

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, June 13, 2024, at 11:00 a.m..

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
June 20, 2024
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF MAY 16, 2024 & JUNE 6 2024

EXPLANATION OF PROCEDURE TO AUDIENCE

PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 24-11

Consider a request by Jason & Dr. Brooke Vaughn., applicants & property owners, for a special use permit to allow a 240 square foot accessory structure at 4703 N College Avenue. *Item to be heard by the Bethany City Council on the 2nd of July 2024 at 6:30 p.m. in City Hall.*

LEGAL DESCRIPTION:

Sect 16 T12N-R4W QTR NW Oilfields Addition Block 002 Lot 002 E230FT

NEW BUSINESS

ADJOURNMENT UNTIL JULY 18, 2024

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MAY 16, 2024

MEMBERS PRESENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Kent Lynn
Robert Helton
Steve Marx

MEMBERS ABSENT: Ron Crouch
James Clemmer
Trent Reid

STAFF PRESENT: Ray Jones, City Attorney
Amanda McCellon, Comm. Dev. Director
Brendan Summerville, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, May 9, 2024 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order and gave the invocation. Motion was made by Justin Peck, seconded by Kent Lynn to approve the May 2, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, Steve Marx. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

ITEM 1: **PC 24-01**
Consider a request by Erick Silva, applicant, and Mike Bass, property owner, to rezone tract 3 of 2601 N Rockwell Ave from Industrial Light (I-L) to Two-Family Residential (R-2). *Item to be heard by the Bethany City Council on June 4, 2024.*

LEGAL DESCRIPTION: Tract 3: A part of the SE/4 Sec. 20-T12N-R4W I.M., Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);
THENCE North 00°03'20" East along the East line of said SE/4 a distance of 620/00 feet;
THENCE South 89°29'48" West a distance of 345.00 feet to the POINT OF BEGINNING;
THENCE continuing South 89°29'48" West a distance of 565.20 feet;
THENCE North 00°06'31" West a distance of 702.90 feet;
THENCE North 89°27'47" East a distance of 462.22 feet;
THENCE South 00°03'20" East a distance of 250.00 feet;
THENCE North 89°27'48" East (North 89°14'40" measured) a distance of 105.00 feet;
THENCE South 00°03'20" West a distance of 454.00 feet (453.65 feet measured) to the POINT OF BEGINNING

Said tract of land has an area of 371,845 square feet or 8.5364 acres, more or less.

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning Tract 3 of 2601 N. Rockwell Ave. from Industrial Light (I-L) to Two-Family Residential (R-2). He summarized the zoning of the surrounding properties; and explained the difference between zoning characteristics for Industrial Light (I-L) and Two-Family Residential (R-2). Also, there is water and sewer access for this tract. An overhead view of a plan image was presented showing what the development would look like. There are a total of 24 duplex units which equates to 48 dwelling units. The estimated density for this area is 5.6 dwelling units per square acre, which is under half of our density cap. Also, the two-family residential category allows the construction of both single-family units and two-family units.

Mr. Box, Representative for the applicant spoke to the Planning and Zoning Commission. We feel the proposal is compatible for the area. He requested approval of the zoning request.

Charles Snyder, Chair asked if these duplexes will be for sale or rent.

Mr. Box, Representative for the applicant stated there is a chance it could be both.

Charles Snyder, Chair asked if units are rental, will it be by the developer.

Mr. Box, Representative for the applicant indicated by the developer.

Motion was made by Kent Lynn, seconded by Justin Peck to recommend approving the rezoning of tract 3 of 2601 N Rockwell Ave from Industrial Light (I-L) to Two-Family Residential. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

ITEM 2: PC 24-09

Consider a minor subdivision request by Louis Colis, applicant & property owner, for their property at 2811 N Council Road. *Item to be heard by the Bethany City Council on June 4, 2024.*

LEGAL DESCRIPTION: A part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, more particularly described as follows to-wit: Beginning at a point 330 feet North of the Southeast corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section; Thence West 330 feet; Thence North 220 feet; Thence East 330 feet; Thence South 220 feet, to the point of beginning. As described in Warranty Deed, Book 15056, Page 1931, Official Records of the Oklahoma County Clerk, State of Oklahoma.

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a minor subdivision at 2811 N. Council Rd. The applicant wants to divide property into two single family lots. Property has access to water and sewer lines. This property is surrounded by single family residential properties. The city engineers have reviewed the proposal and recommended approval.

Mr. Colis, Applicant spoke to the Planning and Zoning Commission. I just want to build my house on the newly created lot.

Motion was made by Justin Peck, seconded by Kent Lynn to recommend approving the minor subdivision request at 2811 N. Council Rd. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx, Robert Helton. NAY- None. ABSTAIN- None. The motion carried 5 – 0.

NEW BUSINESS

Brendan Summerville, Comm. Dev. Associate and Amanda McCellon, Comm. Dev. Director informed the Planning Commission of a couple of upcoming events:

- We broke ground on two GO Bond projects at the intersections of NW 23rd and N Rockwell and NW 36th and N Rockwell. The intersections will be updated with new signalization and updated ADA ramps.
- Water well project in the Ron Clark Park.
- Upcoming Planning and Zoning Commission meetings on June 6 and June 16, 2024.
- Children Center had their groundbreaking for their future addition.
- Kite Fest on Sat., May 18, 2024.
- Route 66 Triple Tour is on June 15, 2024.
- Free Garage Sale Weekend is coming up.
- July Fourth Festival.
- Will be opening up bids soon for Pickle Ball courts in Ripper Park.

Motion was made by Kent Lynn, seconded by Robert Helton to adjourn. The motion carried 5 – 0.

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JUNE 6, 2024

MEMBERS PRESENT: Kent Lynn
Robert Helton
Ron Crouch
James Clemmer
Trent Reid

MEMBERS ABSENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Steve Marx

STAFF PRESENT: Ray Jones, City Attorney
Brendan Summerville, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, May 30, 2024, at 11:00 a.m.

Commissioner Clemmer called the meeting to order. Commissioner Crouch gave the invocation.

Ray Jones, City Attorney said before we go further, there needs to be an official vote for an Acting Chair.

Motion was made by Ron Crouch, seconded by Kent Lynn to nominate James Clemmer as Acting Chair. The votes are as follows: AYE- Kent Lynn, Ron Crouch, Robert Helton, Trent Reid. NAY- None. ABSTAIN- James Clemmer. The motion carried 4-0-1.

Motion was made by Robert Helton, seconded by Kent Lynn to approve the May 16, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Kent Lynn, Robert Helton, Ron Crouch. NAY- None. ABSTAIN- James Clemmer, Trent Reid. The motion carried 3-0-2.

Ray Jones, City Attorney stated minutes are not approved, so the May 16, 2024 Planning and Zoning Commission minutes will have to go to the next meeting for approval.

ITEM 1: **PC 24-10**

Consider a request by Cecil Ray Jr., applicant & property owner, for a special use permit that will allow for the construction of a 1,500 square foot accessory structure at 8024 NW 30th Street, Bethany, OK 73008. *Item to be heard by the Bethany City Council on the 18th of June 2024 at 6:30 p.m. in City Hall.*

LEGAL DESCRIPTION: Sect 19 T12N-R4W QTR SE UNPLTD PT BEG 389FT W OF NE/C OF SE/4 TH W271FT S330FT E271FT N330FT TO BEG EX N35FT & EX W85FT.

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a special use request to construct a 1,500 sq. ft. accessory structure at 8024 NW 30th St. He summarized the zoning of property at 8024 NW 30th St. and surrounding properties. He discussed the building characteristics of the proposed structure and the primary structure.

