

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Tuesday, April 22, 2025 at 11:58 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 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
MAY 1, 2025
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF APRIL 3, 2025

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 25-06

Consider a rezoning request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner property owner to rezone 6304 NW 32nd St. from R-1, Single Family Residential to R-2, Two Family Residential. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: The North 135 feet of the West 130 feet in Block Eighteen (18), of Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof.

ITEM 2: PC 25-07

Consider a minor subdivision request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner property owner to subdivide 6304 NW 32nd St. into two lots.

LEGAL DESCRIPTION: The North 135 feet of the West 130 feet in Block Eighteen (18), of Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

ITEM 3: PC 25-08

Consider a special use permit request from Humberto Macias, Applicant and Property Owner property owner to build an 822 sq. ft. carport/storage structure at 7704 NW 36th St.

LEGAL DESCRIPTION: Unpltd. Pt. NW4, SEC. 20, 12N, 4W, Beg. 1632 Ft. E. of NW/C, NW4, Th. S. 323 Ft., W. 101 Ft., N. 323 Ft., E. 101 Ft. to Beg. less N. 33 Ft. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

NEW BUSINESS

ADJOURNMENT UNTIL MAY 15, 2025

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
APRIL 3, 2025

MEMBERS PRESENT: Justin Peck, Chair
Keith Wright
Robert Helton
Steve Marx
Trent Reid

MEMBERS ABSENT: James Clemmer, Vice-Chair
Ron Crouch
Jennifer Edmonson
Arvel Williams

STAFF PRESENT: Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted on 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.

Justin Peck, Chair called the meeting to order. Steve Marx gave the invocation. Since there were not enough members present from the March 20, 2025 Planning and Zoning Commission meeting, Justin Peck, Chair moved the March 20, 2025 minutes be approved at the May 1, 2025 Planning and Zoning Commission meeting.

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

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to 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.

Josh Haines, Applicant and Property Owner was present.

Justin Peck, Chair asked if there are any drainage concerns.

Brett Crecelius, Comm. Dev. Director said no.

Motion was made by Steve Marx, seconded by Trent Reid to recommend approval of the 1,200 square foot accessory structure at 3200 N. Alexander Ln. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

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.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a special use request from Ryan Marshall, Applicant and Lindsey Bluethman Zack, Property Owner to build a 960 square foot accessory structure at 8014 NW 36th. Brett Crecelius, Comm. Dev. Director mentioned there is currently a building in back on the left side that is going to be demolished; and the proposed structure will be built close to the same location.

Ryan Marshall, Applicant and Representative for Lindsey Bluethman Zack, Property Owner was present.

Motion was made by Trent Reid, seconded by Keith Wright to recommend approval of the 960 square foot accessory structure at 8014 NW 36th. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

Justin Peck, Chair asked if there was any new business.

Brett Crecelius, Comm. Dev. Director said there is no new business, but our next Planning and Zoning Commission meeting will be on May 1, 2025.

Ray Jones, City Attorney said he is still needing input from the Planning and Zoning Commissioner's for the Traffic Impact Study ordinance. He asked the Planning and Zoning Commissioner's to review the sample ordinances from the other cities that was in the packet from the last meeting; and call him with some suggestions.

Motion was made by Robert Helton, seconded by Trent Reid to adjourn. The motion carried unanimously 5 - 0.

City of Bethany
 Planning & Zoning Staff Report
 May 1st, 2025

Case Number: PC 25-06

Request: Consider a request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner, to rezone property 6304 NW 32nd St. From R-1 Single Family Residential to R-2, Two Family Residential.

Legal Description: North 135 feet of the West 130 feet in Block Eighteen of Fruitland Gardens Addition.

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

Proposed Zoning: R-2 (Two Residential Family)

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential) & R-2 (Two Family Residential) & R-M (Residential Multiple Family)
South	R-1 (Single-Family Residential)
East	R-1 (Single-Family Residential)
West	R-1 (Single-Family Residential)

Table 1

Zoning Characteristics

	R-1	R-2
Use	Single-Family Dwelling	Two Family Residential
Minimum Lot Area	6,000 square feet	9,000 square feet
Lot area (minimum) per dwelling unit	6,000 square feet	4,500 square feet
Lot Coverage (Maximum)	NA	30%
Intensity of lot	1 dwelling per lot	1 dwelling per lot

Table 2

Background:

The applicant is requesting to rezone the property located at 6304 NW 32nd St. from R-1, Single Family Residential, to R-2, Two Family Residential. The parcel is primarily surrounded by properties zoned R-1, Single Family Residential, with the exception of one property to the north, which is zoned R-2, Two Family Residential.

Analysis:

The site encompasses a total area of 0.4000 acres and is currently developed as a single-family residential property. The proposed rezoning would provide the owners with the opportunity to subdivide the lot and convert the property from a single-family home to a duplex.

The proposed action aligns with the goals outlined in the Comprehensive Plan, which identifies a lack of diverse housing options as a barrier to Bethany's broader appeal. According to the Comprehensive Plan, the city has an abundance of single-family homes and multi-family apartments but lacks a range of "Missing Middle" housing types, such as duplexes, townhomes, garden apartments, and condominiums. Addressing this gap supports Bethany's efforts to meet the needs and preferences of its target market by introducing more middle-scale housing options.

