



City of Broken Arrow

PO Box 610
Broken Arrow OK 74013
Phone: (918) 259-2411 Ext. 2399

Case Number: **ZON-025337-2025**

**Zoning
Violation**

Case Type: Zoning

Date Case Established: 12/05/2025

Compliance Deadline: **01/05/2026**

Owner: D&B Processing

Mailing Address:

D&B Processing
PO Box 141290
BROKEN ARROW, OK 74014--583

Notice of Violation for the following location:

Address:

21900 E 96TH ST S
BROKEN ARROW, OK 74014

Parcel:

730005761

A recent inspection of the property referenced above revealed the existence of conditions which, if not corrected, are considered a violation of the City of Broken Arrow Zoning Code, cited below.

Additional Information

Subdivision: Venture 777

Legal Description: 20-18-15 BEG AT THE CENTER OF SEC 20 -E 660' TO POB-S 726'- E 660'- N 726'- W 660' TO POB BK 1084 PG 327 (BA CITY ANNEX-CITY)

Description of Violation: The property referenced is currently zoned Industrial Light (IL) allowing for light manufacturing provided all operations are conducted entirely within an enclosed structure producing no objectionable noise, vibrations, smoke or dust associated with the industrial operation. The manufacturing being performed is not conducted entirely within an enclosed structure and is producing objectionable noise, and vibrations affecting neighboring properties therefore is in violation of the IL zoning district.

Violation: 2-1-2 (D) Commercial and Industrial Districts (IL) - Commercial and Industrial Districts (IL) Zoning Code Section 2-1-2 (D) - Commercial and Industrial Districts: Industrial Light (IL). The IL district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building. The intent of the IL district is to preserve land for light industrial and service-oriented commercial uses. (Light manufacturing is defined as an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. The manufacture, assembly, research, or processing of products and goods occurs entirely within an enclosed structure requiring no outdoor industrial wastewater treatment system, and producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation. Outdoor storage of raw materials and products is permitted with proper screening).

Corrective Action: Bring property into compliance with the Zoning Code as set out in section 2-1-2 (D) Commercial and Industrial Districts by conducting all operations entirely within an enclosed structure producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation.

Compliance Date: 01/05/2026

To be in compliance with the Municipal Zoning Code, you will need to comply with this notice by the compliance date indicated above. FAILURE TO COMPLY MAY RESULT IN THE ISSUANCE OF A CITATION.

You may appeal the Code Official's decision, to the Board of Adjustment, within fourteen (14) days of the date on this notice, by filing a written notice of appeal to the Director, explaining where you assert there is an error in any order, requirement, permit, decision, determination, refusal, or interpretation made by the Code Official. Upon receipt of an appeal application and payment of the required fee at the Permit Center of City Hall, the Director will schedule your case to be heard by the Board of Adjustment

Sincerely,



Joe Williford
Chief Building Inspector



City of Broken Arrow

PO Box 610
Broken Arrow OK 74013
Phone: (918) 259-2411 Ext. 2399

Case Number: **ZON-025338-2025**

**Zoning
Violation**

Case Type: Zoning

Date Case Established: 12/05/2025

Compliance Deadline: **01/05/2026**

Owner: D&B Processing

Mailing Address:

D&B Processing
PO Box 141290
BROKEN ARROW, OK 74014--583

Notice of Violation for the following location:

Address:

Parcel:

9600 S 219TH EAST AVE
BROKEN ARROW, OK 74014

730006113

A recent inspection of the property referenced above revealed the existence of conditions which, if not corrected, are considered a violation of the City of Broken Arrow Zoning Code, cited below.

Additional Information

Subdivision:

Legal Description: 20-18-15 A TR OF LAND IN THE NW SE BEG AT THE NW COR OF THE NW OF THE SE OF, SEC 20 -S 00 DEG 07'45" E A DIST OF 330' -S 89 DEG 56' 10" E A DIST OF 660' -N, 00 DEG 07'45" W A DIST OF 330' -N 89 DEG 56'10" W A DIST OF 660' TO POB SUBJ, TO A 30' RDWY & UTIL EASE ALONG THE E SIDE THEREOF BK 568 PG 66
****ZELIGSON, CORP (B A CITY ANNEX-CITY)**

Description of Violation: The property referenced is currently zoned Industrial Light (IL) allowing for light manufacturing provided all operations are conducted entirely within an enclosed structure producing no objectionable noise, vibrations, smoke or dust associated with the industrial operation. The manufacturing being performed is not conducted entirely within an enclosed structure and is producing objectionable noise, and vibrations affecting neighboring properties therefore is in violation of the IL zoning district.

Violation: 2-1-2 (D) Commercial and Industrial Districts (IL) - Commercial and Industrial Districts (IL) Zoning Code Section 2-1-2 (D) - Commercial and Industrial Districts: Industrial Light (IL). The IL district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building. The intent of the IL district is to preserve land for light industrial and service-oriented commercial uses. (Light manufacturing is defined as an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. The manufacture, assembly, research, or processing of products and goods occurs entirely within an enclosed structure requiring no outdoor industrial wastewater treatment system, and producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation. Outdoor storage of raw materials and products is permitted with proper screening).