Cecil Ray, Applicant spoke to the Planning and Zoning Commission. He stated the building will be used for storage and working on his car(s).

Motion was made by Kent Lynn, seconded by Trent Reid to recommend approving the construction of the 1,500 sq. ft. accessory structure at 8024 NW 30th St. The votes are as follows: AYE- Kent Lynn, Robert Helton, Ron Crouch, James Clemmer, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

Brendan Summerville, Comm. Dev. Associate stated the Blue Goose will be arriving at Eldon Lyon Park sometime this month. Also, the food market at NW 38th and N. College will be opening next week.

Motion was made by Ron Crouch, seconded by Kent Lynn to adjourn. The motion passed unanimously 5 - 0.

BETHANY

Oklahoma

City of Bethany

Planning & Zoning Staff Report

June 20, 2024

CASE NO: PC 24-11

Request: Consider a request by Jason & Brooke Vaughn., applicants and property owners, for a special use permit that would permit a 240 square foot accessory structure at 4703 N College Avenue.

Legal Description: Sect 16-T12N-R4W Qtr. NW Oilfields Addition Block 002 Lot 002

Current Zoning: Single-Family Residential (R-1)

Accessory Structure Size: 240 ft².

Surrounding Zoning:

Direction	Zoning
North	R-1
South	R-1
East	R-1
West	R-1

Table 1

Building Characteristics:

	Proposed Structure	Primary Structure
Use	Personal Use	Single-Family Dwelling
Area (ft ²)	240	3,020
Height (ft)	12	18-22
Roof Pitch	45°	30°
Roof Material	Composite Shingles	Composite Shingles
Exterior Wall Covering	Painted Wood	Brick & Painted Wood

Table 2

Background:

The applicant seeks a special use permit for an accessory structure 4703 N College Avenue. The total area of the lot is 11,500 ft² (0.26 acres), a primary structure with a GFA of 2,327 ft², a detached garage with a GFA of 1,150 ft², and lastly a 240 ft² accessory

structure. The 240 ft² accessory structure was moved by the applicants to this property in June of 2023, which later replaced a preexisting shed which had been in this location prior to their residence. Legal counsel recommended to staff that this item be allowed through the special use process based on an interpretation of the accessory structure ordinances.

Analysis:

§150.007 of the Bethany Municipal Code of Ordinances defines accessory structures as “A detached building(s) containing an accessory use and located on the same lot as the primary building, provided all accessory buildings on a lot shall not exceed in size 240 square feet except as approved as a special permit use under § 158.044. Except where a special permit use is approved no more than two accessory buildings shall be located on each lot with the total square footage of all accessory buildings not exceeding 240 square feet.”

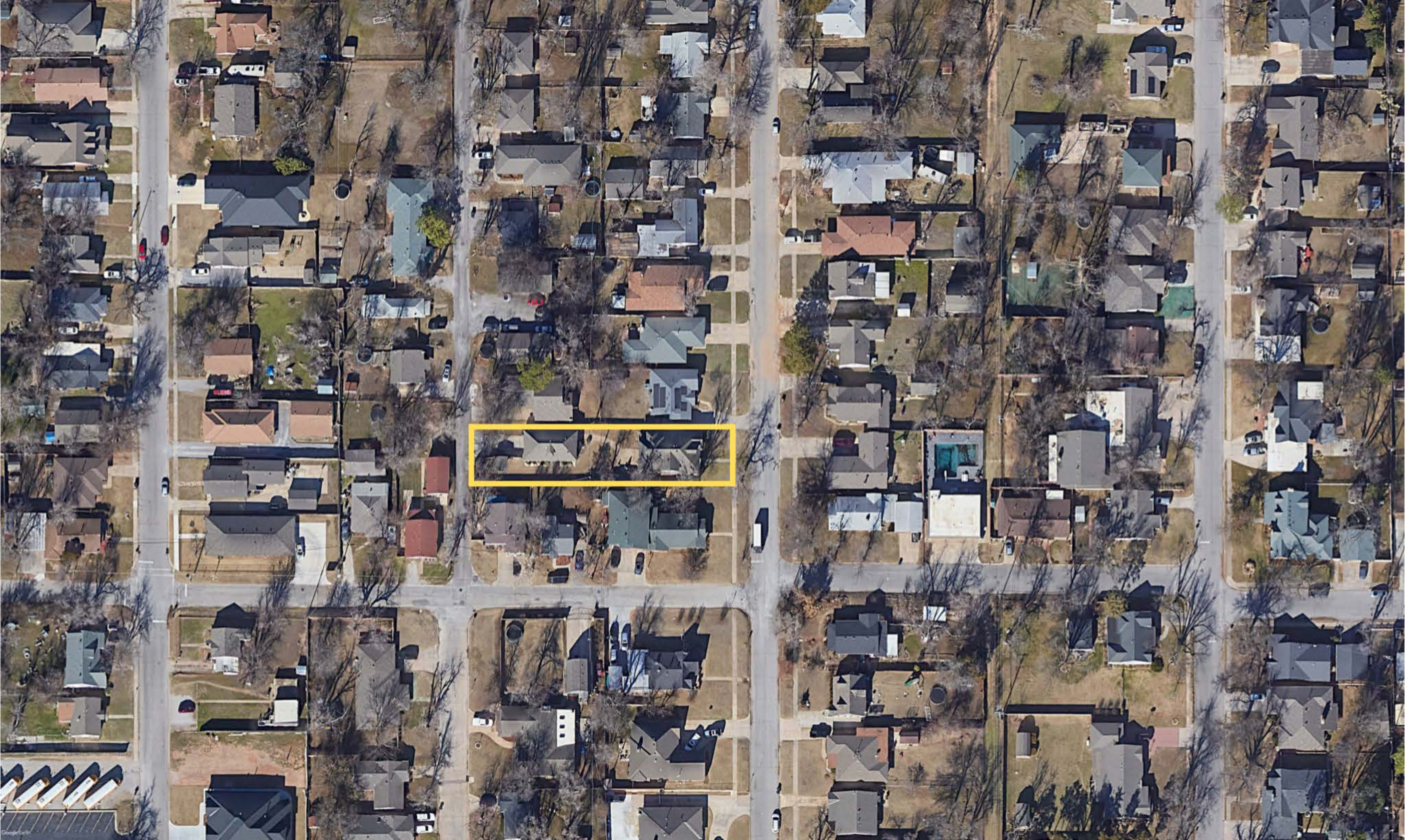
Under the terms of special use permits, the proposed building may occupy up to 10% of the total property or 50% of the dwelling space (§158.044). With an area of 240ft² the proposed accessory structure meets both clauses and is eligible for a special use permit. However, the definition of accessory structures within the ordinance would include the existing detached garage, as it is not the primary structure. By this definition, 1,390ft², or 12% of the property would be made up of accessory structures; this equates to approximately 60% of the primary structure’s GFA.

Should a special use permit be granted, it should be noted that this accessory structure would be considered a “permanent structure.” Meaning that this building must follow all setback requirements applicable to the primary building (§158.020.02, 4d). The proposed structure shall be positioned within the setbacks of the property: 20’ in the rear, and 5’ and 10’ on the sides.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant’s request for a special permit that would allow for the construction of a 1,500 ft² accessory structure.

