

**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 118th 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 90th St, Owasso
- George Reeves – 917 N Ivy Pl
- Elijah Blankenship – 3624 S Urbana Ave
- Stacy Sexton – 11605 S Mulberry Lane
- Glynna 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 92nd Ave
- Lisa Turner – 7717 E 52nd St
- Robert Ashinhurst – 918 N Ivy Pl
- Rita Casey – 918 N Ivy St
- Wes Cyrus – 3366 W 82nd 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 77th 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

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

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.

SOONER SUCCESS

Serving, Supporting, Building
 Inclusive Communities



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 respite 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

WK ST

1006 N. IVY ST

WJ ST

WJ ST

N HOLEY ST

WH ST

N FIRST

RS-1

WG AVE

RS-2

WF ST

WE ST

RS-1

WD ST

N KOA AVE

RS-1

WC ST

LEGEND

Jenks Corporate Limits

Tulsa Corporate Limits

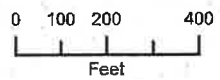


300' Radius



Subject Tract

JBOA 22-445



24 18-12



AG



83

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

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



60795-82-24-46610 (04/2018)

General Information

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

Values

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

Exemptions claimed

	2020	2021	2022
Homestead	✓	✓	✓
Additional homestead	—	—	—
Senior Valuation Limitation	—	—	—
Veteran	—	—	—

Tax Information

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

Tax detail (2022 millages)

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

(Continued on next page)

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 Veneer	Composition Shingle	2.0	Cool Air in Heat Ducts

Sales/Documents

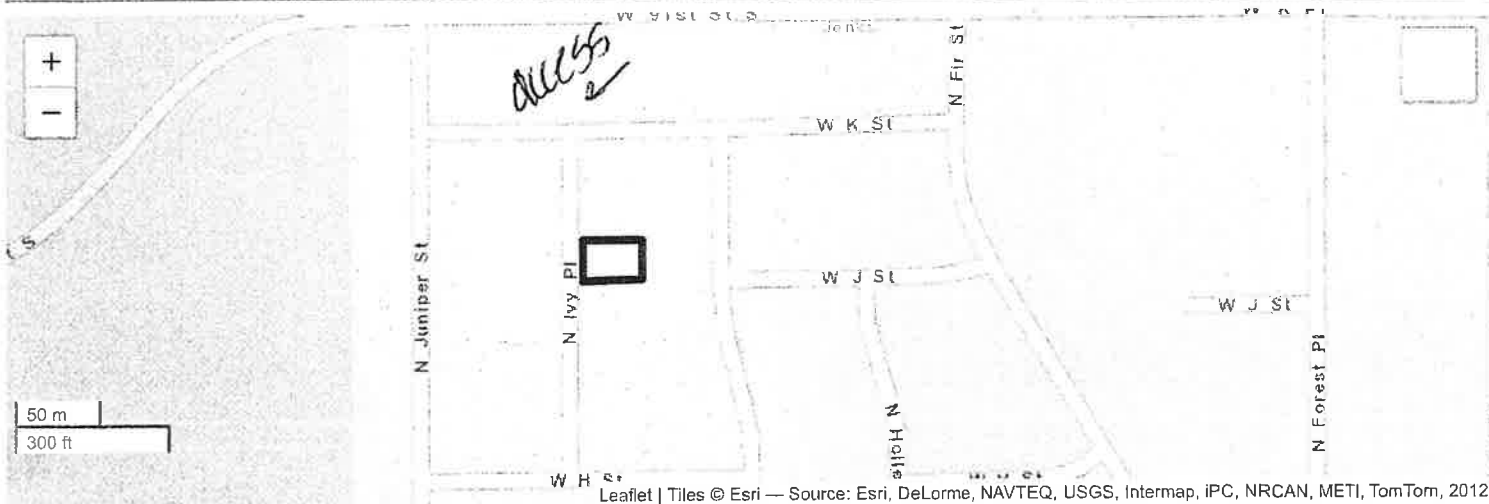
Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Sep 1, 1994			\$81,000	General Warranty Deed	05658-00632
Jun 1, 1988			\$69,500	History	05107-01372

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
Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

