

# CITY OF TULSA BOARD OF ADJUSTMENT

2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - 918-584-7526

tulsaplanning.org

## APPLICATION INFORMATION

RECEIVED BY: AC DATE FILED: 08/22/22 HEARING DATE: 09/27/2022 1:00 PM CASE NUMBER: BOA-23435  
 RESIDENTIAL  NON-RESIDENTIAL  COMBINATION

NEIGHBORHOOD ASSOCIATIONS:

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 2742 N BOULDER AV W

LEGAL DESCRIPTION: (email to [esubmit@incog.org](mailto:esubmit@incog.org)) LT 2 BLK 4, HIGHLAND HILLS AMD, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

PRESENT USE: Day Care LAND USE DESIGNATION: Existing Neighborhood

CURRENT ZONING: RS-3 PUD: \_\_\_\_\_ HP: \_\_\_\_\_ T-R-S: 0223 CD: 1

AREA PREVIOUS CASE NUMBERS: SUBJECT: \_\_\_\_\_ SURROUNDING: \_\_\_\_\_  
 INFORMATION ABOUT YOUR REQUEST A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: Special Exception to permit a Day Care Use in the RS-3 District (Table 5.020, Table 5-2) Variance to reduce the 12,000 square-foot minimum lot size and 100-foot minimum lot width for Special Exception uses in the RS-3 District (Sec. 5.030-A, Table 5-3); Variance to reduce the 25-foot setback for non-residential Special Exception uses from R-zoned lots (Sec. 5.030-B, Table note [4])

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU ARE REQUESTING.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Josh Miller</u>	<u>THOMPSON, BONITA K</u>
ADDRESS <u>7030 S Yale Ave, Suite 600</u>	<u>531 E PINE PL</u>
CITY, ST, ZIP <u>Tulsa, OK 74136</u>	<u>Tulsa, OK 74106</u>
DAYTIME PHONE <u>918-671-3600</u>	<u>918-382-5778</u>
EMAIL <u>josh@gkff.org</u>	<u>Bkt4147@gmail.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>8/23/22</u>	

DOES OWNER CONSENT TO THIS APPLICATION  Y  N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? agent

APPLICATION FEES (Make checks payable to INCOG)			
BASE REQUEST	\$ 500		
ADDITIONAL REQUESTS	\$ 150	APPLICATION SUBTOTAL	\$ 650
NEWSPAPER PUBLICATION	\$ 60		
SIGN (Special Exception Uses in CITY Only)	\$130 x 1 = \$ 130		
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$45 x \$40.5 = \$ 85.5	NOTICE SUBTOTAL	\$ 275.5
<input type="checkbox"/> APPLICANT PROVIDED MAIL LIST	RECEIPT NUMBER <u>274976</u>	TOTAL AMOUNT DUE	\$ 925.5

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

## DISPOSITION

BOARD ACTION: \_\_\_\_\_

FINAL DATE: \_\_\_\_\_ VOTE: \_\_\_\_\_ PLAT INVOKED  Y  N PLAT NAME: \_\_\_\_\_ WAIVER  Y  N

## LETTER OF DEFICIENCY REQUIREMENT

The City of Tulsa Board of Adjustment policies require that an official "Letter of Deficiency" ("LOD") issued to the Applicant from the City of Tulsa accompany each application to the Board for a Variance, Special Exception or other relief.

I understand, and take responsibility for, the following:

1. All requirements set forth in the LOD must be met or the relief detailed in the LOD must be sought in an application to the Board for any of the requirements which will not be met. In the event that the applicant does not request the relief detailed in the LOD, additional BOA action may be required resulting in significant delays during the building permit process.
2. If the plans reviewed by the City for the issuance of the LOD are changed, the plans must be resubmitted to the City, and an additional LOD may be issued based upon the new plans which may result in additional requirements or an additional application to the Board being necessary.

I hereby certify that I have read and understood the above LOD requirements for the subject property in case number BOA-23435.

  
Applicant's Signature

8/23/22  
Date

Authorization For INCOG to Obtain Names and Mailing Addresses of Owners of Property Within 300 Feet or Extended Until a Minimum of 15 Property Owners are Notified

### AUTHORIZATION AND RELEASE

I authorize the INCOG Staff to obtain property owner's names and addresses as required for application number BOA-23435. I understand that INCOG Staff will use the Tulsa and Surrounding County Assessor's computer database to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes.

For valuable consideration duly received and acknowledged, I hereby release and forever discharge INCOG, its agents and successors from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by INCOG as required in this application.

  
Applicant's Signature

8/23/22  
Date

## PLATTING REQUIREMENT

### PLATTING/ SUBDIVISION CONFORMANCE REVIEW REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement or subdivision conformance review is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.1.b of the City of Tulsa Zoning Code and Section 260 of the Tulsa County Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.

BOA-23435.



Applicant's Signature

8/23/22

Date

### NEIGHBOR COMMUNICATIONS

1. Neighbor communications are encouraged by the board of adjustment, planning commission and city council to help:

- a. educate applicants and neighbors about one another's interests;
- b. resolve issues in a manner that respects those interests; and
- c. identify unresolved issues before initiation of formal public hearings.

2. Applicants are encouraged to submit a summary of their neighbor communication activities at or before the first required public hearing. The recommended content of such summaries is as follows:

- a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);
- b. How information about the proposal was shared with neighbors (mailings, work-shops, meetings, open houses, flyers, door-to-door handouts, etc.);
- c. Who was involved in the discussions;
- d. Suggestions and concerns raised by neighbors; and
- e. What specific changes (if any) were considered and/or made as a result of the neighbor communications.



Applicant's Signature

8/23/22

Date

Board of Adjustment Case Number: BOA-2348 Date: Tuesday 9/27/22, 1:00 p.m.  
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

A person knowledgeable of the application and the property must attend the meeting to represent the application. Site Plans must be submitted at the time of application. Other drawings, photographs or exhibits may be submitted at the hearing.

**VARIANCES:**

The applicant must prove a hardship to the Board. The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. That the physical surroundings, shape, or topographic conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
3. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
5. That the variance to be granted is the minimum variance that will afford relief;
6. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.

In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions.

**Please state your hardship:**

State DHS licenses home child care for up to 12 kids, however, the city zoning ordinance only allows for 7. This is a DHS licensed facility that serves 12 children. The operation of the home is within the spirit of the City zoning code as it is well-maintained, undergone renovation and is otherwise indistinguishable from the rest of the homes in the neighborhood.

Applicant Signature 

**SPECIAL EXCEPTIONS:**

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code.
2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Further, if the special exception is for "special residential facilities" the following factors shall be considered. Please be ready to address each of these items at the hearing:

- |                                                     |                                                                                                                |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| A. Size of the facility;                            | F. Compliance with state licensure and certification requirements;                                             |
| B. Number of staff and staff-to-client ratio;       | G. Proximity to similar uses;                                                                                  |
| C. Levels of treatment;                             | H. Distance from sensitive uses (single-family residential districts, schools, parks, child day care centers). |
| D. Location of site in relation to needed services; |                                                                                                                |
| E. City infrastructure in the area;                 |                                                                                                                |

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

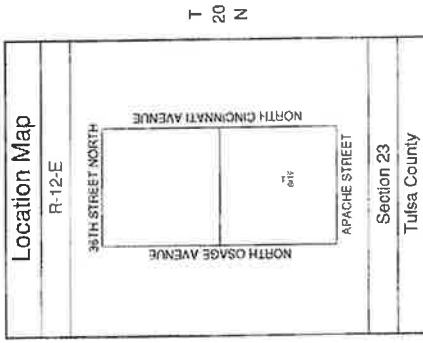
If your application is approved, you WILL need additional permits. Contact the Permit Center at 918-596-9601 or Development Services Plans Review at 918-596-9456.

**CITY OF TULSA BOARD OF ADJUSTMENT**  
2 West Second Street, Suite 800, Tulsa, Oklahoma 74103  
(918) 584-7526



**LEGAL DESCRIPTION:**

Lot Two (2), Block Four (4), HIGHLAND HILLS AMENDED, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 1596.



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20  
N

**Basis of Bearings**

The Bearings for this survey are based upon Grid Bearings and the Oklahoma State Plane Coordinate System-North Zone-NAD83 (2011) with a bearing of N 88°49'21" E along the North line of Block Four (4) of "Highland Hills Amended", an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 1596.

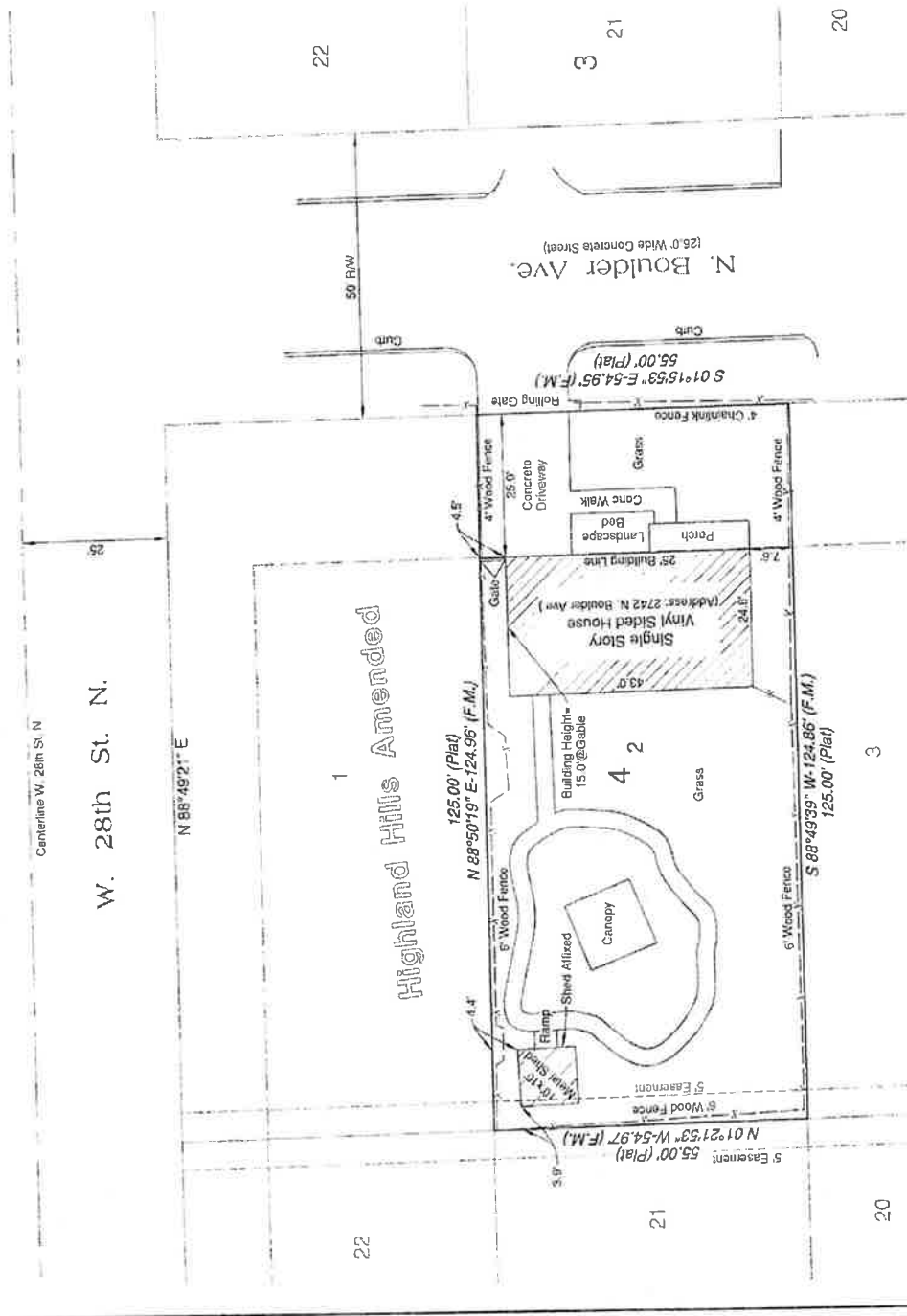
**Site Plan Exhibit**

Lot Two (2), Block Four (4), Highland Hills Amended,  
City of Tulsa, Tulsa County, State of Oklahoma



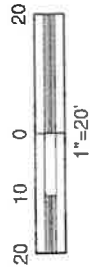
**Tulsa Engineering & Planning Associates**  
9810 E 42nd St., Suite 100 Tulsa, Oklahoma 74146  
Phone: 918-252-9621 Fax: 918-340-5999

Certificate of Authorization No. 531 Renewal Date June 30, 2023



**SURVEYORS NOTES:**

1. No Title Opinion or Title Commitment provided for the purposes of this Exhibit Drawing.
2. Easements and Setback Lines shown hereon based upon the face of the Recorded Plat of Highland Hills Amended.
3. No Boundary Survey performed.
4. Fieldwork performed July 26, 2022.



**Legend**

- X - Fence
- F.M. - Field Measured

DATE	REVISIONS

JOB NO. 22-066

**JEFFREY BUSH**  
ZONING OFFICIAL  
PLANS EXAMINER I

TEL (918) 596-9688  
jbush@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

Aug 10, 2022

Phone: 918-591-2426

**LOD Number: 1**  
**Josh Miller**  
**7030S Yale Ave E**  
**Tulsa, OK 74136**

**APPLICATION NO: ZCO-124756-2022**

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

**Location: 2742 N Boulder Ave W**  
**Description: Zoning Clearance Only**

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.
2. SUBMIT TWO (2) SETS OF DRAWINGS IF SUBMITTED USING PAPER, OR SUBMIT ELECTRONIC REVISIONS IN "SUPPORTING DOCUMENTS", IF ORIGINALLY SUBMITTED ON-LINE, FOR REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
3. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
4. A COPY OF A "RECORD SEARCH" ~~IS~~ **IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

ZCO-124756-2022

2742 N Boulder Ave W

Aug 10, 2022

**Note:** As provided for in Section 70.130 you may request the Board of Adjustment (BOA) to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to a representative at the Tulsa Planning Office 918-584-7526 or esubmit@incoq.org. It is your responsibility to submit to our office documentation of any appeal decisions by an authorized decision-making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

**Sec.35.040-D:** Your proposed day care is designated as a Public, Civic, and Institution/Day Care use and is located within an RS-3 zoning district.

**Review comment:** Per *Sec.15.020 Table 15-2* this use requires a Special Exception reviewed and approved in accordance with the Special Exception procedures of *Sec.70.120*. Submit a copy of the approved Special Exception.

**Section 40.120 Day Cares:** Day cares require a minimum lot area of one acre in AG, AG-R, RE or RS zoning districts.

**Review Comment:** Please review section 70.130 of the Tulsa Zoning Code in order to determine if your situation is applicable to a variance. If so provide a copy of the variance once reviewed and approved in accordance with the procedures of *Sec.70.130*.

**5.030-B Table Notes** The following notes refer to the bracketed numbers (e.g., "[1]") in Table 5-3

[4] Non-residential uses requiring special exception approval in R zoning districts require minimum 25-foot building setback from R-zoned lots that are vacant or occupied by residential uses.

**Review Comment:** Please review section 70.130 of the Tulsa Zoning Code in order to determine if your situation is applicable to a variance. If so provide a copy of the variance once reviewed and approved in accordance with the procedures of *Sec.70.130*.

**Section 5.030-A:**

Table 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
<b>Minimum Lot Area (sq. ft.)</b>													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house development	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-
Duplex	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Multi-unit house	-	-	-	-	-	3,300	6,900	5,500	5,500	5,500	5,500	5,500	-
Apartment/Condo	-	-	-	-	-	-	-	-	10,000	10,000	6,000	24,000	-
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	[1]
<b>Other allowed buildings/uses</b>													
Permitted by right	22,500	13,500	9,000	6,900	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
<b>Min. Lot Area per Unit (sq. ft.)</b>													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Patio house	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
Townhouse	-	-	-	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	-
Cottage house development	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-
Duplex	-	-	-	3,450	2,750	1,650	2,750	2,750	2,750	2,750	2,750	2,750	-
Multi-unit house	-	-	-	-	-	1,100	1,800	1,800	1,800	1,375	1,100	900	-
Apartment/Condo	-	-	-	-	-	-	-	-	2,900	1,750	1,100	400	-
<b>Other allowed buildings/uses</b>													
Permitted by right	-	-	-	-	-	-	-	-	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
<b>Minimum Lot Width (ft.)</b>													
Detached house	150	100	75	60	50	30	50	50	50	50	50	50	-
Patio house	-	-	-	60	50	30	50	50	50	50	50	50	-
Townhouse	-	-	-	30	25	20	25	20	20	20	20	20	-
Cottage house development	-	-	-	-	-	75	75	75	75	75	75	75	-
Duplex	-	-	-	60	50	30	50	50	50	50	50	50	-
Multi-unit house	-	-	-	-	-	30	50	50	50	50	50	50	-
Apartment/Condo	-	-	-	-	-	-	-	-	100	100	50	100	-
<b>Other allowed buildings/uses</b>													
Permitted by right	150	100	75	60	50	50	50	50	50	50	50	50	50
Special exceptions	150	100	100	100	100	100	100	100	100	100	100	100	100
<b>Minimum Street Frontage</b>													
Residential bldgs/uses [2]	30	30	30	30	30	30	30	30	30	30	30	30	30
<b>Min. Building Setbacks (ft.)</b>													
<b>Street [3]</b>													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	10	10	10	10	35
Other streets	35	35	30	25	20	20	25	10	10	10	10	10	25
Side (interior) [4]	15	5	5	5	5	5	5	5(5)	5(6)	5(6)	5(6)	5(7)	10
Rear [4]	25	25	25	20	20	20	20	20	20	20	10	20	15
Min. Open Sp./Unit (sq. ft.)	12,000	7,000	5,000	4,000(8)	2,500	600	2,000	1,200	1,200	600	200	-	2,500
Max. Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35	-	35

5.030-B Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in

**Review Comment:** A minimum lot width of 100' is required for special exceptions uses within an RS-3 zoned district. Please review section 70.130 of the Tulsa Zoning Code in order to determine if your situation is applicable to a variance. If so provide a copy of the variance once reviewed and approved in accordance with the procedures of Sec.70.130.

**Note:** All references are to the City of Tulsa Zoning Code. Link to Zoning Code: <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

**Please notify the reviewer via email when your revisions have been submitted**

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

A hard copy of this letter is available upon request by the applicant.

**END – ZONING CODE REVIEW**

**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.



# QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 4<sup>th</sup> day of September, 2013, by the Grantor,  
Ronald M. Thompson whose mailing address is  
6331 E. 7<sup>th</sup> St. So Tulsa OK 74112 to the Grantee,  
Bonita K. Thompson whose mailing address is  
531 E. Pine Pl Tulsa OK 74106

WITNESSETH, That the said Grantor, for good consideration and for the sum of \$ 10.00 paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Tulsa, State of Oklahoma to wit: 2742 N. Boulder Av W. Tulsa OK 74106 68-3202(4)  
Legal: LT 2 BLK 4.  
Section: 23 Township: 20 Range: 13  
Subdivision: Highland Hills AMD

IN WITNESS WHEREOF, The said Grantee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

*Ronald M. Thompson*  
Grantor

\_\_\_\_\_  
Grantor

STATE OF  
COUNTY OF

On September 5, 2013 before me, Zenobia Elliott, personally appeared Ronald M. Thompson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Zenobia Elliott*  
Signature

Affiant:      Known      Unknown



- d. Be located in a required parking space.

## Section 45.060 Electric Vehicle Charging Stations

### 45.060-A General

1. Private (restricted-access) electric-vehicle (EV) charging stations are permitted as accessory uses to lawfully established principal uses in all zoning districts.
2. Public EV charging stations are permitted as accessory uses to lawfully established principal nonresidential uses in all zoning districts.

### 45.060-B Parking

1. Electric vehicle charging stations may be counted toward satisfying minimum off-street parking space requirements.
2. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles.

### 45.060-C Equipment

Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.

### 45.060-D Signage

Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

Figure 45-1: Electric Vehicle Parking Signs (typical)



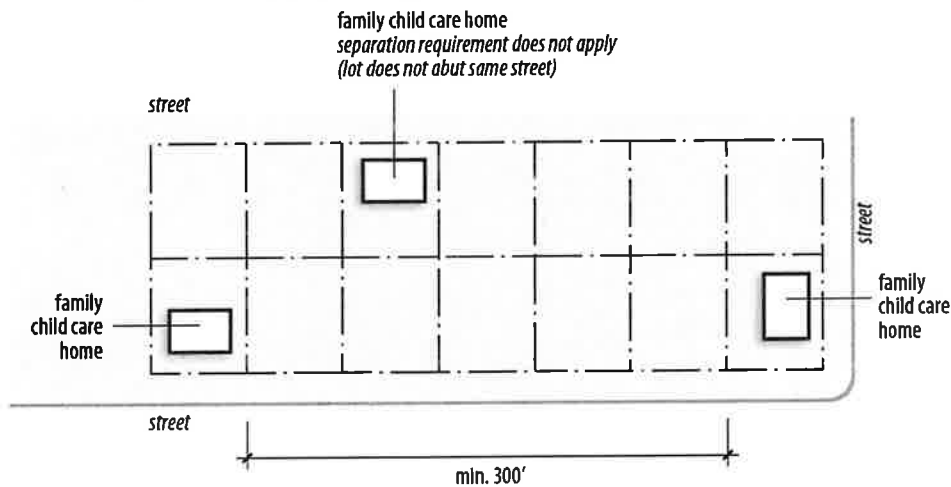
## Section 45.070 Family Child Care Homes

- 45.070-A Family child care homes must be an accessory use to an allowed household living use and be licensed by the State of Oklahoma.
- 45.070-B Applicants for family child care homes must obtain a zoning clearance permit and a certificate of occupancy before commencing operation.
- 45.070-C Family child care homes may provide supervision for no more than 7 children.
- 45.070-D No person may be employed other than a member of the household residing on the premises or a non-resident, substitute caregiver, as may be required for family child care homes by the State of Oklahoma.
- 45.070-E Signs advertising a family child care home are prohibited.

45.070-F No exterior building alterations or site modifications may be made that would change the residential character of the premises.

45.070-GA family child care home may not be established on any lot located within 300 feet of another lot occupied by a family child care home if any boundary of the subject lot abuts the same street. For purposes of this provision, "street" means any named or numbered street along its full length, regardless of any intervening streets. State-licensed family child care homes lawfully established on or before October 22, 1985 that would be prohibited by the distance separation requirements of this section, are allowed to continue to exist and operate.

Figure 45-2: Separation Requirements for Family Child Care Homes



## Section 45.080 Fences and Walls

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#).

45.080-B Electrical fence charger systems are prohibited, except for the following:

1. Electrical fence charger systems are allowed on parcels of land with an area of 10 acres or more, provided the system is not readily accessible to the public; and
2. Electrical fence charger systems are allowed on parcels of land with an area of less than 10 acres, provided that the conductors are located at least 8 feet above grade and are not readily accessible to the public.

## Section 45.090 Geothermal Heat Exchange Systems

### 45.090-A General

Geothermal heat exchange systems are permitted as an accessory use in all zoning districts.





### Investigative Summary

Case: ZONV-050575-2021

Subject Property: 2742 N Boulder Ave

Prepared by: Michael Rider, Zoning & Sign Official

The Working in Neighborhoods Department received a complaint on or around 9/27/21, alleging a daycare being run from a home with 20+ children and related traffic issues and unlawful hair care services being performed from the residential structure during the hours when the daycare was closed. The initial inspection was conducted on 9/28/21 by Inspector Caleb Gordon. Inspector Gordon spoke to the occupant of the house, Thalisa Fuselier, who claimed that everything was lawful. Ms. Fuselier provided a copy of her Oklahoma State Certificate of Limited Liability Company for “THALISA FUELIER CHILDCARE HOME LLC>” dated 4/3/2019 and City of Tulsa Certificate of Occupancy #413723, dated 3/3/2017. The Certificate of Occupancy states in two separate places that no more than 7 children are allowed. The document also clearly states that the property “must be occupied as a dwelling unit. Child day care is accessory to dwelling unit.” Ms. Fuselier did not provide a copy of the required Zoning Clearance Permit or could not find it at the time. Photos taken by Inspector Gordon on that date reveal violations for unlawful promotional sign, window sign, and a jay-parked blue hatchback bearing Oklahoma tag LFE981 in front of the residence.

Two additional complaints were received on or around 11/12/21 and Inspector Gordon conducted a subsequent inspection on 11/15/21, finding significant development within the rear yard, consisting of a new outdoor play area, playground equipment and sidewalks. Inspector Gordon consulted with Zoning & Sign Official Mike Rider for direction. On 12/16/21 the case was escalated to Rider to provide after-hours inspections related to the alleged hair care services and review Gordon’s findings regarding the lawfulness of the daycare activity.

In January 2022 I received a 3-ring binder that had been submitted by one of the complainants. The binder contained a cover letter addressed to WIN Supervisor Kevin Cox dated 9/24/21 detailing an 8+ year history of the property and alleging numerous violations of the Zoning Code. Within the binder were handwritten notes covering a 6-month period from March-September 2021 detailing the number of children arriving at the daycare and the after-hours hair care activity. Another section within the binder contained dozens of photographs that appear to support the handwritten notes. These photos revealed numerous parking violations and obstructions of the roadway and neighboring driveways caused by parent drop-offs and pick-ups, as well as contractor vehicles and freight (semi) trucks making deliveries to the property. One of the photos showed a yellow banner attached to the front chain-link fence advertising the day care and hours of operation and identifying the property as “commercially zoned”. The photos also provide an (undated) overview of the developments that occurred from March-September 2021, which included new fencing, a deck, the backyard playground, and a new roof.

On or around 3/15/22 I began speaking with the complainant who submitted the binder, along with an additional complainant also living in the neighborhood. During these conversations, I discovered that the daycare operator did not reside at the daycare, nor did any of the other daycare employees. According to both complainants, the daycare operator and employees come to work at the house each morning and leave each evening. The property was not being occupied as a dwelling and the home day care was not an accessory to residential living. Instead, it was clear that the property was being unlawfully used as a principal use Day Care center.

Subsequent research was conducted, revealing DHS records that show a pattern of more than 7 children being supervised in the home. A search of the Tulsa County Court Clerk records found a 2016 Oklahoma Tax Commission Lien that identified Ms. Fuselier's husband, Kennard J Fuselier. This data was cross-referenced with City of Tulsa records to identify that Ms. Fuselier and her husband were residing at 1425 N Xenophon Ave. A search of the legacy code case management system revealed a previous Zoning Notice of Violation had been issued to the property for the same violation, which had resulted in the parties obtaining the Certificate of Occupancy in 2017.

I first inspected the property on 4/11/22, finding a blue car jay-parked in front of the subject property and signage in the front window. As I was taking a photograph, a black female later identified as Ms. Fuselier opened the door to look out. I parked and approached her. After I identified myself, and she identified herself, she invited me in. Upon entering, I observed at least 15 children and 3 adult employees present. Before I spoke, Ms. Fuselier began explaining that there is a long history of problems with the neighbor across the street, who Ms. Fuselier claimed is out to get her and has been trying to shut down her daycare for years. She insisted that she was lawful and stated that the City had already been out there before. I advised her that I had been assigned the case from Inspector Gordon and that if everything is lawful, it would not be possible for the neighbor to shut her down and assured her that I would only be looking at the facts of the case to make any determinations. When I asked for her Zoning Clearance Permit, she produced a letter of deficiency dated 1/24/2017 for Zoning Clearance Permit # 413723. She also showed me the DHS license, the LLC Certificate from the State and Certificate of Occupancy previously shown to Inspector Gordon.

After photographing the documents, I began asking question. I started by advising her that one of the allegations of the complaint was that she did not live in the home and that they daycare was not an accessory use. I asked her if this was true and she stated that is was not, and that she lived at the property. I asked if her employees also all lived at the property and she stated that they did. I asked if she ever performs hair care services from the property and she stated that she does not. I told her that I would follow up with her after I completed my investigation to let her know my findings. Later on the same date, I confirmed with the permit center that the ZCO was ultimately approved on 3/7/2017 for an accessory use family home daycare. I also emailed the Tulsa Planning Office/INCOG for any special approvals related to the property. The Planning Office advised that the only action on file was in 2017, related to the required spacing verification for Family Home Day Care permit.

Over the following 6-8 weeks I made several visits to the property in the late evening, early morning and night hours, noticing a pattern of no vehicles being present at the property during non-business hours and the same lights being left on at night. This information seemed to support the complainants' claims and was inconsistent with Ms. Fuselier's statement to me. On 6/22/22 I came to the property around 0530 and monitored the property from the dead end across the street to the north waiting for the first employee to arrive. At 0637, Ms. Fuselier arrived to the residence in her white van. As she got out and began unloading her things, she gave me two long stares to indicate that she could see me, then went inside. At 0648 the first parent, a black female in her 20s driving a maroon SUV, arrived to the property. After dropping off her child(ren) and leaving the daycare, she pulled next to me in the dead end and asked if I was watching the daycare. I replied in the affirmative, then she nodded, backed out of the dead end and left the area. I looked back to the subject property and Ms. Fuselier was standing on the porch watching. I drove to the subject property and spoke to her, asking why she was originally untruthful with me about living at the property. She denied ever having been untruthful but admitted that she did not live at the property and neither did any of her employees. I advised Ms. Fuselier that she had two options to comply. The first option was to move herself and her employees into the house, remove her signs, and reduce the number of children down to 7 or less. The second option was to relocate to a commercial zoning district to continue running the daycare as she has and at the capacity she has been. Ms. Fuselier immediately responded that she would not be moving in to the property. I advised that failure to comply will result in citations, particularly because she already knew she was outside the scope of what the ordinance allowed. She began to cry, so I advised her that we could deal with this later in the day, after all the parents had dropped off their kids, as to not upset her further. She thanked me and agreed to contact the property owner, Bonita Thompson, to set up a meeting between the three of us to form a plan to get her relocated to a lawful location. Ms. Fuselier did not follow up as she stated she would.