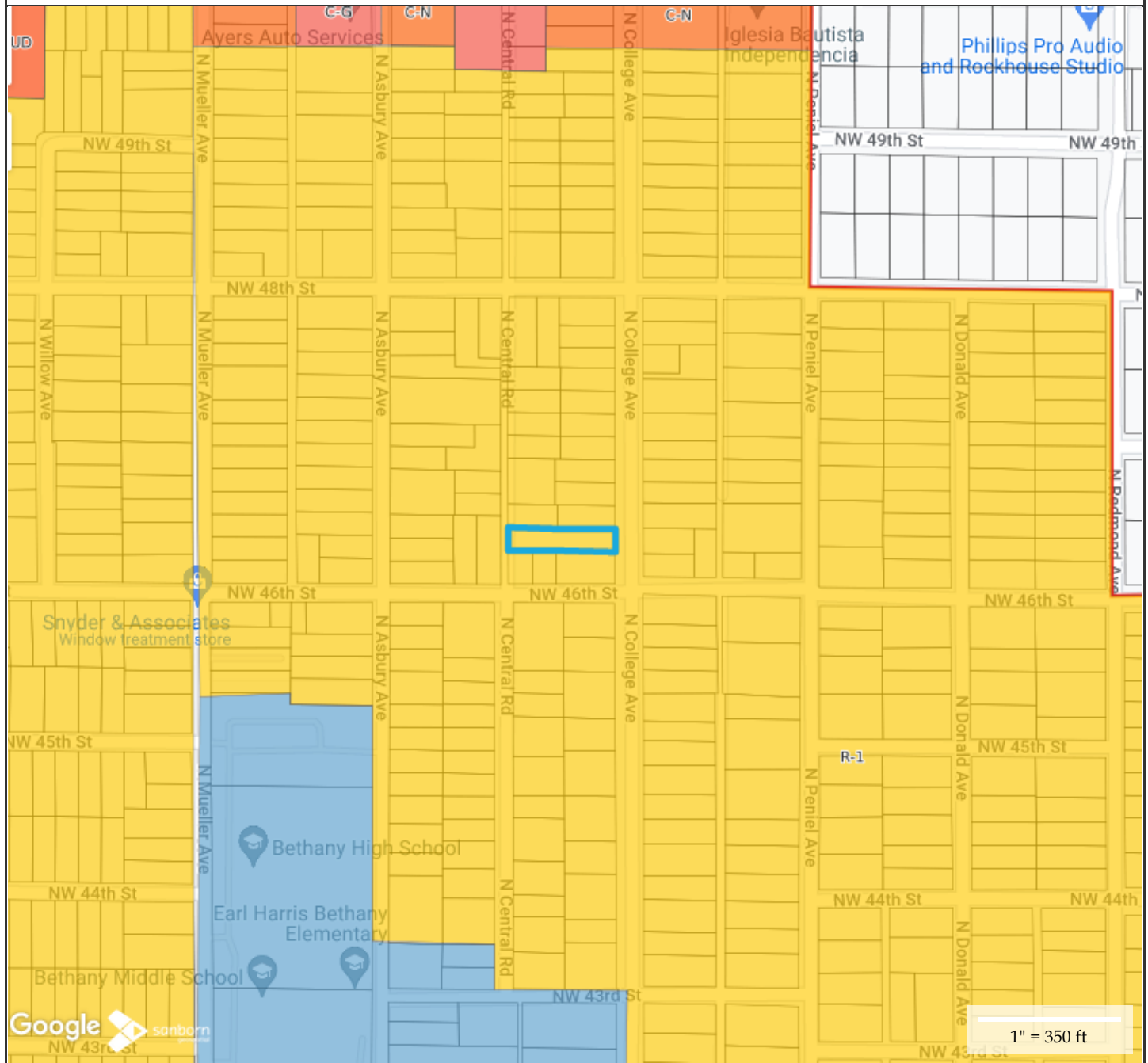
Attachments:

- Aerial Photographs
- Zoning Map
- Application Documents
 - 300’ Radius Report
 - Applicant Statement
- Public Notification





PC 24-11 Zoning Map



ZONING CODE LEGEND

 A	 I-L
 CBD	 I-R
 C-G	 PUD
 C-H	 PRD
 C-S	 R-1
 C-N	 R-2
 C-O	 R-M
 C-R	 RMO
 E-I	 RHP

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Linda Hlinicky

From: Jason Vaughn <jason.vaughn@gmail.com>
Sent: Monday, May 13, 2024 12:24 PM
To: Amanda McCellon; Linda Hlinicky
Cc: Brooke Vaughn
Subject: *External Source*Special Use Permit Application
Attachments: 4703_Deed.pdf; Special Use Permit VAUGHN.pdf; Vaughn Bethany Accessory Structure Case.docx



Hello,

After discussing my situation with my Ward 2 council members and the city attorney, I have been advised to apply for a Special Use Permit in regards to having an accessory building in my backyard in addition to my detached garage, due to the garage being in excess of 240 square feet.

I believe I have completed the form correctly and I have paid for a certified copy of our deed. I also have a physical copy of the official report of all properties within 300 feet of my property. I have a question on that - this all started a couple months ago, so the 300 ft report that I have is dated March of this year. Would that be sufficient or do you need me to purchase another report that is less than 30 days old?

I am attaching everything else in the hopes that you can advise me if I need to change anything or if I am missing something. I realize that I will need to submit all of this printed out, in person with payment. I will do that at 6700 NW 36th, is that correct?

Sincerely,

Jason L. Vaughn
405-613-2098
<http://www.linkedin.com/in/jasonvaughn>
jason.vaughn@gmail.com



Tax I.D. No.: 171024630

Mail Tax Statement To:
CMG Mortgage Inc.
3160 Crow Canyon Rd
Suite 400
San Ramon, CA 94583

After Recording Return To:
American Eagle Title Group, LLC
6805 N. Chessen Ste. A
Oklahoma City, OK 73116

Rec. & Ret. to:
American Eagle Title Group
421 NW 13th St, Suite 320
Oklahoma City, OK 73103



Maressa Treat
COUNTY CLERK
OKLAHOMA COUNTY, OKLAHOMA
108-104-2024

Maressa Treat

WARRANTY DEED
(Joint Tenancy)

KNOW ALL MEN BY THESE PRESENTS:

That **Narrah V. Howard and Jeri L. Howard, husband and wife** party of the first part, in consideration of the sum of *****TEN AND NO/100****** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

Jason Vaughn and Brooke Vaughn, as joint tenants with the right of survivorship, and not as tenants in common, upon the death of one, the survivor and the heirs and assigns of the survivor, take the entire fee simple title

Whose address is: **4703 N College Ave
Bethany, OK 73008**

party of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

Lot Two (2), except the West 8 feet, in Block Two (2), of OILFIELD ADDITION, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Narrah V. Howard

Narrah V. Howard
Jeri L. Howard

Jeri L. Howard

ACKNOWLEDGMENT

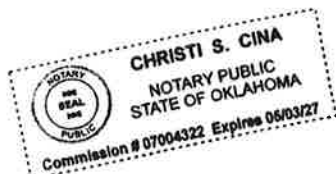
State of **Oklahoma** County of **Oklahoma** ss:
The foregoing instrument was acknowledged before me on this **14th** day of **June, 2023** by **Narrah V. Howard and Jeri L. Howard, a married couple.**

My Commission Expires:
May 3, 2027

Christi Cina

Notary Public,
Christi Cina

Closing Agent: American Eagle Title Group, LLC
File Number: 2305-0025-61
Underwriter: American Eagle Title Insurance Company



1/10

We purchased and moved into 4703 N College Ave, Bethany, in June last year (2023). This is a "double lot" which has been reclassified as a single lot, spanning from College Ave to Central Road. When we purchased the house, it came with the garage which was built the same time as the house and a 14 x 14 (roofline) shed; No issues, no complaints.



After calling the City of Bethany to ask about the rules for "Accessory Structures" and being told on the phone that they are permitted up to 240 sq ft, we hired a moving company to move our 12' x 20' (240 sq ft) building into our back yard. The moving company also called the City of Bethany and was again told we could move our shed here, no problem.



