

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on March 25, 2025 at 2:30 p.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 meetings are 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
APRIL 3, 2025
6:30 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF MARCH 20, 2025
EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: **PC 25-04**
Consider a Special Use Request from Josh Haines, applicant and property owner to build a 1,200 square foot accessory structure at 3200 N. Alexander Ln. *Item to be heard by the Bethany City Council on the 15th of April, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 20FT E & 661.44FT S OF NW/C OF NE4 OF SW4 OF NE4 TH E303.77FT S110FT W303.77 FT N110FT TO BEG OR N ½ TR 25

ITEM 2: **PC 25-05**
Consider a Special Use Request from Ryan Marshall, Applicant and Lindsey Bluethman Zack, Property Owner property owner to build a 960 square foot accessory structure at 8014 NW 36th. *Item to be heard by the Bethany City Council on the 15th of April, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: All of Lot Five (5) in Baumeister Acres, to Oklahoma County, Oklahoma, according to the recorded plat thereof, being more particularly described by metes and bounds as follows: Beginning at the Northwest corner of said Lot 5: Thence North 89°05'53" East along the North line of said Lot 5 a distance of 171.06 feet to the Northeast corner thereof. Thence South 00°03'12" East along the East line of said Lot 5 a distance of 628.12 feet to the Southeast corner thereof. Thence South 89°05'53" West along the South line of said Lot 5 a distance of 171.06 feet to the Southwest corner thereof. Thence North 00°03'12" West along the West line of said Lot 5 a distance of 628.12 feet to the point of beginning. Said tract containing 107,446 square feet, or 2,467 acres, more or less.

NEW BUSINESS
ADJOURNMENT UNTIL APRIL 17, 2025

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 20, 2025

MEMBERS PRESENT:

James Clemmer, Vice-Chair
Keith Wright
Steve Marx
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT:

Justin Peck, Chair
Ron Crouch
Robert Helton
Trent Reid

STAFF PRESENT:

Elizabeth Gray, City Manager
Brett Crecelius, Comm. Dev. Director
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 February 24, 2025 at 3:00 p.m.

James Clemmer, Vice-Chair called the meeting to order and gave the invocation. Motion was made by Arvel Williams, seconded by Steve Marx to approve the March 6, 2025 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- James Clemmer, Keith Wright, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

ITEM 1: PC 25-03

Consider a Special Use Request from Vitalii Sorochynskyi, applicant and property owner to build a 742 square foot accessory structure at 3116 N. Eagle Ln. *Item to be heard by the Bethany City Council on the 1st of April, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: Unpltd PT Sec 19 12N 4W 000 000 PT NE4 SEC 19 12N 4W BEG 142.08FT S of NW/C N/2 SW4 SW4 NE4 TH E283.20FT S3FT E379.82FT S184.91FT W662.54FT N187.91FT TO BEG.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a Special Use Request from Vitalii Sorochynskyi, applicant and property owner to build a 742 square foot accessory structure at 3116 N. Eagle Ln. He reviewed the building characteristics and property lot size at 3116 N. Eagle Ln., and zoning of surrounding properties. The applicant originally applied for and received a carport permit. There is a copy of application in the packet that was submitted to staff,

and it is in our handwriting saying that this is a carport application not an accessory structure. That is a mistake that Matt Biswell, Deputy Fire Chief will expand on in a little bit. After receiving the carport application, the applicant began construction of the project. After noticing the wrong permit was issued, we issued a "stop work order." So now we are here applying for the proper accessory special use permit. The structure will require proper building permits and inspections before continuing and upon completion.

Matt Biswell, Deputy Fire Chief spoke to the Planning and Zoning Commission. I became involved after the City had issued a stop work order for a structure that is 50 to 75 percent constructed on the lot. Mr. Sorochynskyi submitted an application for an accessory structure to the two previous Community Development staff. They corrected applicant, and said no you need a carport permit, to which applicant turned around and submitted a carport permit application. A building permit was issued. Applicant started construction, and city stopped by and said this is not a carport, and a stop work order was issued. It turns out Mr. Sorochynskyi had submitted the plans for exactly what he was going to build. The city redirected him and said you do not need an accessory building permit, but you do need a carport permit; and that the applicant does not have to bring request to the Planning and Zoning Commission. The city got with Mr. Sorochynskyi and worked everything out, and that is why we are here tonight. Also, that is why you see a structure that does not meet our zoning requirements. The applicant thought he had a valid building permit and began construction.

Commissioner Marx asked if the structure has been inspected.

Matt Biswell, Deputy Fire Chief explained the city has not been called out to perform any inspections.

Elizabeth Gray, City Manager stated the applicant is asking permission for the Planning and Zoning Commission to recommend to the City Council that the special use request be approved. Also, if request is approved Matt Biswell, Deputy Fire Chief will be working with the applicant to do proper inspections to make sure structure is built soundly.

Matt Biswell, Deputy Fire Chief stated no structural inspections have been done at this time. Stop Work Order was issued and the applicant agreed to comply with the stop work order until Planning and Zoning Commission hears the special use request. If special use request is approved by the Planning and Zoning Commission and City Council, then we would tackle the building inspections and make sure structure meets the building code. He mentioned on things staff cannot see (as it pertains to inspections) we usually request the applicant have a certified civil engineer to do their test and analysis and we will require a stamped letter from the engineer saying structure will work (if we cannot get to the footings, etc.).

After some discussion about footing(s), Vitalii Sorochynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. spoke about the footings. There was a garage sitting on the existing concrete pad. None of the proposed structure is sitting on the concrete slab. The concrete slab is merely serving as a slab for parking the cars. All the actual weight of the structure is reinforced by nine steel posts.

Commissioner Clemmer asked applicant how deep are the footings for the nine steel posts.

Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. mentioned the footings for posts are three feet deep into the ground.

Commissioner Marx asked if the footings on post have concrete around each post down three feet.

Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. said yes.

Commissioner Marx asked what are the plan dimensions on footing around post.

Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. stated three by three square feet.

Mr. Kevin Carpenter, resident of 3212 N. Eagle Ln. asked about the upstairs of the structure.

Matt Biswell, Deputy Fire Chief stated it is our understanding upstairs will be outdoor living space.

Commissioner Wright asked if there will be any plumbing added.

Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. stated there will only be enough electricity for a couple of lights but no plumbing or HVAC. There will be only the three walls with an open area on the east side.

Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the special use request at 3116 N. Eagle Ln. The votes are as follows: AYE- James Clemmer, Keith Wright, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned Ms. Hisle's rezoning application was denied at the March 18, 2025 City Council meeting. The applicant will be going to the Board of Adjustment for a special exception request approval.

Motion was made by Steve Marx, seconded by Arvel Williams to adjourn. The votes are as follows: AYE- James Clemmer, Keith Wright, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion passed unanimously 5 - 0.

City of Bethany
Planning & Zoning Staff Report
April 3, 2025

CASE NO: PC 25-04

Request: Consider Special Use request by Joshua Haines, the applicant and property owner, to build a 1212 square foot accessory structure at 3200 N. Alexander Ln.

Legal Description: UNPLTD PT SEC20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 20FT E & 661.44FT S OF NW/C OF NE4 OF SW4 OF NE4 TH E3303.77FT S110FT W303.77FT N 110FT TO BEG OR N1/2 TR 25

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

Proposed Accessory Structure Size: 1200 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	Workshop/Garage	Single-Family Dwelling
Area (ft ²)	1212	2754
Height (ft)	17 feet	24 feet
Roof Pitch	6:12	12:12
Roof Material	Asphalt Shingles	Asphalt Shingles
Exterior Wall Covering	Hardiboard	Hardiboard

Table 2

Background:

The applicant seeks special permission to construct an accessory structure at 3200 N. Alexander Ln. The lot has an area of 0.77 acres (approximately 33,300 ft²) with a 2,754 ft²

primary structure occupying 8.2% of the lot. The proposed area of the accessory structure is 1212 ft². This exceeds the allowable limit of an accessory structure (240 ft²) thus special permission is required to construct this building.

Analysis:

The proposed structure exceeds the 240 ft² limit (§150.007) for accessory structures. 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 1200 ft², the proposed accessory structure meets both of those clauses. Additionally, the proposed accessory structure will meet §158.044 in terms of matching the roof and façade material of the primary structure.