Based on the information, evidence and admissions from Ms. Fuselier, the following violations of the Zoning Code were identified:

1. Principal Use Day Care in RS-3 zoning district without the required special exception, in violation of Section 5.020-C;
2. Family Child Care Home operating inconsistent with the permit approval granted in 2017, in violation of Section 85.020, specifically for:
  - a. Not being an accessory use to an allowed household living use as required by Section 45.070-A,
  - b. Providing supervision for more than 7 children as limited by Section 45.070-C,
  - c. Employing persons not residing on the premise as prohibited by Section 45.070-D,
  - d. Installing signage advertising the family child care home as prohibited by Section 45.070-E, and
  - e. Modifying the exterior building and/or site that changes the residential character of the premise as prohibited by Section 45.070-F; and
3. Signage without required sign permit, in violation of Section 60.020-A.

I was not able to adequately establish the alleged activity related to the hair care services, but at least one complainant indicated that this activity had been reduced after my initial meeting with Ms. Fuselier, with the exception of the Friday and Saturday before Easter 2022.

In the evening on 6/22/22 I received an email from Ashley Chaney, Business Liaison Services Manager with PartnerTulsa, inquiring about the case and how to bring the property into compliance while allowing the daycare operator to continue operating in the meantime. On 6/27/22 I met digitally with Ms. Chaney, explaining the facts of the case, extensive history, and that my investigation had also uncovered that Ms. Fuselier was knowingly and willfully violating the Zoning Code. I explained that Ms. Fuselier had been found in violation of all the related code requirements, except for the requirement that she be licensed by DHS. I further advised that unless she was willing to move in, move her employees in, and reduce the number of children to 7, there was nothing I could do except issue citations. I advised Ms. Chaney that the property representatives had not been in contact with me and asked who had been in contact with her. She explained that she had been contacted by Josh Miller, Program Officer for the George Kiaser Family Foundation, who was somehow affiliated with Educare. Educare has invested in the daycare at 2742 N Boulder and Mr. Miller was concerned because there are other Educare-funded daycares in Tulsa that are unknowingly not in compliance with the same codes. I explained to Ms. Chaney that I was not surprised to hear this, as we work each case individually, based on Citizen complaints, rather than proactively looking through DHS records for daycares that may be unlawful.

On 7/12/22, after not hearing from Ms. Fuselier or Ms. Thompson, I went to the residence of Ms. Thompson. There was no answer at the door, so I left a note with my card. On 7/13/22, Ms. Thompson called me. She stated she had no knowledge of the unlawful activity and that Ms. Fuselier had not contacted her about any of my visits to the property. I explained the issues leading up to my visit to her property, the violations discovered during my investigation, and that Ms. Fuselier had been untruthful with me then gone out of contact. I asked her to act to resolve the issue and explained that as the owner of record, she is ultimately responsible for maintaining the property in compliance with city codes. She stated that she would contact Ms. Fuselier then follow back up with me right away. On 7/19/22 I contacted Ms. Thompson again. She stated that Ms. Fuselier told her that Educare was handling everything. I advised that nothing had changed, I had not heard from Educare, and reminded her of my request that she resolve the issue at her property. She stated that she would contact Ms. Fuselier again, then follow up by the end of the week.

On 7/21/22 I received an email from Ashley Chaney indicating that she had been contacted again and asking if the case could be put on hold while Educare works with the Planning Office to find alternate solutions. I advised that the case could not be put on hold, that the subject property was far outside of what is allowed, and that the issue was having a negative impact on the surrounding area. A subsequent email from the Tulsa Planning Office indicated that property representatives had contacted them regarding applying for a Special Exception to allow for a principal use Daycare in the residential Zoning District. I advised that it is customary to stay enforcement action whenever a Board of Adjustment case is pending but requested the name of

the person(s) who had been representing the property because I still had not received any contact from Ms. Fuselier or Ms. Thompson. The Planning Office indicated that Josh Miller was the property representative.

On 7/26/22 I contacted Josh Miller, advising that I had not heard from any other property representatives and that I intended to communicate with him as a representative of the property. He agreed and confirmed that the plan was to pursue the Special Exception, indicating that a survey was in progress and that plans would be submitted to the Permit Center in anticipation of a Letter of Deficiency, and then they would proceed to The Planning Office/INCOG for the Special Exception and any other relief that may be needed to allow the use. I advised Mr. Miller that would be acceptable and encouraged him to include all the changes that have been made without approval (playground, fence, deck, etc.) in the plans. I also advised that, even if the use were to be approved by the Board of Adjustment, there could be additional requirements by the Fire Marshall during the Certificate of Occupancy process and encouraged him to contact their office to research this in advance.

On 7/29/22 Mr. Miller texted me a photo of the permit application receipt (ZCO-124756-2022) for principal use Daycare. On 8/4/22 the permit application was approved in error, as a family child care home. I discovered this on 8/10/22 and contacted Permit Center Supervisor Jeff Bush, who rescinded the approval and issued the Letter of Deficiency the following day, 8/11/22.

On 8/18/22 I contacted Mr. Miller via text message requesting an update. He replied indicating that he was in receipt of the Letter of Deficiency and would be submitting the application no later than 8/26/22.

# CERTIFICATE of OCCUPANCY

No: 413723

## PROPERTY

Address: 2742 N BOULDER AV W

Legal: Lot 2, Block 4, Subdivision HIGHLAND HILLS AMD

## ZONING USE

Zoning District: RS-3

Use: Public, Civic & Institutional/Day Care/Family Child Care Home

Use Conditions: Must be occupied as a dwelling unit. Child day care is accessory to dwelling unit. No more than 7 children at any time.

## BUILDING OCCUPANCY

BUILDING CODE EDITION: IRC 15

Use Grp	Const.Type	Floor Area	Occ Ld	Descriptive Area
R-3	VB	1,008	0	ENTIRE HOME.

Floor Area Of Certificate Of Occupancy: 1,008

Floor Area Of Permit: 1,008

### OCCUPANCY CONDITIONS:

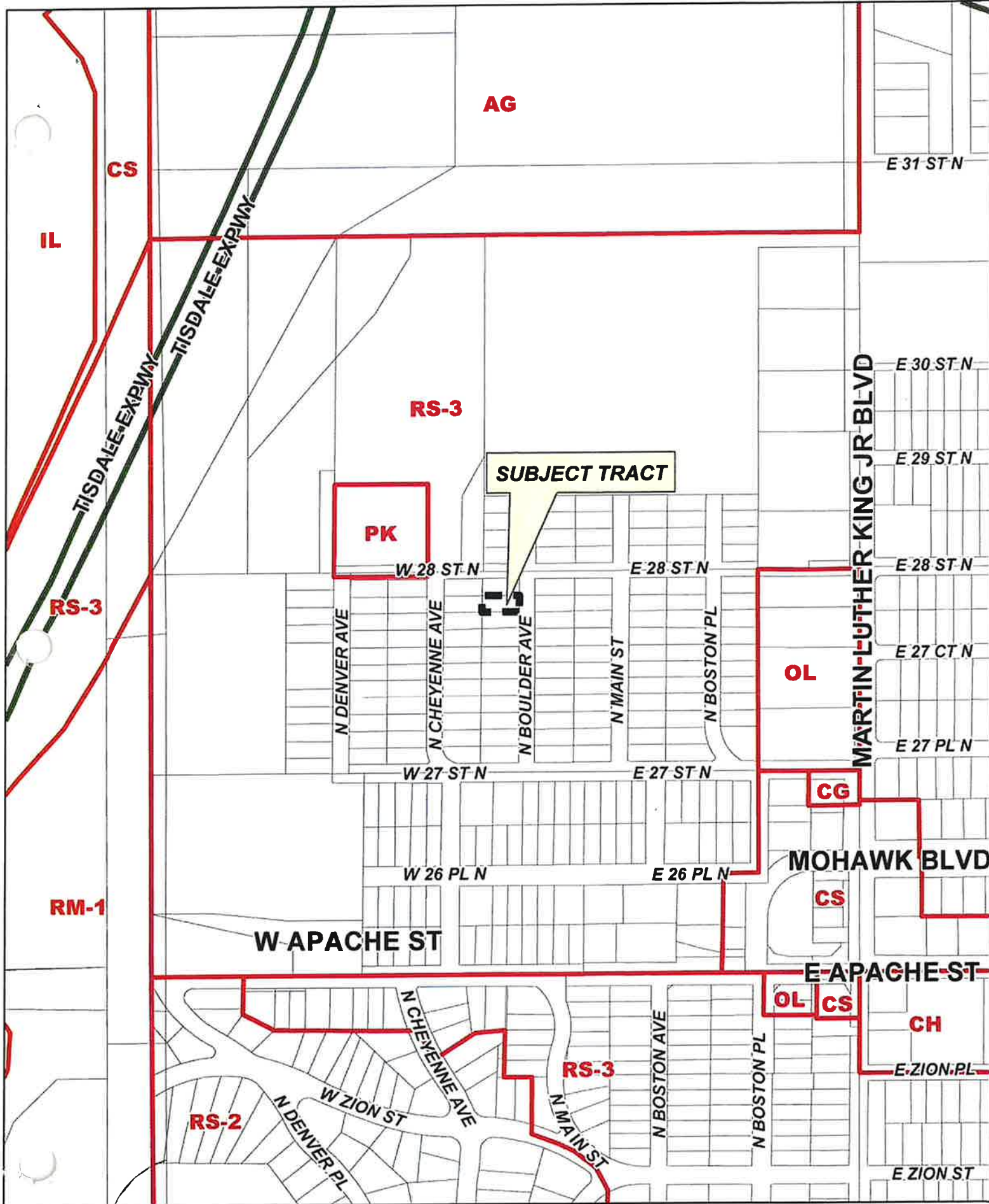
A maximum of seven (7) children are allowed.

The above described property has been found to comply with the appropriate provisions of the City of Tulsa Zoning Code and Building Code and is approved for use and occupancy as herein limited.

Approval Date: March 3, 2017

Code Official: Paul Enix





**AG**

**CS**

**IL**

E 31 ST N

**RS-3**

E 30 ST N

E 29 ST N

**SUBJECT TRACT**

**PK**

W 28 ST N

E 28 ST N

E 28 ST N

**RS-3**

N DENVER AVE

N CHEYENNE AVE

N BOULDER AVE

N MAIN ST

N BOSTON PL

E 27 CT N

**OL**

E 27 PL N

W 27 ST N

E 27 ST N

**CG**

W 26 PL N

E 26 PL N

**MOHAWK BLVD**

**CS**

**RM-1**

**W APACHE ST**

**E APACHE ST**

**OL**

**CS**

**CH**

**RS-2**

**RS-3**

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W ZION ST

N DENVER PL

N MAIN ST

N BOSTON AVE

N BOSTON PL

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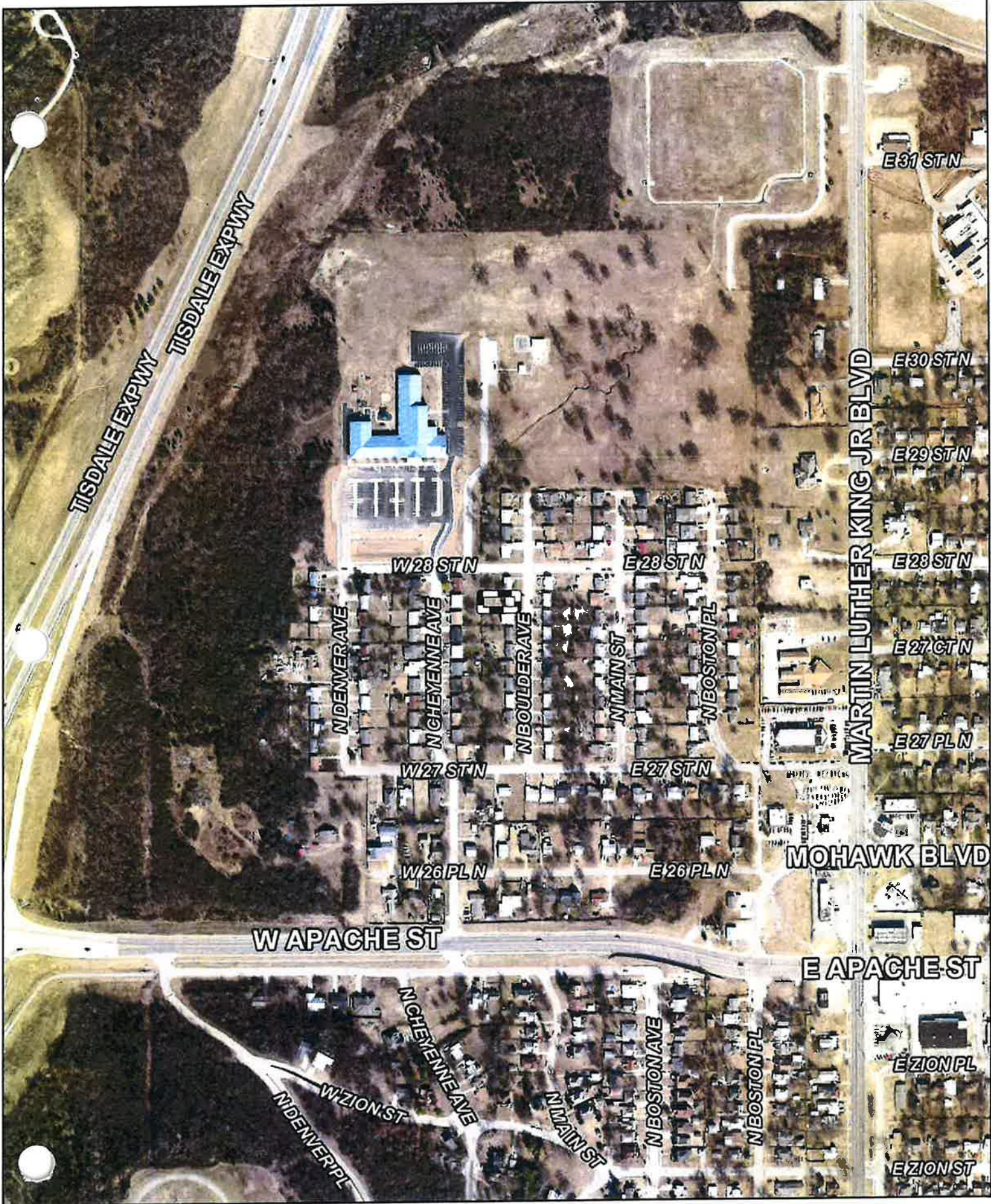
**BOA-22200**

4.1

20-12 23







 Subject Tract

**BOA-22200**

Note: Graphic overlays may not precisely align with physical features on the ground.

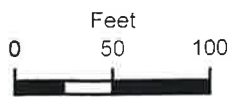
20-12 23

Aerial Photo Date: February 2016

4.4







Subject  
Tract

**BOA-22200**

20-12 23

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

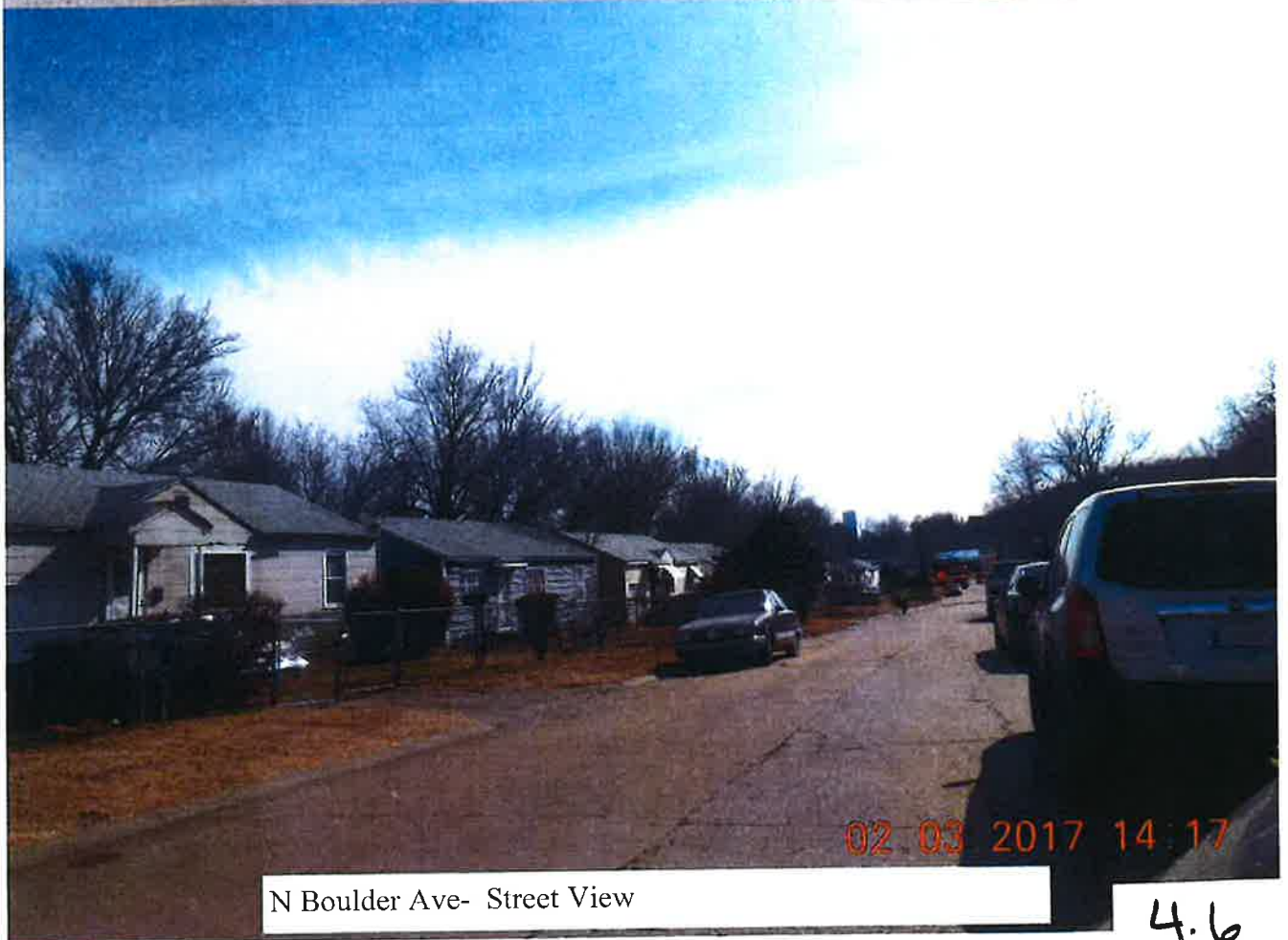
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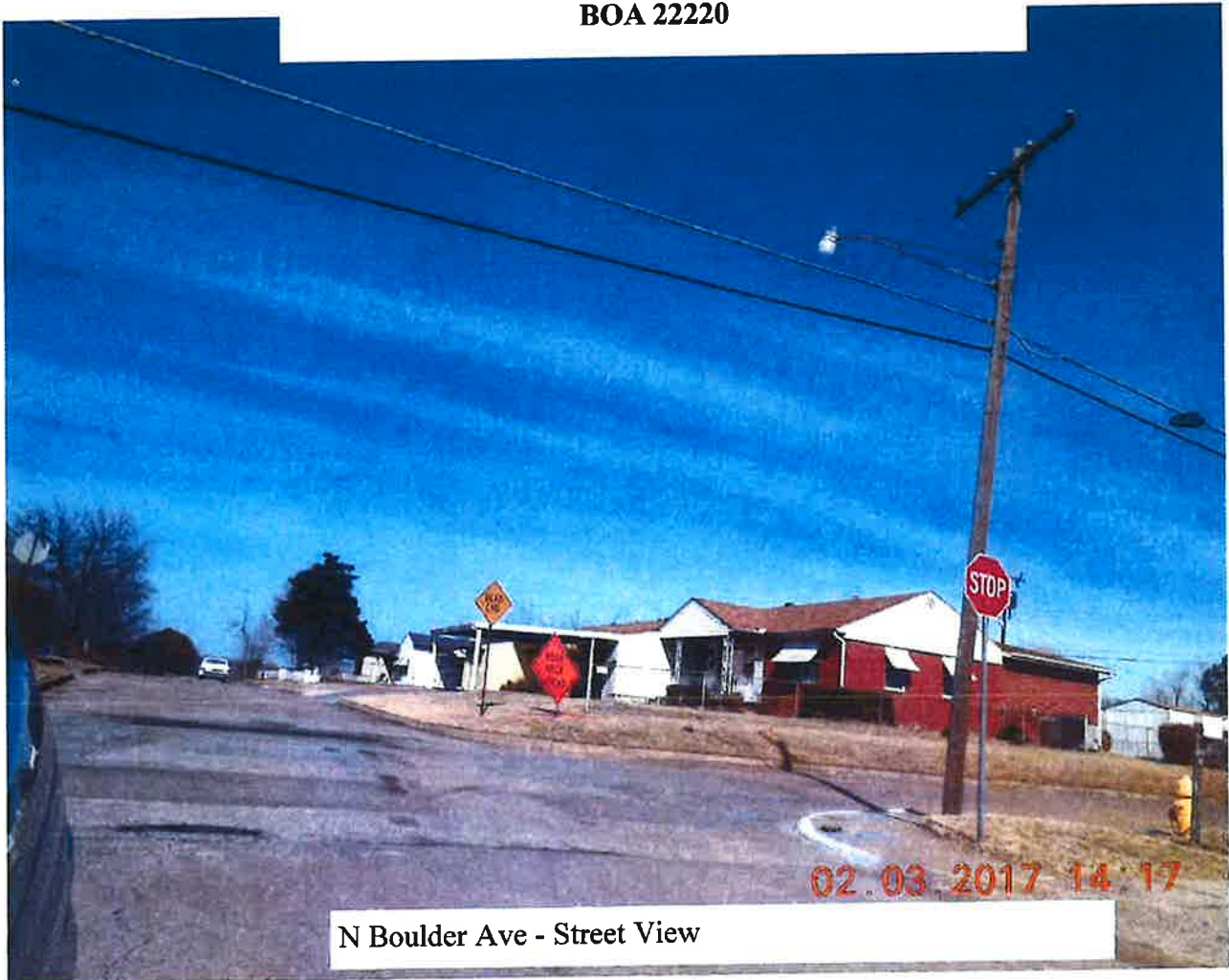


Subject Lot - Looking West



N Boulder Ave- Street View

4.6



N Boulder Ave - Street View

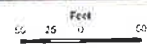




Map Prepared by INOC  
 2101 West Second Street, Suite 200  
 Tulsa, OK 74103

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

2742 N Boulder Ave



Date of Photography  
 February 2016



4.8



**BOARD OF ADJUSTMENT  
CASE REPORT**

Case Number: **BOA-22200**

**R:** 0223  
**CZM:** 28  
**CD:** 1  
**A-P#:** 413723

**HEARING DATE:** 02/28/2017 1:00 PM

**APPLICANT:** Thalisa Fuselier

**ACTION REQUESTED:** Spacing Verification to allow a family child care home in an RS-3 district (Section 45.070-A).

**LOCATION:** 2742 N BOULDER AV W

**ZONED:** RS-3

**PRESENT USE:** Residential

**TRACT SIZE:** 6873.8 SQ FT

**LEGAL DESCRIPTION:** LT 2 BLK 4, HIGHLAND HILLS AMD, City of Tulsa, Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:**

None Relevant.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Residential Neighborhood" and an "Area of Stability".

The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is surrounded by RS-3 zoned residences.

**STAFF COMMENTS:**

The applicant is before the Board requesting a **Verification** of the spacing requirement for a family child care home of 300 ft. from any another family child care home on the same street (Section .070).

The Code provides that *No family day care home may be located on a lot within 300 feet of another lot containing a Family Child Care Home if any boundary of said lots abut the same street. "Street" as used herein shall mean any named or numbered street along its full length, irrespective of any intervening street.*

The subject property abuts N Boulder Ave; the spacing requirement is only applicable along N Boulder Ave. The list of the closest care providers registered with the Oklahoma Department of Human Services is attached and the applicant has created a map which illustrates a 300 ft. radius measured from the subject property boundaries.

The applicant has stated on the attached exhibit that there are no existing child care homes abutting N Boulder Ave within 300 ft of the subject site. During a site visit staff did not notice any existing child care homes along N Boulder Ave.

Sample motion that can be utilized by the Board in verifying the spacing requirement:

**I move that based upon the facts in this matter as they presently exist, we accept the applicant's verification of spacing shown on the attached exhibit, indicating that there are no existing Family Child Care Homes operating within the required spacing radius of the subject lot.**



## Oklahoma Child Care Locator

**Selection Criteria:** County=All; ZipCode=74106; Star Level=All; All Centers and Homes; Facilities are sorted first by Star Level, then by town, then by zip code, then by Facility Name.

**Click the facility number or name for more information and non-compliance issues.**

Number	Subsidy Contract	Star Level	Star Effective Date	Facility Name	Facility Type	Address	City	Zip	Phone	Capacity
K830024711	28515	★★★	5/1/2013	TULSA EDUCARE	Center	3420 N PEORIA	TULSA	74106	(918) 508-2250	200
K820017422	16712	★★★	6/1/2010	LEATHERS, MARY ANN CHILD CARE HOME	Home	4521 N JOHNSTOWN	TULSA	74106	(918) 425-2666	12
K820035543	52190	★★★	11/1/2010	KING, MONICA MARIE CHILD CARE HOME	Home	2107 N GARRISON PL	TULSA	74106	(918) 592-3565	12
K820040467	54738	★★★	12/1/2009	EVANS, JACQUELINE RENEE CHILD CARE HOME	Home	644 E MARSHALL	TULSA	74106	(918) 584-3995	12
K820044006	56982	★★★	3/1/2013	FUSELIER, THILISA CHILD CARE HOME	Home	2742 N BOULDER AVE	TULSA	74106	(918) 295-0056	12
K830002306	20778	★★★	1/1/2002	CHILDREN'S LEARNING LAB	Center	3850 NO. PEORIA	TULSA	74106	(918) 828-2052	55
K830004010	22062	★★★	2/1/2010	W.L. HUTCHERSON LEARNING DEVELOPMENT CENTER	Center	1120 EAST PINE ST.	TULSA	74106	(918) 728-3957	45
K830022132	26887	★★★	12/1/2014	FROST FAMILY CENTER HEAD START	Center	203 W 28TH ST N	TULSA	74106	(918) 556-0319	270
K820044629	57372	★★★	4/1/2012	WALKER, TAMIKA CHILD CARE HOME	Home	1610 N DETROIT AVE	TULSA	74106	(918) 295-8568	12
K820053000	59502	★★	3/17/2016	MAXWELL, MEOSHA, LATORA DBA TLC CHILD CARE HOME	Home	1224 N MAIN STREET	TULSA	74106	(918) 932-8620	12

K820050549	52319	**	11/1/2013	HILL, ANDREA CHILD CARE HOME	Home	1625 N GREENWOOD AVENUE	TULSA 74106 (918) 697- 4561	7
K820050847	59212	**	10/1/2013	THOMAS, HEATHER CHILD CARE HOME	Home	404 E 28TH ST N	TULSA 74106 (918) 295- 8276	12
K820050919	59249	**	3/1/2013	WATKINS, RAEKEISHA ARICCA LETIS CHILD CARE HOME	Home	2436 N BOSTON AVE	TULSA 74106 (918) 946- 1618	12
K820051006	59238	**	5/1/2013	GIBBS, CHYLA OSRINE CHILD CARE HOME	Home	1309 N MAIN	TULSA 74106 (918) 896- 7858	12
K820051079	59262	**	9/1/2014	JONES, TRACY LYNN CHILD CARE HOME	Home	4330 N KENOSHA AVE	TULSA 74106 (918) 850- 9545	12
K830052462	29038	**	7/1/2015	PINE PREMIER CHILD CARE INC	Center	518 E PINE ST	TULSA 74106 (918) 607- 3343	60
K830052521	29026	**	6/1/2015	JAY'S DAYCARE AND LEARNING CENTER	Center	3344 N LANSING PL	TULSA 74106 (918) 282- 7019	50
K820049162	58787	**	1/1/2010	RISER, LENA CHILD CARE HOME	Home	25 E 44TH ST N	TULSA 74106 (918) 425- 5228	12
K820010716	13970	**	3/1/2010	STANLEY, ROSETTE CHILD CARE HOME	Home	2007 N ST LOUIS	TULSA 74106 (918) 582- 4433	10
K820015029	17309	**	12/1/2003	DIKEH, VIRGINIA CHILD CARE HOME	Home	4343 N. KENOSHA	TULSA 74106 (918) 428- 5625	12
K820017619	54595	**	8/1/2003	MARTIN, BRENDER CHILD CARE HOME	Home	4531 N. IROQUOIS	TULSA 74106 (918) 425- 2343	12
K820032170	50639	**	6/1/2007	TUNLEY, SHARON CHILD CARE HOME	Home	771 E SEMINOLE PL	TULSA 74106 (918) 599- 0775	12
K820032419	50186	**	1/1/2002	POWELL, MONA CHILD CARE HOME	Home	1136 E PINE PL	TULSA 74106 (918) 599- 7004	12
K820036128	52426	**	1/1/2015	REID, BILLIE CHILD CARE HOME	Home	647 E 45TH PL N	TULSA 74106 (512) 902- 7378	12
K820039099	53945	**	3/1/2015	REED- ARMSTRONG, KIMBERLY	Home	4332 N FRANKFORT AVE	TULSA 74106 (918) 805- 7043	12



K820040136	54572	★★	8/1/2004	ANN CHILD CARE HOME DEMRY, TENISHA RENEE CHILD CARE HOME	Home	2404 N ROCKFORD AVE	TULSA 74106	(918) 282- 2174	12
K820041769	55817	★★	6/1/2003	GEORGE, LISA CHILD CARE HOME	Home	3724 N HARTFORD AVE	TULSA 74106	(918) 428- 3261	11
K820042535	56046	★★	9/1/2003	MABAIN, NICOLE CHILD CARE HOME	Home	783 E SEMINOLE PL	TULSA 74106	(918) 587- 9398	12
K820042585	56265	★★	6/1/2005	BOWEN, BEVERLY CHILD CARE HOME	Home	1814 N TRENTON AVE	TULSA 74106	(918) 378- 9010	12
K820043993	57017	★★	8/1/2004	STOVALL, DEBORAH CHILD CARE HOME	Home	216 E NEWTON PL	TULSA 74106	(918) 582- 1177	12

Page 1 of 2

Next Page Last Page

• **Facilities with an OKDHS Subsidy Contract are indicated by a • preceding the NUMBER.**  
 Printing problems? The browser File menu contains Page Setup options for printing. To ensure that all information prints, please change the left/right margins to "narrow" and print in "landscape" mode.