North

Haul Aways

518-407-0336

approx 7:30 am

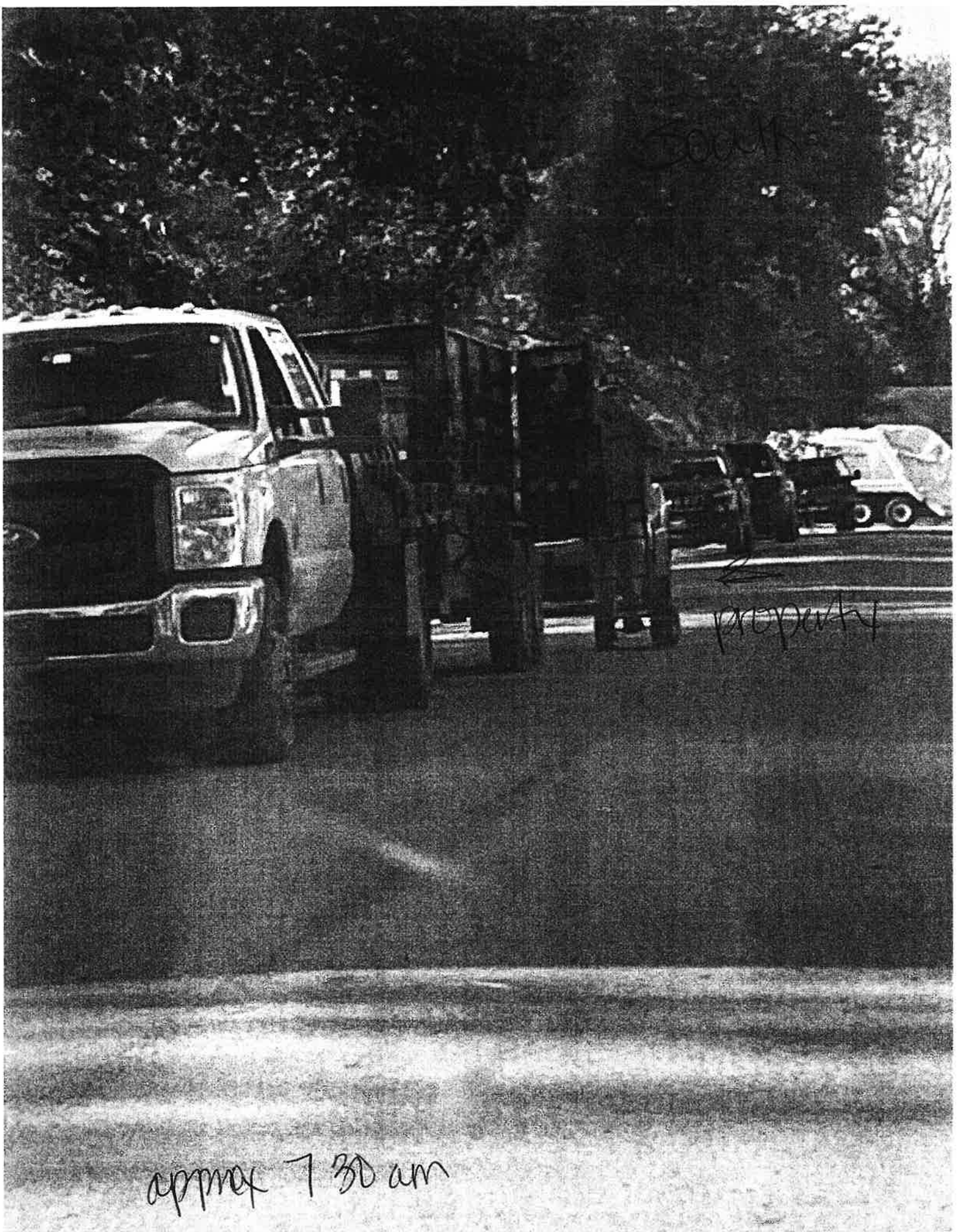
property

North



→ property

address 1000



EQUUS

property

approx 7 30 am



social groups
 +
 support groups
 = total "occupancy"?

Ratio of
 client to caregiver?

How many
 clients - total
 caregivers - total
 =

What is total "occupancy"?

FW:

Janifer Hilton <janiferh@centralstatesresearch.com>

Fri 4/29/2022 7:38 AM

To: Angela Wood <Angela.Wood@jenksps.org>

External Email - Think before you click

This is the email I received back

From: Jeanette O'Hara <jeanette@willshousetulsa.org>

Sent: Thursday, April 28, 2022 3:53 PM

To: Janifer Hilton <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>

Sent: Thursday, April 28, 2022 3:09:35 PM

To: Jeanette O'Hara <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

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.

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.

Free?
or "little cost"??

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.

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. 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/



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

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

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!

prior to approval

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



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News



Feeds



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Menu