

**Applicant** Virgin Law Office  
**Location** 404 S. Peters  
**Case Number** PD 12-2818  
**Time** 5:30-6:00 PM

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<b>Attendee</b>	<b>Stakeholder</b>	<b>Address</b>	<b>Phone</b>
Blaine Nice	Applicant Representative	100 N. Broadway Oklahoma City, OK	232-0621
Blake Virgin	Applicant	404 S. Peters	321-5132
Rooney Virgin	Applicant	2733 Tropicana Ave.	996-0515
Susan Wiles	Neighbor	102 E. Symmes	245-7068
Kendel Posey	Neighbor	410 S. Peters Ave.	366-8248
David John	Neighbor	410 S. Peters Ave.	366-8248
Leah Messner	City Staff – Legal		217-7748
Ken Danner	City Staff – Public Works Department		366-5458
Jane Hudson	City Staff – Planning Department		366-5344

**Application Summary** The applicant is requesting Special Use for a law office in the R-3, Multi-Family Dwelling District at 404 S. Peters.

**Applicant's Opportunity** Mr. Virgin purchased the property more than 20 years ago. At the time of purchase the use of the property was office. There are two structures on the property at the present time. One structure is a house that has been used as the law office in excess of twenty years and a smaller home located on the property is a residential rental unit. There is no plan to change the present use of the property or to make any changes and/or alterations of the existing structures.

**Neighbor's Comment**

I am concerned the neighborhood will change. I want the residential character of the neighborhood to stay. I am concerned the commercial businesses will continue to take over in the area.

**Applicant's Comment**

I have been in this location for many years and I am very concerned with the development of the neighborhood. I was a huge supporter of the establishment of the Historic District itself. I want to keep the neighborhood character as well. I have no intention of making any changes to the existing business. I am not a commercial business; I am a professional office use. I am going through this process to make the use of my law office at this site an approved Special Use so there are no problems in the future.