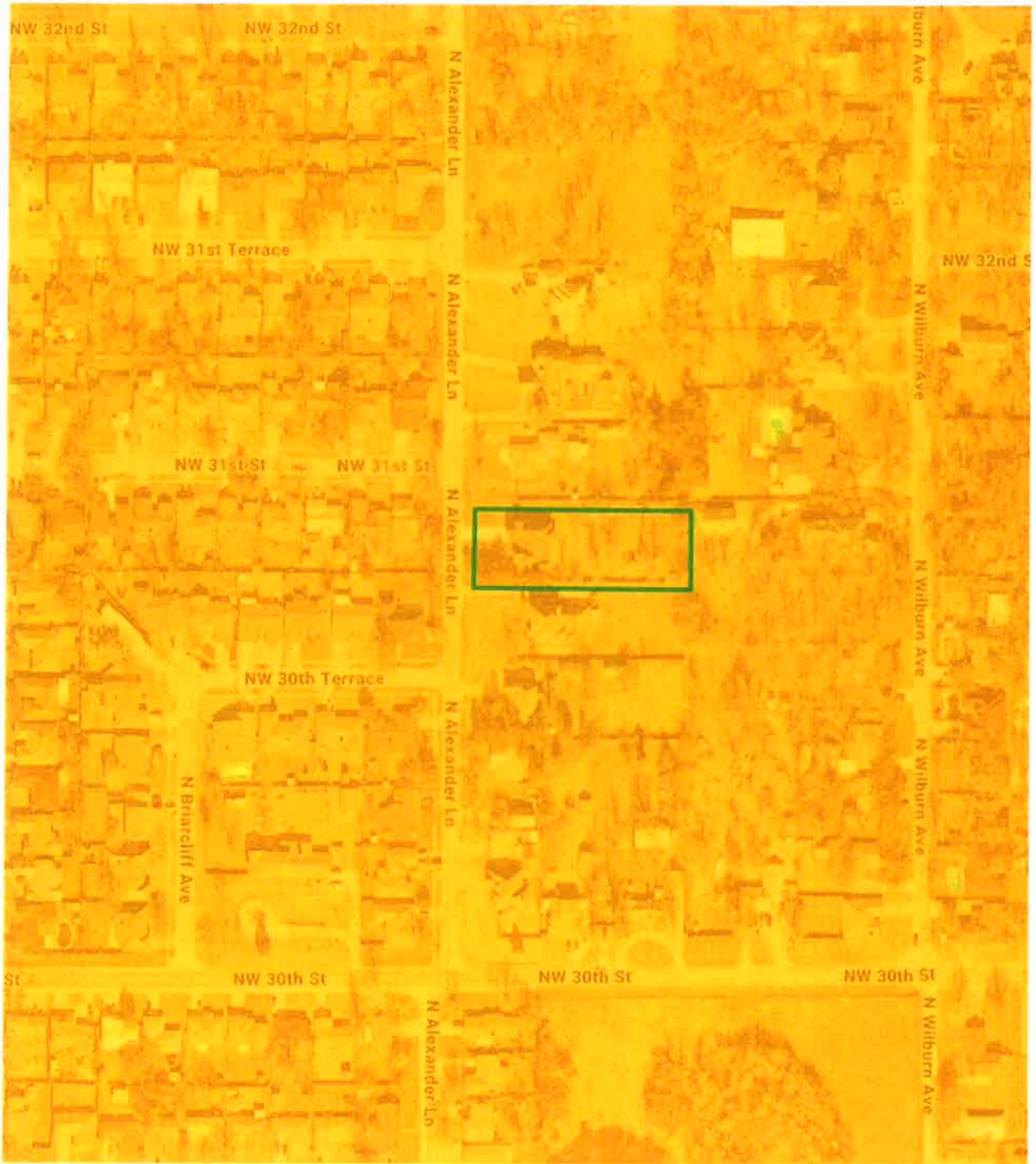
The proposed structure meets the setback requirements of the property: 20' in the rear, 5' and 10' on the sides, and 25' in the front. Additionally, the accessory structure has not been constructed atop utility easements. Should the Planning & Zoning Commission recommend that this request be approved, the city inspector will ensure that all standards are met.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a special use permit that would allow for the construction of a 1212 ft² accessory structure.

Attachments:

- Aerial Photographs
- Zoning Map
- Application Documents
- Site Plans
- Certified Owners List
- Public Notification





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	Garage + personal Workshop	residence
Square footage	1200	2800
Height	17'	24'
Roof Pitch	6/12	12/12
Roof material	Composite Shingle	Composite Shingle
Exterior wall covering	Hardboard Siding	Hardboard Siding and Brick
Total Lot Size	33 300 sq ft	

**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? *West*

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.
Included on plan

6. Will you be installing a privacy fence or any other type of screening?
Please circle: YES or NO Please describe:

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? *10'*

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: Josh Haines Phone #: (405) 517-4258

Address: 3200 N Alexander Ln Bethany Ok 73008

Record Property Owner(s): Josh and Julie Haines Phone #: (405) 517-4258

Address: 3200 N Alexander Ln Bethany Ok 73008

Address of Property: 3200 N Alexander Ln Bethany Ok 73008

Legal Description of Property:
A part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4)
of the Northeast Quarter (NE/4) of Section 20, Township Twelve (12) North,
Range four (4) West of the Indian Meridian Oklahoma County
Oklahoma.

Proposed Special Permit use: Personal garage and workshop

Present use of property: Primary Residence

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

33300 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?

Yes - this structure will improve the useability and

value of the property in line with the Goal 4 of the
Strong Revitalized Neighborhoods portion of the plan

2. Will the proposed use be in harmony with the general purpose and intent of the applicable Zoning district regulations?

Yes - the use will be centered around single
family residential activities in line with
the zoning.

3. Will the proposed use adversely affect the use of the neighboring property?

No

No unique uses will be introduced by the structure

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?

No - no additional traffic will be generated

5. Will the facility present a health or safety hazard to neighboring properties or the community at large?

No - no new uses beyond typical residential
activities

6. Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses?

No. The nearest school is over 1/2 mile
from the site.

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?

Yes - no public facilities are proposed

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

Yes, no operating permits are required

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:

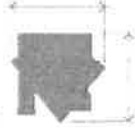

2/28/2025

Phone #: 405 517-4258 Date:

Signature
of Property Owner:


2/28/2025

Phone #: 405 517 4258 Date:



New Garage Addition
 3200 N. Alexander

City of Bethany
 Oklahoma County,
 Oklahoma

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THIS DOCUMENT IS THE PROPERTY OF WELLE & COMPANY, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WELLE & COMPANY, LLC.

Revisions

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Project No.

24008

Issue Date

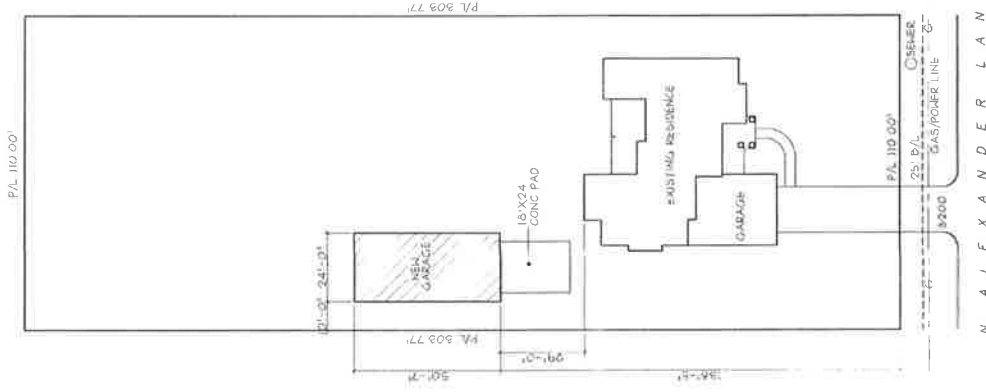
May 9, 2024

Sheet Contents

Site Plan

Sheet No.

D1



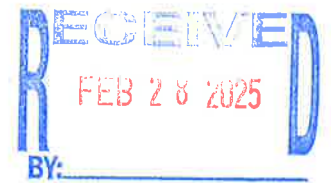
Site Plan
 SCALE 1"=30'-0"

LEGAL

3200 N. Alexander
 Unplatted part of the NE 1/4 of Section 20, T12N, R4W
 City of Bethany, Oklahoma County, OK

NOTES

1. EXCAVATIONS AND FILL MATERIAL SHALL BE FREE OF ROCKS AND DEBRIS. ALL EXCAVATIONS SHALL BE COMPLETELY REMOVED FROM THE SITE.
2. THE GENERAL CONTRACTOR SHALL IDENTIFY ALL BELOW GROUND UTILITY LINES AND PROVIDE FOR THEIR PROTECTION DURING CONSTRUCTION.