Go back to the form to enter another search.

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Contact us by e-mail - Oklahoma Child Care Services

Last Updated: 3/11/2014



Oklahoma Department of Human Services  
 Sequoyah Memorial Office Building, 2400 N. Lincoln Blvd. • Oklahoma City, OK 73105  
 (405) 521-3646 • Fax (405) 521-6684 • Internet: www.okdhs.org

## Oklahoma Child Care Locator

**Selection Criteria:** County=All; ZipCode=74106; Star Level=All; All Centers and Homes; Facilities are sorted first by Star Level, then by town, then by zip code, then by Facility Name.

**Click the facility number or name for more information and non-compliance issues.**

Number	Subsidy Contract	Star Level	Star Effective Date	Facility Name	Facility Type	Address	City	Zip	Phone	Capacity
K820044343	57303	★★	3/1/2007	STEWART, MARY CHILD CARE HOME	Home	238 E TECUMSEH ST	TULSA	74106	(918) 592-1019	7
K820044712	57408	★★	2/1/2005	THOMAS, SHA'LEE ANNETTE CHILD CARE HOME	Home	3148 N HARTFORD PL	TULSA	74106	(918) 425-0593	12
K820044881	57524	★★	9/1/2010	THOMAS, IVY CHILD CARE HOME	Home	4332 N FRANKFORT PLACE	TULSA	74106	(918) 813-5721	12
K820045411	57713	★★	4/1/2009	ARMSTRONG, DEBORAH LENORA CHILD CARE HOME	Home	10 E 26TH PL N	TULSA	74106	(918) 592-3549	12
K820045768	57840	★★	3/1/2006	LEWIS, TIFFANY LANIECE CHILD CARE HOME	Home	1108 E QUEEN ST.	TULSA	74106	(918) 282-3881	12
K820046120	58014	★★	3/1/2007	WALKER, DEBRA CHILD CARE HOME	Home	643 E APACHE	TULSA	74106	(918) 425-2988	12
K830006321	23117	★★	12/1/2005	MAMA COLLINS	Center	1125 E 36TH ST N	TULSA	74106	(918) 425-2229	30
K830021790	26516	★★	1/1/2003	PEPPERMINT PETE'S PRESTART &	Center	564 E 32ND ST N	TULSA	74106	(918) 619-9966	17
K830023909	28032	★★	5/1/2006	DJ'S CHILD CARE CENTER	Center	549 E 26TH PL N	TULSA	74106	(918) 425-1035	36
K820037313	53079	★★	11/1/2015	ARMSTRONG, MAXINE	Home	3133 N LANSING PL	TULSA	74106	(918) 289-4907	7

ID	Address	City	State	Zip	Phone	Count	
K830024213	28184	★★ 8/1/2007	CHILD CARE HOME CHILDREN'S ARK LEARNING CENTER	Center	3709 N HARTFORD AVE	TULSA 74106 425- 2757 (918)	20
K820047244	58326	★★ 6/1/2010	RAY, ZONIA CHILD CARE HOME	Home	3713 N LANSING AVE	TULSA 74106 794- 8188 (918)	12
K820047493	58405	★★ 9/1/2008	HARDING, ANITA CHILD CARE HOME	Home	535 E WOODROW PL	TULSA 74106 582- 5104 (918)	12
K820053288	59564	★★+ 11/17/2016	VETAW, SIERRA CHILD CARE HOME	Home	4328 N GARRISON AVE.	TULSA 74106 794- 1369 (918)	7
K820053425	59555	★★+ 10/20/2016	WILSON, DARINA CHILD CARE HOME	Home	621 E 45TH PL NORTH	TULSA 74106 519- 6667 (918)	7
K820051344	59379	★★+ 3/1/2014	PHILLIPS, LATONYA CHILD CARE HOME	Home	1602 N GREENWOOD AVE	TULSA 74106 599- 0027 (918)	7
K820051875	59394	★★+ 9/1/2014	BURR, TAMMY TERRELL CHILD CARE HOME	Home	3020 NORTH GARRSION AVE	TULSA 74106 606- 1188 (918)	7
K820052422	59452	★★ 6/1/2015	WYTCH, APRIL CHILD CARE HOME	Home	4023 N MLK BLVD	TULSA 74106 936- 9236 (918)	7
K820052519	59472	★★+ 10/1/2015	TURNER, KENYETTA V. CHILD CARE HOME	Home	555 E QUEEN ST	TULSA 74106 949- 8864 (918)	7
K820034916	51822	★★+ 6/22/2016	KELLY, TANITA CHILD CARE HOME	Home	4341 N ELGIN AVE	TULSA 74106 425- 5972 (918)	12
K820040476	54729	★★+ 5/31/2016	SHIELDS, KOWANA J CHILD CARE HOME	Home	313 E APACHE ST	TULSA 74106 809- 7035 (918)	7
K820044198	57139	★★+ 7/1/2015	FARRIS, DANIELLE LATRYCE CHILD CARE HOME	Home	4310 N ELGIN AVE	TULSA 74106 313- 0284 (918)	7
K820047755	58455	★★+ 7/1/2015	ALLEN, BRITTANY NICOLE CHILD CARE HOME	Home	1808 NORTH DENVER AVE.	TULSA 74106 841- 7468 (918)	7
K820051019		1/28/2013	MCQUARTERS, LORI CHILD CARE HOME	Home	2008 N. MADISON PLACE	TULSA 74106 402- 1125 (918)	7
K830024926		10/4/2011	NORTH MABEE BOYS AND	Center	3001 N CINNATI	TULSA 74106	81

			GIRLS CLUB			(918)	
			AFTERSCHOOL			425-	
			PROGRA			7534	
			CRAVEN,		2219 N	(918)	
K820045109	★	12/16/2015	LAMARA	Home	DENVER	TULSA 74106	521-
			CHILD CARE		BLVD		1623
			HOME				
			JONES,			(918)	
K820046631	★	58552	1/1/2011	★	Home	523 E PINE PL	TULSA 74106
			KATHLEEN				855-
			CHILD CARE				5170
			HOME				

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[First Page](#) [Previous Page](#)

★ Facilities with an OKDHS Subsidy Contract are indicated by a ★ preceding the NUMBER.

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Contact us by e-mail - Oklahoma Child Care Services

Last Updated: 3/11/2014

**CHUCK LANGE**  
ZONING OFFICIAL  
PLANS EXAMINER

TEL (918)596-9688  
clange@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

# ZONING CLEARANCE PLAN REVIEW

**LOD Number: 986654-1**

**January 24, 2017**

**THALISA FUSELIER**  
**THALISA FUSELIER HOME DAYCARE**  
**2742 N BOULDER AV**  
**TULSA, OK 74106**

**Phone: (918)295-0056**

**APPLICATION NO: 413723** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)  
**Location: 2742 N BOULDER AV W**  
**Description: NOT APPLICABLE**

### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH"  IS  IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

4.15

# CITY OF TULSA

# Building Permit - COMMERCIAL

<b>Permit Number</b> 413723	<b>Date Issued</b> Not Issued Yet	Legal Description: Lot 2, Block 4, HIGHLAND HILLS AMD	<b>Building Official</b>
<b>Construction Address</b>		2742 N BOULDER AV W	
Classification of Work: N/A Type of Work: COO		Contractor THALISA FUSELIER HOME DAYCARE Address 2742 N BOULDER AV, TULSA, OK 74106-	
<b>EROSION CONTROL</b> Where construction disturbs the earth, a Placement of Erosion Control Inspection (PEC) must be requested by the responsible party and approved by the Building Inspector BEFORE further work.			
This permit is subject to compliance with all applicable codes and City ordinances and can be cancelled for failure to comply with any applicable construction standard or for failure to comply with any applicable WIN construction Schedule or WIN Letter of Understanding.			
<b>Building</b>		<b>Zoning</b> CLANGE	<b>W/S/D</b>
Building Code: IRC 15      Priority: NORM Building Area: 1008      Fire Wall: 0 Permit Area: 1008      FRTW: Alarm: Fully Sprinklered: N      Partially Sprinklered: N Sprinkler Standard: COO Required: Y      Special Inspections:		Zoning District: RS-3 Required Parking: 2 PUD Number: MPD Number: <b>Structure Setbacks:</b> Front: 0.00 ft      Rear: 0.00 ft Left: 0.00 ft      Right: 0.00 ft Allowable Building Height: 0 ft	Cert of Elevation Req'd: Water Pressure Reducing Valve Req'd: Stormwater Drainage: Right-of-Way Permit Req'd  <u>Easements</u>
<u>Use Group</u> <u>SqFt</u> <u>Const. Type</u>		<u>Use / Permit Notes</u>	<u>Permit Notes</u>
<b>Permit Notes</b> IEBC/IBC/IRC 2015 Main occupancy dwelling unit with home Day care. IBC 305.2.3 & 305.2.4; Use IRC no more than 7 children total allowed. Inspections to verify front door is 36 inches wide. EG		Use: Public, Civic & Institutional/Day Care/Family Child Care Home  <b>Permit Notes:</b> Approved per BOA-22200:2/28/17 Spacing Verification to allow a family child care home in the RS-3 district. No approval is granted for any construction or use violating any provision of Title 42. No other structures are included in this permit. Must be occupied as a dwelling unit. Child day care is necessary to dwelling unit. No more than 7 children at any time.	

**City of Tulsa  
PALS Plan Review Routing Slip**

**THIS IS NOT A PERMIT**

Report Date 1/19/17 2:02 pm

Permit Type **COMMERCIAL**  
A/P Number 413723 Applied for on:

**Construction Address**  
2742 N BOULDER AV W  
Lot: 2 Block: 4  
Subdivision: HIGHLAND HILLS AMD  
Legal Description: LT 2 BLK 4

Name  
Address

Phone  
FAX  
Mobile

Priority NORM Type of Work COO  
Revised Classification of Work N/A

Comments

Dept	Activity	Assigned To	Start Date	Suspend or Due Date	Days To Complete
PCTR	COO REVIEW ZONING			↓ IEBC / IBC / IRC 2015	
	Zoning → District: RS-3				
	35.040-D 1. Family Child Care home				
	45.070 accessory use to an allowed living use & be licensed by the State of Oklahoma.				
	max 7 children				
	No person may be employed other than member of household or a non resident as req'd for family child care homes by state of Okla.				
	USE: Public, Civic & Inst. Educational / Day Care / Family Child Care home				
	Home Day Care Facility				
	owner resides @ residence				
	IBC 305.2.4 7 or fewer children comply w/ IRCs of which max 5 children 2 1/2 or less				
	Const Type: VB				
	Use Group: R-3 will Comply w/ IRC				
	Non Sprinkled				
	front door min 36" in width				

Existing Buildings Only:  
 Built Prior to 1/1/1994:  
 Y  N  UNKNOWN  
 YEAR BUILT: \_\_\_\_\_  
 IEBC REVIEW  
 IBC REVIEW

**CITY OF TULSA**  
**COMMERCIAL BUILDING, ZONING CLEARANCE, &**  
**CERTIFICATE OF OCCUPANCY**  
**PERMIT APPLICATION**

Date: 1-19-17  
 N/P#: 413723  
 CCP#: \_\_\_\_\_

Please print using blue or black ink or type all data.

01/18/17  
 LEGAL DESCRIPTION OF CONSTRUCTION PROPERTY: LOT 2 BLOCK 4 ADDITION HIGHLAND HILLS AMENOS

CONSTRUCTION ADDRESS 2742 N Boulder Ave SUITE NO. \_\_\_\_\_

NAME OF BUSINESS/BLDG/COMPLEX Thalisa Fuselien Home Daycare

LOCATION OF OCCUPANCY IN FACILITY: \_\_\_\_\_ IS THIS A SINGLE-TENANT: FLOOR?  Y  N BLDG?  Y  N

ACCOUNT NO. (IF APPLICABLE) 170981 NO. OF PLANS 1 NO. OF PAGES OF ONESET OF PLANS & SPECIFICATIONS 10

ARCHITECT/DESIGNER N/A PHONE NO. \_\_\_\_\_ FAX NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

APPLICANT: Thalisa Fuselien PHONE NO. [REDACTED] FAX NO. [REDACTED]

ADDRESS 2742 N Boulder Ave CITY Tulsa STATE OK ZIP 74106

CONTRACTOR: N/A PHONE NO. \_\_\_\_\_

TYPE OF WORK:  NEW BUILDING  ACCESSORY  INTERIOR REMODEL  EXTERIOR REMODEL  ADDITION  REPAIRS NO EXPANSION  
 SHELL BUILD-OUT  STORAGE TANKS  COO ONLY  OTHER: \_\_\_\_\_

NATURE OF USE:  ASSEMBLY  EDUCATION  INSTITUTIONAL  BUSINESS  INDUSTRIAL  MERCANTILE  UTILITY  MULTI-FAMILY

STORAGE  FOOD OR BEVERAGE RELATED  OTHER: Home Daycare

DESCRIBE PROPOSED USE IN DETAIL: Home Daycare - taking care of kids 8 max

FIRE SUPPRESSION Y  N  TYPE:  DRY  WET  FOAM SPRINKLER STANDARD:  NFPA13  NFPA13R  NFPA13D

DECLARED VALUATION FOR WORK TO BE DONE (VALUATION TO INCLUDE ALL FIXED EQUIPMENT TO OPERATE AND BE USED): \$ NA

IS THE PROPERTY SERVED WITH A SEPTIC SYSTEM? Y  N  IS MASSAGE PERFORMED ON THE PREMISES? Y  N

STORM SHELTER EXISTS/WILL BE INSTALLED ON PROPERTY? Y  N  A SEXUALLY ORIENTED BUSINESS? Y  N

WILL YOU REQUIRE  LOW-POINT BEER  LIQUOR LICENSE? DOES THE BLDG. CONTAIN ASBESTOS? Y  N

IS THE CITY OF TULSA TAKING ANY ENFORCEMENT ACTION ON THIS PROPERTY? Y  N  IF YES, EXPLAIN IN DETAIL BELOW.

HAS THERE BEEN ANY SPECIAL ZONING ACTION IN RELATION TO THIS PROPERTY? Y  N  IF YES, EXPLAIN IN DETAIL BELOW.

BOARD OF ADJUSTMENT No. \_\_\_\_\_ VARIANCE Y  N  APPROVAL DATE: \_\_\_\_\_

SPECIAL EXCEPTION Y  N  P.U.D. No. \_\_\_\_\_

ARE YOU PLANNING NEW CONSTRUCTION OR ENLARGEMENT OF EXISTING CONSTRUCTION (INCLUDING PARKING)? Y  N

DAY TIME CONTACT PERSON(S) FOR PLAN CONSULTATION: TITLE Owner/Resident PHONE NO. [REDACTED] FAX NO. [REDACTED]  
 ADDRESS: 2742 N Boulder Ave CITY Tulsa STATE OK ZIP 74106

E-MAIL ADDRESS: [REDACTED]

Exhibit the Following Details (When Applicable) on the Plans: Use of Adjacent Spaces, Key Plan or Overall Floor Plan with Work Clearly Identified, Outside seating for Restaurants Etc., Fire Exit Accesses and Stairs Locations, Fire Ratings on Existing Demising, Ceiling, Corridor & Fire Walls, Scale, Dimensions, & North Arrow \* A Separate Permit Is Required for Driveways and Signs\*  
 All Electrical, Plumbing, & Mechanical work must be done by a licensed contractor in each trade.



## Certification

I Certify That I Am One of the Following:

- Owner or Lessee of the Property on Which Permit Work Is to Be Performed.
- Agent of the Property Owner or Lessee for Which Permit Work Is to Be Performed.
- Licensed Engineer or Architect Employed in Connection with the Work.

If the Application is made by a Person Other than the Owner, One of the Following Must Be Provided:

- I Have Attached an Affidavit of the Property Owner for Which Permit Work Is to Be Performed.
- I Have Elected to Provide this Witnessed, Signed Statement.

<b>Business Owner</b>			
Last Name: <u>Fuselice</u>	First Name: <u>Thalissa</u>	Phone: [REDACTED]	
Address: <u>2742 N Boulder Ave</u>	City: <u>Tulsa</u>	State: <u>OK</u>	Zip: <u>74106</u>
Email: <u>Lisa Fuselice @ymail.com</u>			
<b>Property Owner</b>			
Last Name: <u>Thompson</u>	First Name: <u>Bonita</u>	Phone: [REDACTED]	
Address: <u>531 E Pine Pl</u>	City: <u>Tulsa</u>	State: <u>OK</u>	Zip: <u>74106</u>
Email: _____			
<b>Lessee</b>			
Last Name: <u>Fuselice</u>	First Name: <u>Thalissa</u>	Phone: [REDACTED]	
Address: <u>2742 N Boulder Ave</u>	City: <u>Tulsa</u>	State: <u>OK</u>	Zip: <u>74106</u>
Email: <u>Lisa Fuselice @ymail.com</u>			
<b>Corporate Officer</b>			
Last Name: _____	First Name: _____	Phone: _____	Fax: _____
Address: _____	City: _____	State: _____	Zip: _____
Email: _____			

I do hereby attest that I am the property owner, or agent of the property owner, and have the authority to make application to build at this location.

Name of Applicant: (Print) <u>Thalissa Fuselice</u>	Signature: <u>Thalissa Fuselice</u>	City Building Official: <u>Yvonne G. Jackson</u>
Subscribed and Sworn to Before Me this <u>19</u> Day of <u>January</u> 20 <u>17</u>		
<u>Yvonne G. Jackson</u> Notary Public		My Commission Expires _____



Affidavit as to Easements, Dedications and Rights of Way

I, Thalissa Fuselice, Being Duly Sworn upon Oath, State That I Have Researched and Examined or Caused to Be Researched and Examined All Recorded Documents and Instruments Relating to Said Real Property, and That All Recorded Easements, Dedications and Rights of Way Are Known to Me and Are Delineated on the Plot Plan Which is a Part of the Application for Building Permit for New Construction and/or Enlargements of an Existing Building. It is Understood That Issuance of Such Building Permit Does Not Authorize or Permit Construction of a Permanent Structure over or upon Any Easement, Dedication or Right of Way.

\_\_\_\_\_  
Signature

Subscribed and Sworn to Before Me this \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

**BUILDING INFORMATION FOR REMODELING, ENLARGEMENT, &  
CERTIFICATE OF OCCUPANCY PERMIT APPLICATIONS**

TOTAL HEIGHT OF BUILDING \_\_\_\_\_ TOTAL NUMBER OF STORIES 1 TOTAL NUMBER OF BASEMENT LEVELS 0  
FLOOR AREA TO BE OCCUPIED: 1008 SQ. FT. WIDTH: 24 FT. \_\_\_\_\_ IN. LENGTH: 42 FT. \_\_\_\_\_ IN.  
HEIGHT: \_\_\_\_\_ FT. \_\_\_\_\_ IN. BUILDING AREA: 6875 SQ. FT.  
IS EXISTING BUILDING TOTALLY SPRINKLERED? NO PARTIALLY SPRINKLERED? NO

IF YES, EXPLAIN \_\_\_\_\_

APPROXIMATE DATES & PERMIT NO. OF FORMER PERMITS (IF KNOWN) \_\_\_\_\_

SHELL BUILD-OUT? Y  N  ARE YOU CHANGING USE OF THE BUILDING OR LAND? Y  N  IF YES, PLEASE DESCRIBE PREVIOUS USE: \_\_\_\_\_

From Residence Only to a Home Daycare

NAME OF PREVIOUS BUSINESS \_\_\_\_\_

EXPECTED COMPLETION DATE: \_\_\_\_\_ EXPECTED DATE OF OCCUPANCY: \_\_\_\_\_

**EXISTING CONSTRUCTION MATERIALS (PLEASE COMPLETE FOR EACH CONSTRUCTION TYPE)**

- **EXTERIOR WALL FINISH:**  \*CMU  BRICK/STONE VENEER  EIFS  WOOD SIDING  METAL SIDING  VINYL  GLASS
- **EXTERIOR WALL STRUCTURE:**  WOOD FRAME  METAL STUD FRAME  \*CMU  OTHER \_\_\_\_\_
- **INTERIOR WALLS:**  \*CMU  BRICK/STONE  GYP/METAL STUDS  GYP/WOOD STUDS  DEMOUNTABLE METAL PARTITIONS  
 OTHER \_\_\_\_\_
- **CEILING TYPE:**  ACOUSTICAL TILE  PLASTER  GYPSUM  EXPOSED STRUCTURE/CONSTRUCTION  OTHER \_\_\_\_\_
- **ROOF COVERING:**  BUR MEMBRANE  METAL  WOOD  COMPOSITION  OTHER \_\_\_\_\_
- **ROOF DECKING:**  METAL  WOOD  CONCRETE  OTHER \_\_\_\_\_

**EXISTING STRUCTURAL SYSTEM (PLEASE COMPLETE FOR EACH CONSTRUCTION TYPE)**

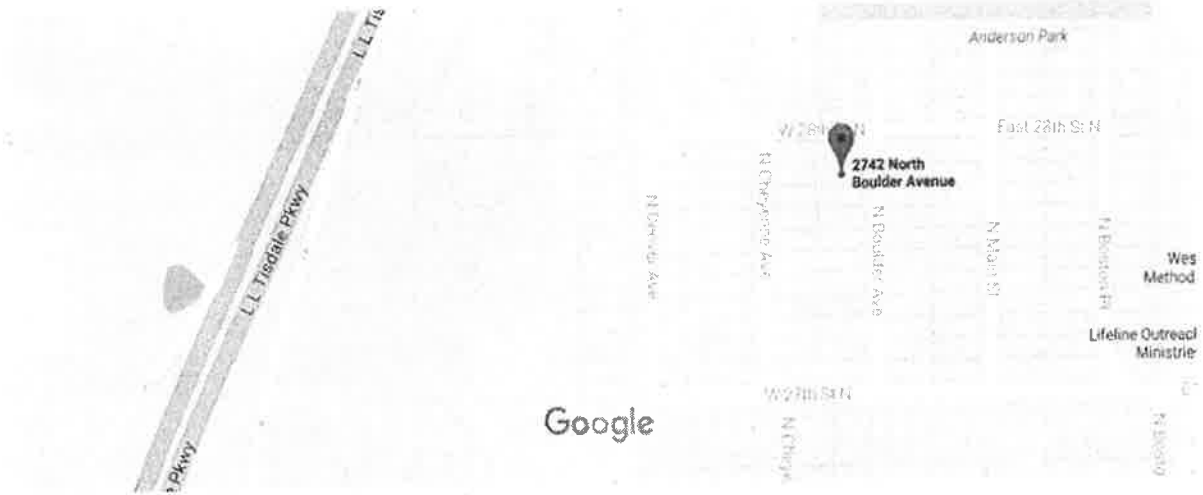
- **FRAMING SYSTEM:**  RIGID STEEL  REINFORCED CONC.  WOOD  \*CMU  OTHER \_\_\_\_\_
- **BEARING WALLS:**  \*CMU  BRICK  STONE  REINFORCED CONC.  METAL STUDS  WOOD STUDS  OTHER \_\_\_\_\_
- **ROOF FRAMING:**  CONC.SLAB/BEAM/TEE  BAR JOIST  WOOD TRUSS  METAL TRUSS  WOOD JOIST  TENSION/MEMBRANE
- **FLOOR FRAMING:**  CONC.SLAB/BEAM/TEES  BAR JOIST  WOOD TRUSS  METAL TRUSS  WOOD JOIST
- **FLOOR DECKING:**  CONCRETE SLAB  METAL DECK  WOOD DECK  OTHER \_\_\_\_\_

\*CMU = CONCRETE MASONRY UNIT

PLEASE LIST BELOW ALL SUBCONTRACTORS ON THIS PROJECT:

\_\_\_\_\_  
\_\_\_\_\_

Google Maps 2742 N Boulder Ave



Google

Map data ©2017 Google 200 ft



2742 N Boulder Ave  
Tulsa, OK 74106



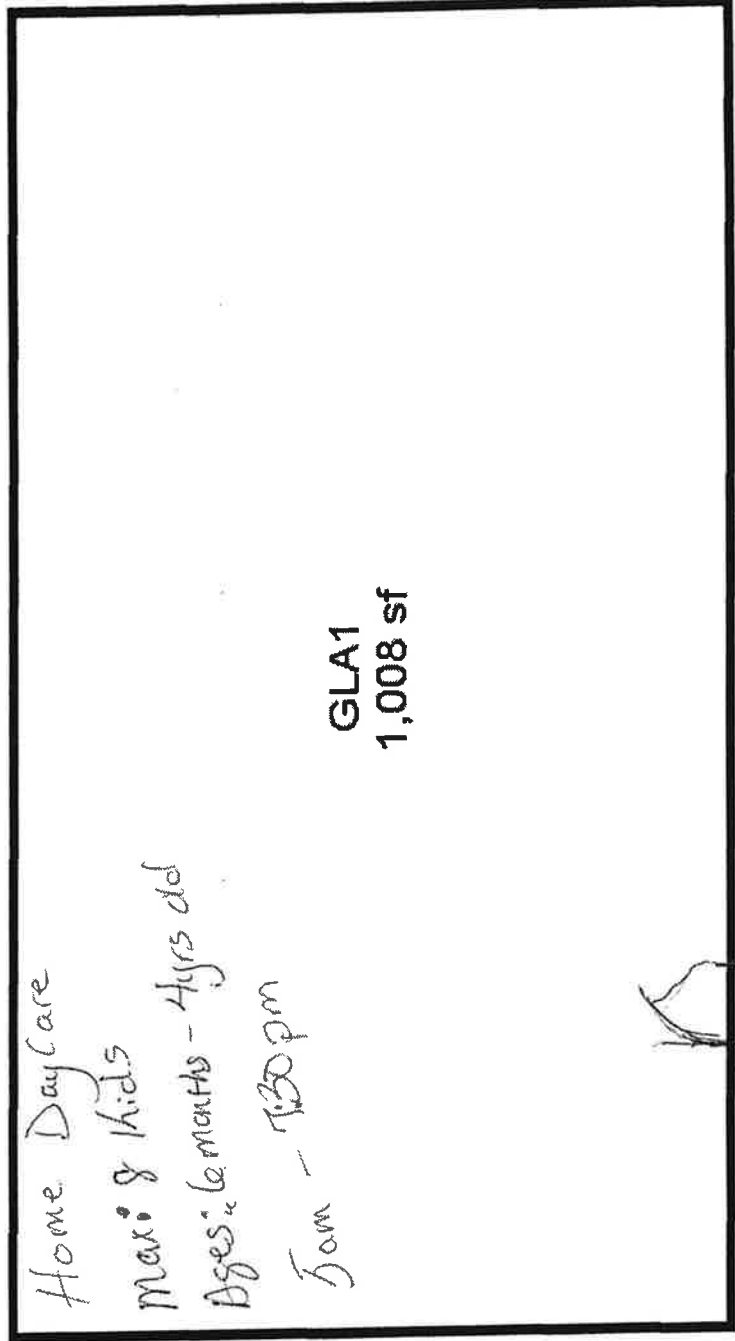


2742 N Boulder Ave



42'

PREV



GLA1  
1,008 sf

24'

24'

Code only being completed  
NO work being permit  
Under this permit

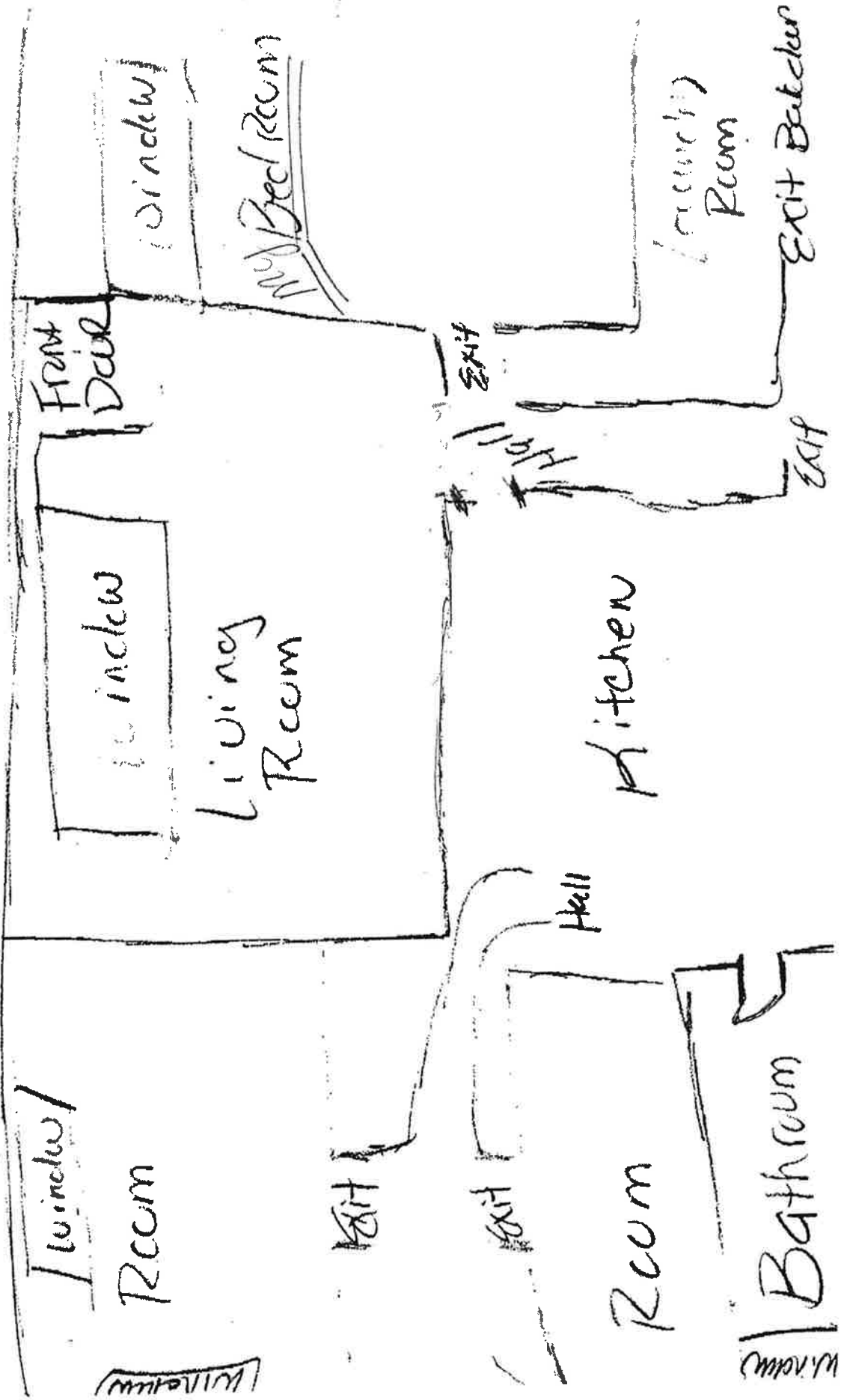
42'