The property owner will be required to meet all of the two-family dwelling lot splits as outline is city ordinance 154.34. Each unit in the proposed two-family will be required to have separate service for water and sewer and a proper party wall as identified and inspected by the Fire Marshall.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicants zoning change request. This recommendation will be heard by the Bethany City Council on the 1st of May 2025, and a decision whether to approve or deny this change will be made.

- Aerial Photograph
- Public Notification

Attachments:
• Application & Certified Owners List.

PC 25-06 6304 NW 32nd St.



**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.

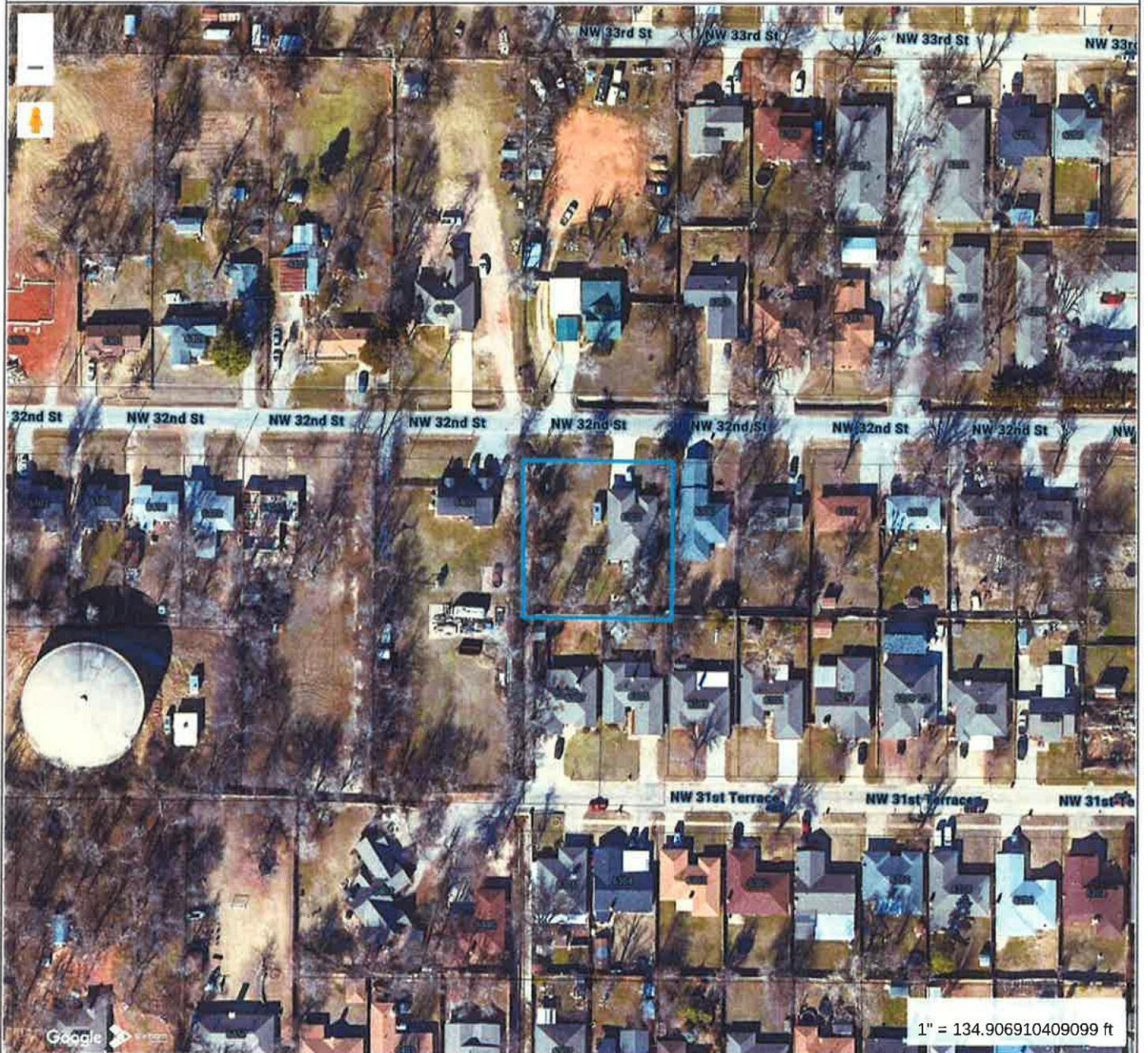
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Zoning

ZONING CODE LEGEND

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



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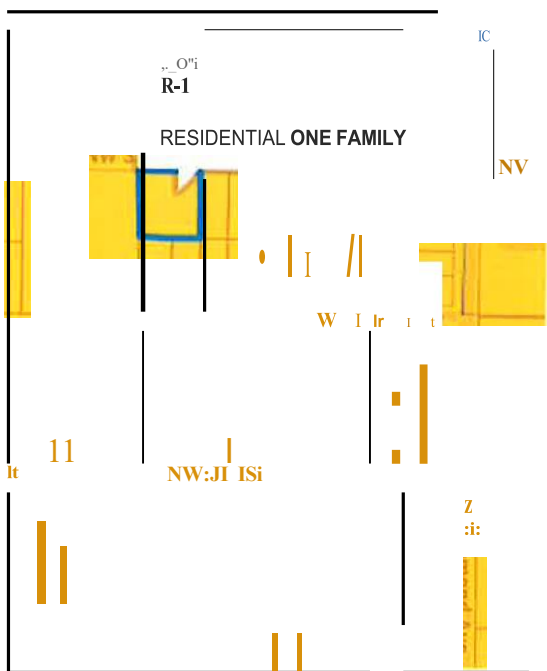
NOTICE OF PUBLIC HEARING

On May 1, 2025 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 to consider a rezoning request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner property owner to rezone 6304 NW 32nd St. from R-1, Single Family Residential to R-2, Two Family Residential

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 May 20, 2025 at 6:30 p.m. At 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.