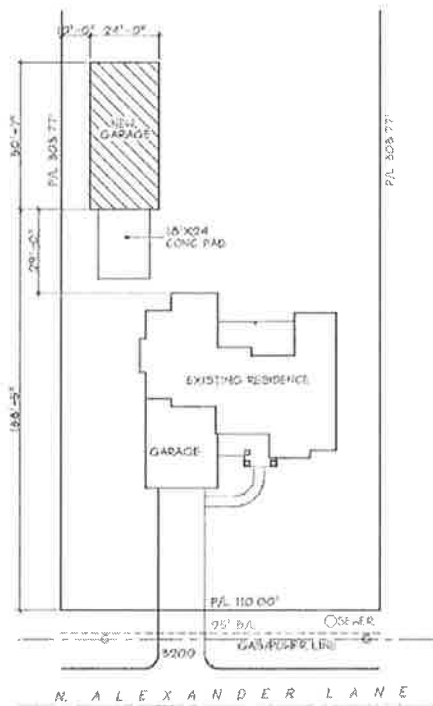
City of Bethany
Residential
Accessory Structure Application
 Void after 30 days

Application must be completed in INK. If submitting plans, provide THREE copies. Submit Application via fax at (405)789-6093, Email to Construction.Application@BethanyOK.org or submit in person at 6700 NW 36th st., Bethany OK 73008. Contact Community Development at (405)789-6005. Use back or additional sheet if necessary.

Property Information					
Site Address or Legal Description: 3200 N. Alexander Lane					
Owner Name: Joshua Haines			Owners Phone: 405-517-4258		
Address: 3200 N. Alexander Lane		City: Bethany		State: OK	ZIP Code: 73008
Description of Project					
Provide drawing with dimensions and location(s).		Square Feet: 1,200		Height: 17'	
Proposed Use: Garage and personal workshop			Valuation of Job: \$40,000		
			Size of property: 110' x 3003'		
Contractor/Contact Information if different than owner					
Contact's Name:				Phone:	
Business Name:					
Address:		City:		State:	ZIP Code:
Subcontractor Trade	Business Name	State License Number	Contact Number		
<input type="checkbox"/> Electrical	Early Birds Electric LLC	92897	(405) 259-8475		
<input type="checkbox"/> Plumbing					
<input type="checkbox"/> Mechanical/HVAC					
<input type="checkbox"/> Roof					
Note:					
The owner and or applicant are responsible for compliance with any and all building codes, City Ordinances, and restrictive covenants. City staff cannot authorize variances in building codes, City Ordinances, or restrictive covenants. Being issued a building permit is not a variance from any building code, City Ordinance, or restrictive covenant. The owner and/or applicant must verify all data and plans for compliance with any applicable requirement. (Rev. 9-6-01)					
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					
Applicant Name: Josh Haines			Applicant Phone: 405-517-4258		
Applicant Address: 3200 N. Alexander Lane					
Signature of Applicant: <i>[Signature]</i>				Date: 2/28/2025	
FOR OFFICE USE ONLY					
<input type="checkbox"/> No Special Use Needed			<input type="checkbox"/> Special Use Permit Needed		
<input type="checkbox"/> Valid License	<input type="checkbox"/> Insurance	Zoning:	Permit Fee:	Flood Zone:	
Approved By:				Date:	

Permit Number:	Date permit issued:	Receipt Number:
<p>156.15 DEFINITION: ACCESSORY STRUCTURE. A STRUCTURE which is on the same parcel of property as the principal STRUCTURE and the use of which is incidental to the use of the principal STRUCTURE. Examples of ACCESSORY STRUCTURES include but are not limited to garages and storage sheds.</p> <p>150.007 STRUCTURES OVER EASEMENTS OR RIGHTS-OF-WAY.</p> <p>Section 3201 of the Building Code is amended to include:</p> <p>A. No permanent structure shall be located, constructed, placed or erected on a public easement or right-of-way; provided, portable buildings on skids or platforms, fences, driveways and other structures not permanently affixed to the ground shall not be prohibited by this section. For purposes of this section, "public easement or right-of-way" means any easement or right-of-way dedicated to the public for any purpose, whether recorded or not, "permanent structure" means anything which requires location on the ground or which is attached to something having location on the ground.</p> <p>B. Non-permanent accessory buildings not exceeding 240 square feet in size and encroaching on a public easement or right-of-way as provided in (A) above shall be constructed on skids or platforms allowing the entire structure to be moved by connecting a towing or winching device to the platform or skids.</p> <p>C. All accessory buildings in excess of 240 square feet in size shall be considered permanent structures and shall be located on a permanent footing. These accessory buildings shall not be located over utility easements or rights-of-way.</p> <p>D. No building permanent, portable or non-permanent shall be located over any gas line.</p> <p>E. Non-permanent, portable buildings may be located in the side yard setback, but no part of the building including any roof overhang shall extend beyond the property line of the property on which the building is located.</p>		

Please provide a drawing to include distances from house, property lines, width and length of proposed structure and any other pertinent information.



Site Plan
SCALE: 1"=20'

FOR ACCESSORY STRUCTURES GREATER THAN 240 SQUARE FEET ONLY

Guidelines for Special use Permit

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 building greater than 240 square feet in size the following additional conditions and restriction shall apply.

Ordinance 158.044(j) SPECIAL PERMIT USES.

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.

Questions: The city Council shall use the following criteria to evaluate your special use permit. Please circle yes or no where indicated and provide a brief narrative if needed.

Will The proposed use be in harmony of the policies of the comprehensive plan?	<input checked="" type="radio"/> Yes	No
Will the proposed use be in harmony with the general purpose and intent of the applicable zoning district regulations?	<input checked="" type="radio"/> Yes	No
Will the proposed use generate pedestrian or vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood?	Yes	<input checked="" type="radio"/> No
Will the facility present a health or safety hazard to neighboring properties or the community at large?	Yes	<input checked="" type="radio"/> No
Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses?	Yes	<input checked="" type="radio"/> No
Will the utility, drainage and other necessary public facilities to serve the proposed use meet the adopted codes of the City?	<input checked="" type="radio"/> Yes	No
Have you been advised that an accessory building cannot be used for a home-based business?	<input checked="" type="radio"/> Yes	No
Have you located utility lines at the site? If no, please call OKIE at 1800-522-	<input checked="" type="radio"/> Yes	No
Will the building have a garage door? If yes, what direction will it face? <i>West</i>	<input checked="" type="radio"/> Yes	No
Will you be paving a driveway to the building?	<input checked="" type="radio"/> Yes	No

Will you be installing a privacy fence or any other type of screening?		<input checked="" type="radio"/> Yes	<input type="radio"/> No
Will the color/exterior of the building match the house?		<input checked="" type="radio"/> Yes	<input type="radio"/> No
	Accessory Building:	Primary Building:	
Use	Garage and personal workshop	Residence	
Square footage	1200	2800	
Height	17'	24'	
Roof Pitch	6/12	12/12	
Roof Material	Composite Shingle	Composite Shingle	
Exterior wall covering	Hardiboard siding	Brick and Hardiboard siding	
Additional Requirements for the special use permit			
<ol style="list-style-type: none"> 1. A current and certified list of all recoded property owners within a 300' radius of the entire boundary of the subject property. This list must be obtained from either a bonded abstractor or the County Assessor of Oklahoma County. 2. The fees for a Special use permit for a residential lot is \$344.00 plus a public hearing fee of \$150.00. 3. A site plan shall be included with the application. 			
Special Use Permit Procedure			
<ol style="list-style-type: none"> 1. Return the application and all other required documentation 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 and Zoning Commission Agenda. 2. 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 300' of the property will be notified by letter. 3. The Planning Staff will prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and City Council. 4. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. 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. You or your representative must be present. 5. At the conclusion of the public hearing the Commissioners will, by majority vote, convey their recommendation to the City Council. 6. The City Council will then hold another public hearing to vote on the Special use Permit Ordinance. You or your representative must be present at this meeting. 			

