



CITY OF  
**Tulsa**  
Board of Adjustment

**Case Number:** BOA-23549

**Hearing Date:** 08/22/2023 (Cont. from 08/08/2023)

**Case Report Prepared by:**

Austin Chapman

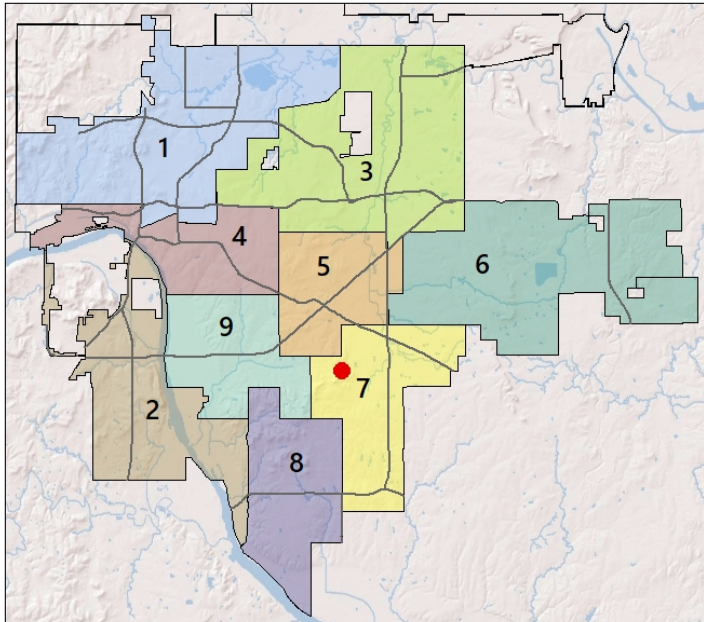
**Owner and Applicant Information:**

**Applicant:** Criminal Justice and Mercy Ministries of OK, Inc.

**Property Owner:** Southtown Holding Company LLC

**Action Requested:** Special Exception to permit a Residential Treatment Facility/ Transitional Living Center Use in the RS-3 (Table 5.020, Table 5-2);

**Location Map:**



**Additional Information:**

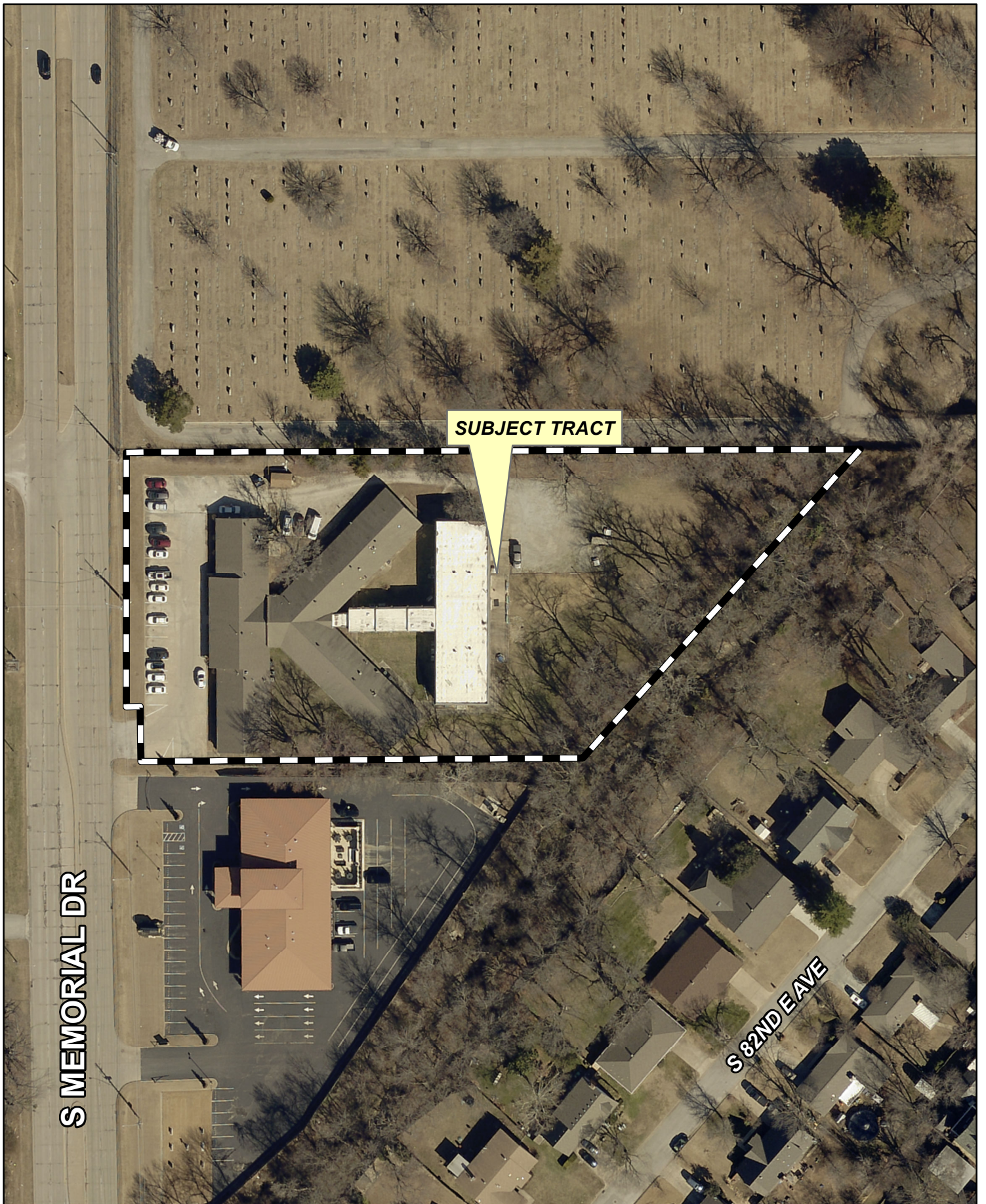
**Present Use:** Former Retirement Home/ Nursing Home