2742 N Boulder Ave

NORTH

1-18-2017  
Rec'd 9:07 AM



# AGENDA

CITY OF TULSA BOARD OF ADJUSTMENT  
Regularly Scheduled Meeting  
Tulsa City Council Chambers  
175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level  
One Technology Center  
Tuesday, February 28, 2017, 1:00 PM

Meeting No. 1178

Consider, Discuss and/or Take Action On:

*Flanagan absent*  
*White absent*

*Back*

1.	Approval of <b>Minutes</b> of February 14, 2017 (Meeting No. 1177). Approve: <input checked="" type="checkbox"/> Deny: <input type="checkbox"/> Vote: <u>3-0-0</u>	
	<b><u>UNFINISHED BUSINESS</u></b>	
2.	<b><u>22201—Erik Enyart</u></b> <u>Special Exception</u> to permit alternative compliance parking ratios to allow an Assembly and Entertainment Indoor/Outdoor facility (sports and performance center) (Section 55.050-K). <input type="checkbox"/> Continue _____ New Notice <input type="checkbox"/> <input checked="" type="checkbox"/> Approve _____ <input type="checkbox"/> Deny _____ Vote: <u>3-0-0</u> Conditions: <u>Conceptual Plan 2.15</u> _____	East of the NE/c West 81 <sup>st</sup> Street South & South Elwood Avenue West  (CD 2)
	<b><u>NEW APPLICATIONS</u></b>	

*Back*

**ZONING  
ATTACHMENT**

AGENDA

<i>Back</i>	<p>3. <b>22199—Genaro Ornelas</b> <u>Special Exception</u> to allow an expansion of an existing non-conforming structure in the CS/CH District (Section 80.030-D).</p> <p><input type="checkbox"/> Continue _____ New Notice <input type="checkbox"/> <input checked="" type="checkbox"/> Approve _____ <input type="checkbox"/> Deny _____ Vote: <i>3-0-0</i></p> <p>Conditions: <i>Conceptual Plan 3.8</i> <i>Must window facing Charles Page Blvd. that is similar to current look</i></p>	<p>6128 West Charles Page Boulevard  (CD 1)</p>
-------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------

<i>Bond</i>	<p>4. <b>22200—Thalisa Fuselier</b> <u>Spacing Verification</u> to allow a family child care home in the RS-3 District (Section 45.070-A).</p> <p><input type="checkbox"/> Continue _____ New Notice <input type="checkbox"/> <input checked="" type="checkbox"/> Approve _____ <input type="checkbox"/> Deny _____ Vote: <i>3-0-0</i></p> <p>Conditions: _____</p>	<p>2742 North Boulder Avenue  (CD 1)</p>
-------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------

**ZONING  
ATTACHMENT**



RECEIVED

City of Tulsa  
PALS Plan Review Routing Slip

MAR 01 2017

PLANS LIBRARY

THIS IS NOT A PERMIT

Report Date 2/28/17 1:36 pm

Permit Type **COMMERCIAL**

A/P Number 413723 Applied for on:

Construction Address  
2742 N BOULDER AV W

Lot: 2 Block: 4

Subdivision: HIGHLAND HILLS AMD

Legal LT 2 BLK 4

Description

Name  
Address

Phone  
FAX  
Mobile

Priority NORM  
Revised

Type of Work COO  
Classification of Work N/A

Comments

<u>Dept</u>	<u>Activity</u>	<u>Assigned To</u>	<u>Start Date</u>	<u>Suspend or Due Date</u>	<u>Days To Complete</u>
	COO REVIEW	EGARNER	1/24/2017		
PCTR	ZONING	EGARNER	1/24/2017		
PCTR	ZONING	EGARNER			



**CITY OF TULSA**  
**REVISED/ADDITIONAL PLANS**  
**ROUTING SLIP FOR APPLICATION**  
**PRIOR TO ISSUANCE OF PERMIT**

Note: Please print or type all data

Date:	<u>2-28-2017</u>
A/P#:	<u>413723</u>

- Permit Type:  Residential  Commercial  Other: \_\_\_\_\_
- Revised Plans - Type of revision:  Site plan  Structural plan  Health Dept./Food Service  
 Other: \_\_\_\_\_
- Additional Plans - Type of revision:  Site plan  Structural plan  Health Dept./Food Service  
 Other: \_\_\_\_\_
- Construction Address: 2742 N Boulder Av Suite Number: \_\_\_\_\_
- No. Of Plans: \_\_\_\_\_ No. of Pages of One set of Plans & Specifications: \_\_\_\_\_

DAY TIME CONTACT PERSON(S)	PHONE NO.	FAX NO.
Thalisa Fuselier	[REDACTED]	

Steps for submitting revised or additional plans:

1. Complete this form and submit with two (2) sets of revised or additional plans.
2. Submit in person or mail revised form and plans to the Permit Specialist at the One-Stop Permit Center.  
 Faxed submittals will not be accepted.
3. There will be a revised/resubmittal fee of \$55 charged, in addition to the balance of the permit fees, at the time the permit is picked up.



CITY OF  
**Tulsa** Board of Adjustment

2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | [www.cityoftulsa-boa.org](http://www.cityoftulsa-boa.org)

**DUPLICATE COPY OF PAPERWORK GIVEN  
TO THE APPLICANT FOR SUBMITTAL TO  
CITY OF TULSA DEVELOPMENT SERVICES  
PERMIT CENTER, 4<sup>TH</sup> FLOOR**

BOA ACTION:

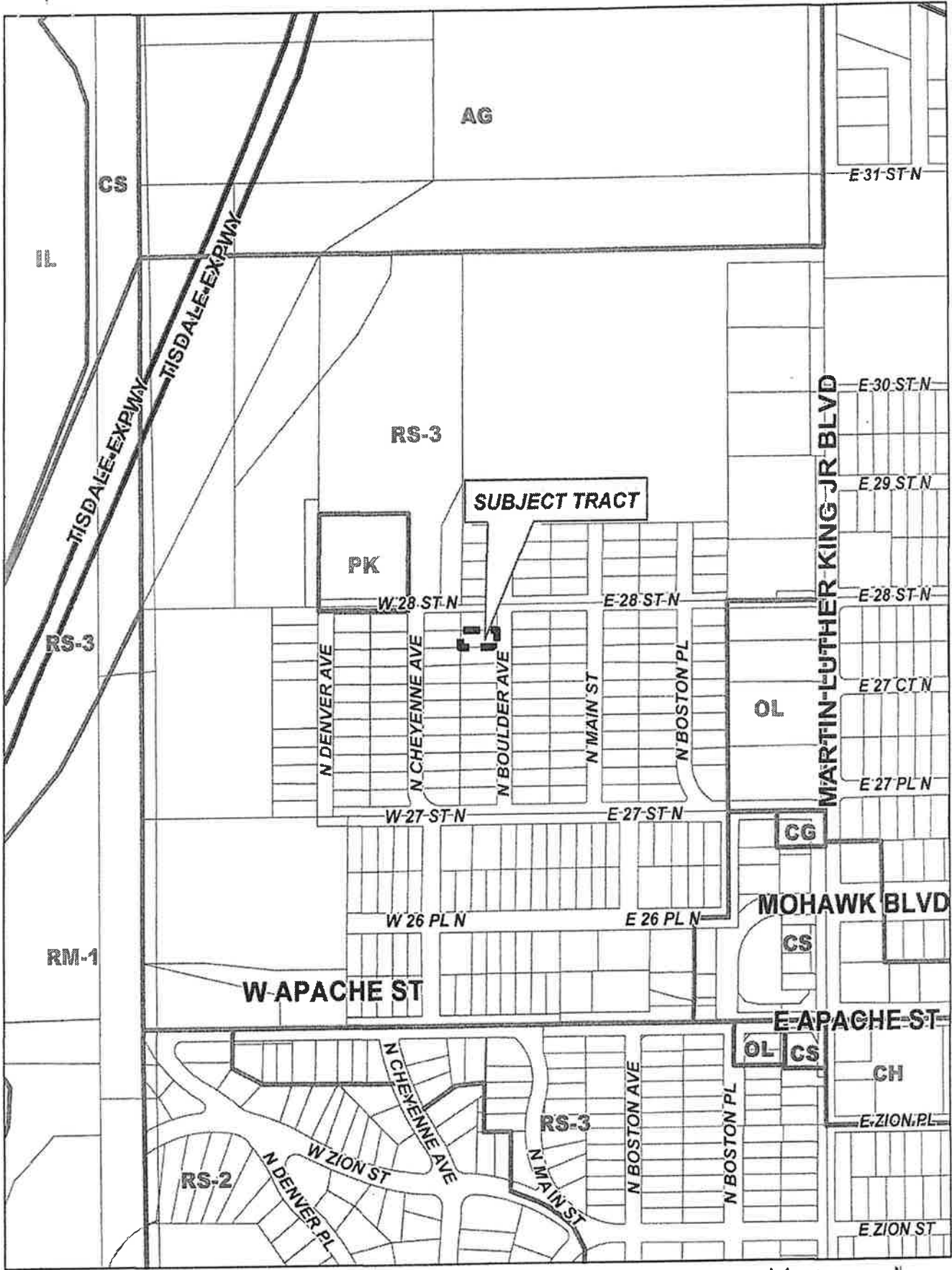
- VARIANCE
- SPECIAL EXCEPTION
- SPACING ACCEPTED
- APPROVED W/CONDITIONS
- OTHER

\_\_\_\_\_

MEETING DATE: 2/28/17

STAFF INITIALS: AU

APPLICANT'S INITIALS: JF



AG

E 31 ST N

CS

IL

TISDALE EXPWY

RS-3

E 30 ST N

E 29 ST N

SUBJECT TRACT

PK

W 28 ST N

E 28 ST N

E 28 ST N

RS-3

N DENVER AVE

N CHEYENNE AVE

N BOULDER AVE

N MAIN ST

N BOSTON PL

OL

E 27 CT N

E 27 PL N

W 27 ST N

E 27 ST N

MARTIN LUTHER KING JR BLVD

CG

W 26 PL N

E 26 PL N

MOHAWK BLVD

CS

RM-1

W APACHE ST

E APACHE ST

OL

CS

CH

RS-2

N CHEYENNE AVE

RS-3

W ZION ST

N MAIN ST

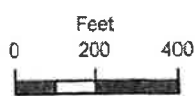
N BOSTON AVE

N BOSTON PL

E ZION PL

N DENVER PL

E ZION ST



BOA-22200

4.1



**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 0223  
**CZM:** 28  
**CD:** 1  
**A-P#:** 413723

Case Number: **BOA-22200**

**HEARING DATE:** 02/28/2017 1:00 PM

**APPLICANT:** Thalisa Fuselier

**ACTION REQUESTED:** Spacing Verification to allow a family child care home in an RS-3 district (Section 45.070-A).

**LOCATION:** 2742 N BOULDER AV W

**ZONED:** RS-3

**PRESENT USE:** Residential

**TRACT SIZE:** 6873.8 SQ FT

**LEGAL DESCRIPTION:** LT 2 BLK 4, HIGHLAND HILLS AMD, City of Tulsa, Tulsa County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:**  
None Relevant.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Residential Neighborhood" and an "Area of Stability".

The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is surrounded by RS-3 zoned residences.

**STAFF COMMENTS:**

The applicant is before the Board requesting a **Verification** of the spacing requirement for a family child care home of 300 ft. from any another family child care home on the same street (Section 45.070).

*The Code provides that No family day care home may be located on a lot within 300 feet of another lot containing a Family Child Care Home if any boundary of said lots abut the same street. "Street" as used herein shall mean any named or numbered street along its full length, irrespective of any intervening street.*

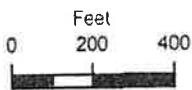
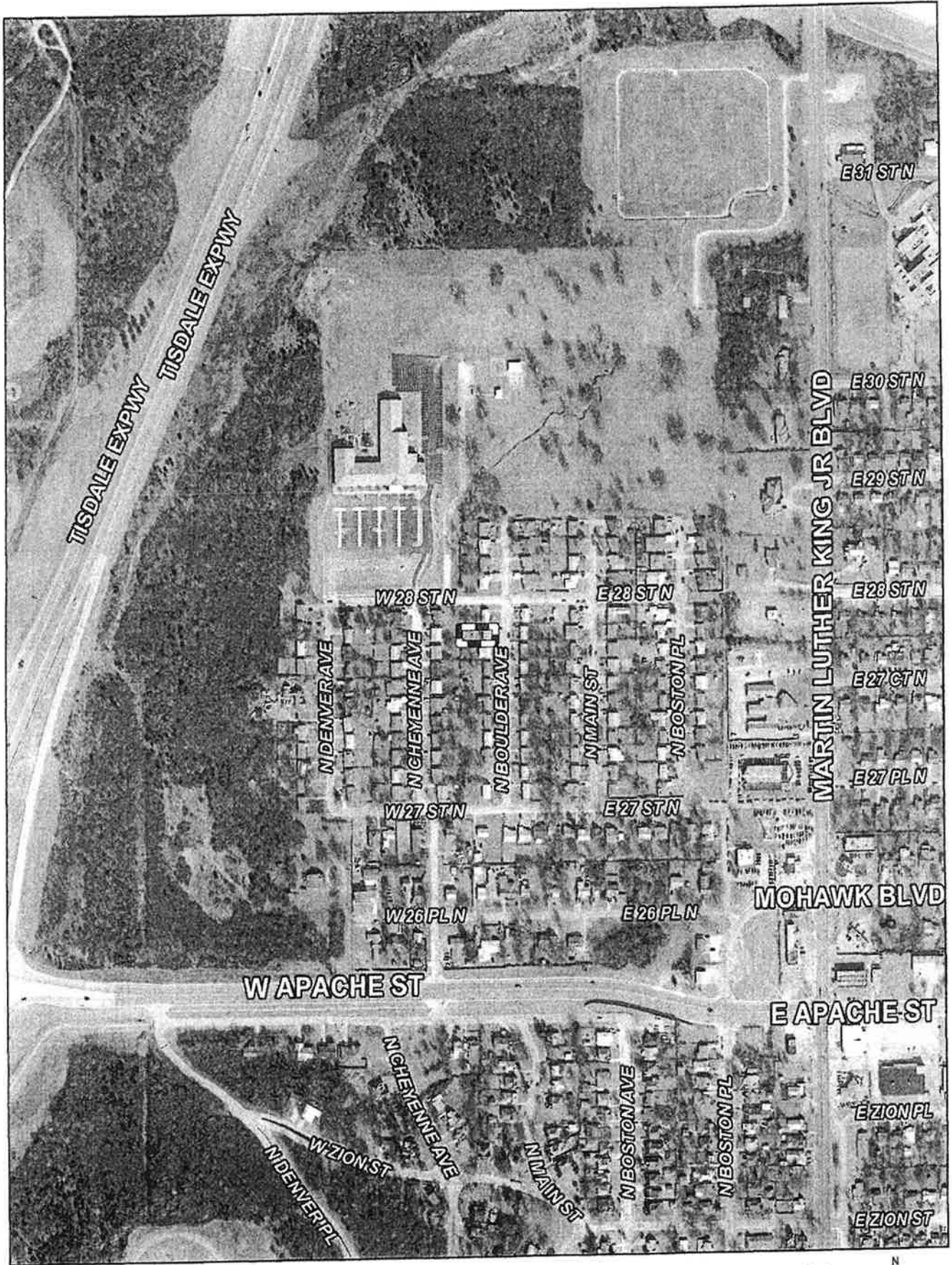
The subject property abuts N Boulder Ave; the spacing requirement is only applicable along N Boulder Ave. The list of the closest care providers registered with the Oklahoma Department of Human Services is attached and the applicant has created a map which illustrates a 300 ft. radius measured from the subject property boundaries.

The applicant has stated on the attached exhibit that there are no existing child care homes abutting N Boulder Ave within 300 ft of the subject site. During a site visit staff did not notice any existing child care homes along N Boulder Ave.

Sample motion that can be utilized by the Board in verifying the spacing requirement:

**I move that based upon the facts in this matter as they presently exist, we accept the applicant's verification of spacing shown on the attached exhibit, indicating that there are no existing Family Child Care Homes operating within the required spacing radius of the subject lot.**





 Subject Tract

**BOA-22200**

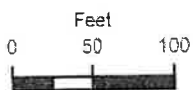
20-12 23

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

4.4





Subject Tract

**BOA-22200**

20-12 23

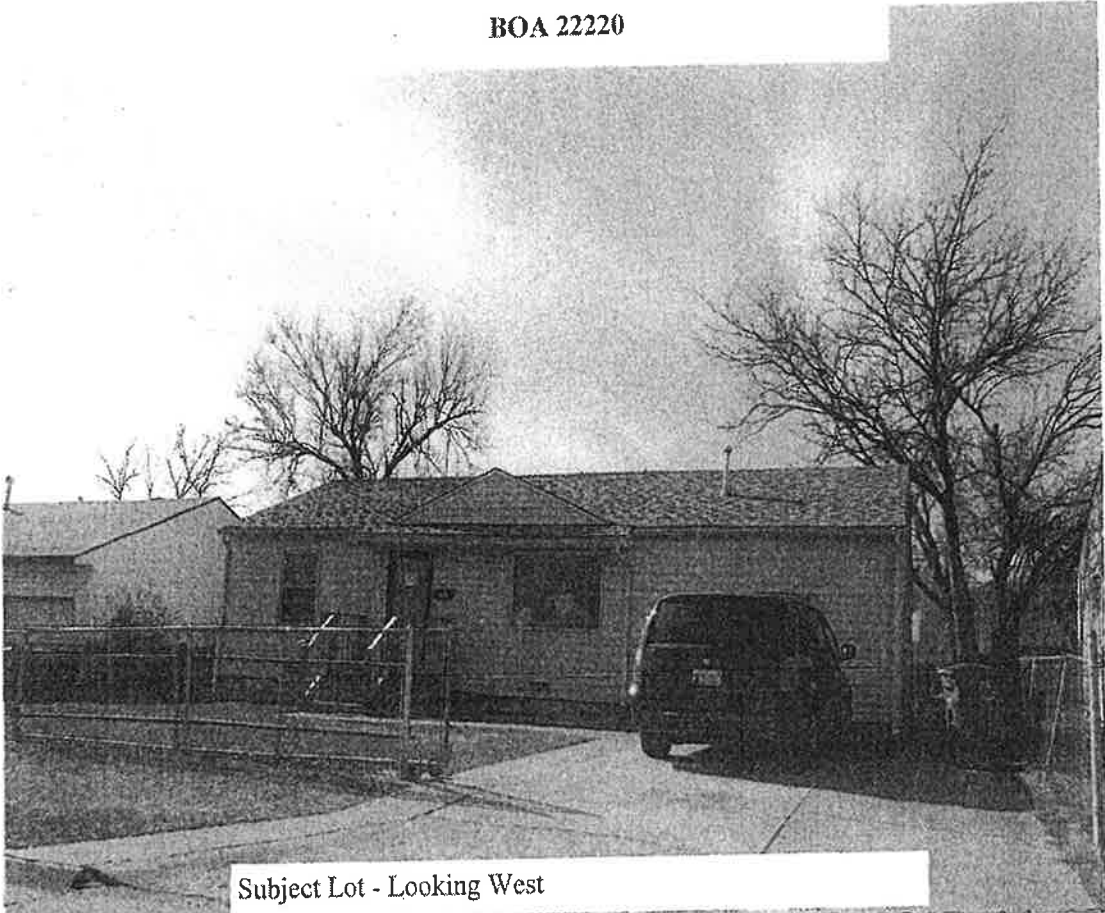
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

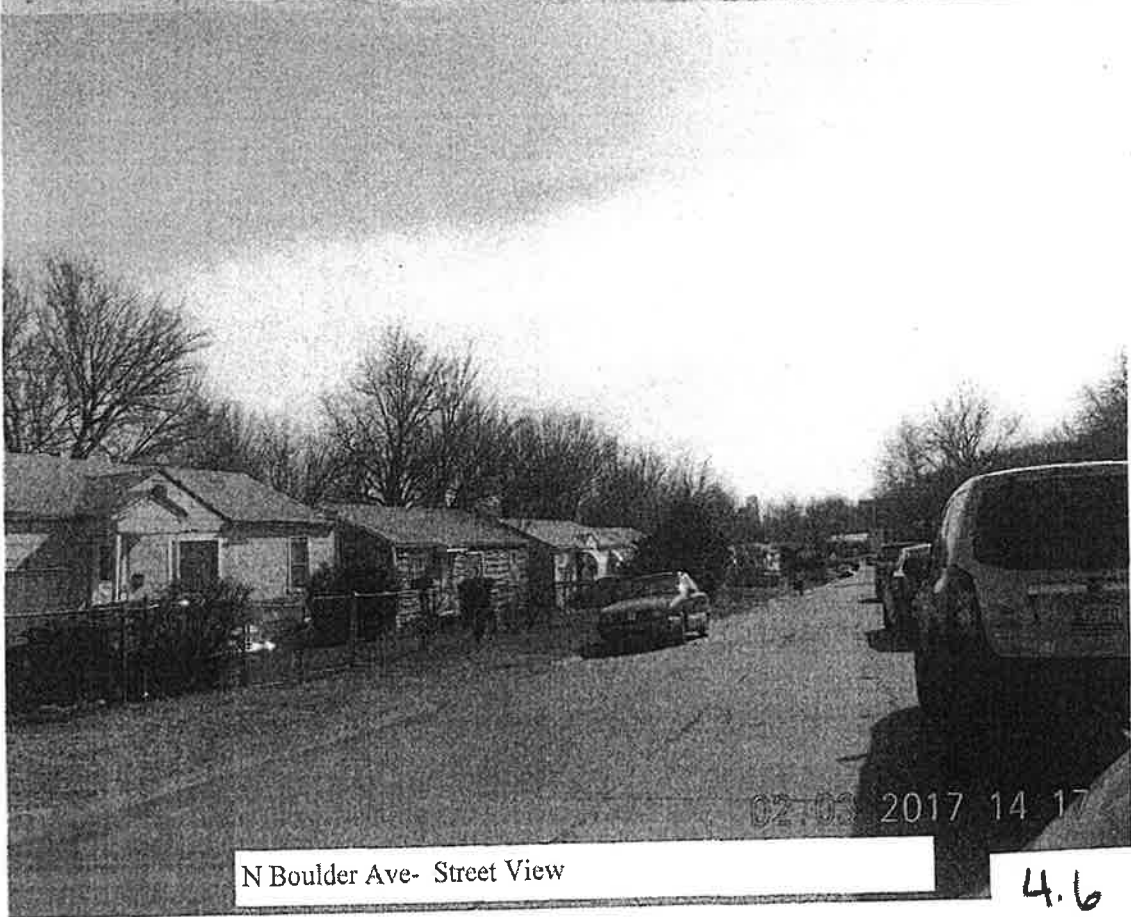
4.5



BOA 22220



Subject Lot - Looking West

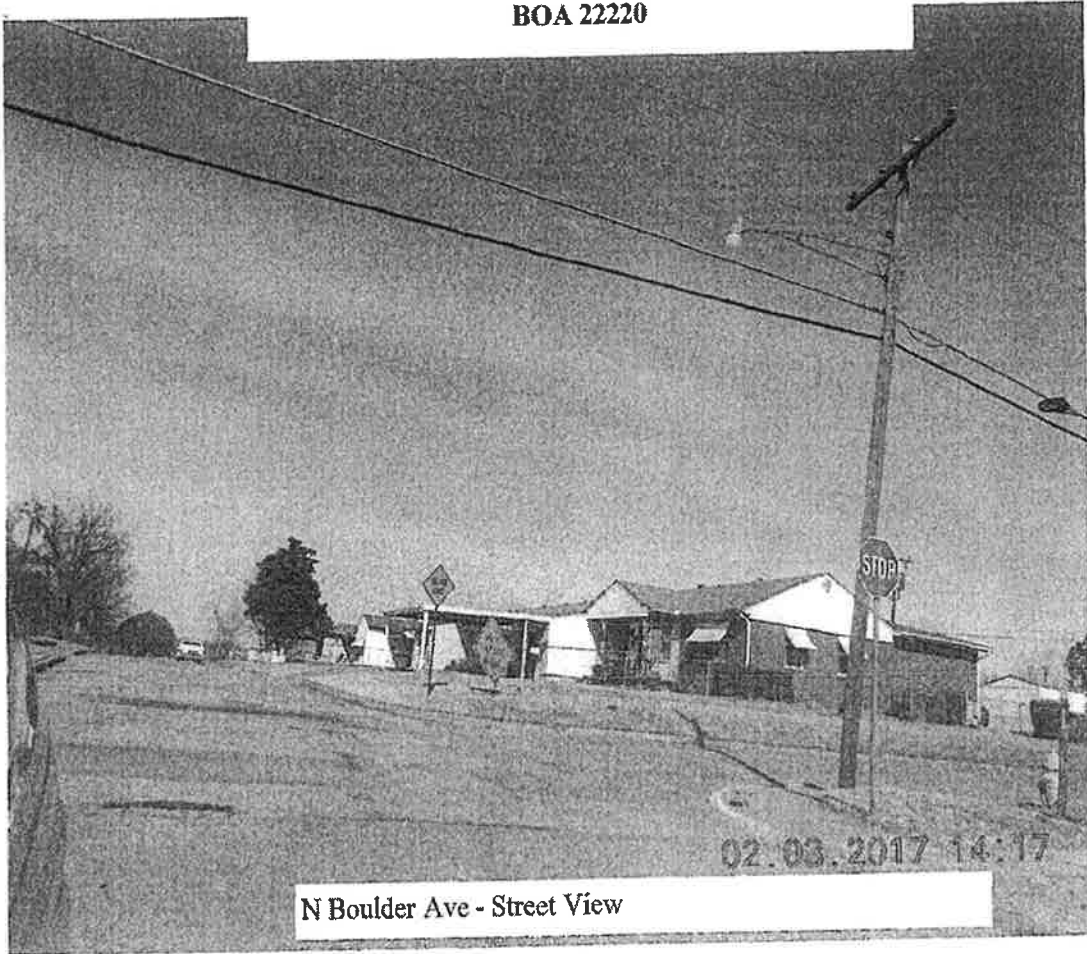


N Boulder Ave- Street View

4.6



BOA 22220



N Boulder Ave - Street View





Map Prepared by NCOG  
1 West Second Street, Suite 400  
Tulsa, OK 74103

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering or planning purposes. Users of this information should review or request the primary data and information sources to establish the usability of the information.

2742 N Boulder Ave

Feet  
50 25 0 50

Date of this map  
February 2016



4.8

CHUCK LANGE  
ZONING OFFICIAL  
PLANS EXAMINER

TEL (918)596-9688  
clange@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>ND</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

LOD Number: 986654-1

January 24, 2017

THALISA FUSELIER  
THALISA FUSELIER HOME DAYCARE  
2742 N BOULDER AV  
TULSA, OK 74106

Phone: (918)295-0056

APPLICATION NO: **413723** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)  
Location: 2742 N BOULDER AV W  
Description: NOT APPLICABLE

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>ND</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>ND</sup> ST., 8<sup>TH</sup> FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH"  IS  IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT [WWW.CITYOFTULSA-BOA.ORG](http://WWW.CITYOFTULSA-BOA.ORG)

Application No. 413723

2742 N BOULDER AV W

January 24, 2017

Note: Please direct all questions concerning **Spacing Verifications** and all questions regarding Board of Adjustment (BOA) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

**Sec.45.070-A:** Your proposed day care is a designated a Family Child Care Home and is located in an RS-3 zoning district. A family child care home may not be established on any lot located within 300 feet of another lot occupied by a family child care home if any boundary of the subject lot abuts the same street. For purposes of this provision, "street" means any named or numbered street along its full length, regardless of any intervening streets.

**Review comment:** Submit copy of a **Spacing Verification** reviewed and approved per Sec.70.110 in order to allow a family child care home at 2742 N Boulder. For assistance please contact Nikita Moye at 918-584-7526.

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

A hard copy of this letter is available upon request by the applicant.

## END – ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

Rec'd 1-27-2017

**Request for Records Search (please return via e-mail)**



DATE: Monday, January 23, 2017  
TO: INCOG - Nathan Foster  
918-579-9474/nfoster@incog.org  
FROM: COO Office - 918-596-9495/PEnix@cityoftulsa.org

APPLICATION NUMBER:	413723
ADDRESS:	2742 N Boulder Ave W
LEGAL DESCRIPTION:	SEE ATTACHED

ZONING DISTRICT: RS-3 Z#: \_\_\_\_\_ ORDINANCE #: \_\_\_\_\_

PUD/CO NUMBER: N/A

PUD/CO SITE PLAN APPROVED? YES  NO

LANDSCAPE PLAN APPROVED? YES  NO

SUBDIVISION PLATS:

SUBJECT TO SUBDIVISION PLAT? YES  NO  DATE: \_\_\_\_\_

PLAT FILED OF RECORD?  YES  NO

PLAT WAIVER GRANTED? YES  NO  DATE: \_\_\_\_\_

BOARD OF ADJUSTMENT:

CASE NUMBER(S) W/ MINUTE ATTACHED: 22200 (PENDING)

LOT SPLIT ACTION:

LOT SPLIT APPROVED? YES  NO

LOT SPLIT NUMBER(S): \_\_\_\_\_

ATTACHMENTS: YES  NO

↳ SPACING FOR DAYLURE

INCOG STAFF RCV'D	NF 1/21/17	CITY STAFF RCV'D
-------------------	------------	------------------

City of Tulsa  
PALS Plan Review Routing Slip

**THIS IS NOT A PERMIT**

Report Date 1/19/17 2:02 pm

Permit Type **COMMERCIAL**

A/P Number 413723 Applied for on:

**Construction Address**

2742 N BOULDER AV W

Lot: 2 Block: 4

Subdivision: HIGHLAND HILLS AMD

Legal LT 2 BLK 4

Description

Name  
Address

Phone  
FAX  
Mobile

Priority NORM

Type of Work COO  
Classification of Work N/A

Revised

Comments

<u>Dept</u>	<u>Activity</u>	<u>Assigned To</u>	<u>Start Date</u>	<u>Suspend or Due Date</u>	<u>Days To Complete</u>
PCTR	COO REVIEW ZONING				



Existing Buildings Only:  
 Built Prior to 1/1/1994:  
 Y  N  UNKNOWN  
 YEAR BUILT: \_\_\_\_\_  
 IEBC REVIEW  
 IBC REVIEW

**CITY OF TULSA**  
**COMMERCIAL BUILDING, ZONING CLEARANCE, &**  
**CERTIFICATE OF OCCUPANCY**  
**PERMIT APPLICATION**

Date: 1-19-17  
 A/PH: 413723  
 CCP#: \_\_\_\_\_

Please print using blue or black ink or type all data.