OWNERSHIP CERTIFICATE

State of Oklahoma)
)
County of Oklahoma)

The undersigned, duly bonded and qualified abstractor in and for Oklahoma County, Oklahoma, hereby certifies that the names and addresses shown herein represent a true, complete and current list of the property owners names and addresses, according to the office of the Oklahoma County Assessor.

The Abstractor does not guarantee the validity of the title to such parties nor is this instrument intended to guarantee title thereof.

Disclaimer: Requesting party recognizes that the list of owners names & addresses is derived from public records (tax records), not all of which may be free from error and omissions. Requesting party should not rely upon this list as a warranty or representation, and Stewart Title of Oklahoma, Inc. specifically disclaims all warranties as to the accuracy of this list, including any implied warranties. This list was prepared solely for requesting party and Stewart Title of Oklahoma, Inc. shall have no liability to the requesting party, or any third party in connection with the information provided.

EXECUTED AT OKLAHOMA CITY, OKLAHOMA, this 21st day of February, 2025.

Countersigned

Stewart Title of Oklahoma, Inc.

by:



Abstractor: Alex Poyner
License No: 5087

BY:



President

OWNERSHIP LIST

OWNERS AND THEIR ADDRESS OF THE PROPERTIES IMMEDIATELY SURROUNDING AND LYING WITHIN 300 FEET OF PROPERTY DESCRIBED AS FOLLOWS:

A part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows; Beginning at a point 661.44 feet South and 20 feet East of the Northwest Corner of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of said Section Twenty (20); Thence East 303.77 feet; Thence South 110 feet; Thence West 303.77 feet; Thence North 110 feet to the point or place of beginning.

SEE ATTACHED FOR COMPLETE LIST

Account No	Name 1	Name 2	Mailing Address	City	State	Zip
R171151190	WILLIAMS EMILI & BRANDON		7401 NW 30TH TER	BETHANY	OK	73008
R173782505	HARRINGTON DEREK		7315 NW 30TH ST	BETHANY	OK	73008
R173782515	HARRIS MEDLAM AMY	MEDLAM NATHANAE	7317 NW 30TH ST	BETHANY	OK	73008
R173783310	PALOVIK JAMES S TRS	PALOVIK JAMES S TRUST	3104 N ALEXANDER LN	BETHANY	OK	73008
R175221015	MATHIS KRISTI		3109 N WILBURN AVE	BETHANY	OK	73008
R173783195	VTL INVESTMENTS LLC		5401 PAINTED PONY RD	WARR ACRES	OK	73132
R171151250	HUTCHINGS JORDAN R & JESSICA E		7408 NW 30TH TER	BETHANY	OK	73008
R171151240	BIRD MARY L		7404 NW 30TH TER	BETHANY	OK	73008
R171151230	MOORE PATRICIA KAY TRS	MOORE PATRICIA KAY TRUST	7400 NW 30TH TER	BETHANY	OK	73008
R173783100	RAY BRIAN & BEVERLY TRS	RAY JAMES B & BEVERLY L REV LIV TRUST	3106 N ALEXANDER LN	BETHANY	OK	73008
R175221005	COPELAND JOE V & TARESA C TRS	COPELAND JOE & TARESA TRUST	8808 NW 71ST ST	OKLAHOMA CITY	OK	73132
R173783020	LEE WESLEY CLAY	LEE ESTHER D	3110 N ALEXANDER LN	BETHANY	OK	73008
R171151160	REYES RUDILIO JORAN REYES	ALVAREZ DENICE SARAI CALDERON	7517 NW 31ST ST	BETHANY	OK	73008
R171151170	WICKERSHAM JOHN R & LYNETTE TRS	WICKERSHAM LEGACY WEALTH TRUST	8326 E PHEASANT HILL LN	PORT ORCHARD	WA	98366
R171151180	SMITH CYNTHIA J		7405 NW 30TH TER	BETHANY	OK	73008
R173783175	LAWTER JOSEPH MICHAEL		3123 N WILBURN AVE	BETHANY	OK	73008
R173783000	HAINES JOSHUA J & JULIE A		3200 N ALEXANDER LN	BETHANY	OK	73008
R171151220	HARTLEIN ALLAN J TRS	HARTLEIN ERLINDA A TRS	3109 N ALEXANDER LN	BETHANY	OK	73008
R173783210	LAWTER JOSEPH MICHAEL		3123 N WILBURN AVE	BETHANY	OK	73008
R172331450	WILLIAMS DEAN E & LORIA		7416 NW 31ST ST	BETHANY	OK	73008
R172331460	FRANKLIN ROSS ALLEN & TERRA S		7412 NW 31ST ST	BETHANY	OK	73008
R172331470	SLOTHOWER BLAKE A & ANNETTE L		7408 NW 31ST ST	BETHANY	OK	73008
R172331480	FOSTER TAMMI L		7404 NW 31ST ST	BETHANY	OK	73008
R172331490	HUFF BETTY JANE 2022 REV TRUST		7400 NW 31ST ST	BETHANY	OK	73008
R173782950	MONTERROSO MAILYN LETICIA		3204 N ALEXANDER LN	BETHANY	OK	73008
R173782700	RACKLEY JACK B	RACKLEY REBECCA J	3201 N WILBURN AVE	BETHANY	OK	73008
R172331330	LEAGUE PROPERTIES SERIES LLC 7413 NW 31ST ST		1216 W JASMINE WAY	MUSTANG	OK	73064
R172331320	LOPEZ HEATHER J & JAVIER		7409 NW 31ST ST	BETHANY	OK	73008
R172331310	BOGGS CLARA MARIE SCHMITT		8200 BERT LN	NORMAN	OK	73026
R172331300	ADKISON GEORGE J & SHYRIL L		7401 NW 31ST ST	BETHANY	OK	73008
R173782900	MARTZ DONALD K REV TRUST	BADILLO G MARIE REV TRUST	3208 N ALEXANDER LN	BETHANY	OK	73008
R173782755	BOYER MICHAEL J		3205 N WILBURN AVE	BETHANY	OK	73008
R172331270	XIE HARRY HAL BAO	WANG XIAO JUN	16108 HIMALAYA RDG	EDMOND	OK	73013
R172331280	ROACH MICHAEL W & JEANNE M		7404 NW 31ST TER	BETHANY	OK	73008
R172331290	MAZARIEGOS SANTOS L DE LEON		7400 NW 31ST TER	BETHANY	OK	73008
R173782750	LEAGUE R COY & KATHLEEN S TRS	LEAGUE TRUST	PO BOX 1351	BETHANY	OK	73008
R173782800	YOUNG JAMES P		3212 N ALEXANDER LN	BETHANY	OK	73008

Sub Name	Block	Lot
BRENTMARK 1	001	020
UNPLTD PT SEC 20 12N 4W	000	000
UNPLTD PT SEC 20 12N 4W	000	000
UNPLTD PT SEC 20 12N 4W	000	000
GROVE ADDITION	000	002
UNPLTD PT SEC 20 12N 4W	000	000
BRENTMARK 1	002	000
BRENTMARK 1	002	000
BRENTMARK 1	002	004
UNPLTD PT SEC 20 12N 4W	000	000
GROVE ADDITION	000	000
UNPLTD PT SEC 20 12N 4W	000	000
BRENTMARK 1	001	017
BRENTMARK 1	001	018
BRENTMARK 1	001	019
UNPLTD PT SEC 20 12N 4W	000	000
UNPLTD PT SEC 20 12N 4W	000	000
BRENTMARK 1	002	003
UNPLTD PT SEC 20 12N 4W	000	000
WESTERN HEIGHTS	003	006
WESTERN HEIGHTS	003	007
WESTERN HEIGHTS	003	008
WESTERN HEIGHTS	003	009
WESTERN HEIGHTS	003	010
UNPLTD PT SEC 20 12N 4W	000	000
UNPLTD PT SEC 20 12N 4W	000	000
WESTERN HEIGHTS	002	014
WESTERN HEIGHTS	002	013
WESTERN HEIGHTS	002	012
WESTERN HEIGHTS	002	011
UNPLTD PT SEC 20 12N 4W	000	000
UNPLTD PT SEC 20 12N 4W	000	000
WESTERN HEIGHTS	002	008
WESTERN HEIGHTS	002	009
WESTERN HEIGHTS	002	010
UNPLTD PT SEC 20 12N 4W	000	000
UNPLTD PT SEC 20 12N 4W	000	000