**Tract Size:** 2.65 acres

**Location:** 5707 S. Memorial Dr.

**Present Zoning:** RS-3

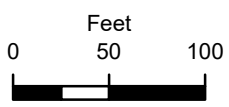




S MEMORIAL DR

S 82ND E AVE

SUBJECT TRACT



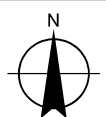
 Subject Tract

**BOA-23549**

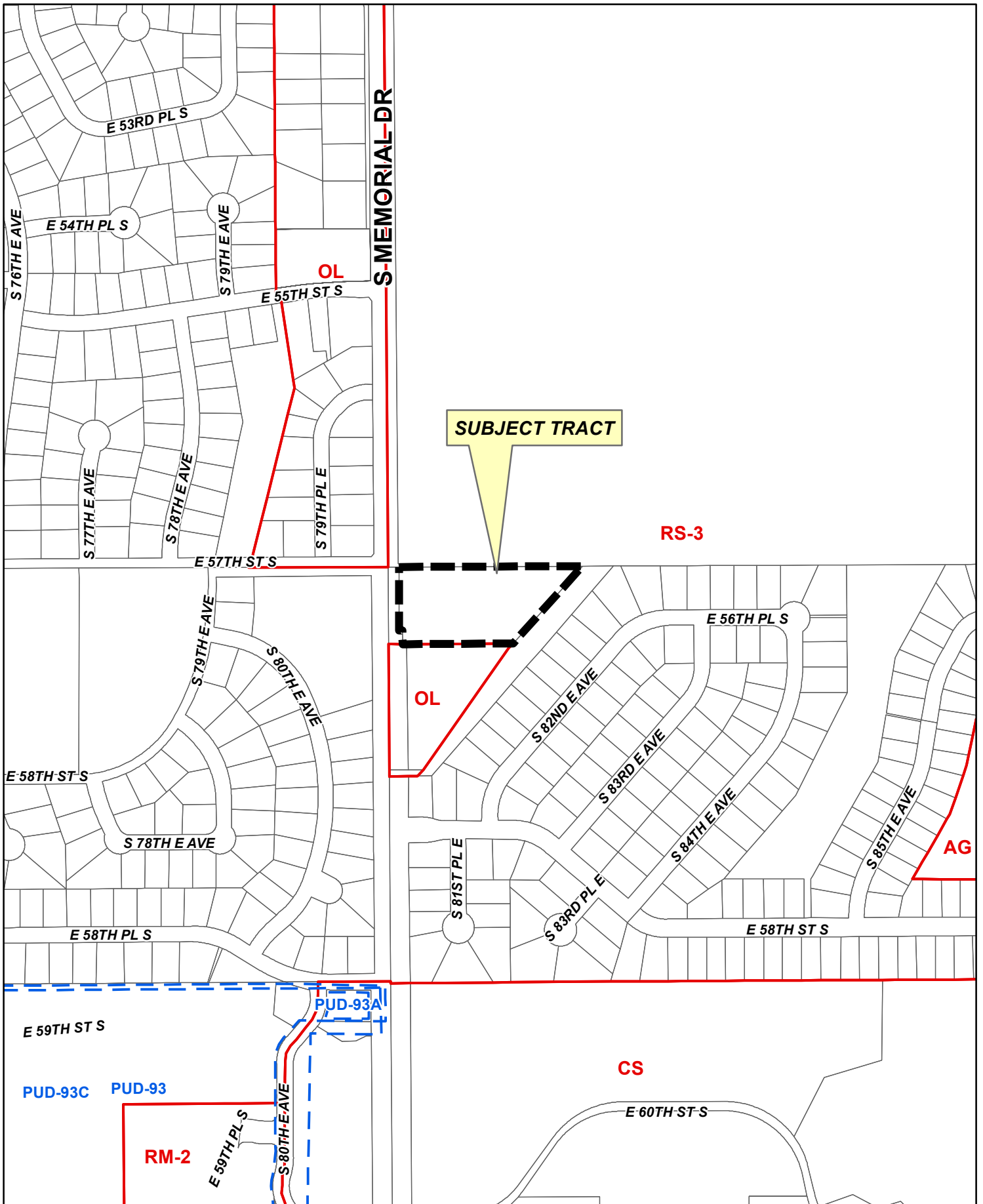
19-13 36

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

Aerial Photo Date: 2023



2.3



**SUBJECT TRACT**

**RS-3**

**OL**

**AG**

**CS**

**RM-2**

**PUD-93A**

**E 59TH ST S**

**PUD-93C PUD-93**

**E 59TH PL S**

**S 80TH E AVE**

**E 60TH ST S**

**S-MEMORIAL-DR**

**S 76TH AVE**

**E 53RD PL S**

**E 54TH PL S**

**S 79TH AVE**

**E 55TH ST S**

**S 77TH AVE**

**S 78TH AVE**

**S 79TH PL E**

**E 57TH ST S**

**S 79TH AVE**

**S 80TH AVE**

**E 58TH ST S**

**S 78TH AVE**

**E 58TH PL S**

**S 81ST PL E**

**S 83RD PL E**

**S 82ND AVE**

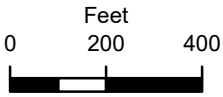
**S 83RD AVE**

**S 84TH AVE**

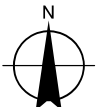
**S 85TH AVE**

**E 58TH ST S**

**BOA-23549**



19-13 36



**BOARD OF  
ADJUSTMENT CASE  
REPORT**

**STR:** 9336

Case Number: **BOA-23549**

**CD:** 7

**HEARING DATE:** 08/22/2023 (Cont. from 08/08/2023)

**APPLICANT:** Criminal Justice and Mercy Ministries of OK, Inc.

**ACTION REQUESTED:** Special Exception to permit a Residential Treatment Facility/ Transitional Living Center Use in the RS-3 (Table 5.020, Table 5-2);

**LOCATION:** 5707 S. Memorial Dr.

**ZONED:** RS-3

**PRESENT USE:** Former Retirement Home/ Nursing Home

**TRACT SIZE:** 115530.31 SQ FT

**LEGAL DESCRIPTION:** BEG NWC SW TH E620.64 SW349.40 SW479.64 W104.88 N646.57 POB LESS BEG NWC SW TH S646.57 E60 N5 W10 N125 W5 N311.57 W10 N205 W35 POB & LESS BEG 45E & 250S NWC NW SW TH E332.21 SW.89 SW479.64 W44.88 N5 W10 N125 W5 N266.57 POB SEC 36 19 13 2.65ACS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**RELEVANT PREVIOUS ACTIONS:** None.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "Multiple Use" Land Use Designation.

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

**STAFF ANALYSIS:** The applicant is requesting a Special Exception to permit a Residential Treatment Facility/ Transitional Living Center Use in the RS-3 (Table 5.020, Table 5-2);

**Transitional Living Center**

A community-based residential facility that provides room and board, a supervised living environment, counseling and rehabilitation services for persons with a history of juvenile delinquency, behavioral disorders, alcoholism or drug abuse for a continuous period of no more than 120 consecutive days.

**Residential Treatment Center**

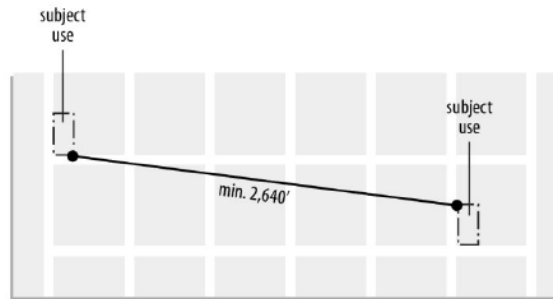
A community-based residential facility that provides diagnostic or therapeutic services, counseling, or treatment and long-term room and board in a highly structured environment for persons receiving active treatment for alcoholism, drug abuse or behavioral disorders.

Transitional living uses are subject to the following supplemental regulations:

**Section 40.130 Dispersal Standards for Specified Land Uses**

- 40.130-A** The supplemental use regulations of this section apply to all detention and correctional facilities, emergency and protective shelters, homeless centers, residential treatment centers and transitional living center uses.
- 40.130-B** To avoid over-concentration, all detention and correctional facilities, emergency and protective shelters, homeless centers, residential treatment centers and transitional living center uses must be separated from one another by a minimum distance of 2,640 feet, as measured in a straight line from the nearest point on the lot line of the property occupied by one of these uses to the nearest point on a lot line of the other property occupied by one of the subject uses (see [Figure 40-6](#)). The separation distance requirements of this subsection may be reduced if approved through the special exception approval process.

*Figure 40-6: Dispersal Standards Measurement*



Staff would recommend approving the the exception per conceptual plan showing the footprint and location of the existing structures. Additional parking may need to be added to meet code.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a Special Exception to permit a Residential Treatment Facility/ Transitional Living Center Use in the RS-3 (Table 5.020, Table 5-2);

- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):

\_\_\_\_\_

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



***Subject Property***



***Facing North on Memorial***



DEVELOPMENT SERVICES  
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## CORRECTIONS SUMMARY

### ZCO-149727-2023 (5707 S MEMORIAL DR E Tulsa, OK 74145) Markup Summary #1

#### Note (3)



**Subject:** Note  
**Page Label:** 1  
**Author:** danabox  
**Date:** 5/30/2023 8:40:07 AM  
**Color:** ■

Sec. 40.130-B To avoid over-concentration, all detention and correctional facilities, emergency and protective shelters, homeless centers, residential treatment centers and transitional living center uses must be separated from one another by a minimum distance of 2,640 feet, as measured in a straight line from the nearest point on the lot line of the property occupied by one of these uses to the nearest point on a lot line of the other property occupied by one of the subject uses (see Figure 40-6). The separation distance requirements of this subsection may be reduced if approved through the special exception approval process.

Review Comment: Clearly identify the radius measurement, measure the distance from your property to the closest facility near your property. Identify on the map. Your facility can be no closer than 2,640 feet to the next facility.





DEVELOPMENT SERVICES  
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## CORRECTIONS SUMMARY



**Subject:** Note  
**Page Label:** 2  
**Author:** danabox  
**Date:** 5/30/2023 8:42:17 AM  
**Color:** ■

Sec.70.080-C: Applications for Zoning Clearance must be accompanied by a legal description of the lot and plans, drawn to scale.

Review comment: Submit a site plan with the following information:

- Actual shape and dimensions of the lot;
- Location and dimensions of all easements;
- Lot lines and names of abutting streets;
- The location, size and height of any existing buildings or structures to be erected or altered, including distances to lot lines;
- The location, dimensions and height of proposed buildings or structures to be erected or altered;
- The intended use of existing and proposed buildings, structures or portion of the lot;
- Location and dimensions of parking areas. This includes the parking spaces, the maneuvering areas necessary to enter and exit the spaces and the drives providing access to the parking spaces and maneuvering areas from a public or private street or other parking areas.



**Subject:** Note  
**Page Label:** 1  
**Author:** danabox  
**Date:** 5/30/2023 8:47:12 AM  
**Color:** ■

Sec.5.020 Table 5-2: Your proposed facility is designated a Residential/Group Living/Transitional Living Center use and is located in an RS-3 zoning district.

Review Comments: Transitional Living Center uses are only allowed in an RS-3 zone by Special Exception. Submit a Special Exception reviewed and approved per Sec.70.120 to allow a Transitional Living Center use in a RS-3 zoned district. Contact the Tulsa Planning Office at 918-584-7526 for next steps and further instruction.

**Intended Use: Transitional Housing and Residential Treatment Facility**

These are all the existing and proposed buildings, structures or portions of the lot. There are no plans to erect or alter proposed buildings or structures. Parking spaces and entries and exits are shown.