01/19/17  
 LEGAL DESCRIPTION OF CONSTRUCTION PROPERTY: LOT 2 BLOCK 4 ADDITION HIGHLAND HILLS AMENOROS

CONSTRUCTION ADDRESS 2742 N Boulder Ave SUITE No. \_\_\_\_\_

NAME OF BUSINESS/BLDG/COMPLEX Thalisa Fuselien Home Daycare

LOCATION OF OCCUPANCY IN FACILITY: \_\_\_\_\_ IS THIS A SINGLE-TENANT? FLOOR?  N  BLDG?  Y  N

ACCOUNT No. (IF APPLICABLE) 170981 No. OF PLANS 1 No. OF PAGES OF ONE SET OF PLANS & SPECIFICATIONS 10

ARCHITECT/DESIGNER N/A PHONE No. \_\_\_\_\_ FAX No. \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

APPLICANT: Thalisa Fuselien PHONE No. \_\_\_\_\_

ADDRESS 2742 N Boulder Ave CITY Tulsa STATE OK ZIP 74106

CONTRACTOR: N/A PHONE No. \_\_\_\_\_

TYPE OF WORK:  NEW BUILDING  ACCESSORY  INTERIOR REMODEL  EXTERIOR REMODEL  ADDITION  REPAIRS NO EXPANSION

SHELL BUILD-OUT  STORAGE TANKS  COO ONLY  OTHER: \_\_\_\_\_

NATURE OF USE:  ASSEMBLY  EDUCATION  INSTITUTIONAL  BUSINESS  INDUSTRIAL  MERCANTILE  UTILITY  MULTI-FAMILY

STORAGE  FOOD OR BEVERAGE RELATED  OTHER: Home Daycare

DESCRIBE PROPOSED USE IN DETAIL: Home Daycare - taking care of kids 8 max

FIRE SUPPRESSION Y  N  TYPE:  DRY  WET  FOAM SPRINKLER STANDARD:  NFPA13  NFPA13R  NFPA13D

DECLARED VALUATION FOR WORK TO BE DONE (VALUATION TO INCLUDE ALL FIXED EQUIPMENT TO OPERATE AND BE USED): \$ N/A

IS THE PROPERTY SERVED WITH A SEPTIC SYSTEM? Y  N  IS MASSAGE PERFORMED ON THE PREMISES? Y  N

STORM SHELTER EXISTS/WILL BE INSTALLED ON PROPERTY? Y  N  A SEXUALLY ORIENTED BUSINESS? Y  N

WILL YOU REQUIRE  LOW-POINT BEER  LIQUOR LICENSE? DOES THE BLDG. CONTAIN ASBESTOS? Y  N

IS THE CITY OF TULSA TAKING ANY ENFORCEMENT ACTION ON THIS PROPERTY? Y  N  IF YES, EXPLAIN IN DETAIL BELOW.

HAS THERE BEEN ANY SPECIAL ZONING ACTION IN RELATION TO THIS PROPERTY? Y  N  IF YES, EXPLAIN IN DETAIL BELOW.

BOARD OF ADJUSTMENT No. \_\_\_\_\_ VARIANCE Y  N  APPROVAL DATE: \_\_\_\_\_

SPECIAL EXCEPTION Y  N  P.U.D. No. \_\_\_\_\_

ARE YOU PLANNING NEW CONSTRUCTION OR ENLARGEMENT OF EXISTING CONSTRUCTION (INCLUDING PARKING)? Y  N

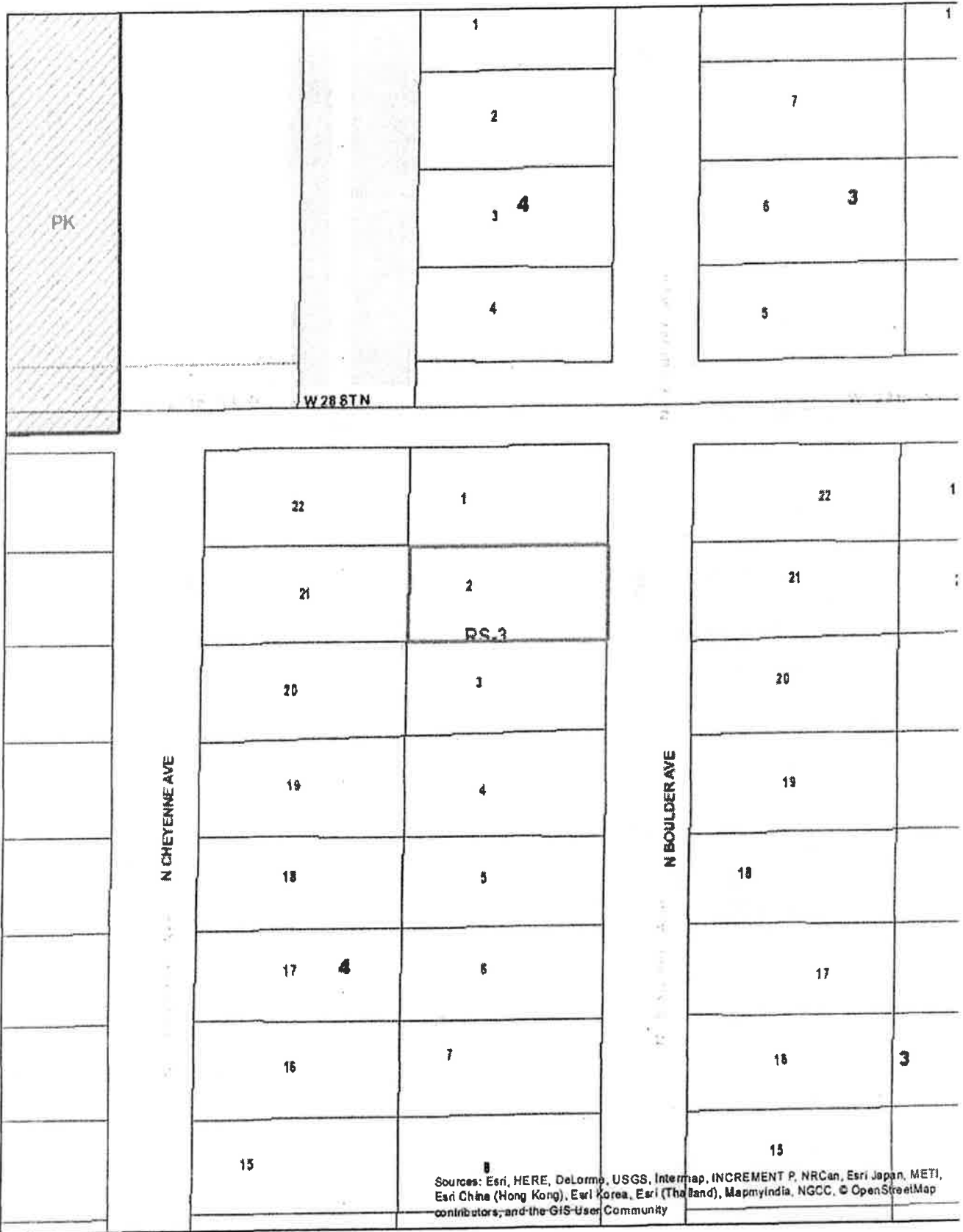
DAY TIME CONTACT PERSON(S) FOR PLAN CONSULTATION: TITLE Owner/Resident PHO [REDACTED]

ADDRESS: 2742 N Boulder Ave CITY Tulsa STATE OK ZIP 74106

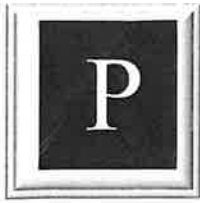
E-MAIL ADDRESS \_\_\_\_\_

Exhibit the Following Details (When Applicable) on the Plans: Use of Adjacent Spaces, Key Plan or Overall Floor Plan with Work Clearly Identified, Outside seating for Restaurants Etc., Fire Exit Accesses and Stairs Locations, Fire Ratings on Existing Demising, Ceiling, Corridor & Fire Walls, Scale, Circumferences, & North Arrow \* A Separate Permit is Required for Driveways and Signs\*

All Electrical, Plumbing, & Mechanical work must be done by a licensed contractor in each trade.



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Land), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Crystal G. Pearson  
2741 N. Boulder Avenue  
Tulsa, OK 74106  
(918) 625-7364

September 24, 2021

Joel Hensley  
Neighborhood Liaison Assistance  
Working In Neighborhood Division  
City of Tulsa  
175 E. 2<sup>nd</sup> Street, Suite 1405  
Tulsa, OK 74103

RE: Daycare Center: ***“Mrs. Lisa’s Childcare”***  
Business/Property Owners: Thalisa Fuseliar and Bonita Thompson

Dear Mr. Hensley:

This letter serves as a formal complaint on the pseudo residential family day care known as ***“Mrs. Lisa’s Childcare”*** located at **2742 N. Boulder Avenue, Tulsa, OK 74106.**

This letter also serves as the citizens’ notification of the Board of Adjustment’s, Zoning Code Regulations and Permit violation(s) regarding **Family Childcare Homes** Section 45.070, A thru F. Specifically, zoning and permit violations of *Mrs. Lisa’s Childcare* facility.

For the past 8-10 years, I have been deprived (as well as other affected neighbors) of my legal right to reasonable privacy and the residential use of my home. One of the primary causes of our aggrievement is the commercial and improper usage of the reported day care center known as *Mrs. Lisa’s Childcare*. Since its’ inception (on or around 2011) non-occupying business and property owners, Thalisa Fuseliar and Bonita Thompson have blatantly disregarded and willfully violated zoning code regulations as they pertain to residential family childcare homes. For nearly a decade, our community and neighborhood has been economically exploited by absentee property owner Bonita Thompson and unscrupulous business owner Thalisa Fuseliar. For years, business owner Fuseliar has illegally operated the day care center (and hair care services) before obtaining the required zoning clearance and certificate of occupancy permit on or around March 2017. Although the owners were apprised of the applicable zoning regulations which govern family childcare homes, they have flagrantly violated and continue to violate several of the zoning codes and municipal laws which regulate these businesses.

**Section 45.070-A**

*Family child care homes must be an accessory use to an allowed household living use and be licensed by the State of Oklahoma*

At no time has the business owner Thalisa Fuseliar (or any of her employees) lived in the household or occupied the property located at 2742 N. Boulder Avenue, Tulsa, OK 74106. The owner and three (3) employees arrive early morning and leave late evening<sup>1</sup>.

**Section 45.070-B**

*Applicants for family child care homes must obtain a zoning clearance permit and a certificate of occupancy before commencing operation.*

Business owner Thalisa Fuseliar operated a childcare and hair care business at the residential address of 2742 N. Boulder Avenue, Tulsa, OK, for several years prior to obtaining the required permit and certification.

**Section 45.070-C**

*Family child care homes may provide supervision for no more than 7 children.*

Since its' inception, *Mrs. Lisa's Child Care* center has maintained the occupancy and attendance of 20 – 25 children daily. Children's ages range from newborn/toddlers to mid-teens. Several of the children are dropped off in the morning (starting at 6:30AM) and several are picked up in the late afternoon from various schools. (See attached **Notes and Log Sheets of Child Headcount**)

**Section 45.070-D**

*No person may be employed other than member of the household residing on the premises or a non-resident, substitute caregiver, as may be required for family child care homes by the State of Oklahoma.*

Since the commencement of the day care business, Thalisa Fuseliar and property owner Bonita Thompson have never resided on the premises located at 2742 N. Boulder Avenue, Tulsa, OK 74106. Over the years and currently, business owner Fuseliar has employed several employees or attendants who work daily. These employees or attendants (3) do not live on the premises but are present 6-10 hours each day.

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<sup>1</sup> Business owner Fuseliar operates two (2) businesses at the childcare facility: child supervision and hair care services for third party customers. Hair care services are provided during the day, evenings and on weekends.

**Section 45.070-E**

*Signs advertising a family child care home are prohibited.*

After obtaining the required zoning clearance and certificate of occupancy, business owner Thalisa Fuseliar advertised her childcare business with a large yellow banner and sign. As depicted in the photo, the advertisement indicated she was commercially zoned and, therefore allowed to operate her business on a commercial scale. Currently, a large, oversized banner waives in the yard advertising her day care business. Pursuant to Section 45.070 E, these prohibited signs are displayed to attract and acquire more customers and thereby exceed her allowed capacity. Moreover, these advertisements eradicate the residential existence and appearance of the neighborhood. **(See Photographs of Business)**

**Section 45.070-F**

*No exterior building alterations or site modifications may be made that would change the residential character of the premises.*

This past year, business owner Thalisa Fuseliar and property owner Bonita Thompson has made several exterior building alterations and additions. These building modifications have promoted the commercial appearance and customer expansion of the day care and hair care services. Structural modifications such as a 6ft privacy fence in the back yard; 4ft privacy fencing in front with lighting fixtures; including a front patio deck which has completely changed the residential character and is inconsistent with the adjacent homes. In addition, the constant presence of motor vehicles parked on the street and in front of our houses eliminate any sense of quiet enjoyment or privacy. **(See accompanying Photographs).**

For the past several years and as the occupying owner who lives directly in front of the daycare, my quality of life has been significantly affected and diminished. The constant presence of traffic and people who visit the center causes anxiety, mental exhaustion and even depression. There are days where I simply do not want to go outside or leave my home. On a daily basis (MON-SUN), I am disturbed by the sights and sounds of cars and strangers who visit the daycare on a continuous basis morning, afternoon and night.

As a result of the improper usage of the facility, I have been deprived of any privacy or quiet enjoyment use of my home. More disturbing, I have been the victim of retaliation and defamation by business owner Thalisa Fuseliar, with the help of participating neighbors. The retaliation has included, but has not been limited to the following:



- Business Owner Lisa Fuseliar has made and continues to make disparaging and defamatory remarks about my occupying presence to her customers, associates, family members and other neighbors.
- On at least two occasions, Fuseliar and associates contacted the police and requested that my vehicle be towed. One incident resulted in my car being hit and totaled by a hit-and-run driver. (See photos)

On April 18, 2021, my property was *maliciously vandalized* by a neighboring tenant who is an ally and associate of business owner, Thalisa Fuseliar. When the police arrived, the violating party *repeatedly* indicated to the officer, “*She’s trying to get the daycare closed.*” (See citation issued)

In view of the above and the accompanying supporting documentation, I am requesting the assistance of the working in neighborhoods division and any other municipal authority to correct and eliminate the above-described nuisance. In our opinion and based on the applicable zoning regulations which govern family daycare facilities, business owner Thalisa Fuseliar and property owner Bonita Thompson have no standing and are not authorized to conduct a daycare business outside of these guidelines. Owners Fuseliar and Thompson have shown blatant disregard for the city’s codes and the quiet enjoyment rights of others.

Finally, we ask that discretion be exercised when addressing these matters as the anticipated investigation could result in dangerous consequences for the reporting parties.

Thank you in advance for your attention and assistance in this matter.

Respectfully submitted,

Crystal G. Pearson  
Owner/Occupant  
2741 N. Boulder Avenue  
Tulsa, OK 74106  
(918) 625-7364

Enclosures: Photographs of business  
Personal notes of daycare activities

IN THE MUNICIPAL CRIMINAL COURT OF RECORD OF THE CITY OF TULSA, OKLA.  
CITATION/INFORMATION NO.

STATE OF OKLAHOMA  
TULSA COUNTY  
THE CITY OF TULSA

s.s.

6154589

0

JUVENILE COPY

JUV

NAME (LAST, FIRST, MIDDLE)

ZIP CODE

RES. ADDRESS

CITY

STATE

D.L. NO.

CLASS

ENDRSMNT

STATE

SOC. SEC. NO.

RACE

SEX

HGT

WGT

HAIR

EYES

DATE OF BIRTH

TPD NO.

RES. PHONE

BUS. PHONE

PID NO.

EMPLOYER/SCHOOL

CITY

DID ON OR ABOUT (DATE) AT (TIME)

AT OR NEAR (LOCATION)

DID UNLAWFULLY

OPERATE

PARK

OTHER

VEH. YR

VEHICLE MAKE

VEHICLE MODEL

VEH. STYLE

VEH. COLOR/TOP/BOTTOM

TAG YEAR

TAG STATE

TAG NUMBER

DID WITHIN THE CITY OF TULSA, OKLAHOMA, COMMIT THE FOLLOWING OFFENSE

VIOLATION

TITLE

SECTION

PARA

FINE

SPECIFIC FACTS SUPPORTING CRIMINAL CHARGE

ACCIDENT INVOLVED

YES  NO

INJURIES INVOLVED

YES  NO

INSURANCE COVERAGE

YES  NO

SEAT BELTS IN USE

YES  NO

MPH IN

MPH ZONE

PURSUIT

COMM

RADAR

VEH

VIN. NO.

HAZARDOUS MATERIALS PLACARD

PAVEMENT

VISIBILITY

SNOW

ICE

RAIN

OTHER

GOOD

FAIR

POOR

I, THE UNDERSIGNED ISSUING OFFICER, HEREBY CERTIFY AND SWEAR THAT I HAVE READ THE FOREGOING INFORMATION AND KNOW THE FACTS AND CONTENTS THEREOF AND THAT THE FACTS SUPPORTING THE CRIMINAL CHARGE STATED THEREIN ARE TRUE.

OFFICER'S SIGNATURE

DATE

ID NO.

ENFORCE. DIV.

WITHOUT ADMITTING GUILT, I PROMISE TO APPEAR IN SAID COURT ON

DAY OF \_\_\_\_\_ YEAR \_\_\_\_\_ AT \_\_\_\_\_ M. DIV. \_\_\_\_\_ OR PAY THE FINE INDICATED ABOVE ON OR BEFORE THE COURT DATE. BY MY SIGNATURE I UNDERSTAND MY RELEASE TO APPEAR FOR ARRAIGNMENT IS CONDITIONAL AND THAT FAILURE TO APPEAR AS PROMISED SHALL RESULT IN THE SUSPENSION OF MY DRIVER'S LICENSE IN OKLAHOMA OR, IF A NONRESIDENT, IN MY HOME STATE PURSUANT TO THE NONRESIDENT VIOLATOR COMPACT.

SIGNATURE

DATE

SEE REVERSE SIDE OF THIS CITATION FOR INFORMATION AND INSTRUCTIONS

WALK-IN PAYMENT

City Hall, Street Level  
One Technology Center  
175 East Second Street  
Tulsa, Oklahoma 74103

MAILING ADDRESS:

City of Tulsa  
Municipal Court  
Dept. 1  
Tulsa, Oklahoma 74187

ADDRESS OF COURT

Municipal Court  
Second Floor  
600 Civic Center  
Tulsa, Oklahoma 74103

INCLUDE THIS CITATION OR A COPY WITH PAYMENT. DO NOT MAIL CASH  
MAKE CHECKS PAYABLE TO THE CITY OF TULSA

WITNESS NAME

PHO.

1 ADDRESS

CITY

ZIP

WITNESS NAME

PHO.

2 ADDRESS

CITY

ZIP

WITNESS NAME

PHO.

3 ADDRESS

CITY

ZIP

TUL-2002-X

*Mrs. Lisa's Daycare*

**July 10, 2022  
(Wednesday)**

**Head Count / Children Delivered**

6:40 AM	1 CHILD (GRAND DAUGHTER) came with Mrs. Lisa in white KIA VAN
6:47 AM	3 CHILDREN delivered in red NISSAN MURANO
6:50 AM	1 CHILD / delivered in black CHEVY SUV
7:07 AM	1 CHILD delivered in silver TOYOTA CAMRY
7:10 AM	2 CHILDREN delivered in black KIA COMPACT car
7:25 AM	Daycare employee arrived for work in blue BUICK ENCORE
7:37 AM	Lisa Fuselier left daycare to deliver CHILDREN to school
7:38 AM	2 CHILDREN delivered in white FORD GMC SUV
7:55 AM	1 CHILD delivered in mid-size CHEVY IMPALA
8:00 AM	Second employee arrived (Daughter TOYA); delivered 2 CHILDREN

8:05 AM Mrs. Lisa returned to daycare with 3 CHILDREN (TWO were granddaughters)

8:15 AM 2 CHILDREN delivered to daycare in WHITE CHEVY TAHOE (Note: same customer who heckled me)

8:32 AM 1 CHILD delivered in RED JEEP IN FRONT OF MY HOUSE

8:40 AM 1 CHILD delivered in very loud sounding car (bad muffler) SILVER SUV CHEVY DURANGO

8:50 AM 1 CHILD delivered in BLACK CHEVY CRUZ PLAYING LOUD MUSIC

#### OTHER ACTIVITIES

/White SUV returned with some paper document and gave to Lisa Fuselier

/Employee in Blue Buick made three trips and errands

/Food delivery driver came and delivered food

/Black female in loud sounding truck ( bad muffler) came and picked up "Bath and Body Works" package from Lisa Fuselier

/2 Black males in expensive looking car came and parked in front of my house and went inside daycare. Stayed for a few minutes and left.

*Mrs. Lisa's Daycare*

**September 15, 2022  
(Thursday)**

**Head Count / Children Delivered**

6:52 AM	2 CHILDREN/ in silver compact car
6:59 AM	2 CHILDREN / in black KIA compact car
7:10 AM	1 CHILD / delivered in silver Toyota Camry
7:16 AM	3 CHILDREN were taken to school by driver in red SUV ("BCAKES") license plate
7:17 AM	1 CHILD delivered in black Chevy SUV
7:31 AM	Daycare employee arrived at daycare in black Audi
7:31 AM	Lisa Fuselier left daycare to deliver 4 CHILDREN to school
7:31 AM	1 CHILD delivered in white/black striped Mustang (LOUD ENGINE, MUFFLER)
7:46 AM	Tulsa Public Schools white van arrived at daycare; driver went inside daycare
7:56 AM	Lisa Fuselier returned to daycare from delivery to school



8:05 AM 1 CHILD delivered in champagne gold MERCEDES SUV

8:17 AM 1 CHILD delivered in large, navy blue GMC SUV

8:37 AM Second employee arrived at daycare (daughter Toya); drives navy GMC SUV

8:51 AM 1 CHILD delivered in black CHEVY compact  
2 CHILDREN delivered in black VAN  
1 CHILD delivered in silver NISSAN VAN; parked in front of neighbor's driveway, VERY LOUD MUFFLER

9:09 AM Driver of Tulsa Public Schools van returned in different car; silver KIA SUV; parked in front of neighbor's driveway (2746 N. Boulder) went inside daycare, again [ 4 FOUR ADULTS at daycare]

10:45 AM Daycare employee Toya leaves daycare and returns with food around 11:15 AM

10:55 AM Driver of KIA SUV leaves daycare

## Mrs. Lisa's Day Care

4

black female in black minivan  
comes with hair extensions in  
bag for hair care services (See photo)

4 black female driving charcoal  
Mazda/Nissan SUV came for hair  
care services (braids); customer  
at day care center from 5:00pm to  
6:35pm (saw cars leaving as I  
returned from store) (See photo)

Mrs. Lisa's Daycare Log

2021 (MONDAY)

daughter arrived in silver van |  
with infant child

customer arrived in charcoal gray |  
Nissan rogue with toddler

customer arrived in white/trimmed |  
dodge (247) long bed truck w/ 1 infant

black female (wearing NO mask) arrives in  
teal green Chrysler van bringing food  
in uncovered plates; she comes everyday

black female (NO mask) arrives again  
in teal green Chrysler van (See photo)

Lisa Roberts leaves in van

- black male in gold Chrysler <sup>mini</sup> Van  
arrives; NO mask, NO gloves, NO face mask

- black male arrives in black fr.  
parked on my side of street, goes  
to nursery w/ no mask

- customer arrives to pick up toddler  
and nursery fixture "A", given away  
car driven was white  
Lexus (old model) | toddler

- black female visits from neighboring  
house across street (no mask)  
Lish Roberts returns w/ 2 children  
school age (no mask) | 2 ch.

- customer (neighbor) black male driving  
lime green mustang arrives to pick  
up children | 3 chil

Mrs. Lisa Childcare

[Child Headcount]

1/20/21 (WED)

two children were picked up by la  
in red Ford Taurus

two children were dropped off in bla  
Vissan SUV

family employee reported to work (drives  
on, # of Chevy); also has toddler child

two toddler children were dropped off  
by neighbor that owns house on corner  
(27 N. Boulder); drives champagne  
mini-truck

owner Lisa Robertson left to take ch  
to school (Deborah Brown)

1 toddler child was dropped off at



childcare employee (daughter) arrives 1  
toddler son; drives white SUV Kia

two children (1 newborn / 1 toddler) |  
dropped off in white Nissan Altima

1 newborn was dropped off in a  
compact Chevy

1 toddler girl was dropped off w  
charcoal gray Chevy Impala

1 toddler girl dropped off in a  
brown Nissan Altima

2 toddler children were dropped off  
in pale yellow/ivory Ford SUV (two  
color)

young boy was dropped off at

3m - young boy was girl with hair on her head; came out 2 hrs later with braided extensions

visiter in charcoal gray Chrysler came to daycare; visited for an hour black female; same female whom I had verbal confrontation with about blocking driveway; very disrespectful per (see photo)

(went for routine walk); when I returned red Buick Enclave was visiting; visits on regular basis (see photo)

black male picked up toddler in white, compact Hyundai

"Mrs. Lisa Childcare"

021 (Fri)

customer was at daycare center for hair braiding services; customer visited center for several hours and left around 9:30 pm; customer's hair had been done; customer was picked up in silver, the SUV truck

1/20/20 (SAT)

customer returned with young, her adult for hair care services around young teenager received braided hair services and was picked up later in the SUV truck

(SAT)

hair care services was performed at

3 (SUN)

hair care services was performed at day care center (Mrs. Lisa's). Also, a birthday party for relative/friends. I witness black male (believe to be day's husband) discards cigarette butt in yard. Party lasted for most of the day several people attended (see photos)

25 (TUE)

NON-child care customer visited day care center for several hours and stayed until closing; left with Owner Lisa. believe was there for hair care services was driving metallic light blue truck

2021 (TUE)

(SAT)

Day care was opened for hair care business from mid-morning to late afternoon (after 5:00 PM) several cars were present: business owner's van (white mid-size Nissan Altima, blue MA (daughter's) and small/compact WA Ford (employee)

(SUN)

Day care was opened for several hours and several visitors for services of hair care (See photo of occupying visiting vehicles)



2021

2021 SAT

owner Lisa was at daycare doing hair care from 9:00 AM - 1:00 PM  
customer was driving white mustang w/ black stripes

owner Lisa was at daycare doing hair care from  
customer was driving charcoal grey Nissan

1 (SUN)

owner Lisa was a daycare doing hair care for customer driving brick Nissan SUV; customer was a dau

024

owner was doing hair care servi  
for customer with black, mid-size  
Pentax; customer did not leave w  
after 8:00 pm

24

day care owner kisa was doing h  
care services for customer driving  
large size, black Ford SUV

24

Day care employee performed hair  
care services at day care facility fr  
1:30 pm - 6:00 pm. Employee drives  
silver Chrysler 200 (expired tags)  
and customer was driving a black

NOV 15 2010

SALLY HOWE SMITH, COURT CLERK  
STATE OF OKLA. TULSA COUNTY

SHALA MYERS, individually and as  
mother and next friend of RYLEIGH  
MYERS, a minor,

Plaintiff,

-vs-

BONITA THOMPSON d/b/a  
STERLING CHILD CARE,

Defendant.

**CJ-2010-07225**  
Case No.:

P THOMAS THORNBROUGH

**PETITION**

Plaintiff, Shala Myers, individually and as mother and next friend of Ryleigh Myers, a minor,  
for her cause of action against Defendant, Bonita Thompson d/b/a Sterling Child Care, alleges and  
states as follows:

1. On or about June 28, 2010, minor Ryleigh Myers, was injured while on the premises  
of Sterling Child Care. As the result of the negligence of Bonita Thompson d/b/a Sterling Child  
Care, minor Ryleigh Myers sustained a fracture to her right femur and pain and suffering.

2. As a result of the negligence of Bonita Thompson d/b/a Sterling Child Care, Shala  
Myers, individually and as mother and next friend of Ryleigh Myers, has incurred medical expenses  
and other expenses on behalf of minor Ryleigh Myers.

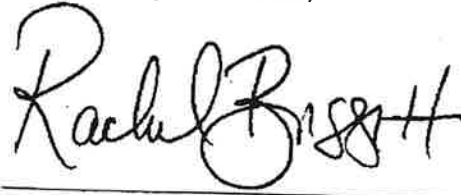
3. At the time of the accident, Defendant Bonita Thompson d/b/a Sterling Child Care  
was insured by Capitol Indemnity Insurance, Policy Number BP01275053.

**WHEREFORE**, premises considered, Plaintiff, Shala Myers, individually and as mother and  
next friend of Ryleigh Myers, respectfully demands judgment against the Defendant, Bonita

2010 NOV 15 PM 12:28

Thompson d/b/a Sterling Child Care, in an amount greater than \$10,000.00 and for such other relief as the Court deems just and proper.