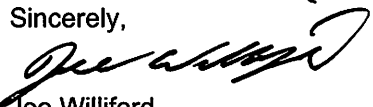
Corrective Action: Bring property into compliance with the Zoning Code as set out in section 2-1-2 (D) Commercial and Industrial Districts by conducting all operations entirely within an enclosed structure producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation.

Compliance Date: 01/05/2026

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Sincerely,

A handwritten signature in black ink, appearing to read "Joe Williford", with a small superscript "2" above the end of the signature.

Joe Williford
Chief Building Inspector



City of Broken Arrow

PO Box 610
Broken Arrow OK 74013
Phone: (918) 259-2411 Ext. 2399

Case Number: **ZON-025339-2025**

**Zoning
Violation**

Case Type: Zoning

Date Case Established: 12/05/2025

Compliance Deadline: **01/05/2026**

Owner: D&B Processing

Mailing Address:

D&B Processing
PO Box 141290
BROKEN ARROW, OK 74014--583

Notice of Violation for the following location:

Address:

Parcel:

9740 S 219TH EAST AVE
BROKEN ARROW, OK 74014

730006129

A recent inspection of the property referenced above revealed the existence of conditions which, if not corrected, are considered a violation of the City of Broken Arrow Zoning Code, cited below.

Additional Information

Subdivision:

Legal Description: 20-18-15 A TR OF LAND IN THE NW SE BEG AT A PT ON THE W LINE OF SD NW OF SE SD, PT BEING 330' S OF TH NW COR THEREOF -S 00DEG 07'45" E ALONG SD W LINE A DIST, OF 165' -N 89 DEG 56'10" E A DIST OF 660' -N 00 DEG 07'45" W A DIST OF 165' -N, 89 DEG 56'10" W A DIST OF 660' TO POB BK 971 PG 734 (B A CITY ANNEX-CITY)

Description of Violation: The property referenced is currently zoned Industrial Light (IL) allowing for light manufacturing provided all operations are conducted entirely within an enclosed structure producing no objectionable noise, vibrations, smoke or dust associated with the industrial operation. The manufacturing being performed is not conducted entirely within an enclosed structure and is producing objectionable noise, and vibrations affecting neighboring properties therefore is in violation of the IL zoning district.

Violation: 2-1-2 (D) Commercial and Industrial Districts (IL) - Commercial and Industrial Districts (IL) Zoning Code Section 2-1-2 (D) - Commercial and Industrial Districts: Industrial Light (IL). The IL district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building. The intent of the IL district is to preserve land for light industrial and service-oriented commercial uses. (Light manufacturing is defined as an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. The manufacture, assembly, research, or processing of products and goods occurs entirely within an enclosed structure requiring no outdoor industrial wastewater treatment system, and producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation. Outdoor storage of raw materials and products is permitted with proper screening).

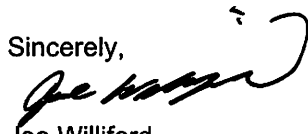
Corrective Action: Bring property into compliance with the Zoning Code as set out in section 2-1-2 (D) Commercial and Industrial Districts by conducting all operations entirely within an enclosed structure producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation.

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Sincerely,



Joe Williford
Chief Building Inspector



City of Broken Arrow

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Broken Arrow OK 74013
Phone: (918) 259-2411 Ext. 2399

Case Number: **ZON-025340-2025**

**Zoning
Violation**

Case Type: Zoning

Date Case Established: 12/05/2025

Compliance Deadline: **01/05/2026**

Owner: D&B Processing

Mailing Address:

D&B Processing
PO Box 141290
BROKEN ARROW, OK 74014--583

Notice of Violation for the following location:

Address:

Parcel:

9750 S 219TH EAST AVE
BROKEN ARROW, OK 74014

730005490

A recent inspection of the property referenced above revealed the existence of conditions which, if not corrected, are considered a violation of the City of Broken Arrow Zoning Code, cited below.

Additional Information

Subdivision:

Legal Description: 20-18-15 TR OF LAND IN NW SE SEC 20/18 /15 DESC AS BEG AT PT ON W LN OF SD NW, SE SD PT BEING 495' S OF NW COR -S 00DEG 7'45"E ALNG SD W LINE A DIST 198' -S, 89DEG 56'10"E 630' -N 00DEG 7'45"W A DIST OF 198' -N 89DEG 56'10" W DIST OF, 630' TO POB ****INGERSOL RAND LEASE(BA CITY ANNEX-CITY)**

Description of Violation: The property referenced is currently zoned Industrial Light (IL) allowing for light manufacturing provided all operations are conducted entirely within an enclosed structure producing no objectionable noise, vibrations, smoke or dust associated with the industrial operation. The manufacturing being performed is not conducted entirely within an enclosed structure and is producing objectionable noise, and vibrations affecting neighboring properties therefore is in violation of the IL zoning district.

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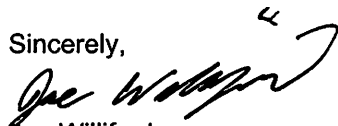
Corrective Action: Bring property into compliance with the Zoning Code as set out in section 2-1-2 (D) Commercial and Industrial Districts by conducting all operations entirely within an enclosed structure producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation.

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Sincerely,

A handwritten signature in black ink, appearing to read "Joe Williford", with a stylized flourish at the end.

Joe Williford
Chief Building Inspector