In the image above, our property is outlined in green, the prior 14'x14' shed added by the previous owners is outlined in red, and the location of our "new" (moved from our previous house in Mustang) 12'x20' building is indicated with a blue outline. The old shed (in red) has already been torn down and removed, so we are at the same number of structures on the property as when we bought the house. We have painted the new shed/playhouse to match the house and garage. This is not an eye sore nor an obstruction. This structure does not hurt anyone. It brings joy to my wife and daughter.



We temporarily tore down the wooden perimeter privacy fence which borders Central Road to facilitate moving the building in and the removal of the old shed. The wooden perimeter privacy fence has been put back exactly as it was previously.

We had to move this building here immediately due to the pending sale of our Mustang property. Here is a picture of it from our back yard. You can see that it does not overwhelm the lot, it is shorter than the garage and house, it is in good condition, and it complements the rest of our property. I will close this letter with views of the shed from Central Road and a couple pictures from inside.

- Jason L. Vaughn, 405-613-2098



The inside is full of dolls, scenes, and accessories and is my wife's and daughter's favorite place to play with friends.



SPECIAL USE PERMIT PROCEDURE

1. Check with the Community Development Department to verify the present zoning of the property.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property, the street address or approximate location, the names and addresses of the owners thereof. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of the property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by bonded abstractor, a registered professional engineer, a registered surveyor, or an attorney.
4. A site plan shall be included with the application.
5. The Planning Staff will make sure your application is complete. The fee for public hearing is **\$63.00**. The application fee for a Special Use Permit is **\$875.00** for commercial and **\$344.00** for residential.
6. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
7. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request. These owners and any other citizen may protest if they so desire. Should the owners of fifty percent (50%) of the land within the 300 foot notice area protest your request, an affirmative vote of three-fourths of the members of the City Council is required to approve the special use permit request for your property.
8. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.
9. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.

10. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested special use permit either be approved or denied. This recommendation will be transmitted to the City Council.
11. When the Planning Commission has acted upon an application for special use permit, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
12. At the public hearing, the City Council will vote either to adopt or reject the proposed special use permit ordinance. You or your representative must be present at this meeting.
13. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36th St. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average special use permit case takes about 50 days from the time we receive the application until final approval.

Guidelines for Special Use Permit for Accessory Building's Greater than 240' in Size

Projects that most closely follow the conditions listed below will have the most success in gaining City Council approval. The City Council will consider each project on a case by case basis.

The City Council may impose specific conditions regarding location, design, operation, screening and security to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. The City Council may also impose specific design requirements for accessory buildings to assure that such buildings are aesthetically compatible with the surrounding neighborhood. For accessory buildings greater than 240 square feet in size the following additional conditions and restrictions shall apply:

1. The height of the Accessory Building measured at its highest point shall not exceed the height of the primary building measured at its highest point;
2. The Accessory Building shall not be used as a dwelling unit;
3. Roof pitch of the Accessory Building should be the same as the predominant roof pitch of the primary structure;
4. An Accessory Building shall not be located on a lot not occupied by a primary building, except on lots larger than two acres in size.
5. If the primary building on a residential lot is destroyed or removed and not rebuilt within a two year period from time of destruction or removal of the primary building then the Accessory Building shall be removed.
6. Accessory Building(s) approved as a special permit use under this section should not exceed in size the greater of 50% of the gross floor area of the primary building or 10% of the total recorded lot area of the lot on which the primary building is located.

Project Assessment for Accessory Building's Greater than 240' in Size

	<i>Accessory Building</i>	<i>Primary Building</i>
Use	Childrens' Playhouse	residence
Square footage	240 exactly	2,372
Height	12'	2-Story House, well taller
Roof Pitch	45 degrees (average)	30 degrees (primary)
Roof material	Composite Shingle	Composite Shingle
Exterior wall covering	Painted Wood	Brick & Painted Wood
Total Lot Size	11,325.6 Square Feet	

**SPECIAL USE PERMIT APPLICATIONS FOR ACCESSORY BUILDINGS
SUPPLEMENTAL QUESTIONNAIRE**

1. Have you been advised that an accessory building **cannot** be used for a home-based business? Please circle: YES or NO
2. Have you located utility lines at the site? Please circle: YES or NO
3. If not, please call OKIE AT 1-800-522-OKIE.
4. Will the building have a garage door? Please circle: YES or NO
If so, what direction will it face?
5. Will you be paving a driveway to the building? Please circle: YES or NO
If yes, please add the driveway location and dimensions to the site plan.
6. Will you be installing a privacy fence or any other type of screening? Please circle: YES or NO
Please describe:

Privacy Fence is Pre-Existing

7. Will you run electricity to the building? Please circle: YES or NO
8. Will the building have plumbing? Please circle: YES or NO
9. How tall will the walls of the building be? 7'
10. Will the color of the building match the house? Please circle: YES or NO

APPLICATION FOR SPECIAL USE PERMIT

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to approve the special use permit as hereinafter requested.

Name of Applicant: Jason L. Vaughn Phone #: 405-613-2098

Address: 4703 North College Avenue, Bethany, OK 73008

Record Property Owner(s): Dr. Brooke Vaughn and Mr. Jason Vaughn
Phone #: 405-613-2098

Address: 4703 North College Avenue, Bethany, OK 73008

Address of Property: 4703 North College Avenue, Bethany, OK 73008

Legal Description of Property: OLDFIELDS ADDITION 002 002 E230FT
Residential property, Sect 16-T12N-R4W Qtr NW
<https://docs.oklahomacounty.org/AssessorWP5/AN-R.asp?PROPERTYID=181421>

Proposed Special Permit use: Doll / Playhouse for private use in addition to garage. The playhouse is exactly 240 square feet and the existing garage exceeds 240 square feet.

Present use of property: Primary residence.

Size of property (in acres and/or feet): 11325.6 square feet

The City Council shall use the following criteria to evaluate your special use permit. You are requested to provide a statement after each of the following criteria statements indicating how your request meets each criteria. Use additional pages if necessary.

1. **Will the proposed use be in harmony with the policies of the comprehensive plan?**
A. Yes, as a Doll/Playhouse, this is a private, residential use building which serves a unique entertainment purpose on our property for our family and friends.

2. **Will the proposed use be in harmony with the general purpose and intent of the applicable Zoning district regulations?**
A. Yes, residential use in a residential zone.

3. **Will the proposed use adversely affect the use of the neighboring property?**
A. No, kids and parents will play with dolls inside. The building has been painted to coordinate with our home and garage (was previously red). The building has zero impact on street visibility. It is a nice building in good condition. It is not hurting anyone. Most of the homes in this area have sheds and most of them are not in such good condition. Our building adds value to the property.

4. **Will the proposed use generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood?**
A. No, our personal, private playhouse will not generate any traffic.

5. **Will the facility present a health or safety hazard to neighboring properties or the community at large?**
A. No, there will be zero emissions and zero waste produced. There are no safety issues with the playhouse.

6. **Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses?**
A. No, my playhouse will reside in my backyard of my house in proximity to my garage.

7. **Will the utility, drainage, parking, loading, signs, lighting access, and other necessary public facilities to serve the proposed use meet the adopted codes of the City?**
A. Yes, there are ZERO code issues with this accessory building itself. The only issue on my property requiring a special use permit is because our detached garage is considered an accessory building despite being a permanent structure on a foundation built the same time as the house using the same materials.