5707 S. Memorial Dr. E., Tulsa, OK 74145

Legal: BEG NWC SW TH E620.64 SW349.40 SW479.64 W104.88 N646.57 POB LESS BEG  
NWC SW TH S646.57 E60 N5 W10 N125 W5 N311.57 W10 N205 W35 POB & LESS BEG 45E  
& 250S NWC NW SW TH E332.21 SW.89 SW479.64 W44.88 N5 W10 N125 W5 N266.57 POB  
SEC 36 19 13 2.65ACS

calcmaps.com

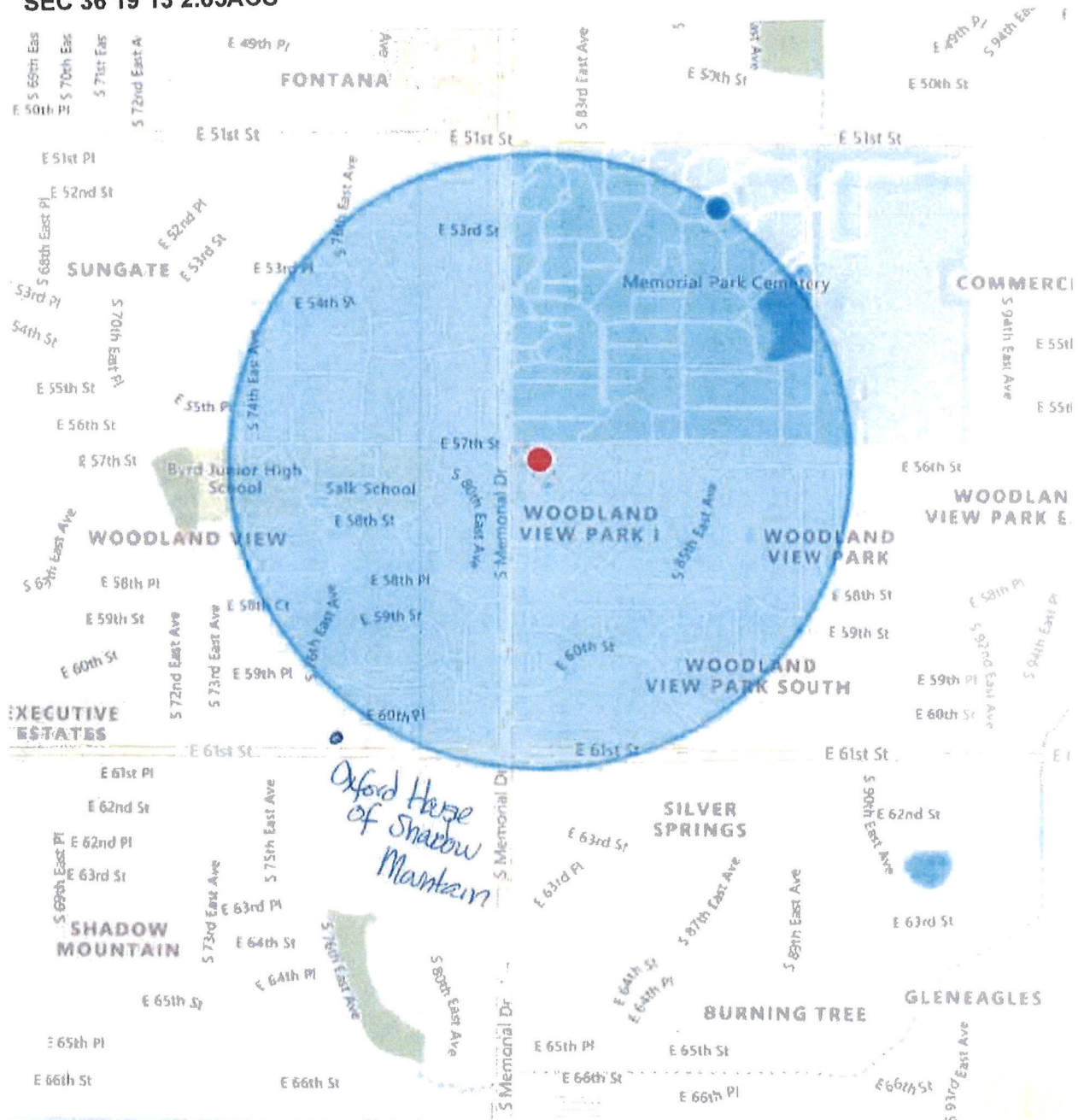
Radius: 805.67 m | 0.81 km | 0.50 mi | 2643 ft | 881.1 yd | 0.44 nm

Circle Area: 2039217 m<sup>2</sup> | 2.04 km<sup>2</sup> | 0.79 mi<sup>2</sup> | 21949951 ft<sup>2</sup>

Lat,Lon: 36.08232, -95.88549

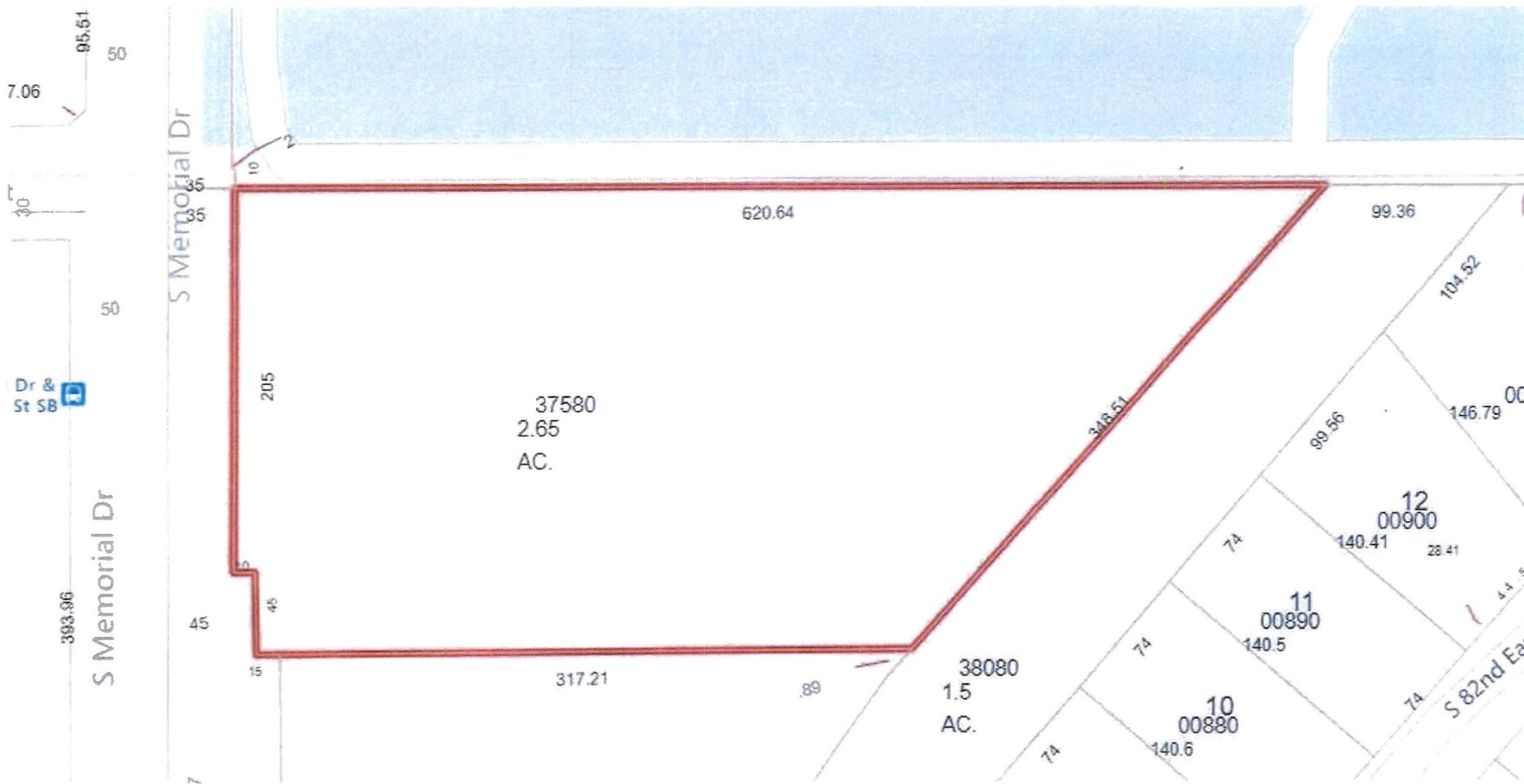
### 5707 S. Memorial Dr. E., Tulsa, OK 74145

Legal: BEG NWC SW TH E620.64 SW349.40 SW479.64 W104.88 N646.57 POB LESS BEG NWC SW TH S646.57 E60 N5 W10 N125 W5 N311.57 W10 N205 W35 POB & LESS BEG 45E & 250S NWC NW SW TH E332.21 SW.89 SW479.64 W44.88 N5 W10 N125 W5 N266.57 POB SEC 36 19 13 2.65ACS