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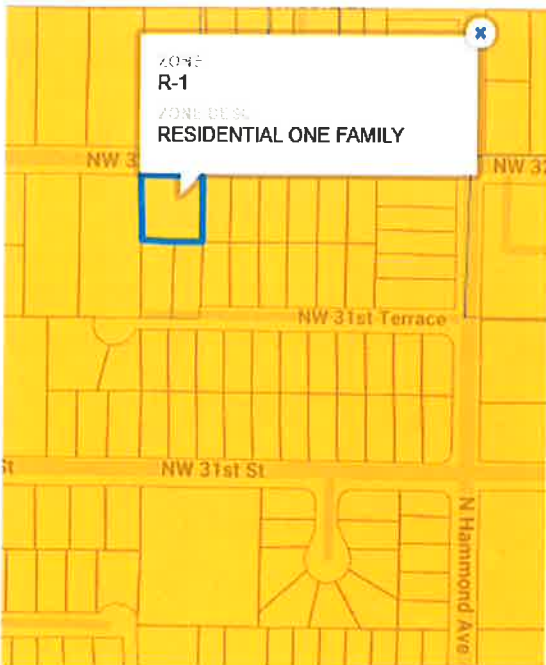
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Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on May 20, 2025 at 6:30 p.m. At this meeting, there will be a second public hearing with the Bethany City Council, and a vote to approve or deny the request will be held.

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LEGAL DESCRIPTION: The North 135 feet of the West 130 feet in Block Eighteen (18), of Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof.





Department of Planning & Community Development

April 7, 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 to rezone his property. All rezoning 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 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 category requested. 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**

(SEE LOCATION MAP ON BACK
OF THIS PAGE)

ZONING CHANGE INFORMATION

A. Rezoning Proposal

1. Case No.: PC 25-06
2. Location of Property: 6304 NW 32nd St.
3. Legal Description: (On back)

4. Present Zoning: R-1, Single Family Residential
5. Proposed Zoning: R-2, Two Family Residential

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on May 1, 2025 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 May 20, 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 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 Council Chambers in City Hall.

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN
FOR THE CITY OF BETHANY

Location and Extent of Requested Amendment (attached map if possible):

Attached

Present Designation:

Requested to be changed to:

Split Lot

Justification for Changes (include any change of conditions in the area, proof of the need for the uses allowed under the requested designation, relationships to traffic facilities, and any other evidence which would support the change):

Requesting to split lot, goal is to transfer lot from single home to duplex

(attach additional sheets, maps, etc., if necessary)

Applicant Signature:

MVP Flip LLC

Applicant Print Name:

MVP Flip LLC

Address:

3008 NW 176th St Edmond, OK 73012

Phone:

405-343-6165



APPLICATION FOR REZONING

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 amend the zoning ordinance of the City of Bethany as hereinafter requested,

(PLEASE PRINT OR TYPE)

- 1 Applicant: MVP Flip LLC Phone #: 405-343-6165
Address: 3608 NW 176th St Edmond, OK 73012
- 2 Record Property Owner(s): Avihay Eliau Phone #: 405-513-3866
Address: 3604 NW 176th St Edmond, OK 73012
- 3 Request rezoning from: See Lot split Survey (R-1)
To: R-2
- 4 Street address or location: 6304 NW 32nd St Bethany, OK 73012
- 5 Legal description (attach if necessary): Attached
- 6 Area of property (sq. ft.): 1,600 SF home / 8775 Sqft each
lots 1 + 2
once split
- 7 The application shall be accompanied by the following:
 - a Filing fee
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
- 8. 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.

9. Signature of

Applicant:

Applicant Print
Name:

MVP FI

Signature of owner:

Property

Property Owner Print Name:

Aniraj Ellav

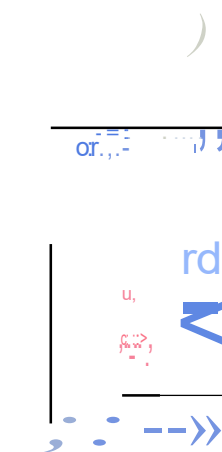
RE:Application for MVP Flip LLC

Please see the list of homeowners within 300 ft of 6304 NW 32nd St.