8. **Has the facility obtained all necessary permits to operate under the laws of the State of Oklahoma?**

A. Yes, to the extent that I am not aware of any required state permits.

The City Council may impose specific conditions regarding location, design, operation, screening, and security to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. (City of Bethany Ordinance - Section 159.044)

The application shall be accompanied by the following:

- a. Filing Fee.
- b. One (1) copy of the legal description of the property sought for Special Use Permit if not described above.
- c. One (1) copy of site plan.
- d. One (1) copy of the deed(s) of the property.
- e. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.

In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.

Signature of Applicant: Jason L. Vaughn

Phone #: 405-613-2098 Date: 05-10-2024

Signature of Property Owner: Jason L. Vaughn

Phone #: 405-613-2098 Date: 05-10-2024

Larry Stein Oklahoma County Assessor's Office

pc 24-11



Ownership Radius Report

This Official Report is for Account Number R171024630 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

Oklahoma County Assessor's
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accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R170789263	GOODERMUTH JOSHUA JAMES	GOODERMUTH SOMMER R	No Data	4601 N CENTRAL RD	BETHANY	OK	73008	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 PT BLK 8 DES AS BEG 225FT E & 170FT S OF NW/C TH W107.5FT 550FT E107.5FT N50FT TO BEG OR TR	4601 N CENTRAL RD BETHANY
R170789180	PETTITT LESLIE & RITA	No Data	No Data	4603 N COLLEGE AVE	BETHANY	OK	73008-2655	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 BEG 150FT S OF NE/C TH S100FT W112.5FT N100FT E112.5FT TO BEG OR TR 6 OF BLK 8	4603 N COLLEGE AVE BETHANY
R170789260	AKH INVESTMENTS LLC	No Data	No Data	3611 BLUE STEM DR	TUTTLE	OK	73089	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 BEG 225FT W & 150FT S OF NE/C BLK 8 TH E112.5FT 550FT W112.5FT N50FT TO BEG OR TR 19	4602 N CENTRAL RD BETHANY
R171029240	WILSON KAY C TRUST	No Data	No Data	8613 NW 70TH ST	OKLAHOMA CITY	OK	73132-3769	OLDFIELDS ADDITION	3	0	OLDFIELDS ADDITION 003 000 550FT OF W/2	4602 N COLLEGE AVE BETHANY
R170789262	J & P UNITED LLC	No Data	No Data	3131 N EAGLE LN	BETHANY	OK	73008-4309	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 PT OF BLK 8 BEG 225FT E & 120FT S OF NW/C BLK 8 TH W107.5FT 550FT E107.5FT N50FT TO BEG OR TR 21	4603 N CENTRAL RD BETHANY
R170789340	WRIGHT KEITH L	WRIGHT SUSAN M	No Data	4604 N ASBURY AVE	BETHANY	OK	73008	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 BEG 100FT S OF NW/C BLK 8 TH E112.5FT 550FT W112.5FT N50FT TO BEG OR TR 8 BLK 8	4608 N ASBURY AVE BETHANY
R171028900	23 TIREMENT LLC	No Data	C/O J ANDREW & RHONDA J MCKAMIE	9804 RAMSEY RD	YUKON	OK	73099	OLDFIELDS ADDITION	3	0	OLDFIELDS ADDITION 003 000 N50FT OF S100FT OF W 1/2	4604 N COLLEGE AVE BETHANY
R170789305	GARNER JAMES LAWRENCE & LORRI LYNN TRS	JLG LIV TRUST	No Data	4607 N COLLEGE AVE	BETHANY	OK	73008-2655	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 PT OF BLK 8 BEG 112.5FT W & 75FT S OF NE/C BLK 8 TH S75FT E112.50FT N75FT W112.50FT TO BEG	4607 N COLLEGE AVE BETHANY
R170789330	DEFREESE CHRIS & DANIELE	No Data	No Data	6800 W SIMPSON RD	EDMOND	OK	73025-1009	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 BEG 50FT S NW/C BLK 8 E112 1/2FT S50FT W112 1/2FT N50FT TO BEG OR TR 7	4610 N ASBURY ST BETHANY
R171027500	BROOKS JUSTIN R	No Data	No Data	4606 N COLLEGE AVE	BETHANY	OK	73008-2640	OLDFIELDS ADDITION	3	0	OLDFIELDS ADDITION 003 000 550FT OF N114FT OF W 1/2	4606 N COLLEGE AVE BETHANY
R170789261	WHEATLEY TAMMY M	No Data	No Data	4607 N CENTRAL RD	BETHANY	OK	73008	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 PT BLK 8 BEG 225FT E OF NW/C BLK 8 TH S120FT W107.5FT N120FT E107.5FT TO BEG OR TR 20	4607 N CENTRAL RD BETHANY
R170789300	POWELL BRYAN RICHARD	POWELL LACY ANNETTE	No Data	4609 N COLLEGE AVE	BETHANY	OK	73008-2655	NORTHWEST TO BETHANY	8	0	NORTHWEST TO BETHANY 008 000 PT OF BLK 8 BEG NE/C BLK 8 TH W112.5FT S75FT E112.5FT N75FT TO BEG	4609 N COLLEGE AVE BETHANY