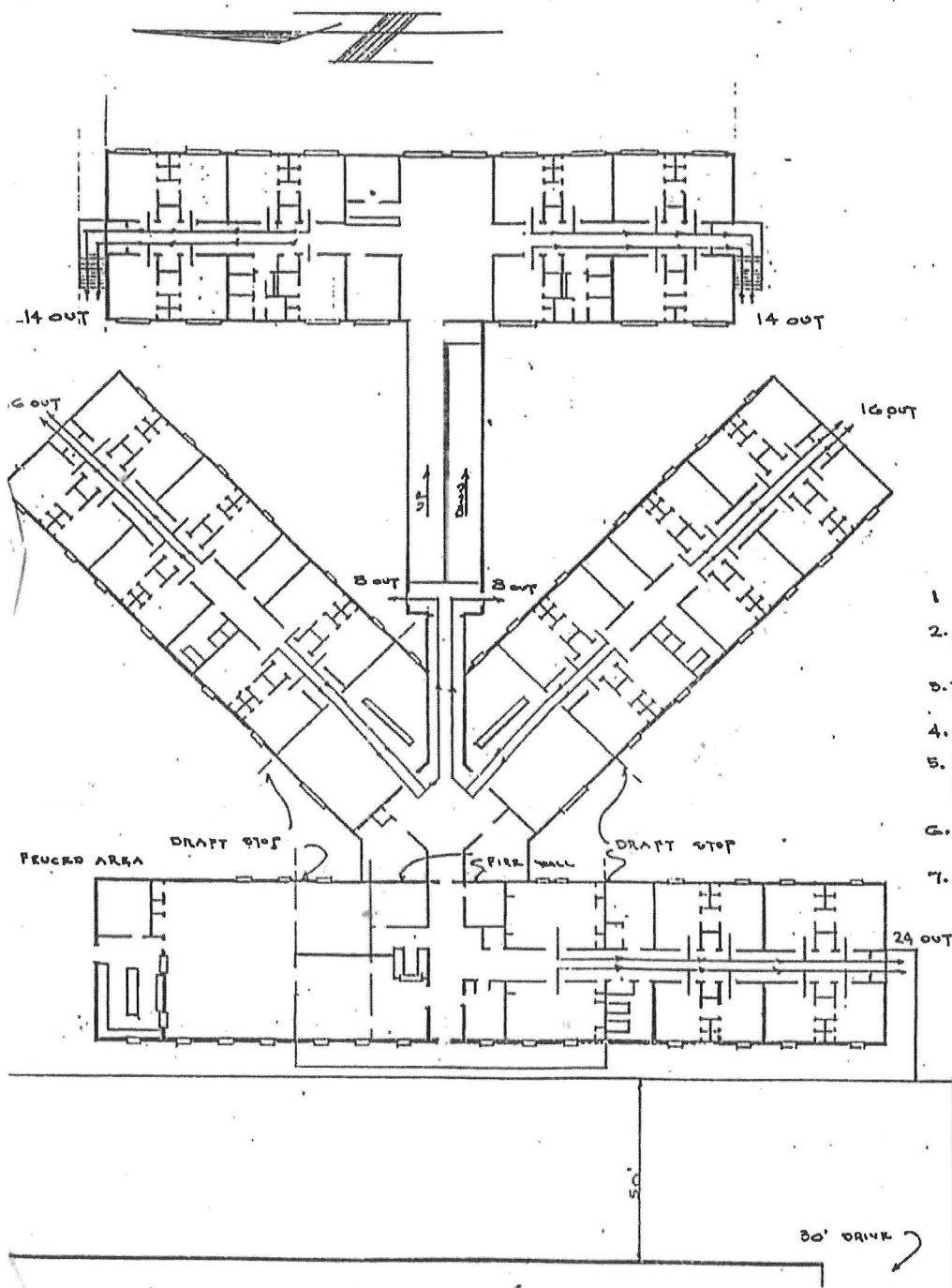
No detention and correctional facilities, emergency and protective shelters, homeless centers, residential treatment centers and transitional living centers are located with a 2,640 feet radius of the location.

Actual shape and dimensions of the lot with lot lines and names of abutting streets.



5707 S. Memorial Dr. E., Tulsa, OK 74145

Legal: BEG NWC SW TH E620.64 SW349.40 SW479.64 W104.88 N646.57 POB LESS BEG NWC SW TH S646.57 E60 N5 W10 N125 W5 N311.57 W10 N205 W35 POB & LESS BEG 45E & 250S NWC NW SW TH E332.21 SW.89 SW479.64 W44.88 N5 W10 N125 W5 N266.57 POB SEC 36 19 13 2.65ACS



1. PERSON THAT DISCOVERS FIRE REPORT TO DESK.
2. PERSON AT DESK ON EACH SHIFT TO CALL THE FIRE DEPARTMENT. 552-5151
3. REMOVE PATIENTS FROM IMMEDIATE DANGER AREA.
4. USE EXTINGUISHERS TO FIGHT FIRE.
5. HAVE COMPETENT PERSON CHECK ALL ROOMS, CLOSETS, ETC. TO BE SURE ALL PATIENTS ARE OUT.
6. RAPID EVACUATION IS NECESSARY FROM DANGER FIRE AREA.
7. KEEP DRIVEWAYS, ETC. CLEAR SO THAT FIRE MEN CAN OPERATE EFFECTIVELY.

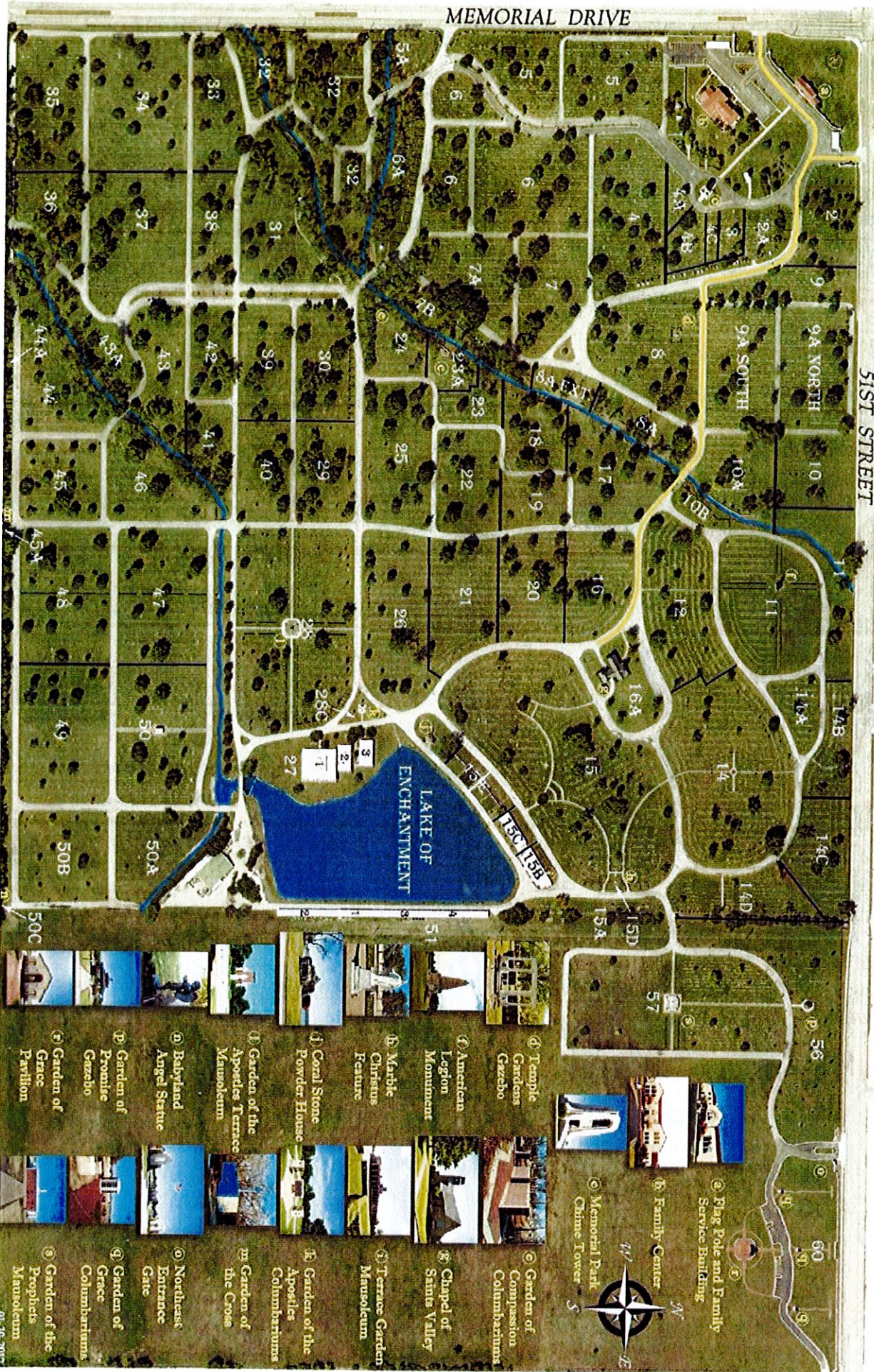
*J.P. Thompson*

SCALE 3/8" = 1'-0"



1.	TULSA CITY BOARD OF ADJUSTMENT	Section:	Lot:	Space:	Marker:
2.	CASE NO. <u>B04 03549</u>	Section:	Lot:	Space:	Marker:
3.	OFFICIAL RECORD EXHIBIT	Section:	Lot:	Space:	Marker:
4.	ENTERED IN THE <u>7/11/23</u>	Section:	Lot:	Space:	Marker:
5.	MINUTES OF THE TULSA CITY BOARD OF ADJUSTMENT	Section:	Lot:	Space:	Marker:

# MEMORIAL PARK CEMETERY



# Memorial Park Cemetery

## Notable Burials



**Albert E. Schwab** - a Medal of Honor recipient.  
*Section 8*



**Billy Jack Wills** - a Western Musician, vocalist, songwriter, guitarist, best known for being a member of the western swing band the Texas Playboys.  
*Section 15*



**Rev. Billy Joe Daugherty** - founder and pastor of Victory Christian Center in Tulsa, Oklahoma.  
*Section 15-E*



**Bob Wills** - a Country Music Singer, Songwriter, and Bandleader. Known as the "King of Western Swing".  
*Section 15*



**Carl Wendle Morton** - a Major League Baseball Player.  
*Section 14*



**Evelyn Lutman Roberts** - wife of Reverend Oral Roberts. She was an Evangelist who played a vital role in Oral Roberts' ministry.  
*Section 45*