Please also see the check for remaining balance owed of \$813 for rezoning the lot.

name1	name2	name3	mailingaddress1	city	state	zipcode
DUTCH PROPERTIES LLC			PO BOX5582	EDMOND	OK	73083-5582
WILSON RAPHAEL USHER			2426 SW 13TH ST	OKLAHOMA CITY	OK	73108
JAMES JIMMY LEE LIVING TRUST			6212 NW 32ND ST	BETHANY	OK	73008-4231
DUTCH PROPERTIES LLC			PO BOX5582	EDMOND	OK	73083-5582
ROJAS RAMIRO			6300 NW 32ND ST	BETHANY	OK	73008-4121
ELIAV AVIHAY SR			3608 NW 176TH ST	EDMOND	OK	73012-8717
FIKE ANITA FIKE DAVID L & ANITA J REV FAMILY TRUST			5936 N REDMOND AVE	WARR ACRES	OK	73122-7106
FLORES ADAM			7901NW 12TH ST	OKLAHOMA CITY	OK	73127
DIAZ Y DIA2 MENDEZ ROSMITA LORENSA DE LEON			2705 NHARVARD AVE	OKLAHOMA CITY	OK	73127
CITY OF BETHANY			PO BOX219	BETHANY	OK	73008
DELEON HECTOR C & MARY 0			6209 1/2 NW 31ST TER	BETHANY	OK	73008-4222
DELEON HECTOR C & MARY 0			6209 1/2 NW 31ST TER	BETHANY	OK	73008
POWELL CI POWELL AMY SUSANNE			6211NW 31STTER	BETHANY	OK	73008-4222
THOMPsm THOMPSON BARBARA			6301NW 31STTER	BETHANY	OK	73008
ALONZO E[GODINEZ DELMY M MIRANDA VASQUEZ DE			6303 NW 31STTER	BETHANY	OK	73008-4114
RAY STEVENS INC			3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73116-2011
ZAMARRIPJ ESTUPINAN B ESPINO			6307 NW 31STTER	BETHANY	OK	73008
MORALES LUIS F & LETICIA ESPARZA			6210 NW 31ST TER	BETHANY	OK	73008-4223
AVILA GUMARO			6212 NW 31ST TER	BETHANY	OK	73008-4223
CARDWELL TARAN			6300 NW 31STTER	BETHANY	OK	73008
ACHEAMPONG MARTIN 0			6302 NW 31ST TER	BETHANY	OK	73008-4115
VELASCO AMALIA			6304 NW 31ST TER	BETHANY	OK	73008-4115
MOEDER RAYMOND J & LINDA K			6312 WHISPERING GROVE DR	OKLAHOMA CITY	OK	73169-6201
BETHANY PUBLIC WORKS AUTHORITY			PO BOX219	BETHANY	OK	73008
MORALES WALTER & ALMA			6401NW 32ND ST	BETHANY	OK	73008-4122
BLANCHARD GRACE			6305 NW 32ND ST	BETHANY	OK	73008-4120
SMITH GRE SMITH FAMILYTRUST			2710 SOLANA WAY	LAGUNA BEACH	CA	92651-3914
RAY STEVENS INC			3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73116
DUTCH PROPERTIES LLC			PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC			PO BOX5582	EDMOND	OK	73083-5582
MARSHALL ANGELA G			6403 NW 32ND ST	BETHANY	OK	73008
ROLLING MARK ALLEN & MICHELLE			6409 NW 32ND ST	BETHANY	OK	73008-4122

I



MILLER JAMES & JANICE	6417 NW 31ST ST	BETHANY	OK	73008-4111
RODRIGUE VIGIL MARIA	6402 NW 31ST TER	BETHANY	OK	73008-4117
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
LOBO KEVii MENJIVAR KEMBERLYN S PUERTO	6303 NW 32ND ST	BETHANY	OK	73008

J

City of Bethany
 Planning & Zoning Staff Report
 May 1st, 2025

Case Number: PC 25-07

Request: Consider a request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner, to consider a minor subdivision request to subdivide 6304 NW 32nd St. into two lots.

Legal Description: North 135 feet of the West 130 feet in Block Eighteen of Fruitland Gardens Addition.

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

Surrounding Zoning:

Direction	Zoning
North	R-1 (Single- Family Residential) & R-2 (Two (Two Family Residential) & R-M (Residential Multiple Family)
South	R-1 (Single-Family Residential)
East	R-1 (Single-Family Residential)
West	R-1 (Single-Family Residential)

Table 1

LOT SPLITS FOR EXISTING TWO- FAMILY DWELLINGS.	
*After the lot division, each parcel shall contain a minimum lot area of 4,500 square feet.	
*The dwelling unit on each divided parcel shall meet all applicable front, side and rear set back requirements of the zoning code except for the side which forms the common wall.	
*Each parcel and dwelling created by the division shall be served by separate connections for water, sewer, gas and electricity.	
*All plumbing connections, electrical service and gas service for each unit shall meet the requirements of the codes of the city pertaining to single-family dwellings.	

Table 2

*Taken from City Ordinance 154.34 Lot-Splits for Existing Two-Family Dwellings.

Background:

The applicant is requesting a minor subdivision request from the property located at 6304 NW 32nd St. to subdivide the property into two lots. The surrounding area is primarily zoned R-1, Single-Family Residential. However, there is one adjacent property to the north zoned R-2, Two-Family Residential, and another nearby property to the north zoned R-M, Residential Multi-Family.