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R170789310	STEARMAN DUSTIN	STEARMAN LAURA	No Data	4604 N CENTRAL RD	BETHANY	OK	73008	NORTHWEST TO BETHANY	8	NORTHWEST TO BETHANY 008 000 BEG 112 1/2FT W OF NE/C TH W112 1/2FT S150FT E112 1/2FT N150FT TO 0 BEG OR TRS 20 & 2	4604 N CENTRAL RD BETHANY
R170789370	GRAGG WESLEY BRENT	No Data	No Data	4612 N ASBURY AVE	BETHANY	OK	73008	NORTHWEST TO BETHANY	8	NORTHWEST TO BETHANY 008 000 BEG NW/C BLK 8 TH E112 1/2FT S50FT W112 1/2FT N50FT TO BEG OR 0 TR 12	4612 N ASBURY ST BETHANY
R171028580	MACRORY SHERI C	MACRORY SHERI C REV TRUST	No Data	4611 N PENIEL AVE	BETHANY	OK	73008-2749	OLDFIELDS ADDITION	3	OLDFIELDS ADDITION 003 000 0 N100FT OF E170FT	4611 N PENIEL AVE BETHANY
R171027920	REUSSER DEAN THOMAS	No Data	No Data	4608 N COLLEGE AVE	BETHANY	OK	73008-2640	OLDFIELDS ADDITION	3	OLDFIELDS ADDITION 003 000 N64FT 0 OF W 1/2	4608 N COLLEGE AVE BETHANY
R170788190	PEREZ DEBRA J & MARCIA L CO TRS	PEREZ FAMILY REV TRUST	No Data	4700 N ASBURY AVE	BETHANY	OK	73008-2619	NORTHWEST TO BETHANY	06A	NORTHWEST TO BETHANY 06A 000 0 LOTS 26 & 27	4700 N ASBURY AVE BETHANY
R170786390	JKLR HOLDINGS LLC	No Data	No Data	3201 N WILBURN AVE	BETHANY	OK	73008	NORTHWEST TO BETHANY	6	NORTHWEST TO BETHANY 006 000 0 E114FT LOTS 24 & 25	4701 N ASBURY ST BETHANY
R171023260	STONER LON W & LYNNETTE A	No Data	No Data	515 N 12TH	FREDERICK	OK	73542	OLDFIELDS ADDITION	1	OLDFIELDS ADDITION 001 000 0 S53.2FT OF W110FT LOT 4	4700 N COLLEGE AVE BETHANY
R171022640	TASHJIAN JIRAIR & DONICE TRS	TASHJIAN JIRAIR & DONICE REV TRUST	No Data	6607 NW 46TH ST	BETHANY	OK	73008-2713	OLDFIELDS ADDITION	1	OLDFIELDS ADDITION 001 003 W62FT	6607 NW 46TH ST BETHANY
R171025940	HUCKABY CHRISTIAN S TRS	HUCKABY LORISSA J TRS	HUCKABY LIV TRUST	4701 N COLLEGE AVE	BETHANY	OK	73008-2654	OLDFIELDS ADDITION	2	OLDFIELDS ADDITION 002 000 E127.8FT OF LOT 3 & E127.8FT OF 0 N28.2FT OF LOT 4	4701 N COLLEGE AVE BETHANY
R171026250	GREER RODNEY	No Data	No Data	6705 NW 46TH ST	BETHANY	OK	73008	OLDFIELDS ADDITION	2	OLDFIELDS ADDITION 002 000 E51.5FT OF W111FT LOT 3 & E51.5FT 0 OF N28.5FT OF W111FT OF LOT 4	6705 NW 46TH ST BETHANY
R171025900	GRAGG WILLIAM B & LINDA J TRS	GRAGG FAMILY REV TRUST	No Data	6707 NW 46TH ST	BETHANY	OK	73008	OLDFIELDS ADDITION	2	OLDFIELDS ADDITION 002 000 E51.5FT OF W59.5FT LOT 3 & E51.5FT 0 OF W59.5FT OF N28 1/2FT LOT 4	6707 NW 46TH ST BETHANY
R170788100	A & A PROPERTY HOLDINGS LLC	No Data	C/O JOSH ADEL	941 WEST I-35 FRONTAGE RD STE 116 PMB 407	EDMOND	OK	73034	NORTHWEST TO BETHANY	06A	NORTHWEST TO BETHANY 06A 000 0 LOTS 24 & 25	4702 N ASBURY AVE BETHANY
R170786380	PEMBERTON JOHN	MILLER EDWARD	No Data	4703 N ASBURY AVE	BETHANY	OK	73008-2662	NORTHWEST TO BETHANY	6	NORTHWEST TO BETHANY 006 000 0 E114FT LOTS 22 & 23	4703 N ASBURY AVE BETHANY
R171021350	ROSS DEAN & LEAH	No Data	No Data	4703 N PENIEL AVE	BETHANY	OK	73008	OLDFIELDS ADDITION	1	OLDFIELDS ADDITION 001 000 LOTS 1 0 & 2 & E52FT LOTS 4 & 5	4703 N PENIEL AVE BETHANY
R171023300	CROSSWHITE DON & DELORIS REV TRUST	No Data	No Data	12501 COBBLESTONE PKWY	OKLAHOMA CITY	OK	73142-2230	OLDFIELDS ADDITION	1	OLDFIELDS ADDITION 001 000 N5FT 0 OF W110FT LOT 4 & W110FT OF LOT 0 5	4702 N COLLEGE AVE BETHANY
R171024630	VAUGHN JASON	VAUGHN BROOKE	No Data	4703 N COLLEGE AVE	BETHANY	OK	73008-2654	OLDFIELDS ADDITION	2	OLDFIELDS ADDITION 002 002 0 E230FT	4703 N COLLEGE AVE BETHANY
R170788300	WILLIAMSON BENITO & LINDSEY D	No Data	No Data	16008 PROMONTORY RD	EDMOND	OK	73013-3202	NORTHWEST TO BETHANY	06A	NORTHWEST TO BETHANY 06A 029	6709 NW 46TH ST BETHANY
R170788280	BINGHAM CHRISTY A	No Data	No Data	10708 S CZECH HALL RD	MUSTANG	OK	73064-9708	NORTHWEST TO BETHANY	06A	NORTHWEST TO BETHANY 06A 028	6711 NW 46TH ST BETHANY
R170788010	ROURKE ENTERPRISES	No Data	No Data	4704 N ASBURY AVE	BETHANY	OK	73008	NORTHWEST TO BETHANY	06A	NORTHWEST TO BETHANY 06A 000 0 LOTS 22 & 23	4704 N ASBURY AVE BETHANY