**Frank Christian Frantz** - a former Oklahoma Governor. During the Spanish-American War he served as a Captain in Theodore Roosevelt's "Rough Riders".  
*Section 4*



**James Dorn Oglesby** - a Major League Baseball Player.  
*Section 19*



**Jerald "Jerry" T. Webber** - Longtime Tulsa broadcaster.  
*Section 18*



**Johnnie Lee Wills** - a radio personality and one of the original "Texas Playboys" on tenor banjo.  
*Section 15*



**Leon Russell** - an American Musician, Songwriter and Producer. He was known as the "Master of space and time".  
*Section 15-E*



**Moscelyne Larkin Jasinski** - a Native American ballerina from Oklahoma and founder of the Tulsa Ballet and its school.  
*Section 4-B*



**Rev. Oral Roberts** - an American Methodist-Pentecostal Televangelist, founder of the Oral Roberts Evangelistic Association and Oral Roberts University.  
*Section 45*



**Roman Jasinski** - a Polish ballet dancer and founder of the Tulsa Ballet and its school.  
*Section 4-B*



**Roy Clark** - the legendary "superpicker", GRAMMY, CMA, and ACM award winner, Country Music Hall of Fame and Grand Ole Opry member, co-host of the famed "Hee Haw" television series.  
*Section 15-A*



**Sam Kinison** - an American stand-up comedian and actor.  
*Section 28*



**Steve Pryor** - a renowned blues guitarist.  
*Section 60*



**Dr. T.L. Osborn** - a world missionary evangelist, statesman, teacher, author, publisher, linguist, designer, pianist, and administrator.  
*Section 5*



**Wayman Tisdale** - an American professional NBA basketball player and a smooth jazz bass guitarist.  
*Section 2*



MEMORIAL  
PARK



TULSA CITY BOARD OF ADJUSTMENT  
CASE NO. B04-23549  
OFFICIAL RECORD EXHIBIT  
ENTERED IN THE 3/11/23  
MINUTES OF THE TULSA CITY BOARD  
OF ADJUSTMENT



Meredith McGinnis Monaco <mcginnismonaco@gmail.com>

### City of Tulsa Board of Adjustment case no. BOA-23549 request for Special Exception for Transitional Living home

1 message

**April White** <aprilsellerswhite@gmail.com>  
To: Meredith McGinnis Monaco <mcginnismonaco@gmail.com>  
Cc: Keith Dobbs <keith@cjamm.org>, Judgeapril@aol.com

Tue, Jul 11, 2023 at 5:52 AM

City of Tulsa Board of Adjustment  
C/o Meredith McGinnis Monaco

Dear Board Members:

Please accept my communication in this unusual fashion since I'm not yet released from knee replacement surgery on the 28th. I am April Sellers White, Associate District Judge, retired from Creek County after 27 years of public service. I have lived in Tulsa or Sapulpa continuously since I started law school in 1973. I have served on the Board of Criminal Justice and Mercy Ministries (CJAMM) since long before I retired in 2010.

Throughout my board service with CJAMM I have been familiar with the transitional living homes operated by CJAMM as the Exodus Houses and the Parsonage. To the best of my knowledge there has not been a single incident of our residents committing crimes against their neighbors.

Of all the residents who have successfully completed our program which includes substance abuse and reintegration into the community, fewer than five percent are convicted of a new crime in the five years following their graduation from Exodus House. This is compared to much higher rates of recidivism in other programs.

I sincerely request you grant CJAMM's Zoning Exception which will allow our Exodus and Parsonage residents to have better access to the bus system and to more employment possibilities.

Feel free to contact me if I can answer any other questions.

Respectfully submitted,  
April Sellers White  
Associate District Judge, retired  
District Court of Creek County  
Board member and immediate past Chair of CJAMM  
[Aprilsellerswhite@gmail.com](mailto:Aprilsellerswhite@gmail.com)  
P.O. Box 730  
Sapulpa, OK 74067  
Cell 918-688-6807

TULSA CITY BOARD OF ADJUSTMENT  
CASE NO. BOA 23549  
OFFICIAL RECORDS  
ENTERED 7/11/23  
CITY BOARD  
OF ADJUSTMENT

Sent from my iPhone

# Memorial Park

BURIAL PARK - MAUSOLEUM  
5111 S. MEMORIAL DR./ TULSA, OK/ 74145-900  
918-627-0220/FAX 918-627-0258  
NON-SECTARIAN PERPETUAL CARE

August 2, 2023

City of Tulsa Board of Adjustment  
c/o Chairperson Austin Chapman  
175 E. 2<sup>nd</sup> St., Suite 480  
Tulsa, Oklahoma 74103

Re: Opposition to Application of CJAMM for Special Exception to  
Zoning Code; Case No. BOA-23549

Dear Mr. Chapman:

Thank you for taking time to consider this letter in opposition to the proposed Residential Treatment Center zoning special exception sought by the Criminal Justice and Mercy Ministries of Oklahoma, Inc. (“CJAMM”) to locate an “Exodus House” at 5707 S. Memorial Drive. I write on behalf of the Board of Trustees of Memorial Park, a Trust Estate, which has operated a 250 acre cemetery at the southeast corner of 51<sup>st</sup> Street and Memorial in Tulsa since 1927. Memorial Park is opposed to the grant of a special exception.

For almost 100 years Memorial Park has afforded Tulsa area families a place to inter their loved ones in a beautiful and serene setting, where their loved ones are honored with mausoleums, memorials, and grave markers. Memorial Park is private property and is operated to provide families some seclusion and privacy during times of grieving and reflection during services, and in visits afterwards. We are highly concerned that the peace, seclusion, and privacy we work to provide will be threatened by the grant of the subject special exception.

The proposed Exodus House would be located directly south of Memorial Park. The residents of Exodus House would not have personal vehicles, so walking or taking a bus would be their only transportation alternative. We believe it would be irresistible to any resident having to go to the east to “cut the corner” by walking through Memorial Park. There are no sidewalks on either side of Memorial Drive, so walking along the street is not easy.

We have interment services every day, Monday through Saturday. We are highly concerned that Exodus House residents will be walking through the Park to or from work, or on weekends, and disturbing services. We do not have on-site security and have no way to stop a trespasser from entering our several entrances on Memorial Drive.

During 2022 Memorial Park experienced a rash of theft of bronze flower vases from its grounds. Over 70 of these vases were stolen so they could be melted down for their copper. We have, in the past, experienced numerous instances of equipment theft and vandalism. So, we have reason to have serious concern about trespassing on Memorial Park grounds and the consequences of trespassing.

I personally attended the meeting on August 1, 2023, hosted by CJAMM concerning Exodus House. At that meeting the area residents were overwhelming opposed to approval of the special exception. After the meeting I was left with a number of concerns based on the information provided by CJAMM. They include:

- When asked directly Executive Director Keith Dobbs could not provide the number of persons who might reside at Exodus House. The facility was used as a nursing home and can accommodate up to 70 residents.
- When asked directly Director Dobbs could not say how many staff would be at Exodus House. He did say “maybe 4 or 5” but clarified that those might not be full time.
- We have asked Director Dobbs directly for a written business plan but none has been provided. We have no assurances that an adequate security system or fencing will be installed.
- The residents of Exodus House would be required to work a first shift job. The only bus stop close to the House is on the west side of Memorial, with the Exodus House on the east side of Memorial Drive. There is no crosswalk in the area. So up to 60 or 70 persons could be trying to cross Memorial Drive, one of Tulsa’s busiest streets, some in the early morning darkness, with no crosswalk. That sounds like a formula for disaster.
- The neighborhood residents told Director Dobbs that there are already 4 group living homes in the area. Apparently 4 Oxford Houses, which are sober living facilities for 8 – 12 men per home, have located in the neighborhood. Adding a fifth group home to the area seems an inappropriate concentration of such facilities.

Again, thank you for considering the position of Memorial Park in opposition to the special exception for a residential treatment facility. We urge you to vote against the exception.

Sincerely,

MEMORIAL PARK, a Trust Estate



Thomas D. Robertson, Trustee

**From:** [Hoyt, Jay](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** FW: No to case number BOA-23549  
**Date:** Friday, August 4, 2023 8:04:31 AM

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**From:** angiebadcock49 <angiebadcock49@gmail.com>  
**Sent:** Thursday, August 03, 2023 6:11 PM  
**To:** esubmit <esubmit@incog.org>  
**Subject:** No to case number BOA-23549

We do not want this transitional living center.  
Do not rezone 5707 south memorial Dr.  
We do not want this for our neighborhood.  
The 4 We have already are menace enough

Sent from my U.S.Cellular© Smartphone

**CAUTION:** This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

**From:** [marie koehn](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** BOA 23549 case.  
**Date:** Sunday, August 6, 2023 7:28:07 PM

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I own property in the Cottages at 61st and S 90th E Ave. I want to make my voice heard that I am very opposed to this project. We are mostly senior citizens living in this area. We have a multi story assisted living bldg with a block of our subdivision. We are already close to various apts that are low income and we do not need any additional concerns for this area. The area you are purposing was built in the mid to late 90's and some are still the original owners. Please do not pass this request.