Analysis:

The site encompasses a total area of 0.4000 acres and is currently developed as a single-family residential property. The proposed subdivision would result in the creation of two separate single-family dwelling units, enhancing housing availability while maintaining the residential character of the neighborhood.

The proposed action aligns with the goals outlined in the Comprehensive Plan, which identifies a lack of diverse housing options as a barrier to Bethany's broader appeal. According to the Comprehensive Plan, the city has an abundance of single-family homes and multi-family apartments but lacks a range of "Missing Middle" housing types, such as duplexes, townhomes, garden apartments, and condominiums. Addressing this gap supports Bethany's efforts to meet the needs and preferences of its target market by introducing more middle-scale housing options.

According to the Water and Sewer Atlases, the existing sewer lines are located within the designated easement at the rear of the property. Additionally, there is a water line running two inches in front of the property line. Based on this information, the proposed lot split would not interfere with existing utility infrastructure and should not present any issues related to water or sewer services.

On February 14, 2025, a formal Lot Split Survey was conducted at the property by Red Plains Surveying Company. The survey reflects thoughtful planning and due diligence in accordance with applicable land use standards. The proposal envisions dividing the parcel into two equal lots: Lot 1, comprising the western half of the property, totaling approximately 8,775 square feet or 0.20 acres; and Lot 2, the eastern half, also measuring approximately 8,775 square feet or 0.20 acres.

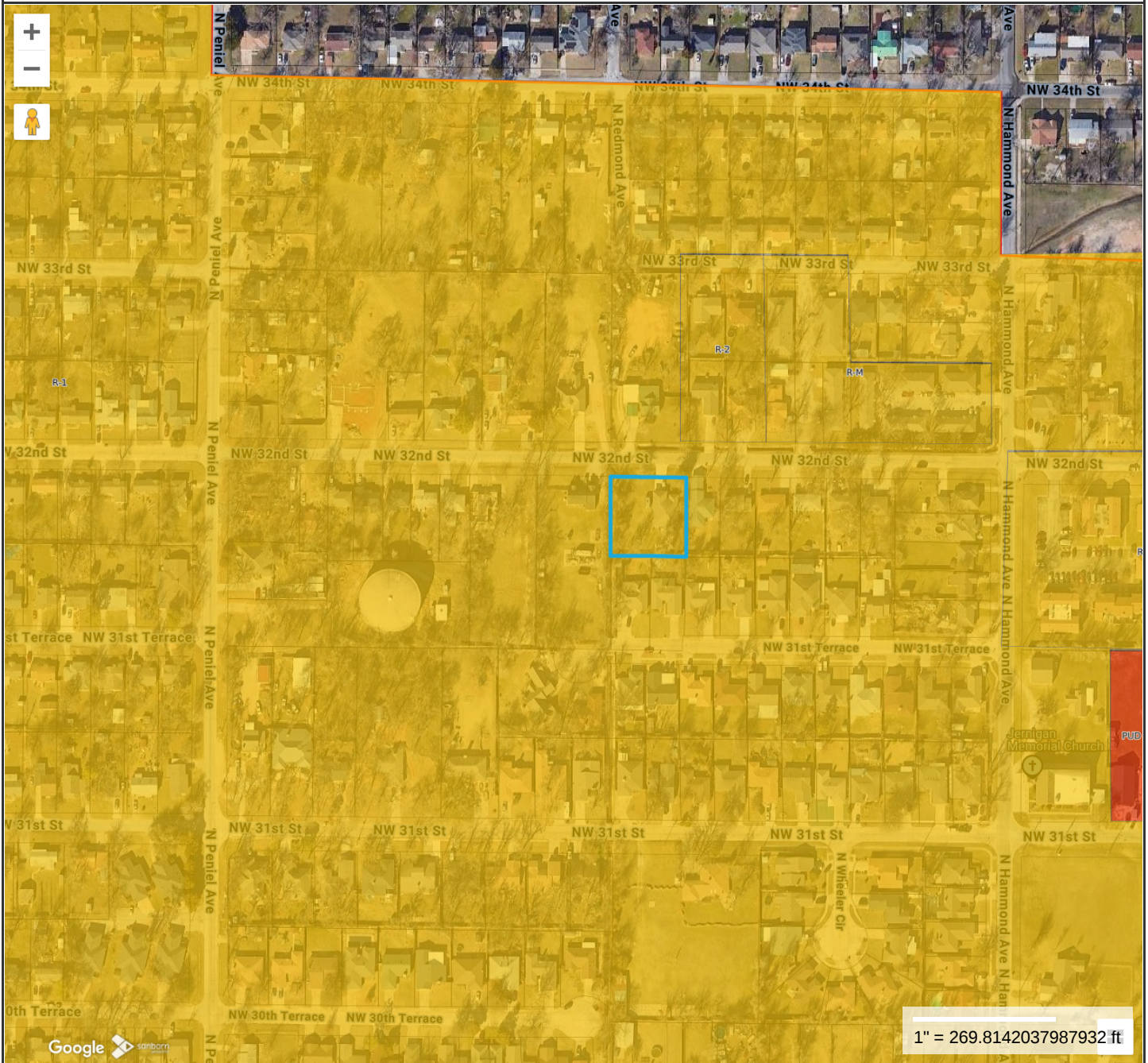
The proposed lot split complies with Ordinance 154.34, which requires a minimum lot area of 4,500 square feet per parcel following subdivision. The division would result in two parcels, each approximately 8,775 square feet.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicants minor subdivision request. This recommendation will be heard by the Behtany City Council on the 1st of May 2025, and a decision whether to approve or deny this change will be made.

