to-wit:

A tract of land located in a part of lot Two (2), Section 19, T-18-N, R-13-E, Tulsa County, Oklahoma, and being particularly described as follows:

Beginning at a point 428.6 feet South and 25 feet East of the Northwest corner of Section 19; THENCE Due East a distance of 399.99 feet to a point on the Westerly right-of-way line of the Texas-Pacific Railroad; THENCE S-20° 33' 46"-E along said right-of-way line a distance of 795.84 feet to a point; THENCE Due West a distance of 619.48 feet to a point; THENCE Due North a distance of 25 feet to a point; THENCE Due West a distance 60.00 feet to a point; THENCE Due North, parallel and 25 feet East of the West line of said Section 19, a distance of 720.15 to the point of beginning, containing 9.20 acres more or less.

to be surveyed, platted and staked as shown by the accompanying plat and survey thereof, and which plat is made a part hereof, and have given said real estate the name of CRAIN & WILSON INDUSTRIAL PARK and

The undersigned owners do hereby dedicate for public use all streets and public places shown on the accompanying plat EXCEPT OUTLOT AREA which is hereby reserved for the private use and benefit of the lot owners and do further dedicate for public use forever the easements and rights-of-way as shown and designated on the accompanying plat for the several purposes of construction, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines, together with all fittings and equipment for each of such facilities, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress to said easements and rights-of-way for the uses and purposes aforesaid, together with similar rights in each and all of the streets shown on said plats; provided, however, that the undersigned owners hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines, together with the right of ingress for such construction, maintenance, operation, laying and relaying over, across, and along all the public streets shown in said plat, and over, across and along all strips of land included within the easements shown thereon, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to any other areas.

For the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and covenants, and for the mutual benefit of the undersigned owners, their successors or assigns, entitled to said property, do hereby impose the following restrictions and reservations, which shall be binding upon all purchasers, owners, their successors or assigns.

- A. All buildings constructed in the tract shall conform completely to the zoning regulations applicable to said tract.
- B. No building or structure shall be erected on any lot herein without the design approval of the undersigned owners or a committee designated by them.

IN WITNESS WHEREOF, I have hereunto set my hand in Tulsa, Oklahoma, on this 25th day of May, 1974.

Cecil Lee Crain  
CECIL LEE CRAIN  
Owner

Otis F. Wilson  
OTIS F. WILSON  
Owner

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of May, 1974, personally appeared CECIL LEE CRAIN & OTIS F. WILSON to me known to be the identical persons who executed the within and foregoing instruments and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth.

WITNESS my hand and official seal the day and year last written above.

Dallas L. Dickens  
Notary Public (SEAL)

My commission expires: 12-19-74

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) ss.

I, the undersigned, Dallas L. Dickens, Registered Land Surveyor of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked the above described real estate and premises dedicated as CRAIN & WILSON INDUSTRIAL PARK IN TULSA COUNTY, STATE OF OKLAHOMA; that iron pins have been placed on all corners and that the above plat is a true representation of said survey. I further certify that I am an experienced land surveyor.

Dated this 23rd day of May, 1974.  
Dallas L. Dickens  
Registered Land Surveyor (SEAL)

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) ss.

Before me, the undersigned, a Notary Public within and for the State of Oklahoma, on this 23rd day of May, 1974, personally appeared Dallas L. Dickens to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last written above.

Barbara Sherman  
Notary Public (SEAL)

My commission expires: April 15, 1978

CERTIFICATE TD-1302  
Pursuant to S.B. 113, O.S. 1951, I hereby certify that as to all real estate involved in this plat, all taxes have been paid as reflected by the current tax rolls, and security has been provided for 1974 taxes not as yet certified to me.  
Date: 5-31, 1974  
John F. Condit  
County Treasurer of Tulsa County, Oklahoma