Legal

BRENTMARK 1 001 020
UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 855.98FT E & 30FT N OF SW/C NE4 TH E127.48FT N300.72FT W127.48FT S300.72FT TO BEG
UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 780.98FT E & 30FT N OF SW/C OF NE4 TH E75FT N100FT W75FT S100FT TO BEG & A TR BEG 780.98FT E & 130FT N OF SW/C NE4 TH E
UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E & 205.72FT N OF SW/C NE4 TH N125FT E125.33FT S125FT W125.33FT TO BEG
GROVE ADDITION 000 002
UNPLTD PT NE4 SEC 20 12N 4W BEG 175FT W OF SE/C SW4 NE4 TH W155FT N370FT E155FT S370FT TO BEG
BRENTMARK 1 002 000 W5FT OF LOT 5 & ALL OF LOT 6
BRENTMARK 1 002 000 LOT 5 EX W5FT
BRENTMARK 1 002 004
UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 330.72FT N & 656.65FT E OF SW/COF NE4 TH N110.72FT TH E327.95FT S110.72FT W327.95FT TO BEGEX W24.33FT FOR ROAD O
GROVE ADDITION 000 000 LOT 1 & PT NE4 SEC 20 12N 4W BEG 175FT W & 370FT N OF SE/C OF SW4 OF NE4 TH N90FT W155FT S90FT E155FT TO BEG
UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 20FT E & 771.44FT S OF NW/C OF NE4 OF SW4 OF NE4 TH E303.77FT S110FT W303.77FT N110FT TO BEG OR S 1/2 TR 25
BRENTMARK 1 001 017
BRENTMARK 1 001 018
BRENTMARK 1 001 019
UNPLTD PT NE4 SEC 20 12N 4W BEING S100FT OF N200FT OF S 1/2 OF E 1/2 OF E 1/2 OF SW4 OF NE4
UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 20FT E & 661.44FT S OF NW/C OF NE4 OF SW4 OF NE4 TH E303.77FT S110FT W303.77FT N110FT TO BEG OR N 1/2 TR 25
BRENTMARK 1 002 003
UNPLTD PT NE4 SEC 20 12N 4W N100FT OF S/2 E/2 SW4 NE4 SUBJ TO ESMTS OF RECORD
WESTERN HEIGHTS 003 006
WESTERN HEIGHTS 003 007
WESTERN HEIGHTS 003 008
WESTERN HEIGHTS 003 009
WESTERN HEIGHTS 003 010
UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W S107FT OF W/2 NE4 SW4 NE4 EX W23.74FT FOR RD
UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W S156FT OF E1/2 NE4 SW4 NE4 EX E20FT
WESTERN HEIGHTS 002 014
WESTERN HEIGHTS 002 013
WESTERN HEIGHTS 002 012
WESTERN HEIGHTS 002 011
UNPLTD PT NE4 SEC 20 12N 4W BEING N113FT OF S220FT W 1/2 NE4 SW4 NE4 EX W23.74FT FOR ROAD AKA PT TR 20 ALEXANDER FRUITLAND ACRES UNREC
UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W S87FT OF N174FT OF S330FT OF E1/2 NE4 SW4 NE4 EX E20FT
WESTERN HEIGHTS 002 008
WESTERN HEIGHTS 002 009
WESTERN HEIGHTS 002 010
UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W N87FT OF S330FT OF E 1/2 NE4 SW4 NE4 EX E20FT
UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 331.44FT S & 24FT E OF NW/C OF NE4 OF SW4 OF NE4 TH E303.77FT S110FT W303.77FT N110FT TO BEG OR TR 21 OF E 1/2 OF S



City of Bethany

A great place to live, work, shop, and grow a business!

March 10, 2025

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 request for property on the attached sheet. All special use permit request 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 the special use permit request matters to the City Council. The final decision is made by the City Council in a public hearing.

Attached to this notice is information on the hearing dates, the location of the property and the special use permit requested. During the public hearings, the applicant for the special use permit request presents his/her 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**

PO Box 219 • 6700 NW 36th St

Bethany OK 73008 • (405) 789-6005 • FAX (405) 789-6093

www.cityofbethany.org

REQUEST FOR A SPECIAL USE PERMIT

(MAP ON BACK)

A. General Information

1. Case No.: PC 25-04
2. Location of Property: 3200 N. Alexander Ln.
3. Legal Description: See on back

4. Present Zoning: R-1, Single Family Residential
5. Special Use Permit request: Construct a 1,200 sq. ft. accessory building.

B. Hearing Schedule

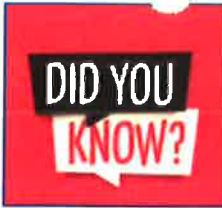
1. The Planning and Zoning Commission hearing on the proposed special use permit request will be held on April 3, 2025 at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed special use permit request. The Commission will vote on whether to recommend approval or disapproval of the proposed special use permit request. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The Planning and Zoning Commission will then transmit its recommendation to the City Council. The City Council hearing will be held on April 15, 2025 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 approve or deny the proposed special use permit request. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearing

Both the Planning Commission and City Council hearings are held in the Council Chambers of Bethany City Hall.



LEGAL DESCRIPTION: UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N
4W BEG 20FT E & 661.44FT S OF NW/C OF NE4 OF SW4 OF NE4 TH E303.77FT
S110FT W303.77 FT N110FT TO BEG OR N ½ TR 25



Oklahoma County consists of:

720 Square miles with more than 320,000 parcels representing 23% of the State's assessed value

[Read more](#)

Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

- Home
- Contact Us
- Guest Book
- Map Search
- New Search

Real Property Display - Screen Protected 1/28/2025 3:36:34 PM

Account: **R173783000** Type: **Residential** Location: 3200 N ALEXANDER LN
 Building Name/Occupant: BETHANY
 Owner Name 1: HAINES JOSHUA J & JULIE A Parcel PIN#: 2877-17-378-3000
 Owner Name 2: 1/4 section #: 2877
 Owner Name 3: Parent Acct:
 Billing Address: 3200 N ALEXANDER LN Tax District:
 City, State, Zip: BETHANY, OK 73008 School System: Putnam City #1
 Country: (If noted) Land Size: 0.7700 Acres

Personal Property Land Value: 61,830 **Treasurer:**

Sect 20-T12N-R4W Qtr NE [UNPLTD PT SEC 20 12N 4W Block 000 Lot 000](#) **Subdivision Sales**

Full Legal Description: UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 20FT E & 661.44FT S OF NW/C OF NE4 OF SW4 OF NE4 TH E303.77FT S110FT W303.77FT N110FT TO BEG OR N 1/2 TR 25

Photo & Sketch (if available)	County Sales (ordered by relevancy)	Comp Report
	3505 N ALEXANDER LN BETHANY, OK	01/18/2023 \$387,000
	7405 NW 32ND ST BETHANY, OK	11/18/2022 \$360,000
	7100 NW 32ND ST BETHANY, OK	12/05/2024 \$340,000
	7517 NW 31ST ST BETHANY, OK	12/01/2023 \$410,000
	3128 N BRIARWOOD AVE BETHANY, OK	09/28/2023 \$255,000
	2813 N DIVIS AVE BETHANY, OK	12/22/2021 \$315,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2024	466,500	331,647	36,480	1,000	35,480	120.52	\$4,276	\$1,908
2023	429,500	321,988	35,418	1,000	34,418	123.06	\$4,236	\$1,578
2022	380,000	312,610	34,385	1,000	33,385	112.54	\$3,757	\$947
2021	313,000	303,505	33,384	1,000	32,384	112.07	\$3,629	\$229
2020	57,986	47,079	5,178	0	5,178	111.66	\$578	\$134

-- -- > >| [1/6]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R173783000	2021	Homestead	1,000
R173783000	2020	3% Cap Homestead	0

Property Deed Transaction History (Recorded in the [County Clerk's Office](#))

Date	Type	Book	Page	Price	Grantor	Grantee
10/2/2020	>	Deeds	14505 763	0	HAINES JOSHUA	HAINES JOSHUA J & JULIE A
4/18/2018	>	Deeds	13732 733	75,000	BUCHANAN LOUIS & ROBIN	HAINES JOSHUA
4/18/2018	>	Deeds	13738 755	75,000	BUCHANAN LOUIS & ROBIN	HAINES JOSHUA
8/7/2007	>	Deeds	10572 495	80,000	BARGER BOBBY D & BETHANY	BUCHANAN LOUIS & ROBIN
4/16/2004	>	Deeds	9285 860	0	BARGER BOBBY D BARGER GLENDA	BARGER BOBBY D & BETHANY

-- -- > >| [1/2]

Last Issued Notice of Value (S.D.N.) Information History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	457,500	341,596	37,575	1,000	36,575
2024	02/13/2024	466,500	331,647	36,480	1,000	35,480
2023	02/14/2023	429,500	321,988	35,418	1,000	34,418
2022	03/15/2022	380,000	312,610	34,385	1,000	33,385
2021	03/19/2021	313,000	304,446	33,489	0	33,489

-- -- > >| [1/3]

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
9/6/2019				Main Dwellin		Inactive
2/4/2019				Demolish		Inactive

Click button on building number to access detailed information

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
Click	1	Improved	1½ Story Fin	2019	2,754	1.5 Stories

City of Bethany
Planning & Zoning Staff Report

April 3, 2025

CASE NO: PC 25-05

Request: Consider Special Use request by Ryan Marshall, the applicant for the property owner, to build a 960 square foot accessory structure at 8014 NW 36th St.