Attachments:

- Zoning Map
- Aerial Photograph
- Water and Sewer Atlases
- Public Notification
- Application & Case information
- Certified Owners List

PC 25-07 6304 NW 32 St.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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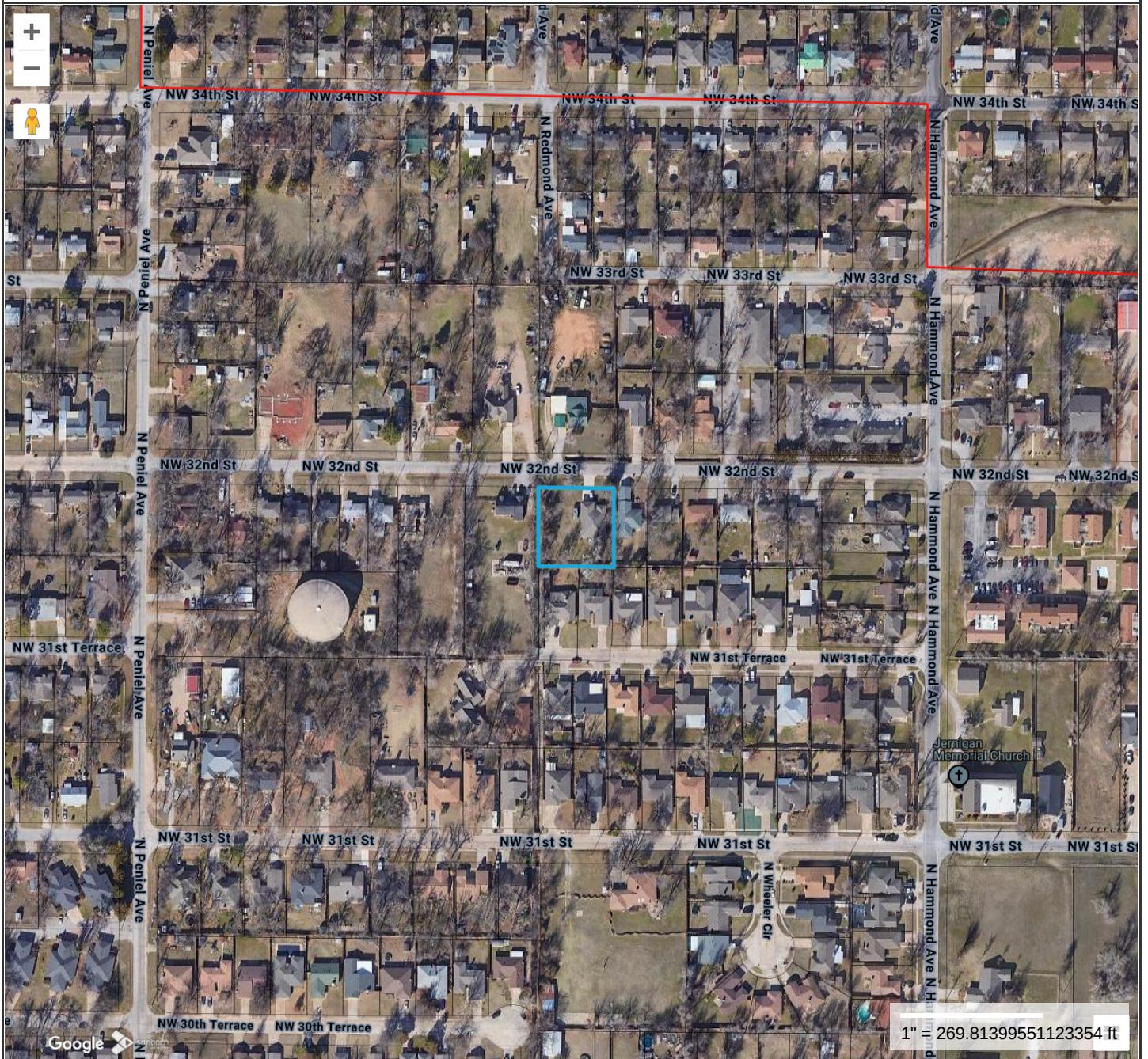
Map Theme Legends

Zoning

ZONING CODE LEGEND

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

PC 25-07 6304 NW 32nd St.