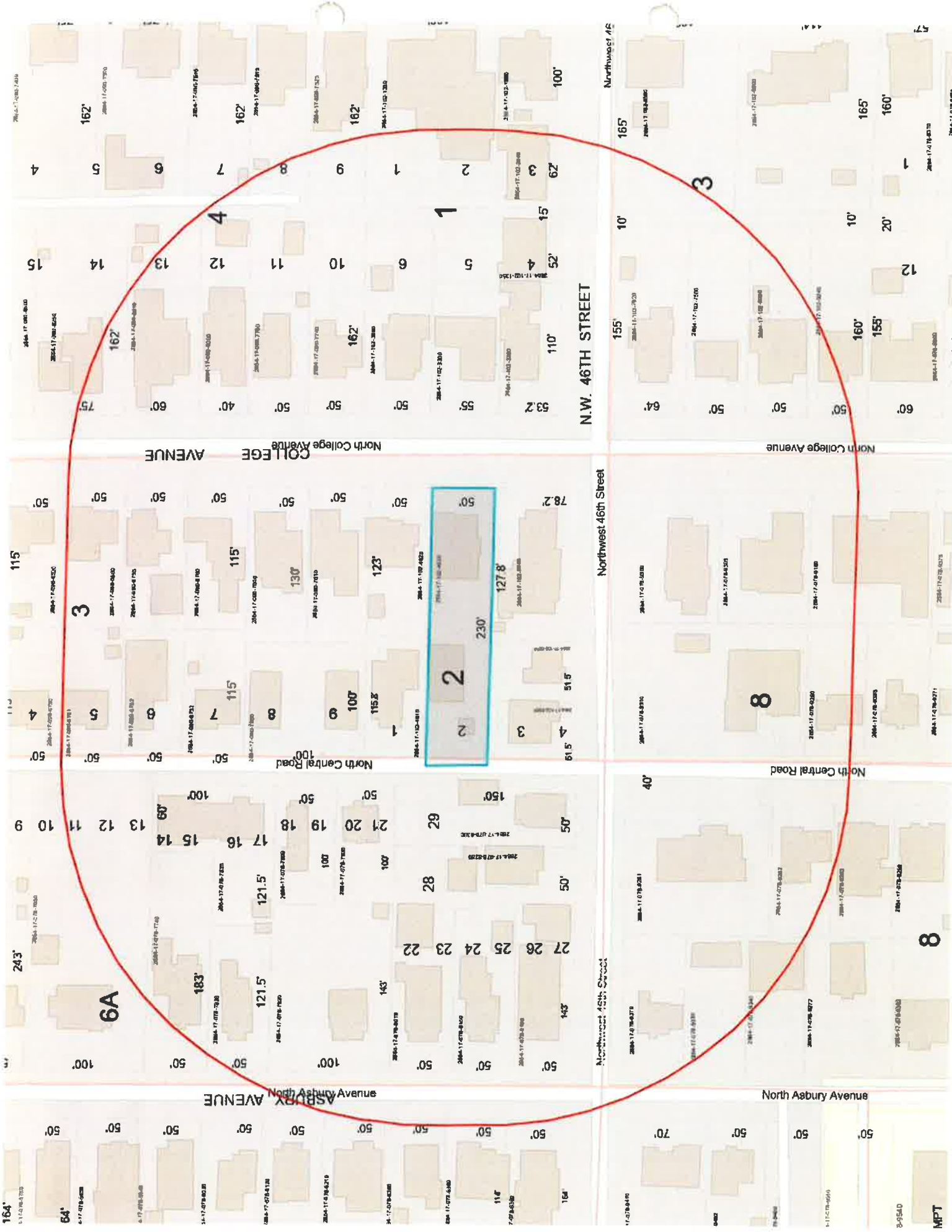
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R170786300	PEMBERTON JOHN SARAH	PEMBERTON SARAH	No Data	4703 N ASBURY AVE	BETHANY	OK	73008-2662	NORTHWEST TO BETHANY	6	0	NORTHWEST TO BETHANY 006 000 LOTS 20 & 21	4705 N ASBURY ST BETHANY
R171024620	WHITE KENDALL S	No Data	No Data	4705 N COLLEGE AVE	BETHANY	OK	73008-2654	OLDFIELDS ADDITION	2	0	OLDFIELDS ADDITION 002 000 E123FT LOT 1 SUBJ TO EASEMENTS OF RECORD	4705 N COLLEGE AVE BETHANY
R171024610	GASSETT MARK E OR BRENDA S TRS	GASSETT FAMILY TRUST	No Data	4610 N DONALD AVE	BETHANY	OK	73008	OLDFIELDS ADDITION	2	0	OLDFIELDS ADDITION 002 000 W115.8FT LOT 1 SUBJ TO EASEMENTS OF RECORD	4704 N CENTRAL RD BETHANY
R171021350	ROSS DEAN & LEAH	No Data	No Data	4703 N PENIEL AVE	BETHANY	OK	73008	OLDFIELDS ADDITION	1	0	OLDFIELDS ADDITION 001 000 LOTS 1 & 2 & 52FT LOTS 4 & 5	4703 N PENIEL AVE BETHANY
R171023960	RILEY SIDNEY K & CAROLYN M REV LIV TRUST	No Data	No Data	7313 STINCHCOMB DR	OKLAHOMA CITY	OK	73132-3743	OLDFIELDS ADDITION	1	6	OLDFIELDS ADDITION 001 006	4704 N COLLEGE AVE BETHANY
R170787930	RIGOBERTO E & JUDY D TRS	GARCIA FAMILY TRUST	No Data	18950 N COUNCIL RD	EDMOND	OK	73012	NORTHWEST TO BETHANY	06A	0	NORTHWEST TO BETHANY 06A 000 E100FT OF LOTS 20 & 21	4707 N CENTRAL RD BETHANY
R170786210	WHATLEY TONY J	No Data	No Data	4707 N ASBURY ST	BETHANY	OK	73008	NORTHWEST TO BETHANY	6	0	NORTHWEST TO BETHANY 006 000 LOTS 18 & 19	4707 N ASBURY ST BETHANY
R170907010	SUNFISH LLC	No Data	No Data	8815 OAKMONT DR	OKLAHOMA CITY	OK	73131	NEELEY SECOND ADD	3	0	NEELEY SECOND ADD 003 000 E130FT OF LOT 9	4707 N COLLEGE AVE BETHANY
R170907740	DIAZ LINDSEY & GABRIEL	No Data	No Data	4706 N COLLEGE AVE	BETHANY	OK	73008-2641	NEELEY SECOND ADD	4	10	NEELEY SECOND ADD 004 010	4706 N COLLEGE AVE BETHANY
R170907525	NEIHART DAWN R	No Data	No Data	4707 N PENIEL AVE	BETHANY	OK	73008-2751	NEELEY SECOND ADD	4	9	NEELEY SECOND ADD 004 009	4707 N PENIEL AVE BETHANY
R170787900	HARDIN JEFFREY	No Data	No Data	12624 HORSEPEN RD	OKLAHOMA CITY	OK	73173	NORTHWEST TO BETHANY	06A	0	NORTHWEST TO BETHANY 06A 000 E100FT OF LOTS 18 & 19	4709 N CENTRAL RD BETHANY
R170787920	ROBISON MICHAEL K & DONNA	No Data	No Data	4706 N ASBURY AVE	BETHANY	OK	73008-2619	NORTHWEST TO BETHANY	06A	0	NORTHWEST TO BETHANY 06A 000 W143FT LOTS 18 THRU 21	4706 N ASBURY AVE BETHANY
R170907000	LUCHMUN STENIE TRS	LUCHMUN STENIE REV TRUST	No Data	2525 RESSIE LN	YUKON	OK	73099-5059	NEELEY SECOND ADD	3	0	NEELEY SECOND ADD 003 000 E130FT OF LOT 8	4709 N COLLEGE AVE BETHANY
R170907750	SULLIVAN TRAVIS GEORGE & ANNA M TRS	SULLIVAN LIV TRUST	No Data	16232 WINDING PARK DR	EDMOND	OK	73013	NEELEY SECOND ADD	4	11	NEELEY SECOND ADD 004 011	4708 N COLLEGE AVE BETHANY
R170907050	SPEEGLE MIKE & SHARON REV TRUST	No Data	No Data	5205 NW 120TH ST	OKLAHOMA CITY	OK	73162-1784	NEELEY SECOND ADD	3	0	NEELEY SECOND ADD 003 000 W100FT OF LOTS 8 & 9	4708 N CENTRAL RD BETHANY
R170907515	WALKUP MICHAEL A & KIRA S	No Data	No Data	4105 TERRACE HILLS RD NW	PIEDMONT	OK	73078-7414	NEELEY SECOND ADD	4	8	NEELEY SECOND ADD 004 008	4709 N PENIEL AVE BETHANY
R170787830	DAVIS RUSSELL W	No Data	No Data	10225 W HEFNER RD	YUKON	OK	73099-8243	NORTHWEST TO BETHANY	06A	0	NORTHWEST TO BETHANY 06A 000 W 1/2 LOTS 16 & 17	4800 N ASBURY ST BETHANY
R170908000	HAGOOD RONNIE L & LISA A	No Data	No Data	4710 N COLLEGE AVE	BETHANY	OK	73008-2641	NEELEY SECOND ADD	4	0	NEELEY SECOND ADD 004 000 S40FT OF LOT 12	4710 N COLLEGE AVE BETHANY
R170906760	ROCKWELL REAL ESTATE LLC	No Data	No Data	12713 COUNTRY HOLLOW RD	OKLAHOMA CITY	OK	73142	NEELEY SECOND ADD	3	7	NEELEY SECOND ADD 003 007 E 1/2	4711 N COLLEGE AVE BETHANY
R170906753	OLIVA KATHERINE E LOPEZ	No Data	No Data	4710 N CENTRAL RD	BETHANY	OK	73008	NEELEY SECOND ADD	3	0	NEELEY SECOND ADD 003 000 W 1/2 OF LOT 7	4710 N CENTRAL RD BETHANY
R170907510	RAMPERSAD SHERRIE	No Data	No Data	9424 N COUNCIL RD	OKLAHOMA CITY	OK	73162	NEELEY SECOND ADD	4	7	NEELEY SECOND ADD 004 007	4711 N PENIEL AVE BETHANY