Concerned citizen and land CB owner

Mildred M Koehn

Sent from my iPhone

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**From:** [angiebadcock49](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** No rezoning  
**Date:** Sunday, August 6, 2023 5:20:53 PM

---

We do not want rezoning on Case number BOA-23549.  
THANK YOU

Sent from my U.S.Cellular© Smartphone

**CAUTION:** This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

**From:** [Lauren Zeligson](#)  
**To:** [Tulsa Planning Office](#)  
**Cc:** [\(DIST7\) Wright, Lori Decter](#)  
**Subject:** Planned transitional housing— BOA23549  
**Date:** Monday, August 7, 2023 7:34:02 AM

---

Good morning. I cannot make the meeting but wanted to share my thoughts on the proposed transitional housing located at 57th and Memorial. We live in Woodlawn, adjacent to Sungate. We have lived here 22 years. We moved here when we were about 30 and we've watched this neighborhood change and grow. However, I believe we have 4 halfway houses in the neighborhood. And to add transitional housing within one mile and even closer to the elementary and middle school. This is a sleepy, sweet neighborhood and I'm not sure why this particular area in Tulsa seems to be a haven for second chances. I believe that those convicted of particular crimes are owed a second chance. I'd just like the city to consider additional parts of the community. There are a lot of kids around the school and I'm not sure how transitional housing will impact those kids.

I'd appreciate your giving this more thought. There has to be an additional location, especially with all of the commercial vacancies.

Thank you.  
Lauren Zeligson  
918.850.0815  
Sent from my iPhone

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**From:** [Christopher Arthur](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** Proposed Transitional living facility at 5707 south memorial Dr. 74145  
**Date:** Sunday, August 6, 2023 6:29:44 PM

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I strongly oppose this idea of housing convicted individuals right next to the entrance of our neighborhood. I'm a single parent with a daughter starting preschool next week. Our neighborhood is not without trouble, but I can think of Many other more appropriate locations for something like this. This location is right by a grade school and memorial middle school. I would think that alone deems the location unacceptable

Christopher Arthur

**CAUTION:** This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

To: Austin Chapman  
City of Tulsa Board of Adjustment  
From: Earleen Reedy  
Date: August 7, 2023  
Re: Letter of Support for Application of CJAMM for Special Exception to Zoning Code:  
Case N.BOA-23549

Dear Mr. Chapman,

I am a former Correctional Officer at Conner's Correctional Center in Hominy. I am now retired. However, I continue to have a strong interest in criminal justice. As a member of Saint Paul's United Methodist Church in Tulsa I serve as liaison with Exodus House, Tulsa. During this time we have helped fulfill material needs for this ministry along with sponsoring two residents. Both have been women in their early 30s, who are intent on changing their lives and having their children returned to their care.

Our main responsibility is providing transportation to and from worship with us each Sunday morning. However, we have also gone to lunch together and provided transportation to the grocery-drug stores.

I have been at the Exodus House many times and always find the grounds well cared for. Both apartments I have visited have been clean. While visiting Exodus House I often come in contact with other residents, both male and female. Those I encounter have always been friendly and polite. I recall on more than one occasion I have had items to carry inside and have had a resident I didn't know offer to help me.

From my experiences with both staff and residents I would say the proposal for an Exodus House to be located at 5707 S Memorial Drive, would be a benefit to Tulsa and particularly to this neighborhood. Therefore, I would ask that you approve the Special Exemption.

Jeannie McDaniel  
1416 South Marion Ave.  
Tulsa, OK 74112

August 5, 2023

**RE: Letter of Support, CJAMM for Special Exception to Zoning Case # BOA-23549**

Austin Chapman, City of Tulsa, Board of Adjustment

It is my privilege to have worked with the Exodus House in Tulsa for over 20 years. Beginning in around 2000 while I was working in the Office of Neighborhoods for the City of Tulsa, an application was submitted for the zoning of land where the current facility is located. The group of sponsors met with neighbors and established relationships that have served both clients and neighbors well.

Years later, I became an active apartment sponsor through First United Methodist Church and helped many residents through their journey as they transitioned from incarceration to independent living. I have personally witnessed many success stories of unification of parents with families and children. I have watched incredible people overcome hurdles to become homeowners, become community volunteers, strive in post graduate programs and become active in our schools, churches and businesses throughout Tulsa. Many of the graduates are valued employees and neighbors.

The success of this program is a combined effort of thoughtful management and partnerships in our ever-changing world. Exodus House has a unique footprint. There is a manager on duty 24 hours a day, 7 days a week. There is a strictly enforced curfew, a facilities manager on-site, with lighting and property maintenance a high priority. Drug and alcohol abstinence is required as well as church attendance.

The application process to obtain admittance to this program is very selective and geared towards those applicants who have a strong desire to achieve success. The Exodus program develops a specific set of goals for each individual person accepted. There is a scaffolding of education, employment and self-sufficiency to reach graduation. Therefore, completion is based on one's drive and personal commitment to work hard and move on in their life.

Notably, the success of this faith-based program reflects the underpinning of churches and mentors in these institutions and other non-profits who care and give hope to all involved.

Thank you for your consideration.

Sincerely,

Jeannie McDaniel

Former Oklahoma House Representative, District 78



Meredith McGinnis Monaco &lt;mcginnismonaco@gmail.com&gt;

## Fwd: Details about proposed purchase of the former nursing home on Memorial

Keith Dobbs &lt;keith@cjamm.org&gt;

Tue, Jul 18, 2023 at 10:58 PM

To: Alan Berryman <aberryman@cox.net>, April Sellers White <judgeapril@aol.com>, Craig Stinson <cstinson8150@gmail.com>, Kristin Terrell-Wilkes <office@cjamm.org>, Lesa Rhoads <lesa@cjamm.org>, Lew McGinnis <lewmcginnis@generalproperties.net>, Meredith McGinnis Monaco <mcginnismonaco@gmail.com>, Scott Davis <sg.davis.ok@gmail.com>, Scott G Davis <sgd2f3@cox.net>

Wanted to share this email with you that was just received.....after our finance committee meeting this morning. K

----- Forwarded message -----

From: Dale Leander <leander@familynet.net>

Date: Tue, Jul 18, 2023 at 10:53 PM

Subject: Details about proposed purchase of the former nursing home on Memorial

To: Potter, Julie <potteju357@gmail.com>, Bartlett, Rich <rich.bartlett@cox.net>, Clapp, Neil <neilclapp@juno.com>, Marc Nunley <marcnunley@gmail.com>

CC: <keith@cjamm.org>

Neighborhood leaders,

I left a message on Friday for the Criminal Justice and Mercy Ministries (CJAMM) to call me back about their desire to buy the former nursing home on Memorial near our neighborhood.

The Executive Director office is closed on Fridays because he works Sunday through Thursday – speaking at a different church in Oklahoma every Sunday, spreading awareness and raising support.

That Executive Director, Keith Dobbs, called me back Monday morning. Below is my best understanding from the notes I took on the phone call. I'm copying him, and he can reply if I misunderstood anything in a significant way.

CJAMM is a 30 year old non-profit, started by a Methodist church in Oklahoma. They have 3 programs:

- 1) Mercy Ministries – where a Christian volunteer picks up a (qualified) inmate when he or she is released from prison and takes them to a local church to try to meet their initial needs and set them up for success.
- 2) Christian Summer Camps -- For the children of inmates to help them “say no” to drugs and alcohol, and the criminal life they could fall into.
- 3) Exodus Houses – This is what the former nursing home facility will be. CJAMM already has two smaller versions of these operating in Tulsa, but they are about a mile from the nearest bus stop which the former inmates need -- to get to their jobs. So the proposal is to consolidate those -- to the former nursing home, which is right next to a bus stop. Then CJAMM will sell the two smaller facilities.

CJAMM already operates this Exodus House program in Oklahoma City also. It's a mature, well run program as follows --

There are no violent offenders, or those convicted of sexual crimes, allowed in this Exodus House facility.

It starts with prisoners who volunteer for this program. They are first screened while they are in prison with an in-person interview by the Executive Director. The individuals who pass the in-person interview then get an in-depth telephone interview by a case worker, again while they are still in prison.

The successful candidates have to agree to work a full time job, attend 3 support meetings each week and 2 church services, do Community Service hours, have a curfew of 10 p.m.

– and submit to random drug & breathalyzer tests at any time, which if they fail, they are immediately moved out to an appropriate rehab center.

The day they are picked up from their release from prison, they are given a drug test which they must pass (because there are sometimes drugs in prison). Then they are moved into their Exodus House “apartment”

(which will be a room at the former nursing home) where they will live for 6 months.

A church will actually be sponsoring the expenses of the candidate, but the candidate agrees to pay \$450 a month for this apartment -- which is collected & held in a fund totaling \$2,700 which the candidate will get back after 6 months as a "nest egg" to pay their new deposit and first & last month rent at an apartment complex located close to their job.

One of the valuable features of the entire program is the Executive Director, Keith, who is in his early 60s. Keith was previously the CEO of a medical center for native Americans where he built drug & alcohol rehab programs. He said that was a challenging assignment -- and prepared him well for this CJAMM program.