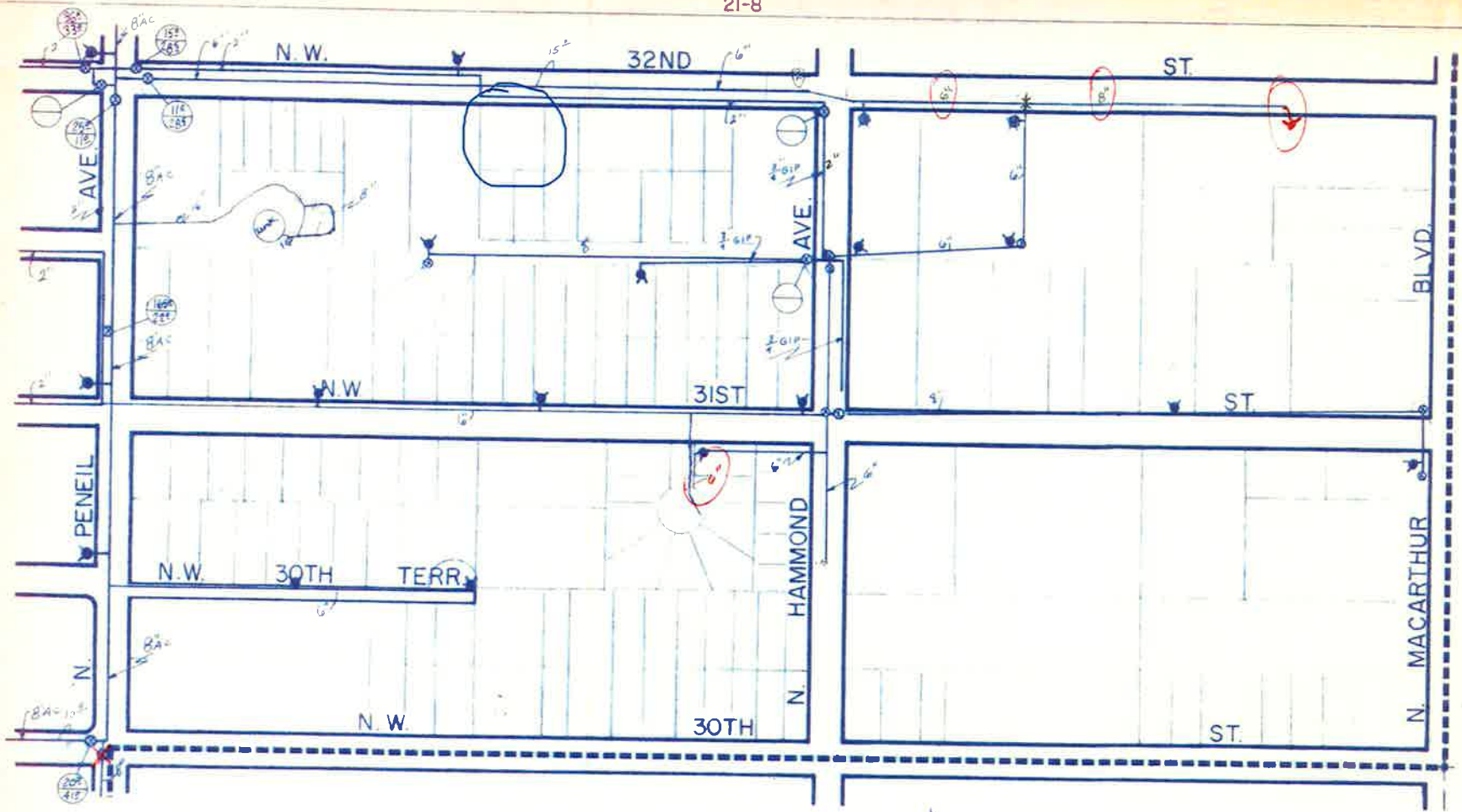


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21-8

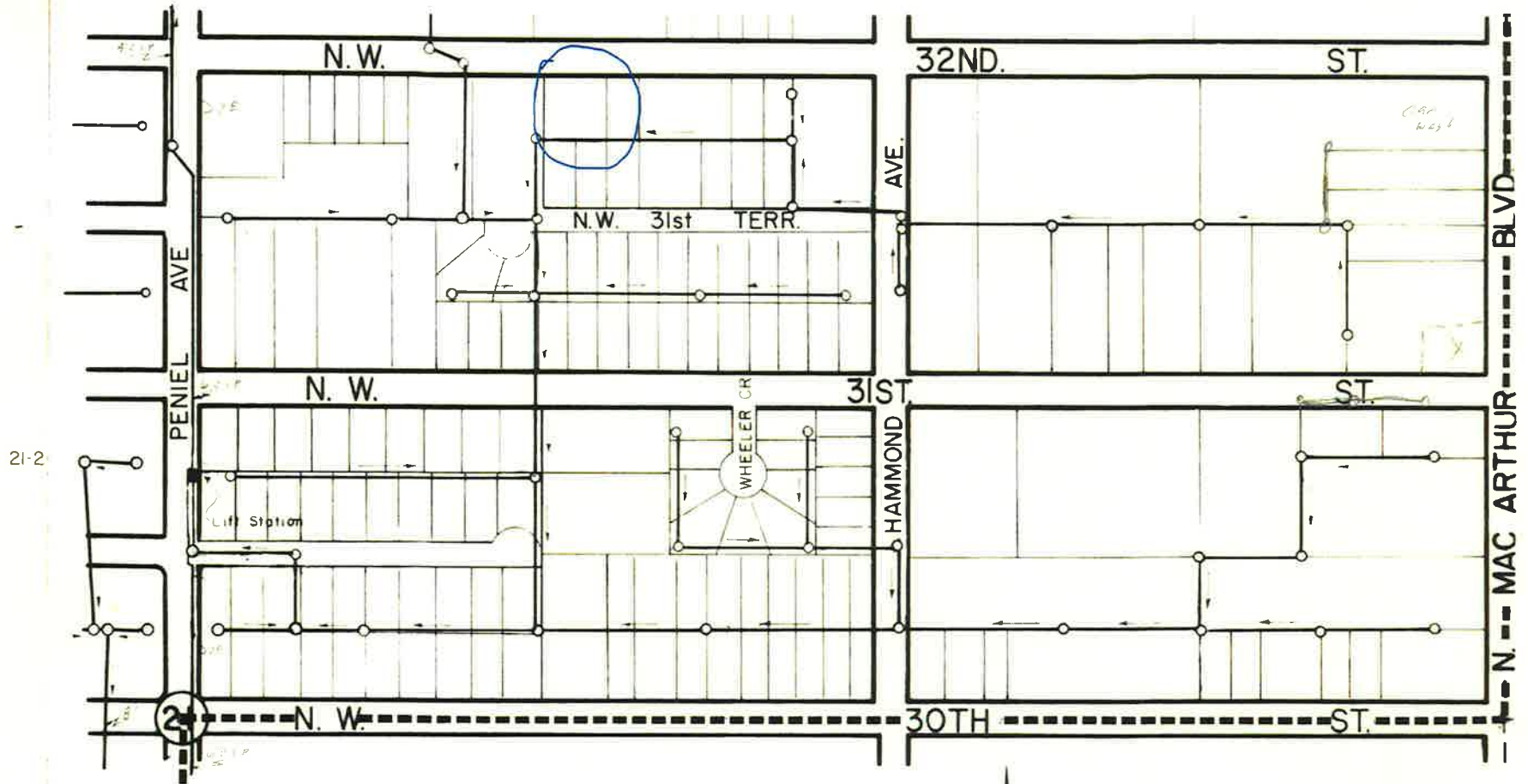


21-2

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

SCALE 1"=200'

21-7



21-2

THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

Rev. 2-6-55



SCALE 1"=200'

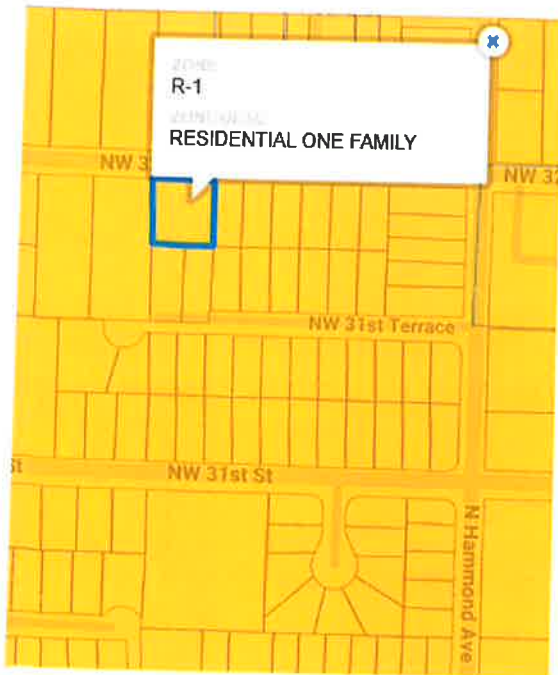
NOTICE OF PUBLIC HEARING

On May 1, 2025 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 to consider a minor subdivision request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner property owner to subdivide 6304 NW 32nd St. into two lots.

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 May 20, 2025 at 6:30 p.m. At 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: The North 135 feet of the West 130 feet in Block Eighteen (18), of Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof.



BETHANY *Oklahoma*

Department of Planning & Community Development

April 7, 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 to subdivide their property. All subdivision 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 minor subdivision 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 minor subdivision change 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**

CASE INFORMATION

A. Minor Subdivision Proposal

1. Case No.: PC 25-07
2. Location of Property: 6304 NW 32nd St