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R170787835	MCWHIRTER CAROL R TRS	MCWHIRTER CAROL R LIV TRUST	No Data	4711 N CENTRAL RD	BETHANY	OK	73008-2629	NORTHWEST TO BETHANY	06A	0	NORTHWEST TO BETHANY 06A 000 E60FT LOTS 14 & 15 & E 1/2 LOTS 16 & 17	4711 N CENTRAL RD BETHANY
R170787740	PETERS ROBERT M & KRISTEN L	No Data	No Data	4802 N ASBURY AVE	BETHANY	OK	73008	NORTHWEST TO BETHANY	06A	0	NORTHWEST TO BETHANY 06A 000 W183FT OF LOTS 14 & 15	4802 N ASBURY ST BETHANY
R170906755	EFH INVESTMENTS LLC	No Data	No Data	PO BOX 14786 4800 N COLLEGE AVE	OKLAHOMA CITY	OK	73113	NEELEY SECOND ADD	3	6	NEELEY SECOND ADD 003 006 E 1/2	4801 N COLLEGE AVE BETHANY
R170908010	NELSON JASON & LORI A	No Data	No Data	4800 N COLLEGE AVE	BETHANY	OK	73008-2642	NEELEY SECOND ADD	4	0	NEELEY SECOND ADD 004 000 N10FT LOT 12 & ALL LOT 13	4800 N COLLEGE AVE BETHANY
R170906752	HARDWAY RICHARD ETAL	CONWAY SHAUNA	No Data	4800 N CENTRAL RD	BETHANY	OK	73008-2632	NEELEY SECOND ADD	3	0	NEELEY SECOND ADD 003 000 W 1/2 OF LOT 6	4800 N CENTRAL RD BETHANY
R170906600	BARTON MEGAN C	No Data	No Data	4803 N COLLEGE AVE	BETHANY	OK	73008-2653	NEELEY SECOND ADD	3	5	NEELEY SECOND ADD 003 005 E115FT	4803 N COLLEGE AVE BETHANY
R170906751	STILLINGS JERRY D LEDBETTER LINDEE & GRANT	STILLINGS PAMELA S	No Data	9208 WOODROW CT	OKLAHOMA CITY	OK	73169	NEELEY SECOND ADD	3	0	NEELEY SECOND ADD 003 000 W115FT OF LOT 5	4802 N CENTRAL RD BETHANY
R170908250	BARTEE WILLIAM C & CANDACE K TRS	No Data	No Data	10700 POND MEADOW DR	OKLAHOMA CITY	OK	73151	NEELEY SECOND ADD	4	0	NEELEY SECOND ADD 004 000 LOT 14 & S 1/2 OF LOT 15	4802 N COLLEGE AVE BETHANY
R170787650	BARTEE WILLIAM C & CANDACE K TRS	BARTEE TRUST	No Data	4806 N ASBURY AVE	BETHANY	OK	73008-2620	NORTHWEST TO BETHANY	06A	0	NORTHWEST TO BETHANY 06A 000 LOTS 10 THRU 13	4806 N ASBURY AVE BETHANY

X





Department of Planning & Community Development

May 24, 2024

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department for a special use permit for an accessory structure on their property. All special use permit applications within the city limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning & special permit matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning of the property. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY,
PLANNING AND ZONING COMMISSION**

ZONING CASE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 24-11.
2. Location of Property: 4703 N College Ave, Bethany, OK 73008.
3. Legal Description: Sect 16 T12N-R4W, NW Qtr., Oilfields Addition Block 002 Lot 002 E 230FT.
4. Property Zoning: R-1 (Single Family Residential).
5. Applicant's Request: Grant a special use permit for an existing accessory structure.

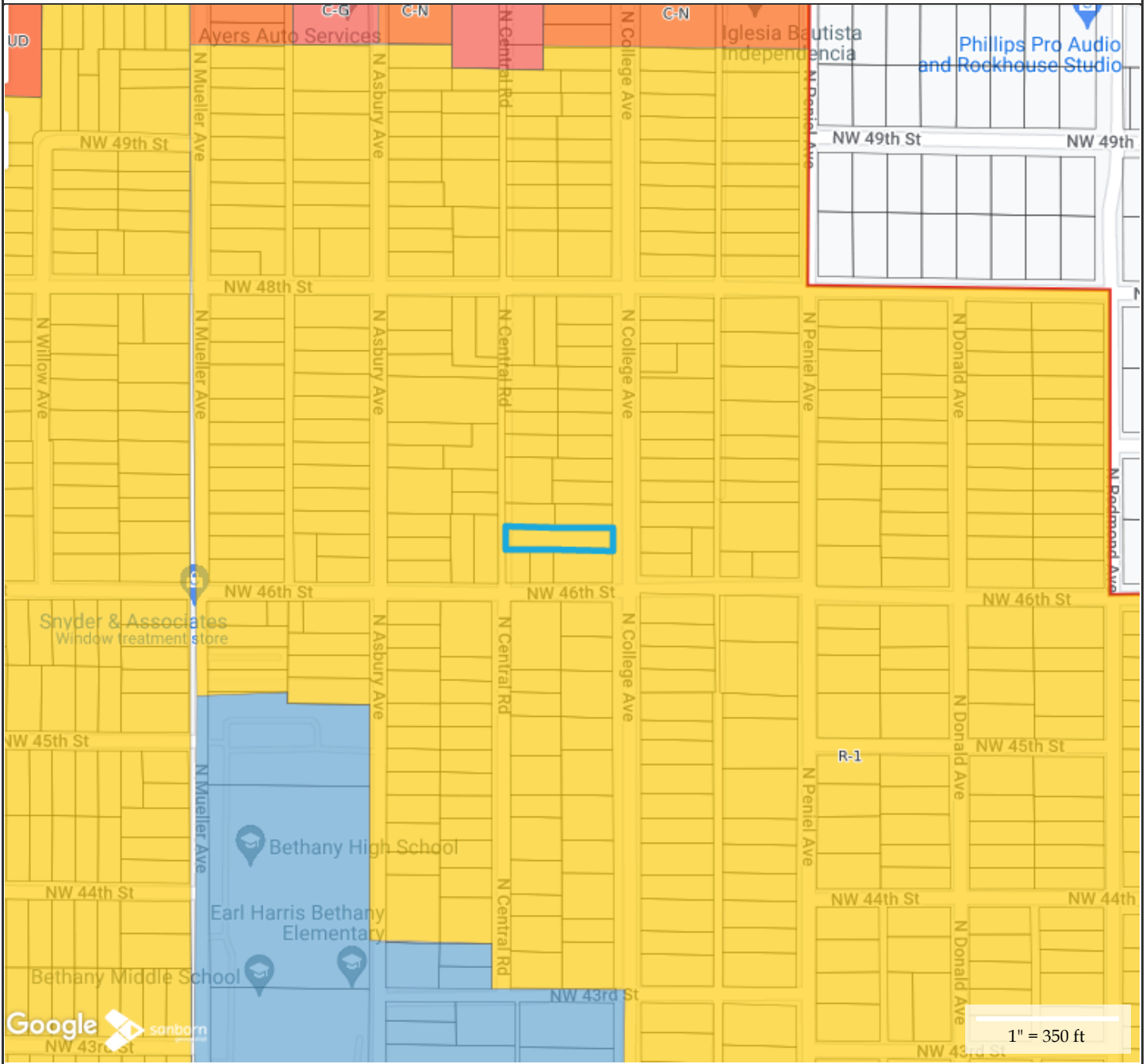
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **June 20, 2024** at **6:30 P.M.** At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on **July 2 2024** at **6:30 P.M.** At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**



















C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings will be held in the Bethany City Hall Council Chamber located at 6700 NW 36th St.

PC 24-11 Zoning Map



ZONING CODE LEGEND

 A	 I-L
 CBD	 I-R
 C-G	 PUD
 C-H	 PRD
 C-S	 R-1
 C-N	 R-2
 C-O	 R-M
 C-R	 RMO
 E-I	 RHP

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

NOTICE OF PUBLIC HEARING

On June 20, 2024, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall at 6700 NW 36th St., Bethany, OK 73008 for the following: Consider a request by Jason Vaughn & Dr. Brooke Vaughn, applicants, and Narrah & Jeri Howard, property owners, for a special use permit for an accessory structure at 4703 N College Avenue.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on July 2, 2024, at 6:30 p.m. After this meeting, there will be a second public hearing with the Bethany City Council, and a vote to approve or deny the request will be held.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION:

Sect 16 T12N-R4W QTR NW Oilfields Addition Block 002 Lot 002 E230FT