You can see photos & read biographical paragraphs of the staff of CJAMM at <https://www.cjamm.org/about/staff/>

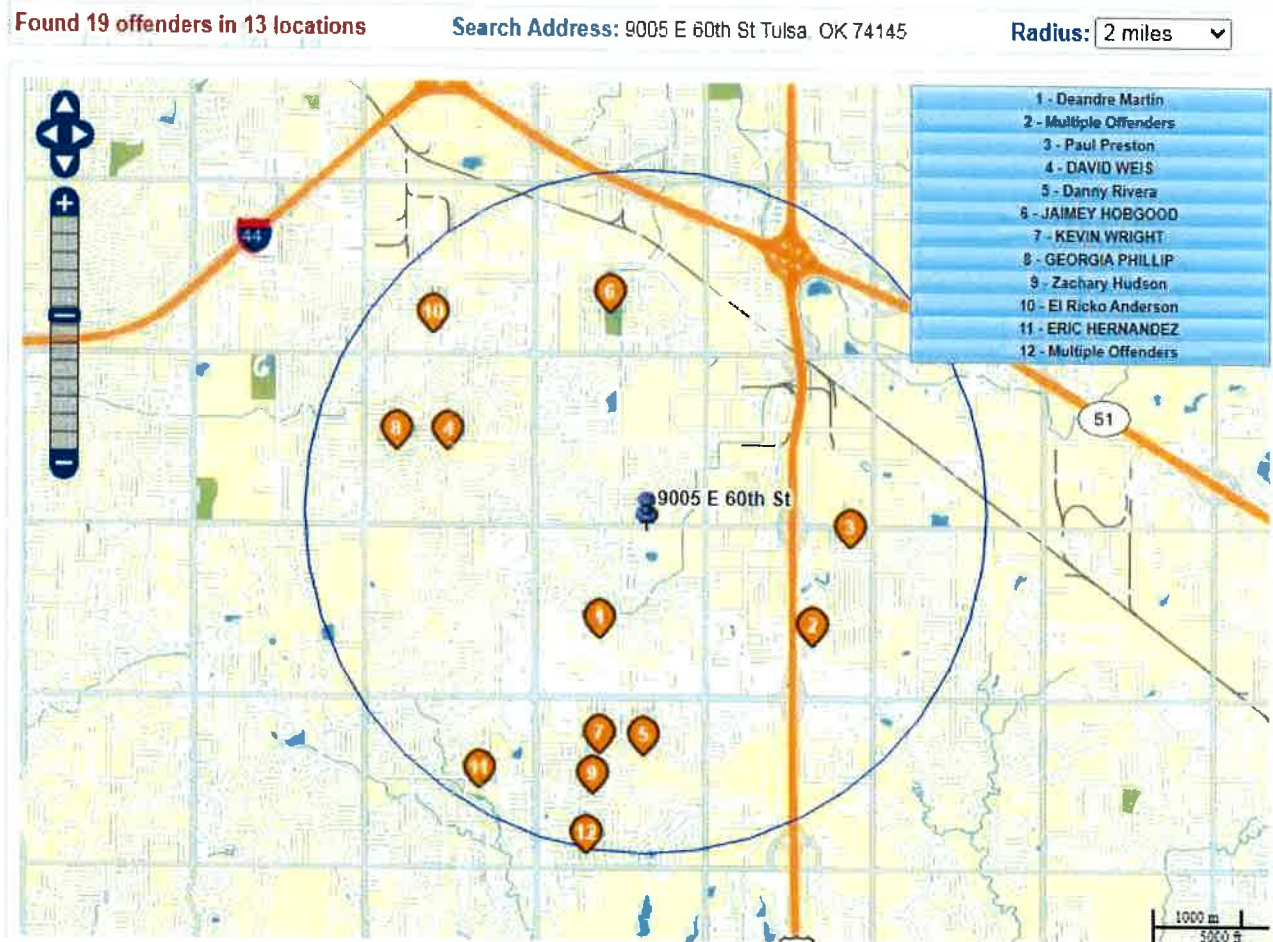
You will find email addresses & phone numbers for each of them.

Keith volunteered to have coffee at a convenient place & time to answer any questions in person that you all may have about their program.

My bottom line --

I'm withdrawing any objection to the Board of Adjustment variance, and support this program in that former nursing home. I wish Keith would conduct all those CJAMM rules for all the people that live on my street! And in the rest of the neighborhood, too.

I have gone to the website of the Tulsa Police list of Registered Sexual Offenders in years gone by at <https://www.icrimewatch.net/index.php?AgencyID=56375&disc=> and found several sex offenders living in our neighborhood. At this moment, there are none, but there are 19 living within 2 miles of my house -- with no one like CJAMM supervising them. Graphic below.



And 8% of Oklahomans have a felony conviction.

<https://stateimpact.npr.org/oklahoma/2012/05/17/daunting-employment-barriers-await-oklahoma-felons-after-prison/>

So it's sound logic that there are many former felons living in our neighborhood — up to 8% of your neighbors (there are about 600 homes in our neighborhood, 8% would be at least 48 felons). Again, with no one applying the kind of rules that CJAMM enforces on their candidates, and usually not having the help that CJAMM provides to live a law-abiding lifestyle.

You are welcome to your own viewpoint & opinion, but I'll have no objection at the Board of Adjustment hearing on August 8<sup>th</sup> at 1:00 pm.

Dale

--  
**Keith Dobbs**

Executive Director  
Criminal Justice and Mercy Ministries (CJAMM)  
405.530.2015  
[keith@cjamm.org](mailto:keith@cjamm.org)



Meredith McGinnis Monaco <mcginnismonaco@gmail.com>

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## Exodus House /Tulsa

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**Ken Privett** <kbp@cmtlawltd.com>

Fri, Aug 4, 2023 at 9:45 AM

To: "mcginnismonaco@gmail.com" <mcginnismonaco@gmail.com>

Dear Ms. McGinnis ,

I want to express my support for the new Exodus House Tulsa . This a faith based program that does excellent work for citizens in/of Oklahoma. Please allow the Program to flourish in Tulsa .

Thank you , Ken Privett

Sent from my iPhone



Meredith McGinnis Monaco &lt;mcginnismonaco@gmail.com&gt;

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**LETTER OF SUPPORT for Application of CJAMM for Special Exception to Zoning Code; Case N. BOA-23549**

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**Stephen Cagle** <scagle@clergy.okumc.org>

Mon, Aug 7, 2023 at 2:39 PM

To: mcginnismonaco@gmail.com

Dear Austin Chapman,

I would like to voice my support for the Special Exception to Zoning Code for CJAMM (Case N. BOA-23549). My name is Stephen Cagle and I am the senior pastor at the Sand Springs United Methodist Church. Not only have I been involved in some capacity with CJAMM's Exodus House ministry for many years, many of the residents of Exodus House (currently located in north Tulsa) have been a part of my church. I have had the privilege of getting to know many of the residents in a pastoral capacity.

Not once, ever, have we had a resident of the Exodus House cause a problem at our church. In fact, they have only ever been a benefit to our church. If CJAMM wanted to open an Exodus House in my neighborhood, I would be proud to call them neighbors. The residents of the Exodus House are like the woman who anointed Jesus in Luke 7: they have been forgiven much, and they love much. I have no doubts whatsoever that the presence of an Exodus House on South Memorial Dr. will only serve to improve and better that community.

I urge you to support the zoning exception for CJAMM, as they are working to make Tulsa and the greater Tulsa area a better place.

Thank you for your consideration,

--

Rev. Stephen Cagle  
Senior Pastor  
Sand Springs United Methodist Church





Meredith McGinnis Monaco &lt;mcginnismonaco@gmail.com&gt;

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## Letter of support for Exodus House

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**Terry Cooper** <jim\_terrycooper@yahoo.com>

Mon, Aug 7, 2023 at 2:18 PM

To: "mcginnismonaco@gmail.com" &lt;mcginnismonaco@gmail.com&gt;

To Whom It May Concern,

After working with Exodus House for the past four years, I believe that they are a valuable asset to the Tulsa community. Exodus House provides help for the those individuals that have been released from prison. Their help and guidance in conjunction with local Tulsa church are a big reason why many of the residents do not return to prison. One of the biggest drawbacks to Exodus House has been the limited resources they have that has kept them from helping more people. I urge you to vote to allow Exodus House to be able to move to this new facility. Thank you.

Jim Cooper, Member  
Asbury Church, Tulsa



Meredith McGinnis Monaco <mcginnismonaco@gmail.com>

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## Letter of Support

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**Frankie Long** <frankielong14@gmail.com>  
To: mcginnismonaco@gmail.com

Mon, Aug 7, 2023 at 2:16 PM

I have been actively involved as an apartment sponsor for 3+ years. During that time I have found nothing but warm, loving, compassionate people. The residents are overwhelmed with the support they receive from the staff, churches, and partners of Exodus House. I feel they are an asset to the community.

To Whom It May Concern,

I am writing to express my wholehearted support for Exodus House, a ministry under CJAMM (Criminal Justice and Mercy Ministries), affiliated with the Oklahoma United Methodist Church. As the Spiritual Director at the Tulsa location and the pastor at University United Methodist Church, I have had the privilege of working closely with the clients and witnessing firsthand the transformative impact this program has on individuals recently released from incarceration.

Exodus House provides an essential program that offers housing, requires clients to seek employment, and assists them in successfully reintegrating into society. The dedication and integrity displayed by the leadership team at CJAMM are commendable, and their ability to be exceptional neighbors and community partners is evident.

Through weekly small group sessions and Bible studies, I have had the opportunity to build meaningful relationships with the program's participants. The positive changes I've witnessed in their lives are truly inspiring. Exodus House creates a supportive environment that fosters personal growth, promotes responsibility, and empowers individuals to make positive choices.