Legal Description: All of Lot five (5) in Baumeister Acres, to Oklahoma County, Oklahoma, according to the recorded plat thereof, being more particularly described by metes and bounds as follows: Beginning at the Northwest corner of said Lot 5: Thence North 89°5'53" East along the North line of said Lot 5 a distance of 171.06 feet to the Northeast corner thereof. Thence South 00°030'12" East along the East line of said Lot 5 a distance of 628.12 feet to the Southeast corner thereof. Thence South 89°5'53" West along the South line of said Lot 5 a distance of 171.06 feet to the Southwest corner thereof. Thence North 00°030'12" West along the West line of said Lot 5 a distance of 628.12 feet to the point of the beginning. Said tract containing 107,446 square feet, or 2.467 acres, more or less.

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

Proposed Accessory Structure Size: 960 ft².

Surrounding Zoning:

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

Table 1

Building Characteristics:

	Proposed Structure	Primary Structure
Use	Personal Storage	Single-Family Dwelling
Area (ft ²)	960	3851
Height (ft)	14 feet	21 feet
Roof Pitch	4:12	8:12

Roof Material	Metal R-Panel	Asphalt Shingles
Exterior Wall Covering	Metal R-Panel	Rock

Table 2

Background:

The applicant seeks special permission to construct an accessory structure at 8014 NW 36th Street. The lot has an area of 2.467 acres with a 3,851 ft² primary structure occupying 1.1% of the lot. The proposed area of the accessory structure is 960 ft². This exceeds the allowable limit of an accessory structure (240 ft²) thus special permission is required to construct this building.

Analysis:

The proposed structure exceeds the 240 ft² limit (§150.007) for accessory structures. 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 960 ft², the proposed accessory structure meets both of those clauses. The proposed accessory structure does not meet §158.044 in terms of matching the roof pitch of the primary structure or the exterior facade.

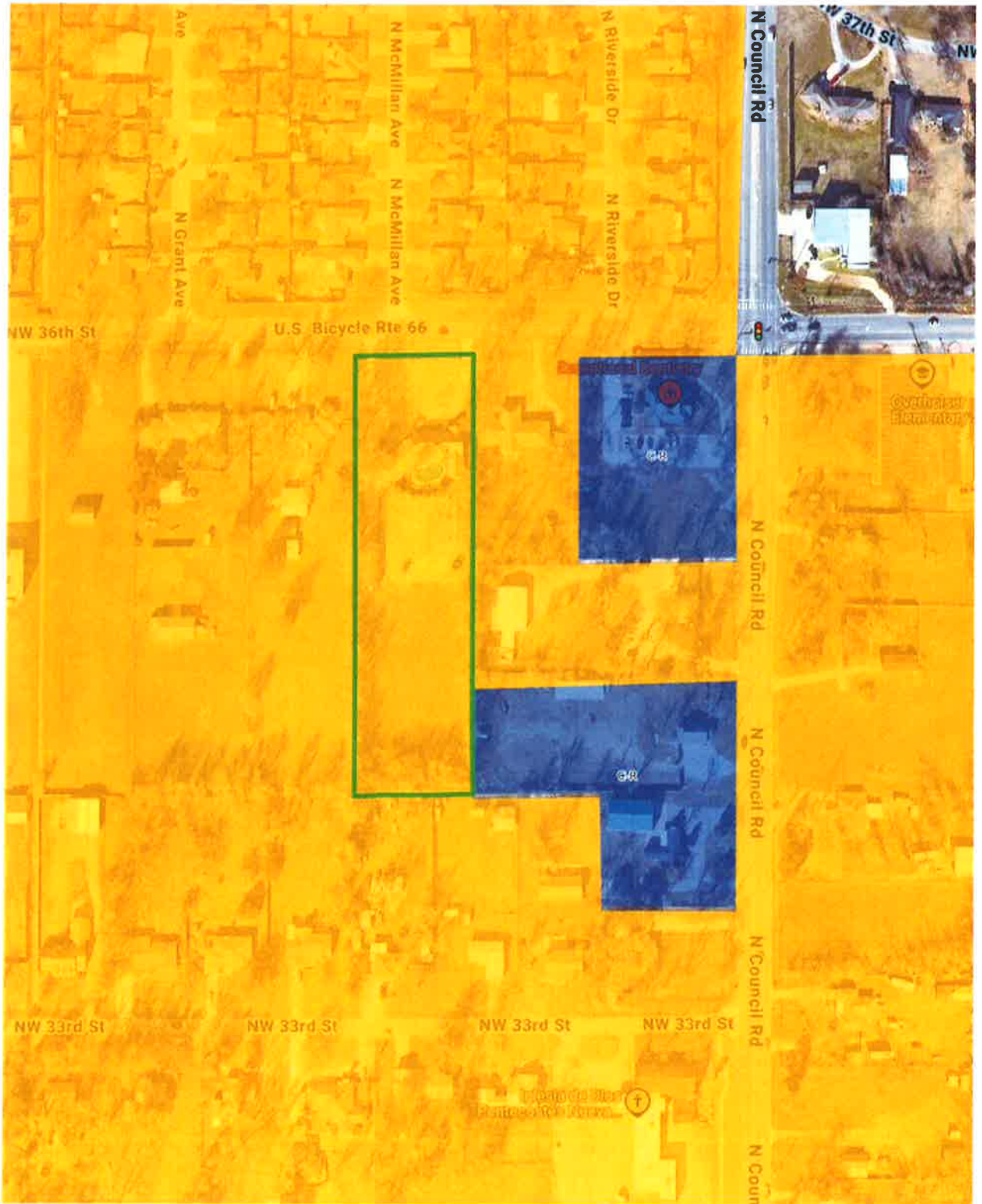
The proposed structure sits within the setbacks of the property: 20' in the rear, 5' and 10' on the sides, and 25' in the front. Additionally, the accessory structure has not been constructed atop utility easements. Should the Planning & Zoning Commission recommend that this request be approved, the city inspector will ensure that all standards are met. The proposed accessory structure will be replacing the current wood structure (barn) that sits on the site.

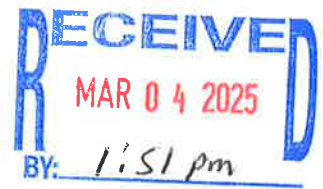
Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a special use permit that would allow for the construction of a 960 ft² accessory structure.

Attachments:

- Aerial Photographs
- Zoning Map
- Application Documents
- Site Plans
- Certified Owners List
- Public Notification







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: Ryan Marshall Phone #: 817-301-2174
(Print Name)

Address: 7004 N. Oklahoma ct. ste A OKC, OK 73105

Record Property Owner(s): Zack, Lindsey Blumhagen Phone #: 405-476-0234
(Print Name)

Address: 8014 NW 36th St Bethany, OK 73008

Address of Property: 8014 NW 36th St Bethany, OK 73008

Legal Description of Property: see Attached Boundary Exhibit

Proposed Special Permit use: Accessory / Garage

Present use of property: Existing Accessory/garage

Size of property (in acres and/or feet): 2.467 Ac

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?
Yes

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	<i>Storage/Garage</i>	residence
Square footage	<i>960</i>	3851
Height	<i>14'</i>	21'
Roof Pitch	<i>4/12</i>	8/12
Roof material	<i>Metal R-panel</i>	Asphalt shingle
Exterior wall covering	<i>Metal r-panel</i>	Rock
<i>Total Lot Size</i>	<i>2.467 ac</i>	

**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? North

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.
* Structure is replacing old existing structure, paving is in place currently.