Respectfully submitted,



---

Rachel L. Bussett, OBA# 19769  
Bussett Law Firm, P.C.  
5100 N. Brookline Ave., Suite 825  
Oklahoma City, OK 73112  
Telephone: (405) 607-4885  
Facsimile: (405) 607-4886  
Email: [rbussett@logixonline.com](mailto:rbussett@logixonline.com)

*Attorney for Plaintiff Shala Myers, individually  
and as mother and next friend of Ryleigh Myers, a  
minor*

**CERTIFICATE OF SERVICE**

I hereby certify that on the 10<sup>th</sup> day of November, 2010, a true and correct copy of the above and foregoing was sent via electronic mail to:

Daniel C. Hays, OBA No. 30101  
ABOWITZ, TIMBERLAKE, DAHNKE & GISINGER, P.C.  
105 N. Hudson, Tenth Floor  
P.O. Box 1937  
Oklahoma City, Oklahoma 73102  
Telephone: (405) 236-4645  
Facsimile: (405) 239-2843  
Email: [dch@abowitzlaw.com](mailto:dch@abowitzlaw.com)

*Attorney for Defendant Bonita Thompson  
d/b/a Sterling Child Care*



---





Oklahoma Department of Human Services  
Child Care Services  
PO Box 25352, Oklahoma City, OK 73125



Voice: (405) 521-3561 Fax: (405) 522-2564 Toll-Free: (800) 347-2276  
[www.okdhs.org/childcare](http://www.okdhs.org/childcare)

January 13, 2011

Bonita Thompson  
2742 N Boulder  
Tulsa, OK 74106

Re: K820047587  
Tulsa County

Dear Ms. Thompson:

This letter will serve as notice that your license to operate a Family Child Care Home and Large Child Care Home is being revoked. The proposed revocation is based on violations of the Oklahoma Child Care Facilities Licensing Act and non-compliance related to Requirements for Family Child Care Homes and Large Family Child Care Homes, specifically, as set out below:

**OAC 340:110-3-85. Requirements for caregivers**

**(a) Responsibilities of caregivers,**

**(2) Care and supervision. The caregiver provides care and supervision of children at all times, both indoors and outdoors. Supervision of children means observing, overseeing, and guiding a child or group of children including:**

**(A) awareness of and responsibility for the ongoing activity of each child and being near enough to intervene if needed;**

On June 29, 2010, Licensing received a complaint with an allegation that an infant had been seen by medical personnel who diagnosed the infant with a fractured femur. The child had been in your care on June 28, 2010, and after investigation, Licensing substantiated a Lack of Supervision of a child in your child care home.

**OAC 340:110-3-97.1. Requirements for large family child care homes.**

**(f) Required number of caregivers.**

**(1) One caregiver. One caregiver may care for:**

**(C) up to seven children, with no more than two children younger than two years of age;**

These requirements were violated on the following occasions:

6/28/10: There were 7 children in care, with 3 of them under two years of age with you as sole caregiver; and on

10/18/10: There were 7 children in care, with 3 of them under two years of age with you as sole caregiver.

This notice is being sent to you in accordance with provisions of the Oklahoma Child Care Facilities Licensing Act found in the Oklahoma Statutes at Title 10, Section 401 et.seq. A copy of the Requirements for Family Child Care Homes and

Large Child Care Homes is enclosed for your convenience in reviewing the requirements.

The law requires the Department of Human Services to notify parents whose children are in your care at the time of this action. It is required that you submit the names and addresses of each child enrolled in your facility within five working days of receipt of this notice. You may send this list in the self-addressed, stamped envelope provided in this letter. Additionally, State Law at Title 10, Section 407 requires that notice of this revocation be posted in your facility and posting of the enclosed Revoked sign will fulfill this requirement.

Under the provisions of the Act, you are entitled to protest this revocation and the protest must be filed in writing with the Oklahoma Commission for Human Services within thirty days of receipt of this letter. Your protest should be mailed to the following:

Oklahoma Department of Human Services  
Oklahoma Child Care Services  
Attention: Kristi Simpson  
P.O. Box 25352  
Oklahoma City, Oklahoma 73125

If you submit a written protest of the revocation, an administrative hearing will be held and you have the right to bring representation or legal counsel to the hearing. This appeal is separate and distinct from an appeal or protest of any other issues, including benefit decisions, contract issues, or child welfare findings.

This revocation will become final thirty days after your receipt of this letter, pending a protest for the proposed revocation. Further, the standards which govern the necessity and issuance of a license for a Family Child Care Home and Large Child Care Home also provide that:

**OAC 340:110-3-82. Necessity and issuance of license**

**(d) (3) When OKDHS denies an application or revokes a license, the responsible entity cannot make application for a new child care facility license within Oklahoma for five years following notification to the responsible entity of the application denial or license revocation: and during the appeal process.**

Sincerely,

Kristi Simpson  
Licensing Coordinator  
Oklahoma Child Care Services

cc: Cody Eason, Licensing Specialist  
Linda Webb, Licensing Supervisor  
Catherine Woldridge, Regional Program Mgr  
Patty Altshuler, Assistant Licensing Coordinator  
Debi Ream, Family Support Services Division  
Gerald Davis, Tulsa County Director  
Jennifer Towell, Stars Program Manager  
Bonnie Clift, Legal Division  
Sheree Powell, Office of Communications  
Child Care Resource Center, 16 E. 16<sup>th</sup> Street, Suite 207, Tulsa, OK 74119  
State Office Files



Oklahoma Department of Human Services  
Child Care Services  
PO Box 25352, Oklahoma City, OK 73125



Voice: (405) 521-3561 Fax: (405) 522-2564 Toll-Free: (800) 347-2276  
[www.okdhs.org/childcare](http://www.okdhs.org/childcare)

February 23, 2011

Bonita Thompson  
2742 N Boulder  
Tulsa OK 74106

RE: K820047587  
Tulsa County

Dear Ms. Thompson,

This letter is to inform you that the revocation of your license to operate a Large Family Child Care Home became final on February 18, 2011. The revocation was based on violations of licensing requirements as explained in the Notice of Revocation sent to you on January 13, 2011.

The law, as set forth in the Oklahoma Child Care Facilities Licensing Act, Title 10 Section 405, states that no child care facility may be operated or maintained in this state unless licensed by the Department of Human Services. Further, let it be known that the *Licensing Requirements for Family Child Care Homes and Large Child Care Homes* state:

**OAC 340:110-3-82 (d)(3)** When OKDHS denies an application or revokes a license, the responsible entity cannot make application for a new child care facility license within Oklahoma for five years following notification to the responsible entity of the application denial or license revocation; and during the appeal process.

Licensing staff will visit in the near future to confirm that care has ceased. You are not authorized to provide care without a license or temporary authorization by the Department of Human Services. Continuing to provide child care constitutes "unlicensed care" in violation of the Oklahoma Child Care Licensing Act, 10 O.S. 401 et seq. and could result in injunctive relief and could also result in criminal charges being filed against you.

Sincerely,

Kristi Simpson  
Licensing Coordinator  
Oklahoma Child Care Services

Bonita Thompson  
K820047587  
Page 2

c: Jerri Stewart, Licensing Specialist  
Linda Webb, Licensing Supervisor  
Catherine Woldridge, Regional Program Manager  
Patty Altshuler, Assistant Licensing Coordinator  
Bonnie Clift, Legal Division  
Debi Ream and Lea Ann Sims, Family Support Services  
Gerald Davis, County Director  
School Lunch Program, Dept. of Education  
SO files



CASE INQUIRY - CTQCR

cmd

CITY OF TULSA MUNICIPAL COURT CASE RECORD

CASE-NO	5495253	CASE-TYPE	CITATION	COLL-AGY	
T/S/P	37 741 A	VIOLATION	UNDER AGE 4-NO CHILD RESTRAINT		
VIOLATION-LOCATION		11700 E 21 ST			
VIOL-DATE	12282007 0606	DATE-ENTERED	01042008	ARR-OFF	02238
ARR-DIV	UDE				
DEF-NAME	FUSELIER	THALISA	TPD-NO		
ETHNIC		HGT	504	WGT	125
HAIR	BLK	EYES	BRO		
RACE	B	SEX	M	JUV	DL
DLS		TYP	D	ENDT	
RPHO		BPHO		EMPL/SCH	SELF EMPLOYED
CITY	TULSA	ST	OK	ZIP	
LIY	B	LIS	OK	LIC	TBU500
VCO	GRN	VYR	96	VMA	PLYM
VMO	VOY	VST	VN	VIN	5942
SPEED		LIMIT		RADAR/PURS	
VIS	GOOD	ACC	N	INJURIES	N
ROAD-COND	RAIN		SEAT-BELT?	Y	
STATUS	CL	APP-DATE	01172008 0000	CT-DIV	
APPEAL?		PAY-AMT-DUE			
AM-T/S/P		VIOL		AM-DATE	
COLL-AMT-DUE		COLL-FEE		FINE-SUSP	
CT-COST		WIT-FEE			
FINE-AMT	25	FINE-SERV		SENT	
SENT-SERV		SENT-SUSP			
AMT-PAID	25	DATE-PAID	01172008	WRK-DAYS-ASGN	
WRK-DAYS-SRVD		PROB-FEE-DUE		WRNT-DATE	
WRNT-RECALL		PROB-FEE-PAID			
WRNT-TYPE		PREV-CASE		PREV-WRNT-TYPE	



CHERI HARVELL  
 Court Clerk for the Municipal Criminal Court,  
 City of Tulsa, Oklahoma hereby certify that  
 the foregoing is a true, correct and full copy  
 of the instrument herewith, set out as filed of  
 record in the Court Clerk's Office of the  
 Tulsa Municipal Criminal Court.  
 this 20 day of Sept, 2021  
 Municipal Court Clerk  
 By M. DeB...  
 Deputy

CASE INQUIRY - CTQCR

cmd

CITY OF TULSA MUNICIPAL COURT CASE RECORD

CASE-NO	7303940	CASE-TYPE	CITATION	COLL-AGY	
T/S/P	37 741 A	VIOLATION	UNDER AGE 4-NO CHILD RESTRAINT		
VIOLATION-LOCATION		1000 E VIRGIN ST			
VIOL-DATE	01292015 0808	DATE-ENTERED	02032015	ARR-OFF	01803
				ARR-DIV	315
DEF-NAME	FUSELIER	THALISA	LOUISE	TPD-NO	
ETHNIC	U	HGT	504	WGT	125
				HAIR	BLK
				EYES	BRO
RACE	B	SEX	F	JUV	
		DL		DLS	
				TYP	D
		ENDT			
RPHO		BPHO		EMPL/SCH	
CITY	TULSA	ST	OK	ZIP	741270000
LIY	15	LIS	OK	LIC	429KSL
				VCO	BLK
				VYR	9
VMA					DODG
VMO	JNY	VST	4D	VIN	20394
				SPEED	
				LIMIT	
VIS		ACC	N	INJURIES	
				ROAD-COND	
STATUS	CL	APP-DATE	02122015 0000	CT-DIV	
				APPEAL?	
AM-T/S/P		VIOL		PAY-AMT-DUE	
				AM-DATE	
COLL-AMT-DUE		COLL-FEE		WIT-FEE	
		FINE-SUSP		SENT-SUSP	
		CT-COST		SENT-SERV	
FINE-AMT	25	FINE-SERV		SENT	
				SENT-SERV	
AMT-PAID	25	DATE-PAID	02122015	WRK-DAYS-ASGN	
				WRK-DAYS-SRVD	
PROB-FEE-DUE		PROB-FEE-PAID		WRNT-DATE	
				WRNT-RECALL	
WRNT-TYPE		PREV-CASE		PREV-WRNT-TYPE	



I CHERI HARVELL  
 Court Clerk for the Municipal Criminal Court,  
 City of Tulsa, Oklahoma hereby certify that  
 the foregoing is a true, correct and full copy  
 of the instrument herewith, set out as filed of  
 record in the Court Clerk's Office of the  
 Tulsa Municipal Criminal Court.  
 this 20 day of Sept, 2022  
 Municipal Court Clerk  
 By M. DeBe  
 Deputy

cmd

CITY OF TULSA MUNICIPAL COURT CASE RECORD

CASE-NO	7303941	CASE-TYPE	CITATION	COLL-AGY	
T/S/P	37 741 A	VIOLATION	UNDER AGE 4-NO CHILD RESTRAINT		
VIOLATION-LOCATION		1000 E VIRGIN ST			
VIOL-DATE	01292015 0808	DATE-ENTERED	02032015	ARR-OFF	01803
ARR-DIV	315				
DEF-NAME	FUSELIER	THALISA	LOUISE	TPD-NO	
ETHNIC	U	HGT	504	WGT	125
HAIR	BLK	EYES	BRO		
RACE	B	SEX	F	JUV	DL
DLS		TYP	D	ENDT	
RPHO		BPHO		EMPL/SCH	
CITY	TULSA	ST	OK	ZIP	741270000
LIY	15	LIS	OK	LIC	429KSL
VCO	BLK	VYR	9	VMA	DODG
VMO	JNY	VST	4D	VIN	20394
SPEED		LIMIT		RADAR/PURS	R
VIS		ACC	N	INJURIES	
ROAD-COND		SEAT-BELT?		PAY-AMT-DUE	
STATUS	CL	APP-DATE	02122015 0000	CT-DIV	
APPEAL?		AM-T/S/P		VIOL	
AM-DATE		COLL-AMT-DUE		COLL-FEE	
FINE-SUSP		CT-COST		WIT-FEE	
FINE-AMT	25	FINE-SERV		SENT	
SENT-SERV		SENT-SUSP		AMT-PAID	25
DATE-PAID	02122015	WRK-DAYS-ASGN		WRK-DAYS-SRVD	
PROB-FEE-DUE		PROB-FEE-PAID		WRNT-DATE	
WRNT-RECALL		WRNT-TYPE		PREV-CASE	
PREV-WRNT-TYPE					



CHERI HARVELL  
 Court Clerk for the Municipal Criminal Court,  
 City of Tulsa, Oklahoma hereby certify that  
 the foregoing is a true, correct and full copy  
 of the instrument herewith, set out as filed of  
 record in the Court Clerk's Office of the  
 Tulsa Municipal Criminal Court.

this 20 day of Sept, 2022  
 Municipal Court Clerk

By W.D. Si  
 Deputy

CITY OF TULSA MUNICIPAL COURT CASE RECORD

cmd

CASE-NO	7303942	CASE-TYPE	CITATION	COLL-AGY	
T/S/P	37 741 A	VIOLATION	UNDER AGE 4-NO CHILD RESTRAINT		
VIOLATION-LOCATION		1000 E VIRGIN ST			
VIOL-DATE	01292015 0808	DATE-ENTERED	02032015	ARR-OFF	01803
ARR-DIV	315				
DEF-NAME	FUSELIER	THALISA	LOUISE	TPD-NO	
ETHNIC	U	HGT	504	WGT	125
HAIR	BLK		EYES	BRO	
RACE	B	SEX	F	JUV	DL
DLS		TYP	D	ENDT	
RPHO		BPHO		EMPL/SCH	
CITY	TULSA	ST	OK	ZIP	741270000
LIY	15	LIS	OK	LIC	429KSL
VCO	BLK	VYR	9	VMA	DODG
VMO	JNY	VST	4D	VIN	20394
SPEED		LIMIT		RADAR/PURS	R
VIS		ACC	N	INJURIES	
ROAD-COND		SEAT-BELT?		PAY-AMT-DUE	
STATUS	CL	APP-DATE	02122015 0000	CT-DIV	
APPEAL?		AM-DATE		AM-T/S/P	
VIOL		COLL-AMT-DUE		COLL-FEE	
FINE-SUSP		CT-COST		WIT-FEE	
FINE-SERV		SENT		SENT-SERV	
SENT-SUSP		AMT-PAID	25	DATE-PAID	02122015
WRK-DAYS-ASGN		WRK-DAYS-SRVD		PROB-FEE-DUE	
WRNT-DATE		WRNT-RECALL		PROB-FEE-PAID	
WRNT-TYPE		PREV-CASE		PREV-WRNT-TYPE	



I, CHERI HARVELL  
 Court Clerk for the Municipal Criminal Court,  
 City of Tulsa, Oklahoma hereby certify that  
 the foregoing is a true, correct and full copy  
 of the instrument herewith, set out as filed of  
 record in the Court Clerk's Office of the  
 Tulsa Municipal Criminal Court.  
 this 20 day of Sept, 2022  
 Municipal Court Clerk  
 By M. D. S.  
 Deputy

CASE INQUIRY - CTQCR

cmd

CITY OF TULSA MUNICIPAL COURT CASE RECORD

CASE-NO	7303943			CASE-TYPE	CITATION	COLL-AGY							
T/S/P	37	741	A	VIOLATION	UNDER AGE 4-NO CHILD RESTRAINT								
VIOLATION-LOCATION				1000 E VIRGIN ST									
VIOL-DATE	01292015 0808		DATE-ENTERED	02032015	ARR-OFF	01803	ARR-DIV	315					
DEF-NAME	FUSELIER		THALISA	LOUISE	TPD-NO								
ETHNIC	U	HGT	504	WGT	125	HAIR	BLK	EYES	BRO				
RACE	B	SEX	F	JUV		DL		DLS		TYP	D	ENDT	
RPHO		BPHO		EMPL/SCH									
CITY	TULSA		ST	OK	ZIP	741270000							
LIY	15	LIS	OK	LIC	429KSL	VCO	BLK	VYR	9	VMA	DODG		
VMO	JNY	VST	4D	VIN	20394	SPEED		LIMIT		RADAR/PURS	R		
VIS		ACC	N	INJURIES		ROAD-COND		SEAT-BELT?		PAY-AMT-DUE			
STATUS	CL	APP-DATE	02122015 0000		CT-DIV		APPEAL?						
AM-T/S/P		VIOL					AM-DATE						
COLL-AMT-DUE		COLL-FEE		FINE-SUSP		CT-COST		WIT-FEE					
FINE-AMT	25	FINE-SERV		SENT		SENT-SERV		SENT-SUSP					
AMT-PAID	25	DATE-PAID	02122015		WRK-DAYS-ASGN		WRK-DAYS-SRVD						
PROB-FEE-DUE		PROB-FEE-PAID		WRNT-DATE		WRNT-RECALL							
WRNT-TYPE		PREV-CASE		PREV-WRNT-TYPE									



Deputy Clerk for the Municipal Criminal Court  
 City of Tulsa, Oklahoma hereby certifies that  
 the foregoing is a true, correct and full copy  
 of the instrument herewith, set out as filed,  
 and to the Court Clerk's Office of the  
 Tulsa Municipal Criminal Court.

This 20<sup>th</sup> day of Sept 2012  
 Municipal Court Clerk

By M. D. B.  
 Deputy



CASE INQUIRY - CTQCR

cmd CITY OF TULSA MUNICIPAL COURT CASE RECORD

CASE-NO 5996681 CASE-TYPE CITATION COLL-AGY

T/S/P 37 606 B VIOLATION DISOBEY A YELLOW SIGNAL LIGHT

VIOLATION-LOCATION 100 S ELGIN

VIOL-DATE 07252014 1910 DATE-ENTERED 08062014 ARR-OFF 00288 ARR-DIV SOD

DEF-NAME FUSELIER THALISA LOUISE TPD-NO

ETHNIC U HGT 504 WGT 125 HAIR BLK EYES BRO

RACE B SEX F JUV DL DLS TYP D ENDT

RPHO BPHO EMPL/SCH

CITY TULSA ST OK ZIP 741270000

LIY 15 LIS OK LIC 429KSL VCO BLK VYR 9 VMA DODG

VMO JOU VST VIN SPEED LIMIT RADAR/PURS

VIS ACC N INJURIES N ROAD-COND SEAT-BELT? Y

STATUS CL APP-DATE 08112014 0000 CT-DIV APPEAL? PAY-AMT-DUE

AM-T/S/P VIOL AM-DATE

COLL-AMT-DUE COLL-FEE FINE-SUSP CT-COST WIT-FEE

FINE-AMT 150 FINE-SERV SENT SENT-SERV SENT-SUSP

AMT-PAID 180 DATE-PAID 08112014 WRK-DAYS-ASGN WRK-DAYS-SRVD

PROB-FEE-DUE PROB-FEE-PAID WRNT-DATE WRNT-RECALL

WRNT-TYPE PREV-CASE PREV-WRNT-TYPE



CHERI HARVELL  
 Court Clerk for the Municipal Criminal Court,  
 City of Tulsa, Oklahoma hereby certify that  
 the foregoing is a true, correct and full copy  
 of the instrument herewith, set out as filed &  
 record in the Court Clerk's Office of the  
 Tulsa Municipal Criminal Court.  
 this 20 day of Sept, 2022  
 Municipal Court Clerk  
 By M. D. [Signature]  
 Deputy

CASE INQUIRY - CTQCR

CITY OF TULSA MUNICIPAL COURT CASE RECORD

cmd

CASE-NO	7205115	CASE-TYPE	CITATION	COLL-AGY	
T/S/P	37 617 A	VIOLATION	SPEEDING - OVER POSTED LIMIT		
VIOLATION-LOCATION		5000 N CINCINNATI AV			
VIOL-DATE	01172013 0822	DATE-ENTERED	01242013	ARR-OFF	01803
				ARR-DIV	315
DEF-NAME	FUSELIER	THALISA	LOUISE	TPD-NO	
ETHNIC	U	HGT	504	WGT	125
				HAIR	BLK
				EYES	BRO
RACE	B	SEX	F	JUV	DL
				DLS	TYP D
				ENDT	
RPHO		BPHO		EMPL/SCH	
CITY	TULSA	ST	OK	ZIP	741270000
LIY	13	LIS	OK	LIC	681DWZ
				VCO	WHI
				VYR	99
VMA					CHRY
VMO	TOW	VST	VA	VIN	80506
				SPEED	49
				LIMIT	40
VIS		ACC	N	INJURIES	
				ROAD-COND	
STATUS	CL	APP-DATE	01292013 0000	CT-DIV	
				APPEAL?	
AM-T/S/P		VIOL		PAY-AMT-DUE	
				AM-DATE	
COLL-AMT-DUE		COLL-FEE		FINE-SUSP	
				CT-COST	
WT-FEE					
FINE-AMT	150	FINE-SERV		SENT	
				SENT-SERV	
SENT-SUSP					
AMT-PAID	150	DATE-PAID	01292013	WRK-DAYS-ASGN	
				WRK-DAYS-SRVD	
PROB-FEE-DUE		PROB-FEE-PAID		WRNT-DATE	
				WRNT-RECALL	
WRNT-TYPE		PREV-CASE		PREV-WRNT-TYPE	



I, MARSHALL VELL  
 Clerk of the Municipal Criminal Court,  
 City of Tulsa, Oklahoma hereby certify that  
 the foregoing is a true, correct and full copy  
 of the instrument herewith, set out as filed of  
 record in the Court Clerk's Office of the  
 Tulsa Municipal Criminal Court.

This 20 day of Sept 2022  
 Municipal Court Clerk  
 By M. D.  
 Deputy

TULSA POLICE DEPARTMENT SUMMARY INCIDENT REPORT



REPORT NUMBER: 2022311003

INCIDENT INFORMATION						
INCIDENT CODE 26X	INCIDENT TYPE Threat	INITIAL SUPP <input checked="" type="checkbox"/>	DATE/TIME STARTED 08/05/2022 08:30 AM	DATE/TIME ENDED 08/05/2022 08:40 AM	DATE/TIME REPORTED 08/15/2022 04:35 PM	
REPORT FILED FROM ***	TRACKING NUMBER T22014384	LOCATION OF OCCURRENCE 2741 North Boulder AVENUE, Tulsa, OK 74106			APPROVED BY: 20222/Cheryl Saunders	
LOCATION TYPE	THEFT TYPE	METHOD OF ENTRY	METHOD OF EXIT	PT OF ENTRY	PT OF EXIT	ENTRY LOC

PERSON LISTINGS									
1	TYPE IV	LAST NAME Pearson	FIRST NAME Crystal	MIDDLE NAME	DOB ***	RACE ***	SEX *	DRIVER LIC NO ***	LIC ST ***
	SSN	ETHNICITY ***	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE
	EMAIL crystalgay21@yahoo.com	RESIDENCE ADDRESS ***			HOME PHONE ***				
	EMPLOYER NAME	BUSINESS ADDRESS ***			WORK PHONE				

NARRATIVE
<p>On August 5, 2022 (Friday) at approximately 8:30 pm, while standing in front of my home I was profanely threatened by a black female (name unknown); med-light complexion, large frame, wore glasses. The threatening party was the driver in a large size, hunter green Tahoe SUV: license plate no. LFG 638.</p> <p>The profane exchange and threat were prompted by and involves my complaint filed with the City of Tulsa regarding the illegally ran "Mrs. Lisa's Childcare" business. The childcare business resides directly in front of my home, 2741. N. Boulder Avenue, Tulsa, OK.</p> <p>The threatening party is a close associate or family member of the violating party, Thalisa Fuseliar, owner and operator of "Mrs. Lisa Childcare".</p> <p>On or around September 21, 2021, I filed a formal complaint with the City of Tulsa Code Compliance division wherein I reported illegal and public nuisance activities conducted at the daycare center, daily. The illegal activity has been ongoing for years.</p> <p>The threatening party (name unknown) was and is a frequent visitor and participant at the daycare center. She does not live at the residence. On more than one occasion, I was heckled and physically threatened by this party and others.</p> <p>On August 5, 2022, while taking pictures of the business Mrs. Lisa's Daycare (after hours and the business was closed), the threatening party profanely reprimanded me for several minutes while driving her vehicle in front of my home. She repeatedly screamed at me over and over again:                      "Bitch why in the fuck are you taking pictures of her house; Bitch you need to leave this woman alone; Bitch you need your fucking ass beat."                      When I responded that I'm writing down your license plate number, she drove away.</p>

TULSA POLICE DEPARTMENT SUMMARY SUPPLEMENT REPORT



REPORT NUMBER: 2022311003

INCIDENT INFORMATION						
INCIDENT CODE 26X	INCIDENT TYPE Threat	INITIAL SUPP	<input type="checkbox"/>	DATE/TIME STARTED 08/05/2022 08:30 AM	DATE/TIME ENDED 08/05/2022 08:40 AM	DATE/TIME REPORTED 08/15/2022 04:47 PM
REPORT FILED FROM ***	TRACKING NUMBER T22014385	LOCATION OF OCCURRENCE 2741 N. Boulder AVENUE, Tulsa, OK 74106			APPROVED BY: 20222/Cheryl Saunders	
LOCATION TYPE	THEFT TYPE	METHOD OF ENTRY	METHOD OF EXIT	PT OF ENTRY	PT OF EXIT	ENTRY LOC

PERSON LISTINGS									
1	TYPE IV	LAST NAME Pearson	FIRST NAME Crystal	MIDDLE NAME	DOB ***	RACE ***	SEX *	DRIVER LIC NO ***	LIC ST ***
	SSN	ETHNICITY ***	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE
	EMAIL crystalgay21@yahoo.com	RESIDENCE ADDRESS ***						HOME PHONE ***	
	EMPLOYER NAME	BUSINESS ADDRESS ***						WORK PHONE	

NARRATIVE
<p>This narrative is the continuation and conclusion of the original statement filed in the original report:</p> <p>Since I filed my complaint with the city regarding the illegal activities at the daycare center, several of Mrs. Lisa Fuseliar's customers have threatened bodily harm, physically motioned towards me, and caused fearful anxiety. I do not own or possess a firearm or weapon. Because I have exercised my rights as a citizen, I am being subjected to unprovoked intimidation and harassment by the parties involved. Furthermore, the harmful and dangerous conduct is primarily the result of Mrs. Lisa Fuseliar's denigrating and defamatory comments made about me, with regards to the legitimate complaint filed regarding her illegal business practices.</p> <p>In light of the above, I hereby file a police report on the August 5th incident and the relevant facts pertaining to this situation. My concerns are legitimate: the threat and potential for bodily harm to myself or my property has become a real and present danger. I do not feel safe at my home or anywhere else for that matter. Respectfully, I ask that the Tulsa Police Department document this report and investigate this matter.</p>

TULSA POLICE DEPARTMENT SUMMARY SUPPLEMENT REPORT



REPORT NUMBER: 2022311003

INCIDENT INFORMATION							
INCIDENT CODE 26X	INCIDENT TYPE Threat	INITIAL SUPP	<input type="checkbox"/>	DATE/TIME STARTED 12/11/2021 11:00 AM	DATE/TIME ENDED 12/11/2021 12:00 PM	DATE/TIME REPORTED 09/16/2022 04:37 PM	
REPORT FILED FROM ***	TRACKING NUMBER T22016451	LOCATION OF OCCURRENCE 2741 North Boulder AVENUE, Tulsa, OK 74106			APPROVED BY: 20222/Cheryl Saunders		
LOCATION TYPE	THEFT TYPE	METHOD OF ENTRY	METHOD OF EXIT	PT OF ENTRY	PT OF EXIT	ENTRY LOC	

PERSON LISTINGS											
1	TYPE IV	LAST NAME Pearson	FIRST NAME Crystal	MIDDLE NAME	DOB ***	RACE ***	SEX *	DRIVER LIC NO ***	LIC ST ***		
	SSN	ETHNICITY ***	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE		
	EMAIL crystalgaye21@yahoo.com	RESIDENCE ADDRESS ***			HOME PHONE ***						
	EMPLOYER NAME	BUSINESS ADDRESS ***			WORK PHONE						

NARRATIVE
<p>This police report is filed as a supplemental report regarding the 911 dispatched police visit made on December 11, 2021. Police Report No. 2021063050.</p> <p>This supplemental report also serves as my statement of affidavit as to the actual events which occurred during the reported incident. It should also be noted that the original 911 call placed on December 11, 2021, was made from my phone (918-625-7364) and on my behalf, Crystal G. Pearson. The 911 call was made because the perpetrator (a family member and employee of "Mrs. Lisa's Daycare") made verbal threats to commit bodily harm to me because of my comments. Although the incident took place in December, 2021 and the original police report was filed on December 11, 2021, I did not request a copy of the report until August, 2022. At such time, I became aware of the conflicting and disturbing information which was indicated on the Counter Incident Inquiry screen: Latasha Renee Turner was indicated as a victim during the incident. When I spoke with the Supervisor at the records department, I was told that an involved party was not allowed to receive a detailed copy of the police report.</p> <p>In consideration of these facts, I file this supplemental report as I was threatened with bodily harm, while at my home, and endangered by the threatening party. The circumstances and events which prompted the altercation are outlined below.</p> <p>On or around December 11, 2021, at 11:00 AM a residential incident which involved physical threats took place at my home 2741 N. Boulder Avenue, Tulsa, OK and 2742 N. Boulder Avenue, a commercially operated business known as Mrs. Lisa's Daycare center. My residence (2741 N. Boulder Avenue) sits directly in front of and directly across the street from the daycare.</p> <p>(NOTE: Detailed description of incident is continued in Supplemental Attachment I)</p>



TULSA POLICE DEPARTMENT SUMMARY SUPPLEMENT REPORT



REPORT NUMBER: 2022311003

INCIDENT INFORMATION							
INCIDENT CODE 26X	INCIDENT TYPE Threat	INITIAL SUPP	<input type="checkbox"/>	DATE/TIME STARTED 12/11/2021 11:00 AM	DATE/TIME ENDED 12/11/2021 12:00 PM	DATE/TIME REPORTED 09/16/2022 05:07 PM	
REPORT FILED FROM ***	TRACKING NUMBER T22016452	LOCATION OF OCCURRENCE 2741 North Boulder AVENUE, Tulsa, OK 74106			APPROVED BY: 20222/Cheryl Saunders		
LOCATION TYPE	THEFT TYPE	METHOD OF ENTRY	METHOD OF EXIT	PT OF ENTRY	PT OF EXIT	ENTRY LOC	

PERSON LISTINGS											
TYPE IV	LAST NAME Pearson	FIRST NAME Crystal	MIDDLE NAME	DOB ***	RACE ***	SEX *	DRIVER LIC NO ***	LIC ST ***			
SSN	ETHNICITY ***	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE			
1	EMAIL crystalgaye21@yahoo.com	RESIDENCE ADDRESS ***					HOME PHONE ***				
	EMPLOYER NAME	BUSINESS ADDRESS ***					WORK PHONE				

**NARRATIVE**

NOTE: Supplemental Attachment I (Continuation of Detailed description of incident)

On December 11, 2021 one of the daycare employees and family members (name unknown) and a second party arrived at the daycare to perform hair care services. It was a common, unlawful business practice at the daycare to perform third party hair care services on the weekend and throughout the week. The daycare employee/family member was a black female, dark complexion, medium height, heavy build with blonde short hair braids. The daycare employee drove a silver/gray Chrysler 300; License Plate No. KHL492.