As a member of the Tulsa community and a representative of University United Methodist Church, I understand the concerns raised by some residents regarding the acquisition of a new location for Exodus House. However, it is crucial to recognize the vital role this ministry plays in reducing recidivism, fostering a safer community, and providing much-needed assistance to those in need of a second chance.

The successful reintegration of formerly incarcerated individuals into society benefits us all. It not only helps the individuals reclaim their lives but also contributes to the growth and prosperity of the entire community. Exodus House serves as a beacon of hope for those striving to rebuild their lives and make amends for past mistakes.

I urge the City Hall to consider the invaluable contributions of Exodus House and its positive impact on the lives of the individuals it serves. Let us stand together to support this essential ministry in its pursuit of a new location, enabling them to continue their life-changing work for the betterment of our community.

Thank you for considering my heartfelt support for Exodus House and the incredible services provided by CJAMM. Your endorsement of this ministry will undoubtedly have a lasting, positive effect on countless lives.

Sincerely,

Rev. Matt Austin  
Spiritual Director, Tulsa Exodus House  
Co-Pastor, University United Methodist Church

Co-Director, Council Oak Office of Research and Innovation, OKUMC, Council Oak District  
Co-President, Double Flag Coffee Company

**From:** [Miller, Susan](#)  
**To:** [Lauren Zeligson](#)  
**Cc:** [Chapman, Austin](#)  
**Subject:** RE: Proposed transitional housing 57th and Memorial  
**Date:** Thursday, August 10, 2023 11:50:35 AM

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Thank you for your email. I am copying Austin Chapman who will make sure your comments are forwarded to the BOA members before their next meeting.

**Susan Miller, AICP | Director**  
**Tulsa Planning Office**

Department of City Experience  
175 E. 2nd Street, Suite 480  
Tulsa, OK 74103-3216

**T:** 918-596-7130

**E:** [smiller@cityoftulsa.org](mailto:smiller@cityoftulsa.org)

[www.tulsaplanning.org](http://www.tulsaplanning.org)

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**From:** Lauren Zeligson <lzeligson@gmail.com>  
**Sent:** Thursday, August 10, 2023 9:09 AM  
**To:** Miller, Susan <smiller@cityoftulsa.org>  
**Subject:** Proposed transitional housing 57th and Memorial

Good morning. I don't know if you are the correct contact, but I would like to send you my thoughts about the proposed transitional housing at 57th and Memorial.

I saw that the BOA has decided to table the conversation until late August and I will be out of town.

My family lives in Woodlawn, adjacent to Sungate. We have lived here for 22 years and we moved here when we were 30ish. We have watched this neighborhood change and grow. However, I believe there are FOUR halfway houses in our neighborhood. Add transitional housing less than one mile from the elementary school and middle school in our neighborhood, I think that would make the square mile between 61 and 51 and Sheridan and Memorial housing more inmates (former inmates) than most areas.

This is a sleepy, sweet neighborhood and I'm not sure why this particular area in Tulsa seems to be a haven for second chances. I believe that those convicted of particular crimes are owed a second chance. I'd just like the city to consider additional parts of the community. There are a lot of kids around the school and I'm not sure how transitional housing will impact those kids. I'd appreciate your giving this more thought. There has to be an additional location, especially with all of the commercial vacancies.

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## Chapman, Austin

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**From:** Joseph Jones <jlj5214@gmail.com>  
**Sent:** Thursday, August 10, 2023 9:12 PM  
**To:** Tulsa Planning Office  
**Subject:** Reference BOA 23549

I strongly oppose approval of the above proposal to house released convicts at this location.

I don't think they would be a threat to the dead people in the cemetery and probably not to the corpses in the funeral home, but on the other side of the road there is an Elementary and a Junior High School within a quarter mile of this facility.

Joseph L Jones

44 year resident of Sungate

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**From:** [Gale Norman](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** BOA 23549  
**Date:** Friday, August 11, 2023 8:08:45 PM

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I strongly oppose approval of the above proposal to house released convicts at this location.

Sent from my iPhone

Gale Norman

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**From:** [Barbara Ridings](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** Halfway House for criminals 5707 S. Memorial Drive  
**Date:** Saturday, August 12, 2023 4:48:11 PM

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My husband and I **strongly oppose** the Halfway House for criminals at 5707 S. Memorial Drive.

We have lived in our house for 40 years and have felt pretty safe, but turning the nursing home into a halfway house for criminals makes us feel very UNSAFE. Also, it is too close to an elementary and junior high schools.

Another concern is our property value. If this happens our property value is going to plummet. Would you buy in a neighborhood with criminals as your neighbors? PLEASE DO NOT LET THIS HAPPEN.

Thank you,  
Paul and Barbara Ridings  
5323 South 73<sup>rd</sup> East Ave

Sent from [Mail](#) for Windows

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**From:** [Extance, Samantha](#)  
**To:** [Lauren Zeligson](#)  
**Cc:** [Tulsa Planning Office](#)  
**Subject:** RE: development at 57th and Memorial -  
**Date:** Monday, August 14, 2023 8:20:14 AM

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Good Morning, Lauren,

Thank you for sending in your thoughts on the proposed transitional housing at 57<sup>th</sup> & Memorial. While I am not the correct contact person for comments, I've copied the email address you need where public comments are recorded for all BOA cases. That email is cc'ed for your reference in case you have any future comments you'd like to make on BOA cases.

I'd also encourage you to contact your City Councilor, Lori Decter Wright, to share your concerns about the proposed housing. Her email address is [dist7@tulsacouncil.org](mailto:dist7@tulsacouncil.org).

Thank you again for being engaged and for taking the time to share your concerns. I hope you have a great day (and enjoy our much-needed rain).

Warm Wishes,  
Sam

**Sam Extance | Destination Districts Manager**  
**Community Development**  
Department of City Experience  
175 E. 2nd Street, Suite 480  
Tulsa, OK 74103-3216  
**T:** 918-596-7651  
**E:** [sjextance@cityoftulsa.org](mailto:sjextance@cityoftulsa.org)

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**From:** Lauren Zeligson <lzeligson@gmail.com>  
**Sent:** Thursday, August 10, 2023 9:08 AM  
**To:** Extance, Samantha <sextance@cityoftulsa.org>  
**Subject:** development at 57th and Memorial -

Good morning. I don't know if you are the correct contact, but I would like to send you my thoughts about the proposed transitional housing at 57th and Memorial.

I saw that the BOA has decided to table the conversation until late August and I will be out of town.

My family lives in Woodlawn, adjacent to Sungate. We have lived here for 22 years and we moved here when we were 30ish. We have watched this neighborhood change and grow. However, I believe there are FOUR halfway houses in our neighborhood. Add transitional housing less than one mile from the elementary school and middle school in our neighborhood, I think that would make the square mile between 61 and 51 and Sheridan and Memorial housing more inmates (former inmates) than most areas.

This is a sleepy, sweet neighborhood and I'm not sure why this particular area in Tulsa seems to be a haven for second chances. I believe that those convicted of particular crimes are owed a second chance. I'd just like the city to consider additional parts of the community. There are a lot of kids around the school and I'm not sure how transitional housing will impact those kids. I'd appreciate your giving this more thought. There has to be an additional location, especially with all of the commercial vacancies.

Thank you for your time.

Lauren Zeligson  
5753 South 72nd East Avenue  
Tulsa, OK 74145

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Lauren Zeligson  
918.850.0815  
[lgzeligson@gmail.com](mailto:lgzeligson@gmail.com)

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**From:** [marie koehn](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** 56th Memorial Transitions housing  
**Date:** Tuesday, August 15, 2023 8:30:03 PM

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Please do not allow this to be a transition house. There are several families and several senior citizens in this area. Plus we do not need to have this in our area. Please put the transition area in an area that is not in a family neighborhood!!

I do believe they need a transitional housing but why not consider in a more rural area

Thank you

Mildred Koehn home owner in that area is voicing my opinion and not wanting this anywhere near to us

Sent from my iPhone

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**From:** [Joe Ford](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** comment for Board of Adjustment mtg on Aug 22nd  
**Date:** Tuesday, August 15, 2023 8:09:55 PM

---

re: application to City of Tulsa for a Use Exception to establish a Transitional Living Facility at 5707 S. Memorial Dr. Tulsa, OK 74145

Dear Board of Adjustment members,

Please do NOT authorize a use exception or grant authorization for the Transitional Living Facility that is proposed at 5707 S. Memorial Drive. There is a reason that location would require application for an 'exception'... it is NOT an appropriate location for such a facility. It is far too close to two schools and school bus stops. I do not believe that there would be an acceptable level of supervision of residents to prevent unwanted and/or inappropriate interactions between the residents and children in all grades K-8. Curfews are simply not enough to insure safety for the large number of children in close proximity. Please do not approve this application.

Joseph Ford  
5214 S 68th East Ave  
Tulsa, OK 74145  
[jford55@sbcglobal.net](mailto:jford55@sbcglobal.net)

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**From:** [Cody Patton](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** Transitional living facility  
**Date:** Wednesday, August 16, 2023 7:11:22 AM

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My name is Cody Patton I am Tulsan. I am writing today to show support for those who are voting down the proposed transitional facility for criminals located at 5707 s memorial. I am a ups driver. I know that part of town well. Putting a facility that houses up to 50 criminals is going to drastically change the renter demographic from middle class to extreme lower class. That will be all that will be willing to rent neighboring spaces.

Cody Patton

(918)625-1245

Sent from my iPhone

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