6. Will you be installing a privacy fence or any other type of screening?
Please circle: YES or NO Please describe:

7. Will you run electricity to the building? Please circle: YES or NO
* Structure is replacing existing old structure, electrical is in place currently.

8. Will the building have plumbing? Please circle: YES or NO

9. How tall will the walls of the building be? 10'

10. Will the color of the building match the house? Please circle: YES or NO
Structure to be Slate in color resembling primary structure roof. Trim to be "Copper" in color to resemble primary structure rock.

2. Will the proposed use be in harmony with the general purpose and intent of the applicable Zoning district regulations? Yes

3. Will the proposed use adversely affect the use of the neighboring property? No
Replacing Existing Structure

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? No
Replacing Existing Structure

5. Will the facility present a health or safety hazard to neighboring properties or the community at large? No, Replacing Existing Structure

6. Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses? No,

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? Yes

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

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.

BOUNDARY EXHIBIT

LEGAL DESCRIPTION
 Prepared by Doug R. Alford PLS No. 1623, on February 17th, 2025.

ALL of Lot Five (5) in BAUMEISTER ACRES, to Oklahoma County, Oklahoma, according to the recorded plat thereof, being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Lot 5;

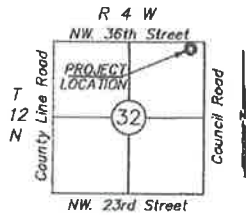
THENCE North 89°05'53" East along the North line of said Lot 5 a distance of 171.06 feet to the Northeast corner thereof.

THENCE South 00°03'12" East along the East line of said Lot 5 a distance of 628.12 feet to the Southeast corner thereof.

THENCE South 89°05'53" West along the South line of said Lot 5 a distance of 171.06 feet to the Southwest corner thereof.

THENCE North 00°03'12" West along the West line of said Lot 5 a distance of 628.12 feet to the POINT OF BEGINNING.

Said tract containing 107,446 square feet, or 2.467 acres, more or less.



The Basis of Bearing for the purpose this survey is the assumed bearing of N 89°05'53" E as shown on the North line of Lot 5, of BAUMEISTER ACRES, Oklahoma County, Oklahoma.

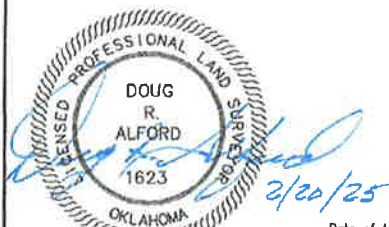
P/L - PROPERTY LINE ● INDICATES SET 1/2" I.P. W/ CA 6333 CAP
 R/W - RIGHT OF WAY ○ INDICATES FND MONUMENT

I, Doug R. Alford, do hereby certify that I am a Licensed Professional Land Surveyor and that the map hereon represents a survey made under my supervision on 17th day of April, 2025, and that all monuments as shown thereon actually exist and their relative positions are correctly shown.

This survey conforms to the regulations for Land Boundary Surveys, as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Professional Land Surveyors.

All distances shown hereon fall within the positional tolerances as defined by the Oklahoma State Minimum Standards, unless noted otherwise.

This survey was done without the benefit of a Title Commitment, therefore all easements and encumbrances may not be shown hereon.

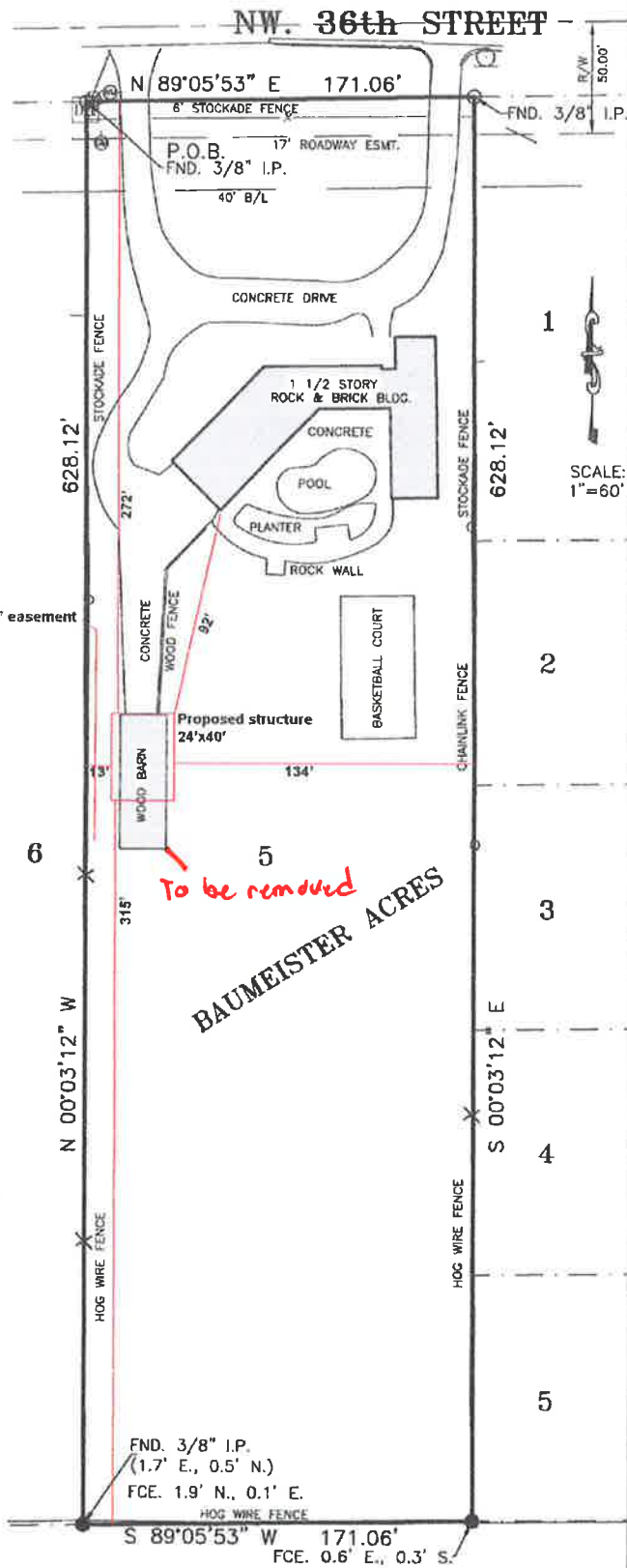


Prepared for: JROK
 Date of last site visit: 02-17-24
 Project Number: APS 25114

FILE LOCATION: L:\Survey\2024 ALTA & BDYS\8014 NW 36th St Bethany - JROK BDY.dwg



REVISIONS: C.A. # 6333 - Expires June 30, 2026
 2119 Riverwalk Drive #162, Moore, Ok. 73160
 Office: 405-735-2810 • Fax: 405-735-2811



Return To:
Zack Bluethman and Lindsey Jones
8014 NW 36th Street
Bethany, OK 73008-3524

**WARRANTY DEED
JOINT TENANCY**

File No.: **2085525-OK15 (MSM)**

Doc Stamps: **\$487.50**

Tax ID#: **2873-17-528-0500**

That **Ed Overholt and Bettie Lou Overholt, husband and wife**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Zack Bluethman and Lindsey Jones, husband and wife**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

Lot Five (5), in BAUMEISTER ACRES, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: **8014 NW 36th Street, Bethany, OK 73008-3524**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **November 23, 2015**.



Ed Overholt


Bettie Lou Overholt

LOT 5

BLUETHMAN ZACHAARY & LINDSEY
8014 NW 36TH ST
BETHANY, OK 73008


This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 3RD day of MARCH, 2025.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.



Lisa Petty
Asst. Secretary




Mitchell D. Reid, Vice President

On this 3rd day of MARCH, 2025 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell D. Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.