While standing on my porch, I stated to the daycare employee: "I see you're coming to do hair care today. You should not be in front of my house on the weekend to use that daycare as your beauty shop."

The daycare employee responded with insulting remarks and basically dismissed me. I became angered and continued to protest that she was using the daycare illegally and violating my rights to privacy. The verbal exchange became emotionally charged and profane. The daycare employee repeatedly kept saying that "I need Jesus", but then she stated: "What you need is for somebody to tax that ass". She then walked across the street to solicit the help of a notorious drug dealer, Don Leslie, who resides at 2745 N. Boulder Avenue, my next door neighbor. A gesture that I felt strongly endangered my well-being. Don Leslie was also an ally and participate with the daycare operations.

After her comments to physically hurt me, I called 911 and asked for a police officer to come to my home. When they arrived, police officers were present: Officer I. Chambers and a Caucasian officer whose name I was not given.

Shortly thereafter, the business owner and daycare operator, Lisa Fuseliar, arrived at the daycare, sat on the front deck, and begin to video record the incident.

NOTE: Detailed description of incident is continued in Supplemental Attachment II





This incident has been reported to the  
Tulsa Police Department  
and is pending approval

**General Information**

Incident Type	Threats
Tracking Number	T22016458
Original Report Number	2021063050
Filed With Officer	I Chambers
Report Date	09/16/2022 05:33 PM

**Reporting Person Information**

Name	Pearson, Crystal
Home Address	2741 North Boulder AVENUE, Tulsa, OK 74106, US
Home Phone	918-625-7364
Email	crystalgaye21@yahoo.com
Race	BLACK
Ethnicity	Not of Hispanic Origin
Sex	Female
DOB	05/21/1963
Driver License No	F083141660
Licensing State	OK
Spoken Language	English

**Incident Information**

Incident Location	2741 North Boulder AVENUE, Tulsa, OK 74106
Incident Time (start)	12/11/2021 11:00 AM
Incident Time (end)	12/11/2021 12:00 PM

**Narrative**

NOTE: Supplemental Attachment III (Continuation of detailed description of incident)

The black officer (Officer I. Chambers) walked over to my driveway and asked what was the problem. Officer Chamber's demeanor was courteous and polite. I proceeded to explain that the verbal confrontation begin when I protested against the illegal use of a residential daycare (that she did not live in) for personal business transactions, hair braiding services. I advised officer Chambers that a formal complaint had been filed with the City of Tulsa, Code Compliance Department wherein I reported the illegal activities.

**Incident Description**

At the same time, the Caucasian officer (later identified as J. Uptum) was across the street speaking with the daycare owner, Lisa Fuseliar and two (2) other black females; one was the daycare employee and the threatening party. While the white officer was speaking to them, daycare owner Fuseliar was video recording my conversation with Officer Chambers. From my stand point, the white officer appeared to be playful and in agreeance with their discussion. I was not apprised of or informed by the white officer what was said or advised to the "daycare" parties. At no time did I physically threat or make motion towards any of the opposite parties. I do not own or possess a firearm weapon. Any comments I made or verbal exchanges took place behind my fence and on my property. Furthermore, the 911 call that was placed from my phone was on my behalf and for my personal safety. On December 11, 2021 I was victimized by a serious verbal threat to commit bodily harm. My rights to a peaceful and quiet use of my premises were also violated by the unlawful use of a commercial daycare business.

Print This Report

April 27, 2015

Ms. Crystal Pearson  
2741 N Boulder Ave  
Tulsa, OK 74206

Dear Ms. Pearson:

**Congratulations!** Your application for admission to the nursing program has been approved. Your actual acceptance in the program is contingent upon completion of all program prerequisites earning a “C” or higher and maintaining the required minimum GPA of 2.5. **An official transcript from each college/university attended, including LU, is required by August 14, 2015 to officially document that you have satisfied all prerequisites.** Please notify us by May 6, 2015 if you do not plan to enroll in the program.

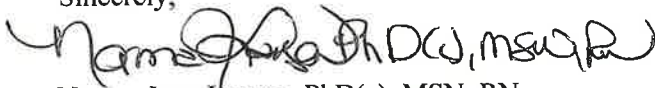
A new student orientation meeting is **required** and will be held on **Wednesday, May 13, 2015 at 12 p.m., in the North Hall Building, located on the OSU-Tulsa Campus, Room 390.** A completed **Permission to Enroll** is required at the time of your orientation, May 13th, in order to be eligible for enrollment in the fall.

Students must present documentation of the items listed below by August 14, 2015 to **Mrs. O’Guin**

- Langston University Certificate of Admissions
- Official transcripts showing prerequisite completion
- Verification of immunizations (see listing in orientation packet)
- GroupOne ([www.gp1.com](http://www.gp1.com)) background check
- American Heart Association CPR certification

Please contact Mrs. O’Guin at (918) 594-8195 if you have questions or concerns. Again, congratulations and best wishes for a most successful tenure in the School of Nursing.

Sincerely,



Norma Jean Larson, PhD(c), MSN, RN  
Site Director, Langston-Tulsa  
School of Nursing

**FIND THE LION IN YOU**

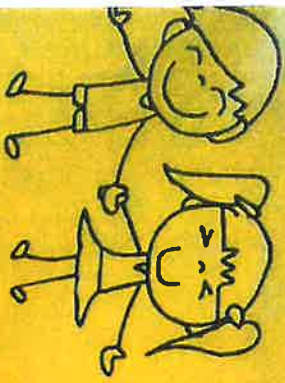
*Mrs. Shiva's*

**ILDCARE**

DHS and  
Private Pay

3 Stars  
Accredited





# Mrs. Lisa's

3 star Childcare Home



a fun loving learning atmosphere

Open Monday - Friday 5 a.m. until 11:30 p.m.

commercially zoned

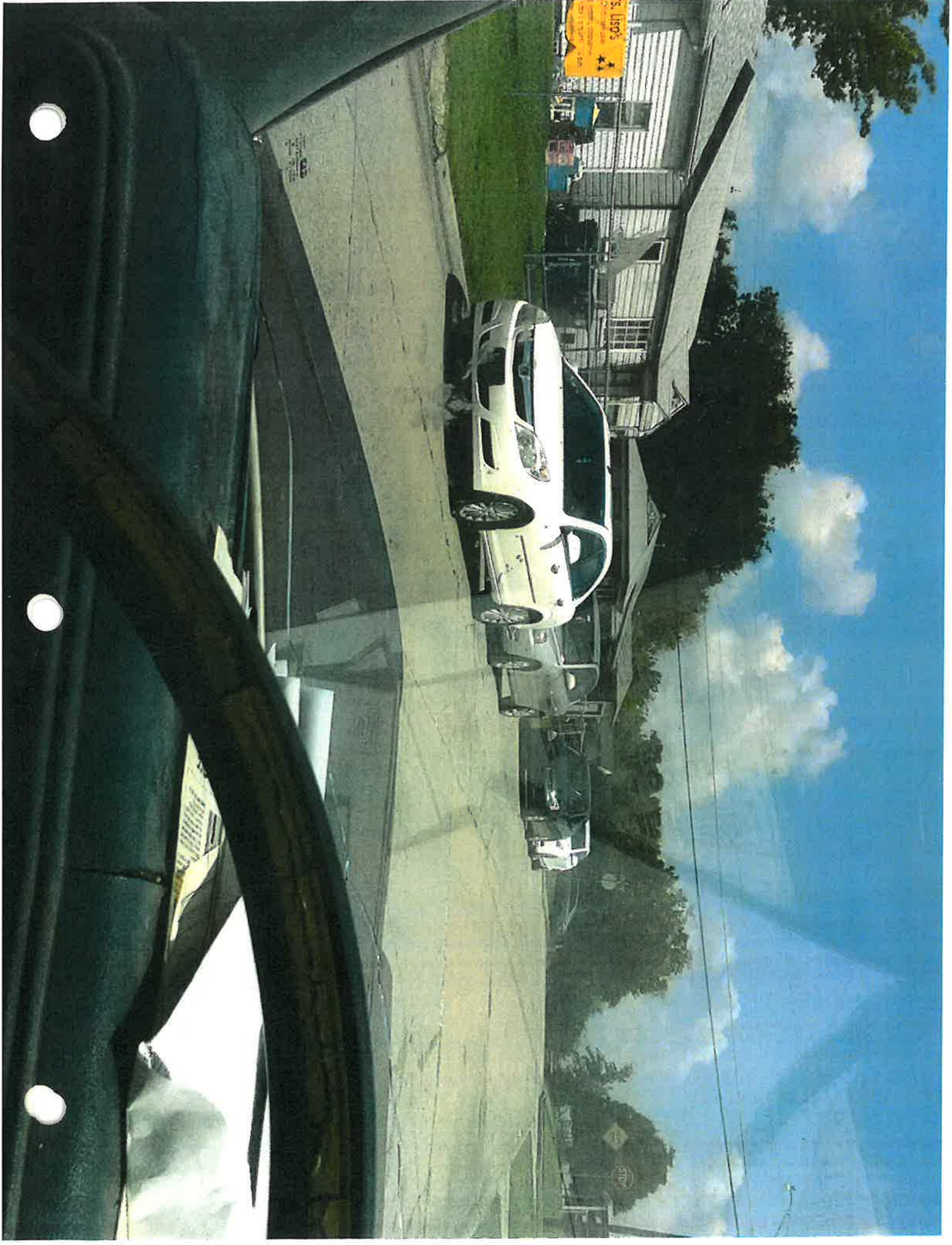




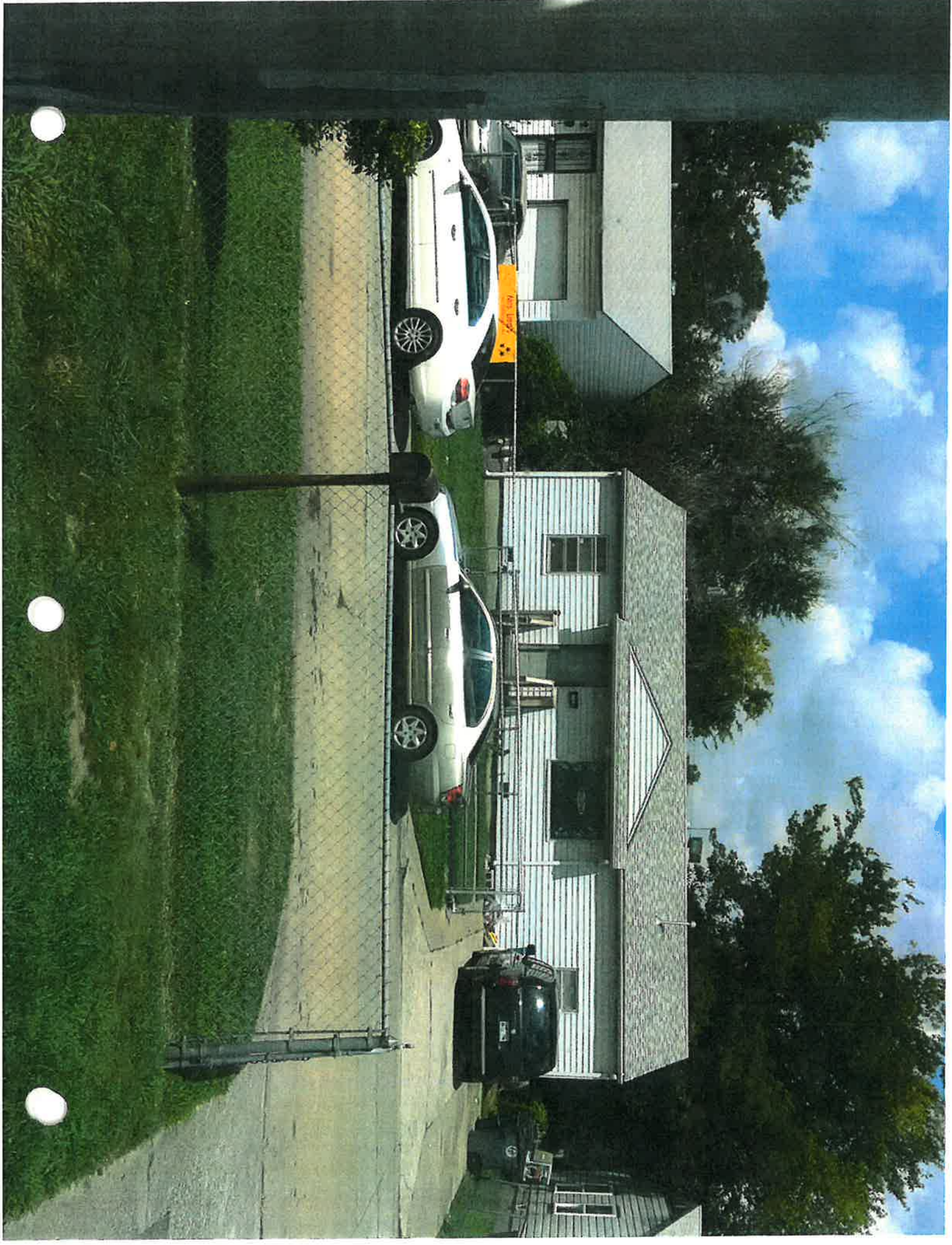




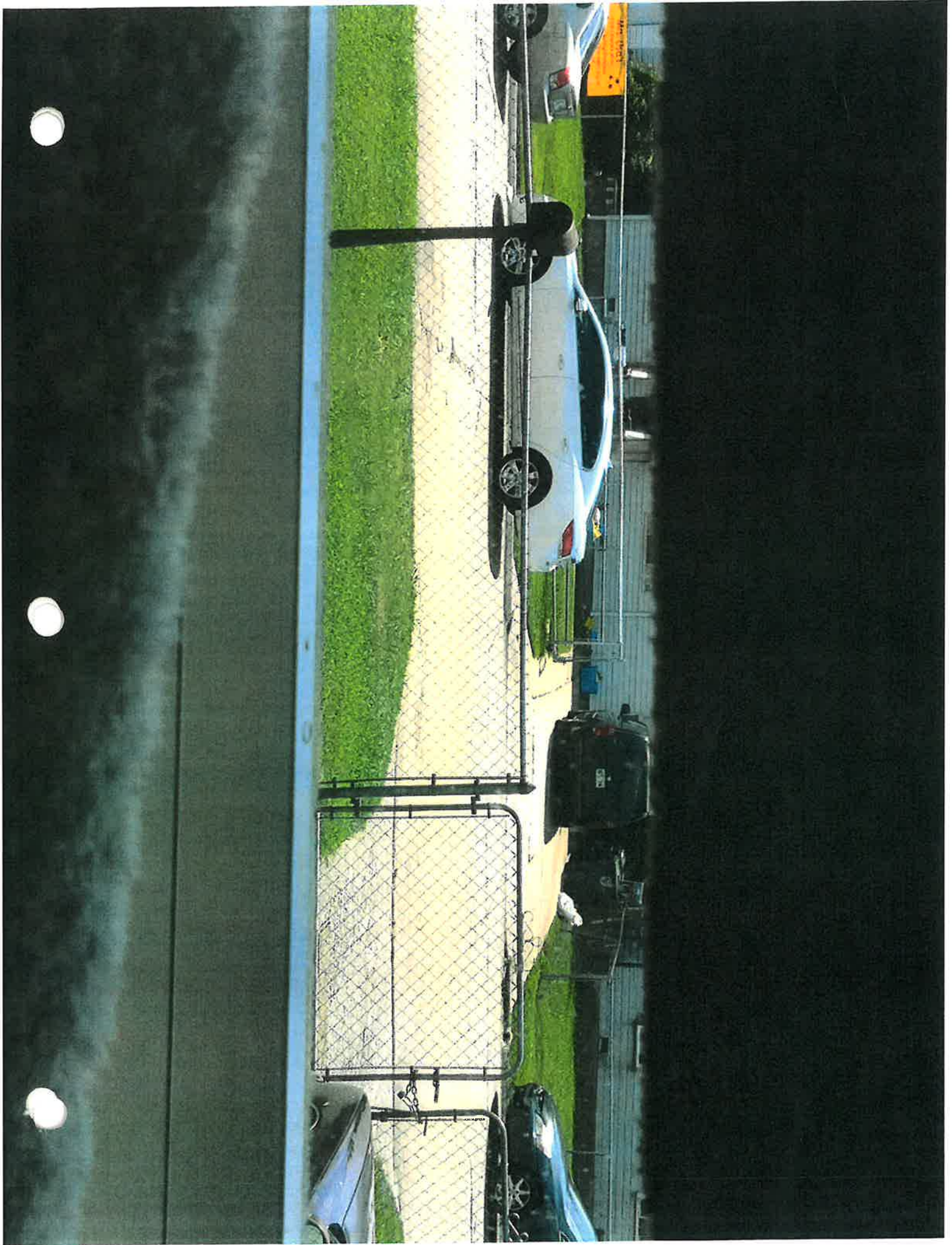












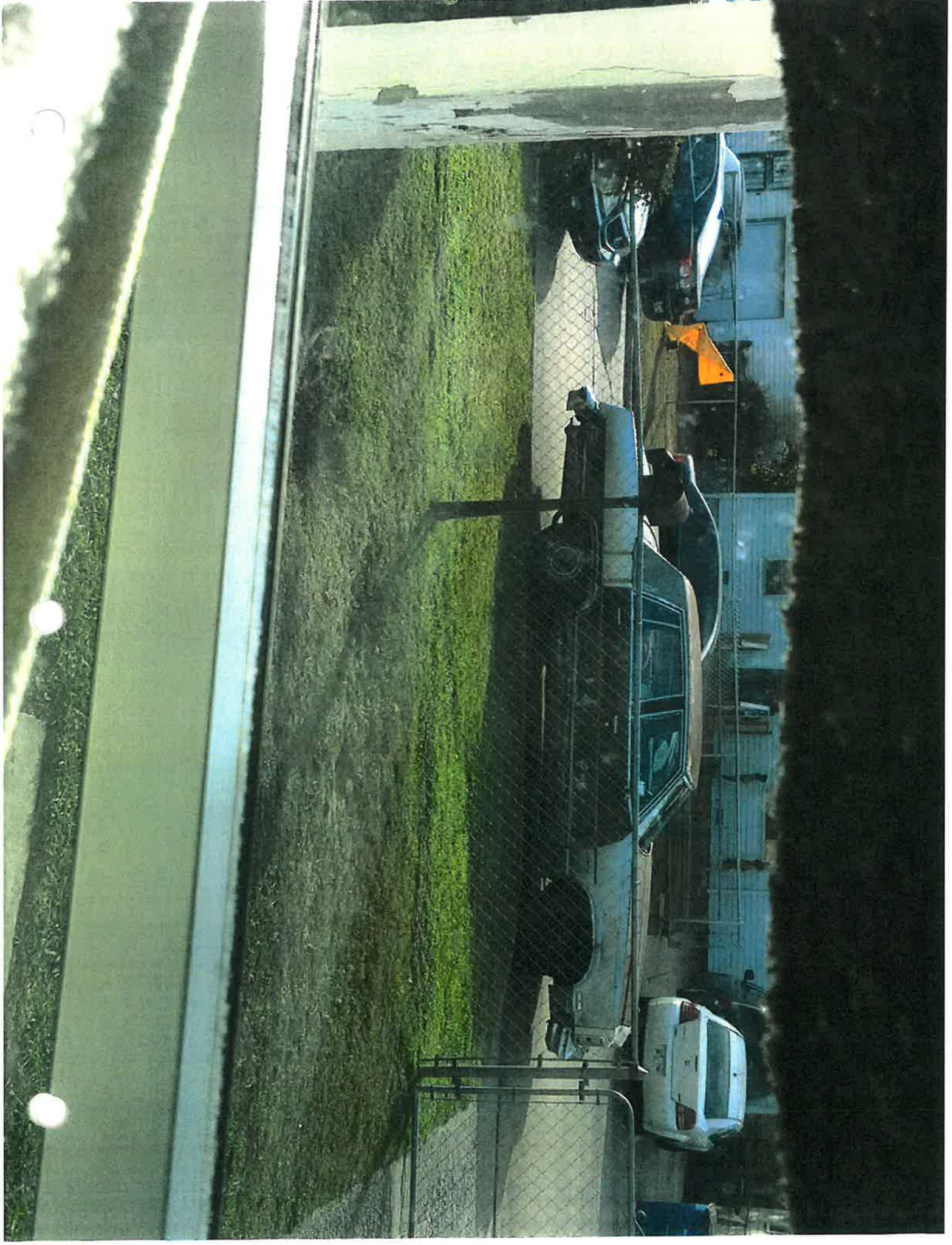




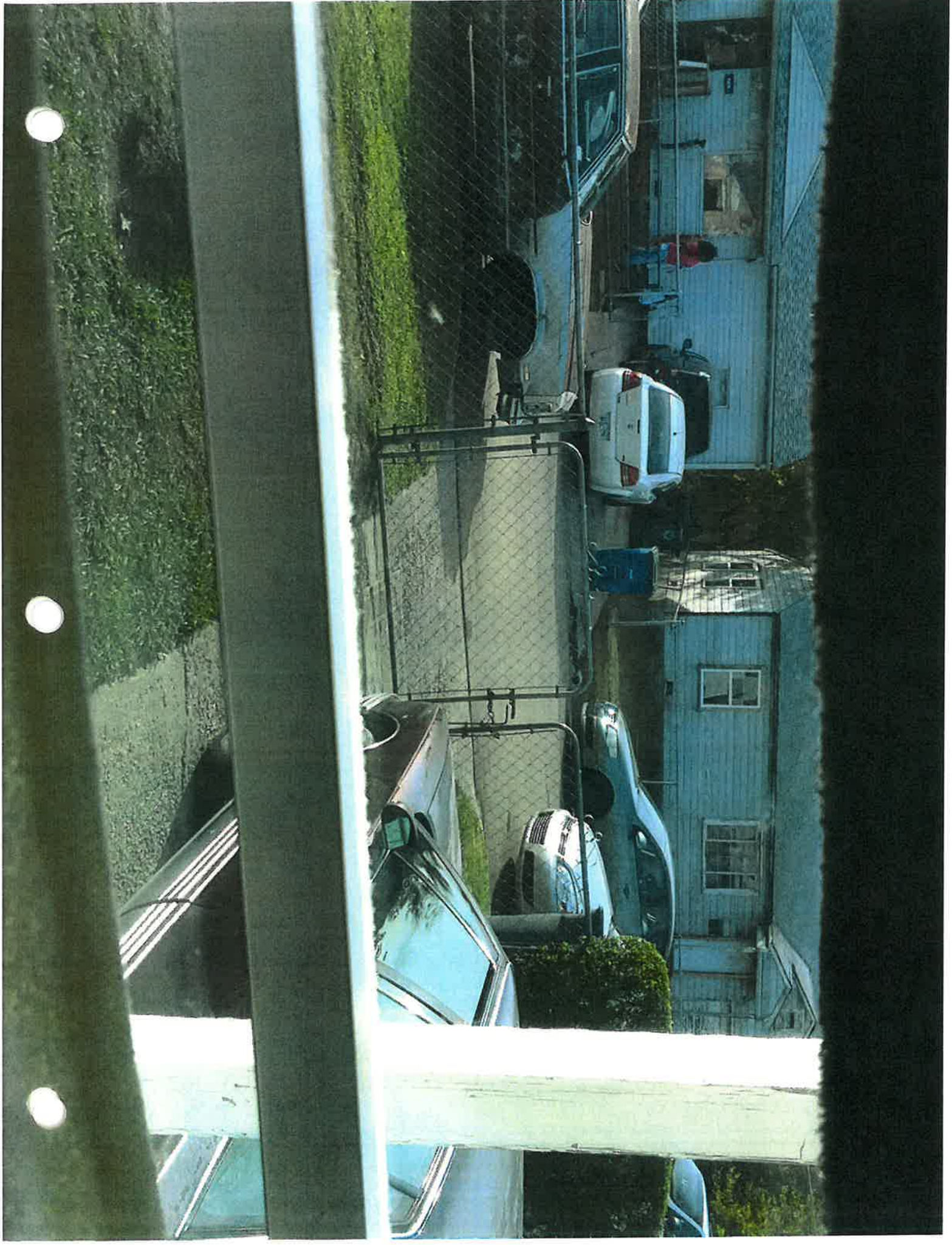
































2742

Hours  
M - F  
5:30am - 10pm

2742

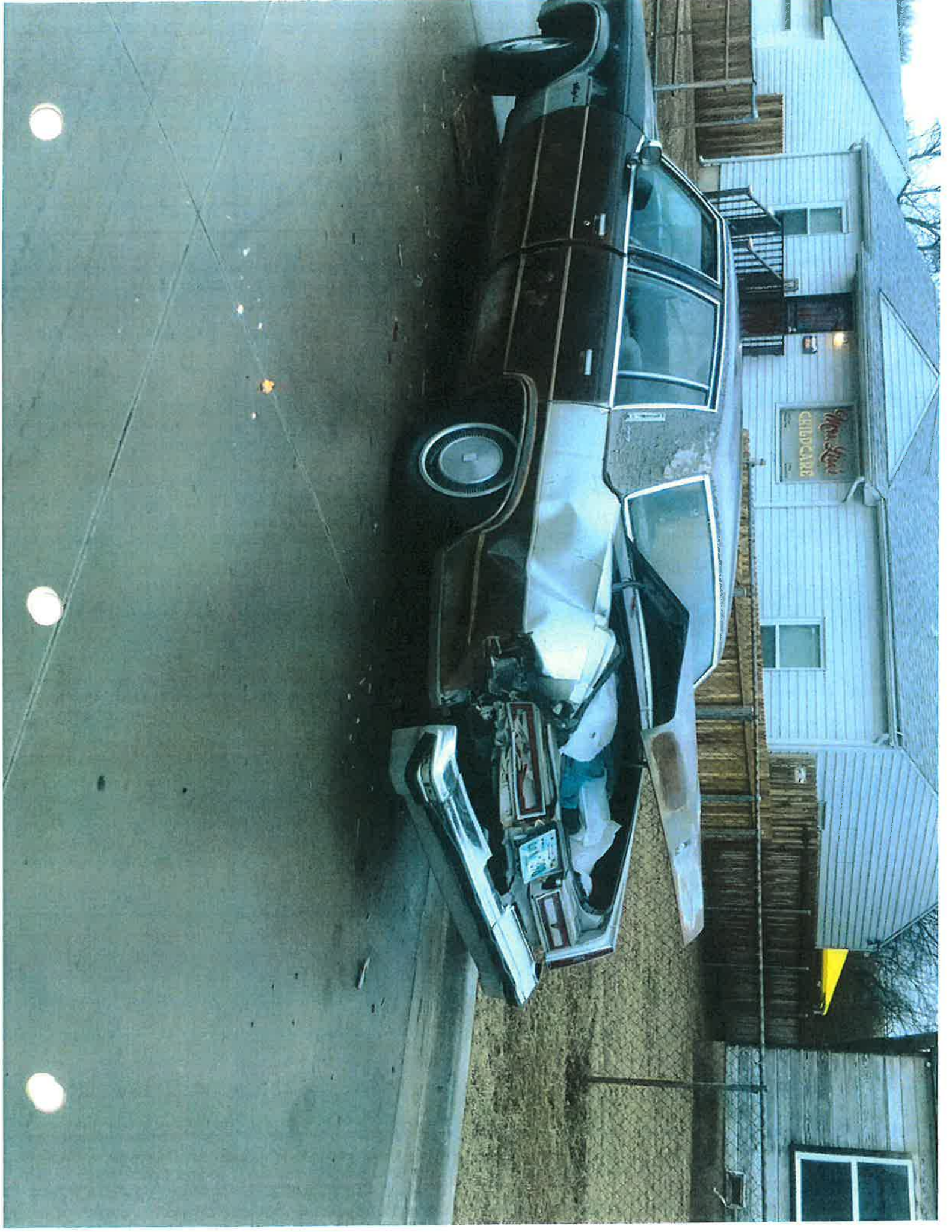
Mama's  
CHILD CARE





**Mrs. Lisa's**  
31st Children's Home  
Open House: Learning Center  
Open Monday - August 13th - 10:00am - 2:00pm  
www.mrs-lisas.com