Susan Lowrance, Notary Public

My Commission Expires: 1-24-20
My Commission Number: 0000353
Reference #2501307

OWNERSHIP LIST

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within **300 FEET**:

LOT FIVE (5), BAUMEISTER ACRES ADDITION, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

ROYCE BROWNS RIVIERA

LOT 19, BLOCK 9

**MCDEVITT PATRICIA KAYE
3701 N GRANT AVE
BETHANY, OK 73008**

LOT 9 BLOCK 10

**ARNOLD GARY ALLAN & JANET LEE TRS
ARNOLD GARY & JANET LIV TRUST
3712 N GRANT AVE
BETHANY, OK 73008**

**N2FT LOT 1 & ALL LOT 2
BLOCK 4**

**COLEMAN CARROL E & BERTIE M TRS
COLEMAN LIVING TRUST
4712 N CROMWELL AVE
OKLAHOMA CITY, OK 73112**

S55FT LOT 12, BLOCK 11

**MILLER SHERMAN PATRICK
3713 N RIVERSIDE DR
BETHANY, OK 73008**

UNPLTD PT SEC 19 12N 4W

**PT NE4 SEC 19 12N 4W E 223FT OF
S/2 OF N/2 OF S/2 OF NE4 OF NE4
AKA S/2 LOT 1 SIMOKLA UNREC**

**CLEAR WATER PROPERTIES LLC
3201 S SHIELDS
OKLAHOMA CITY, OK 73129**

ROYCE BROWNS RIVIERA

LOT 5, BLOCK 11

**PASON MATTHEW PAUL
HERNANDEZ PASON SOFIA
3712 N MCMILLAN AVE
BETHANY, OK 73008**

S68.99FT LOT 1, BLOCK 4

**TRUEWIND INVESTMENT CO
722 N BROADWAY AVE, UNIT 301
OKLAHOMA CITY, OK 73102**

X

LOT 16, BLOCK 10

**WELCH GEOFFREY D & DIANNE
3713 N MCMILLAN AVE
BETHANY, OK 73008**

LOT 10 BLOCK 10

**MASON BRADLEY
3708 N GRANT AVE
BETHANY, OK 73008**

UNPLTD PT SEC 19 12N 4W

**PT NE4 SEC 19 12N 4W BEG 661.12
FT S & 815FT W OF NE/C OF NE4
TH S302.8FT W118FT N302.13FT
E118FT TO BEG OR TR 7 SIMOKLA
UNREC**

**MILLER STEVEN
8105 NW 33RD ST
BETHANY, OK 73008**

ROYCE BROWNS RIVIERA

LOT 11, BLOCK 11

**CIFUENTES EDGAR R
3709 N RIVERSIDE DR
BETHANY, OK 73008**

LOT 15, BLOCK 10

**MITCHELL KATHY L
3709 N MCMILLAN AVE
BETHANY, OK 73008**

LOT 14, BLOCK 10

**WASHINGTON WILLIAM & WINONA
3705 N MCMILLAN AVE
BETHANY, OK 73008**

LOT 6, BLOCK 11

**PERKINS RONNA K
3708 N MCMILLAN AVE
BETHANY, OK 73008**

LOT 10, BLOCK 11

**SANCHEZ MARIO ROMERO
ORTEGA BLANCA DIAZ
3705 N RIVERSIDE DR
BETHANY, OK 73008**

LOT 11, BLOCK 10

**CHAVEZ SAMANTHA
GUERRERO NABOR MUNOZ
3704 N GRANT AVE
BETHANY, OK 73008**

X

LOT 7 BLOCK 11

REYES AMANDA R
3704 N MCMILLAN AVE
BETHANY, OK 73008

LOT 9, BLOCK 11

GISSANDANER KARMONCITA
3701 N RIVERSIDE DR
BETHANY, OK 73008

LOT 13, BLOCK 10

MCKINNEY SUSAN C
3701 N MCMILLAN AVE
BETHANY, OK 73008

LOT 12, BLOCK 10

MCPHERSON HAROLD G & GWENDOLYN
3700 N GRANT AVE
BETHANY, OK 73008

LOT 8, BLOCK 11

LAFORTEZA HELEN C
3700 N MCMILLAN AVE
BETHANY, OK 73008

UNPLTD PT SEC 19 12N 4W

BEING ALL E223FT OF N/2 OF
N/2 OF S/2 OF NE4 OF NE4

VELASCO JORGE ALEJANDRO
GUTIERREZ
GUTIERREZ CRISTINA
2813 N DIVIS AVE
BETHANY, OK 73008

BEG 697FT W OF NE/C OF N/2 OF
S/2 OF NE4 OF NE4 TH S TO PT
30FT N OF S LINE OF N/2 OF S/2
OF NE4 OF NE4 W118FT N TO
N LINE N/2 OF S/2 OF NE4 OF
NE4 E118FT TO BEG

ZMV LLC
2911 N COUNCIL RD
BETHANY, OK 73008

PT NE4 SEC 19 12N 4W BEG 661.12
FT S & 579FT W OF NE/C NE4
TH S301.65FT W118FT N301.87FT
E118FT TO BEG OR TR 5
SIMOLKA UNREC

ELLEEDGE DON & NANCY
8019 NW 33RD ST
BETHANY, OK 73008

BEG 661.12FT S & 223FT W OF
NE/C OF NE4 TH S300.98FT
W120FT N301.12FT E120FT TO BEG
AKA LOT 2 SIMOKLA UNREC PLAT

DIAZ PROPERTIES LLC
6700 NW 39TH EXPY
BETHANY, OK 73008

X

LOT 3 IN PART OF N.2 OF S/2 OF
NE4 OF NE4 SIMOKLA UNREC PLAT

CONN LANORA M
3513 SARDIS WAY
YUKON, OK 73099

BEG 461FT W OF NE/C OF N/2
OF S/2 OF NE4 OF NE4 TH S301.43
FT W118FT N301.65FT E118FT
TO BEG

HALL VALERIE & MARVIN
8015 NW 33RD ST
BETHANY, OK 73008

BAUMEISTER ACRES ADD

E227.33FT OF LOT 1 & N98FT OF
E227.33FT OF LOT 2

PRD OWNER LLC
% PROFESSIONAL RESOURCE
DEVELOPMENT INC
11995 EL CAMINO REAL
SAN DIEGO, CA 93120

W143FT LOTS 1 & 2

MORRIS JARRED
MORRIS CASEY
8010 NW 36TH ST
BETHANY, OK 73008

UNPLTD PT SEC 19 12N 4W

BEG AT SE/C OF NE4 NE4 NE4
TH W403 1/3FT N108FT E403
1/3FT S 108FT TO BEG PLUS
S54FT OF LOT 4 BAUMEISTER
ACRES ADD

GARCIA JOSE DE JESUS
GARCIA MARIA DEL ROSARIO
3509 N COUNCIL RD
BETHANY, OK 73008

BAUMEISTER ACRES ADD

S10FT OF E227.33FT OF LOT 2 &
ALL OF LOT 3 & N54FT OF LOT 4

GARCIA JOSE
GARCIA MARIA
3509 N COUNCIL RD
BETHANY, OK 73008

LOT 7

SANTANAS PROPERTIES LLC
2913 MIRAGE ST
YUKON, OK 73099

LOT 6

WILSON PAUL A
WILSON VICKI L
8018 NW 36TH ST
BETHANY, OK 73008

✓



City of Bethany

A great place to live, work, shop, and grow a business!

March 10, 2025

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 request for property on the attached sheet. All special use permit request 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 the special use permit request matters to the City Council. The final decision is made by the City Council in a public hearing.

Attached to this notice is information on the hearing dates, the location of the property and the special use permit requested. During the public hearings, the applicant for the special use permit request presents his/her 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**

*PO Box 219 • 6700 NW 36th St
Bethany OK 73008 • (405) 789-6005 • FAX (405) 789-6093
www.cityofbethany.org*

LEGAL DESCRIPTION: All of Lot Five (5) in Baumeister Acres, to C...ahoma County, Oklahoma, according to the recorded plat thereof, being more particularly described by metes and bounds as follows: Beginning at the Northwest corner of said Lot 5: Thence North $89^{\circ}05'53''$ East along the North line of said Lot 5 a distance of 171.06 feet to the Northeast corner thereof. Thence South $00^{\circ}03'12''$ East along the East line of said Lot 5 a distance of 628.12 feet to the Southeast corner thereof. Thence South $89^{\circ}05'53''$ West along the South line of said Lot 5 a distance of 171.06 feet to the Southwest corner thereof. Thence North $00^{\circ}03'12''$ West along the West line of said Lot 5 a distance of 628.12 feet to the point of beginning. Said tract containing 107,446 square feet, or 2,467 acres, more or less.