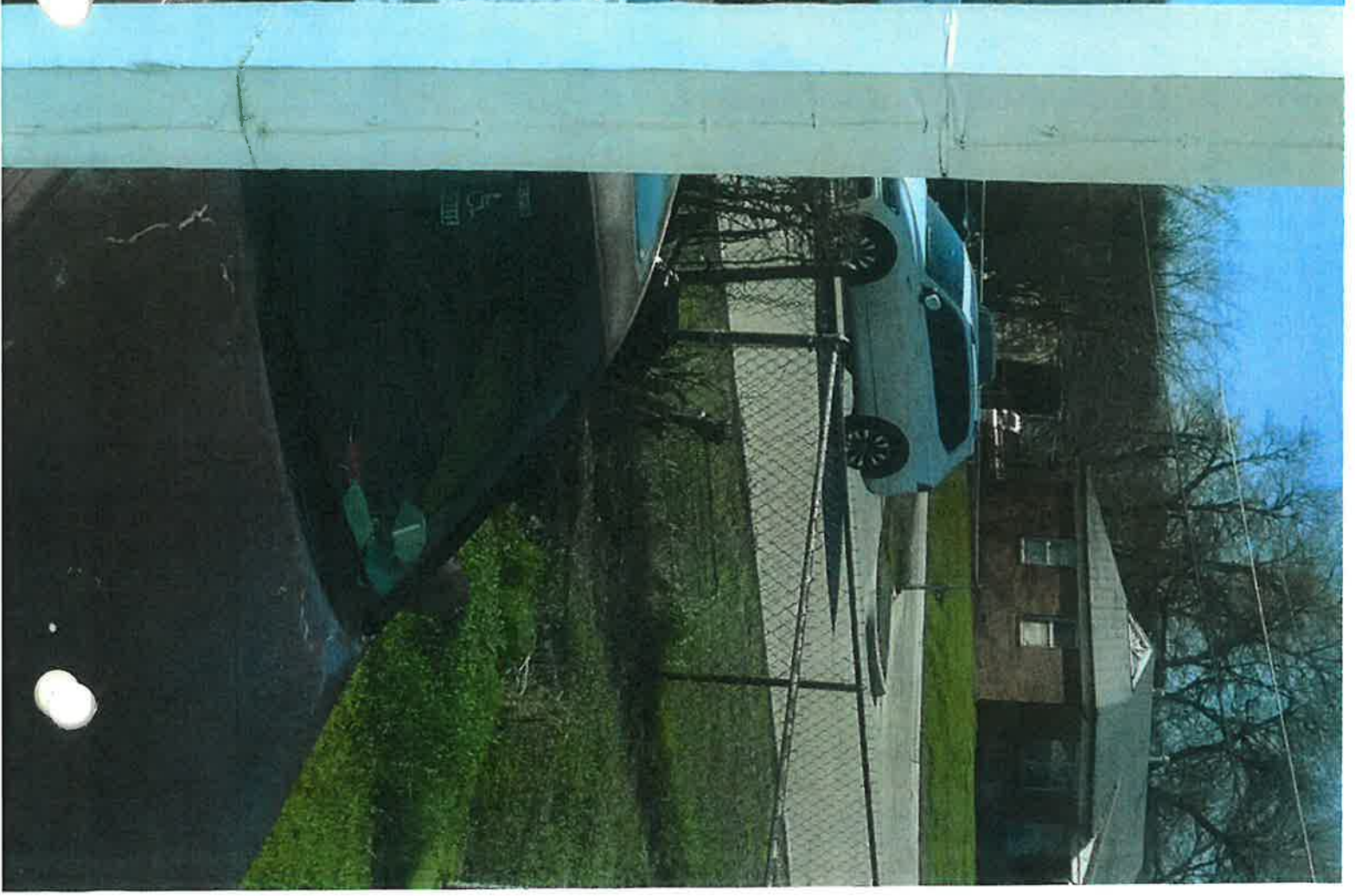












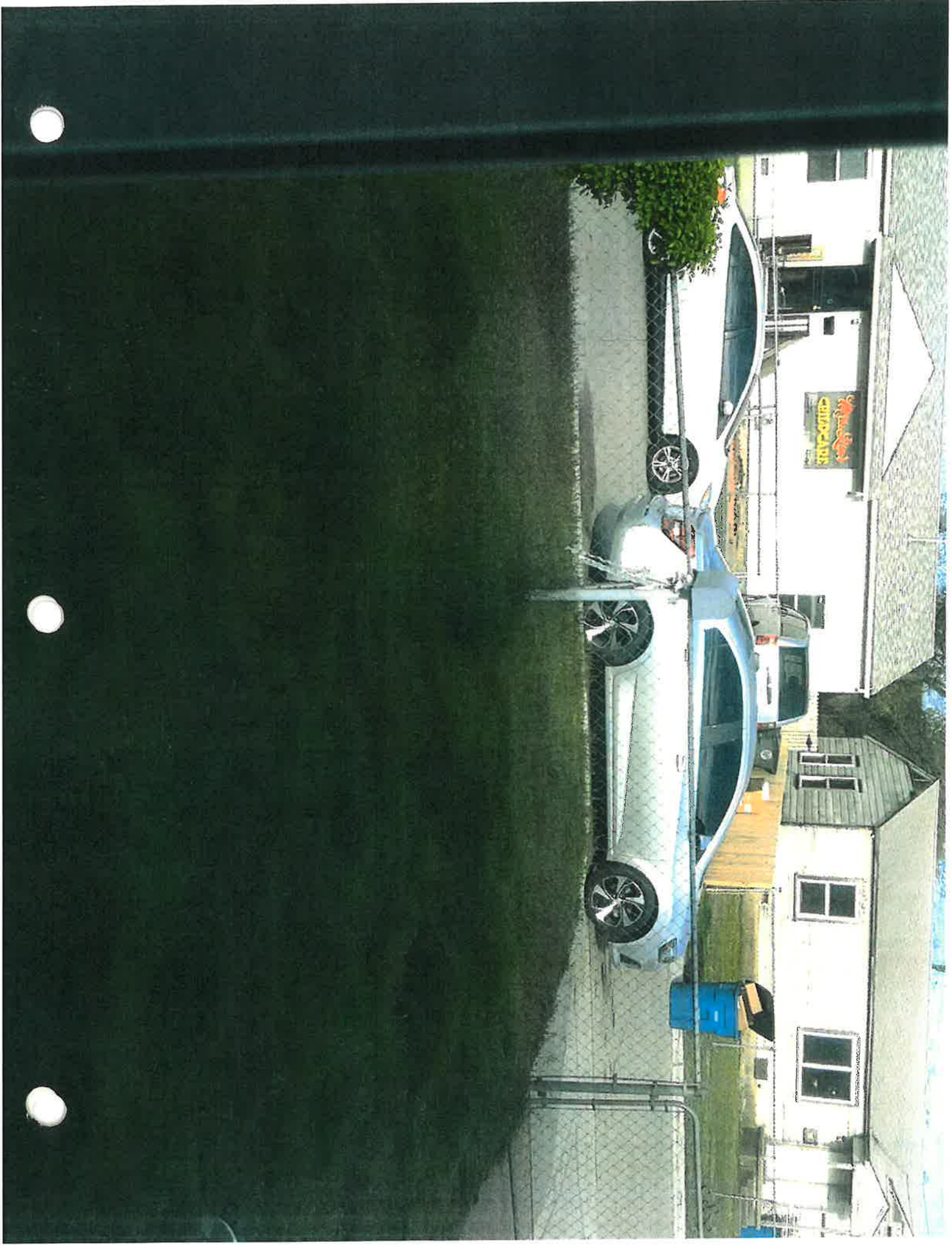




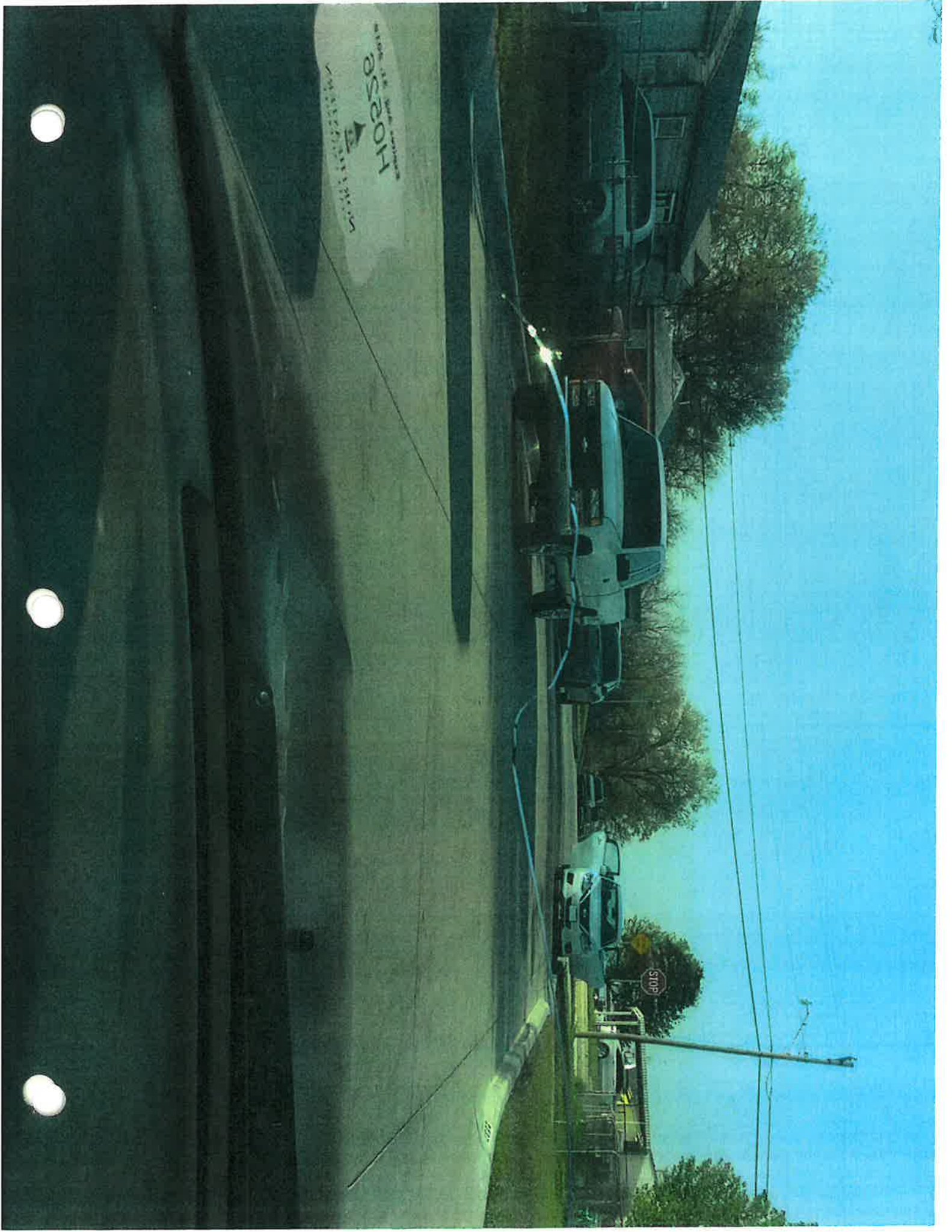












OSCO  
110250

STOP

110250





































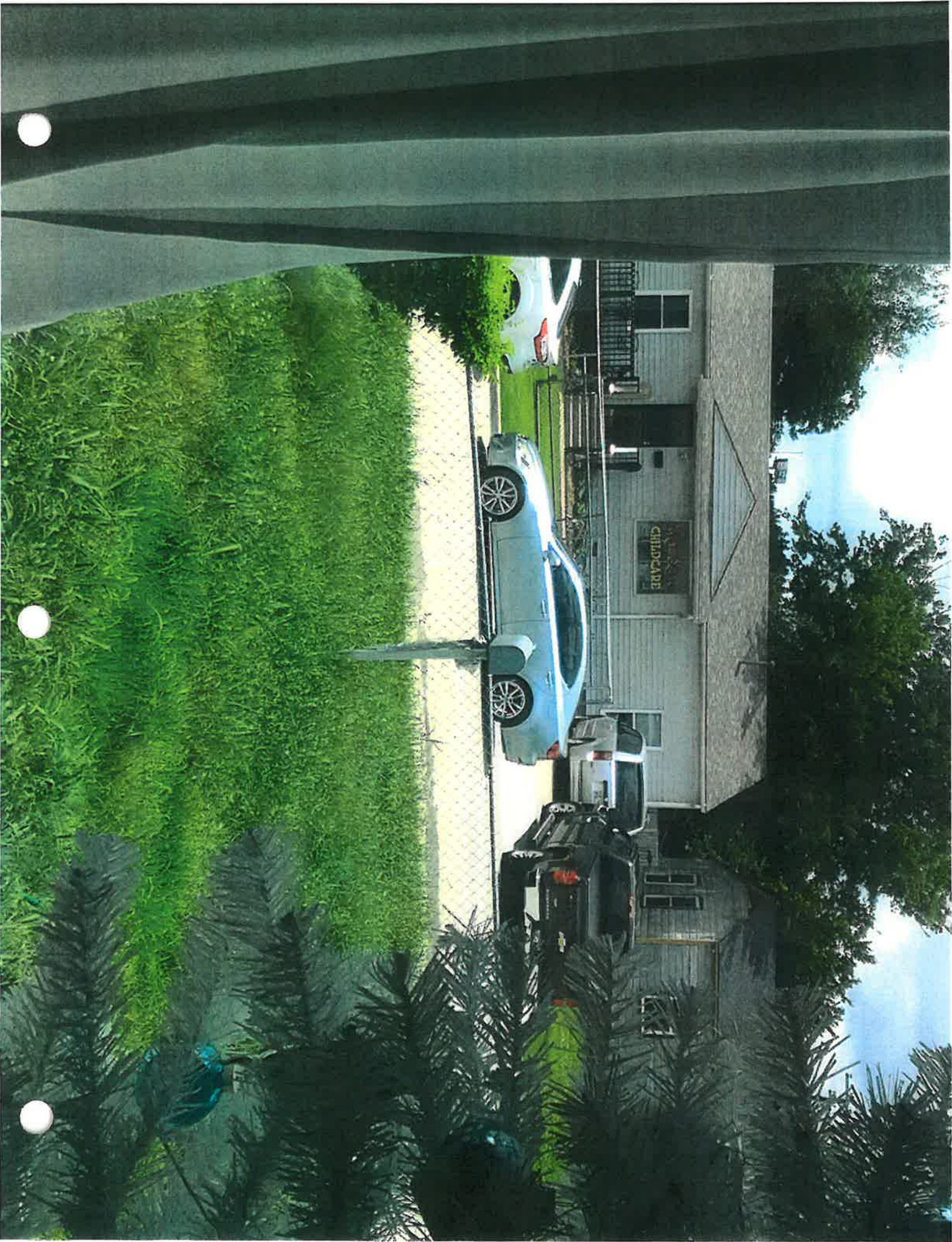






























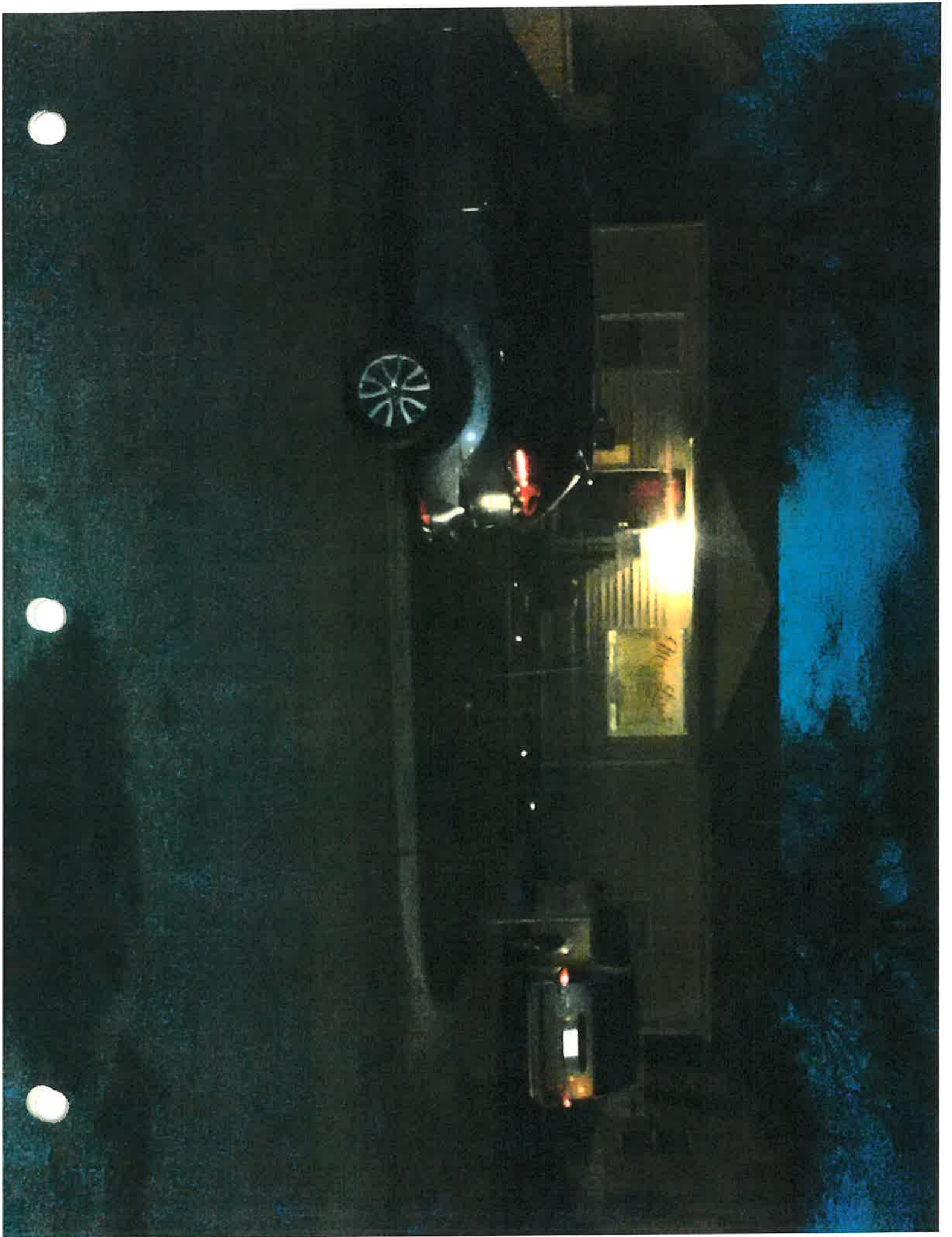




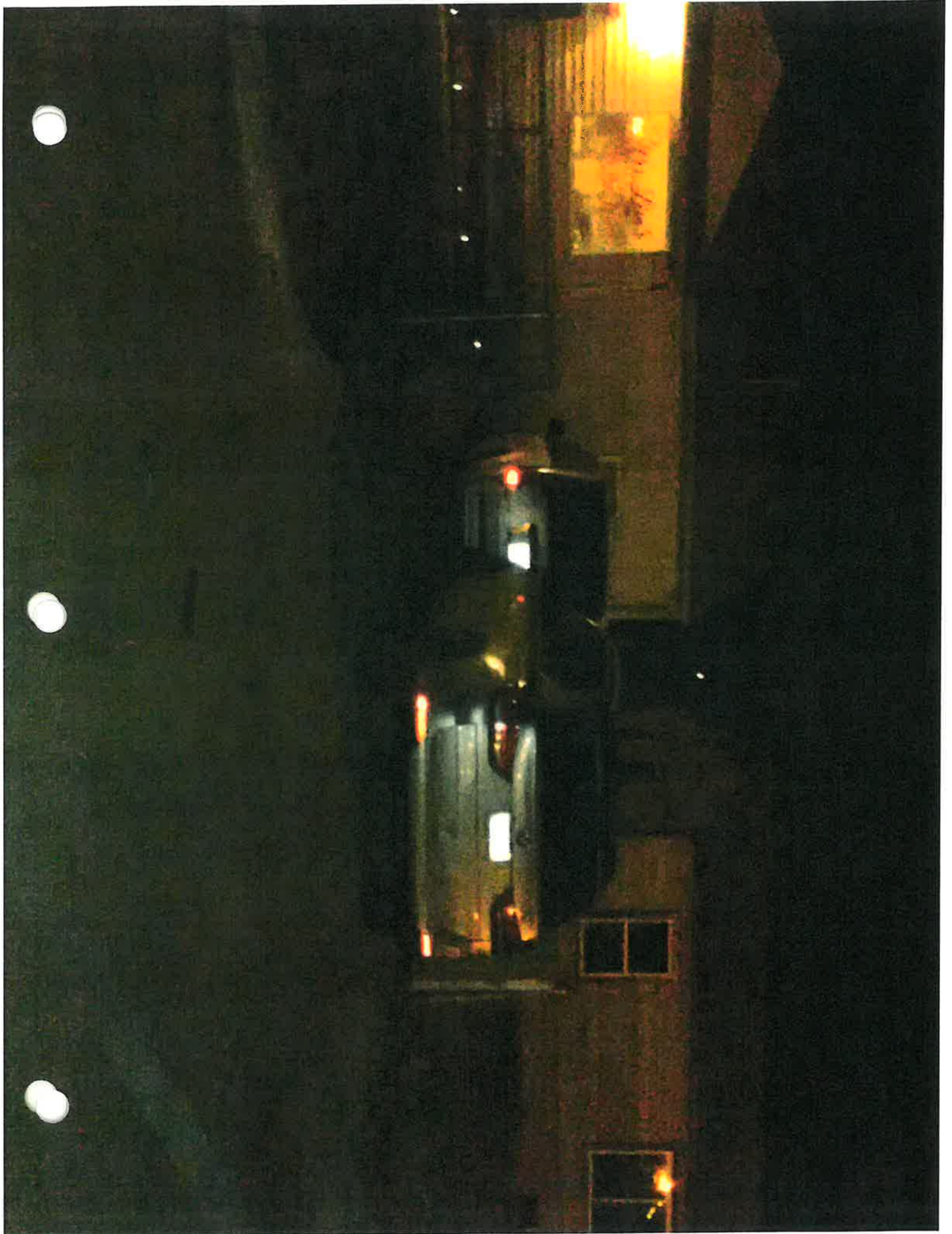














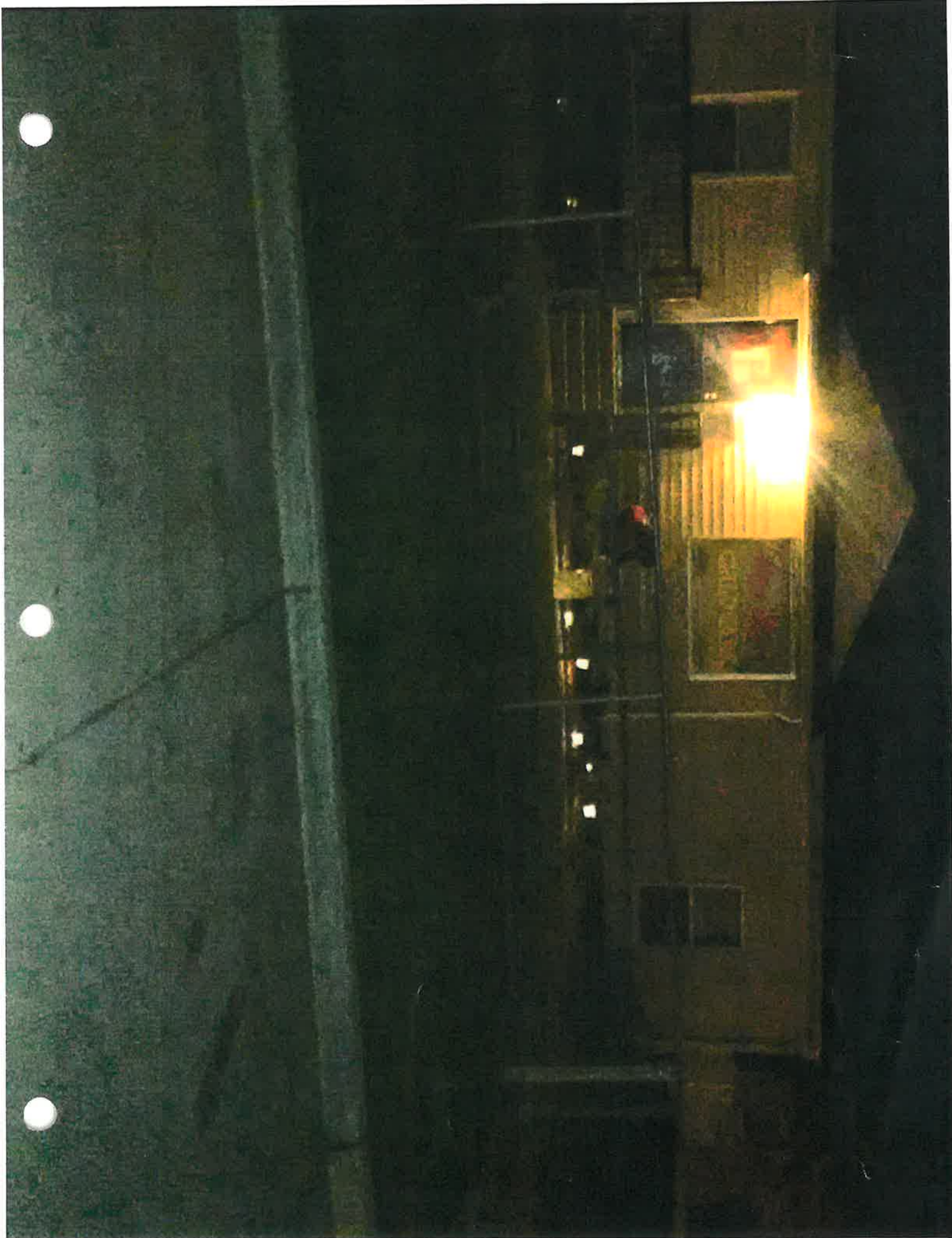












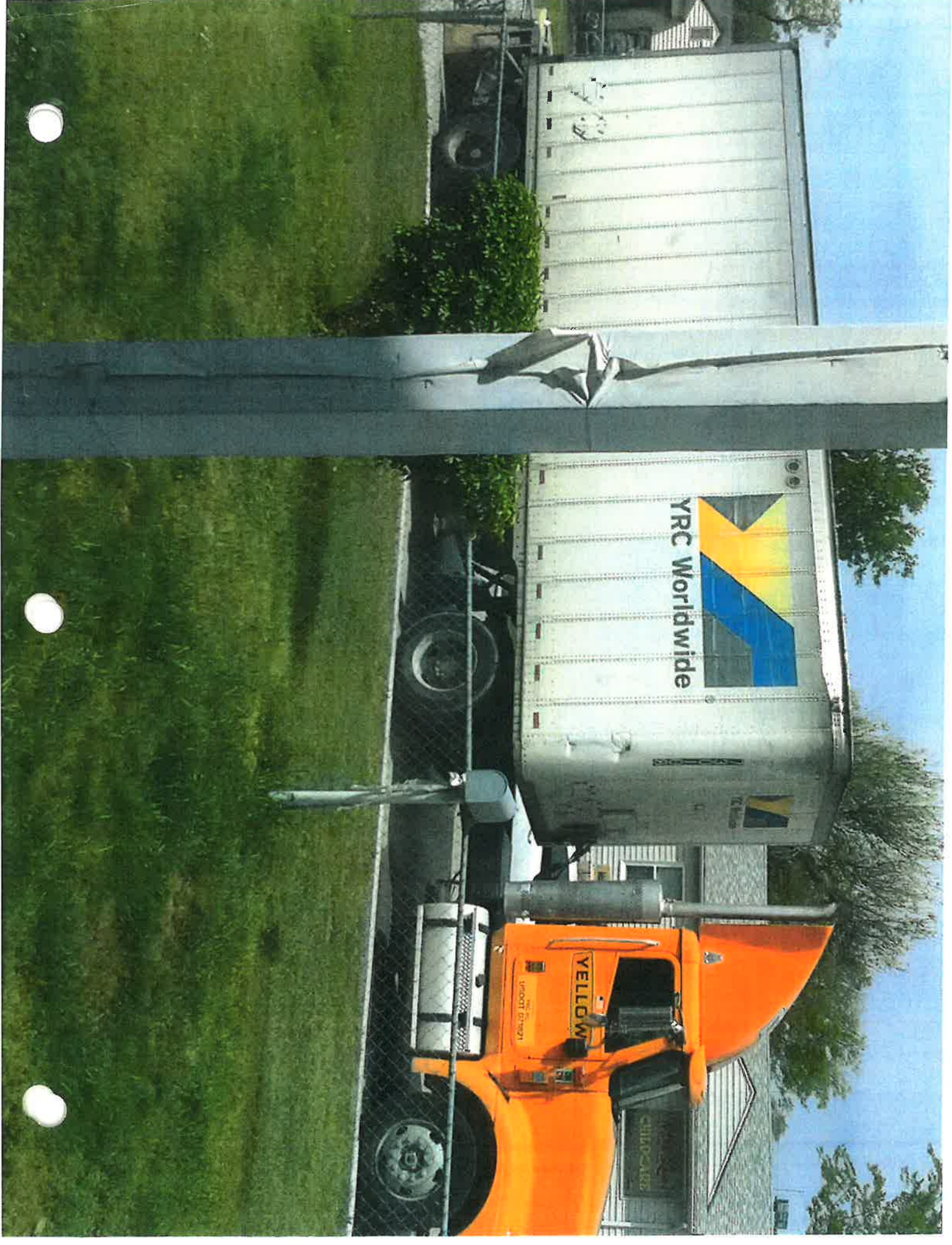












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UPS Freight