3. Legal Description: (see on back)
4. Property Zoning: R-1, Single Family Residential
5. Name of Applicant: MVP Flip LLC
6. Number of Lots Proposed: Two (2)

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed minor subdivision will be held on May 1, 2025 at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed minor subdivision. The Commission will vote on whether to recommend approval or disapproval of the proposed minor subdivision. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on May 20, 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 adopt or reject the proposed minor subdivision 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.

RECEIVED
MAR 18 2025
BY: _____



The City of
BETHANY

MINOR SUBDIVISION APPLICATION

(Please Print or Type)

Name of Applicant: MVP Flip LLC Phone #: 405-343-6165

Applicant's Home Address: 3608 NW 176th St Edmond, OK 73012

Name of Property Owner: Avihay Eliav Phone #: 405-513-3866

Address of tract(s) to be subdivided: 6304 NW 32nd St Bethany, OK 73008

Legal Description: The North 135 feet of the West 130 feet in block eighteen (18), of Fruitland

Gardens Addition to Bethany, Oklahoma County, Oklahoma according to the recorded plot thereof.

Current Zoning of Property: see split survey

Comprehensive Plan designation: split lot

PUBLIC IMPROVEMENT DEFERRALS OR WAIVERS REQUESTED. n/a

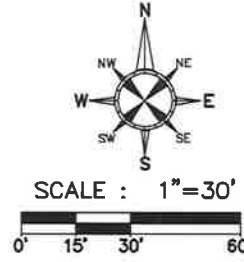
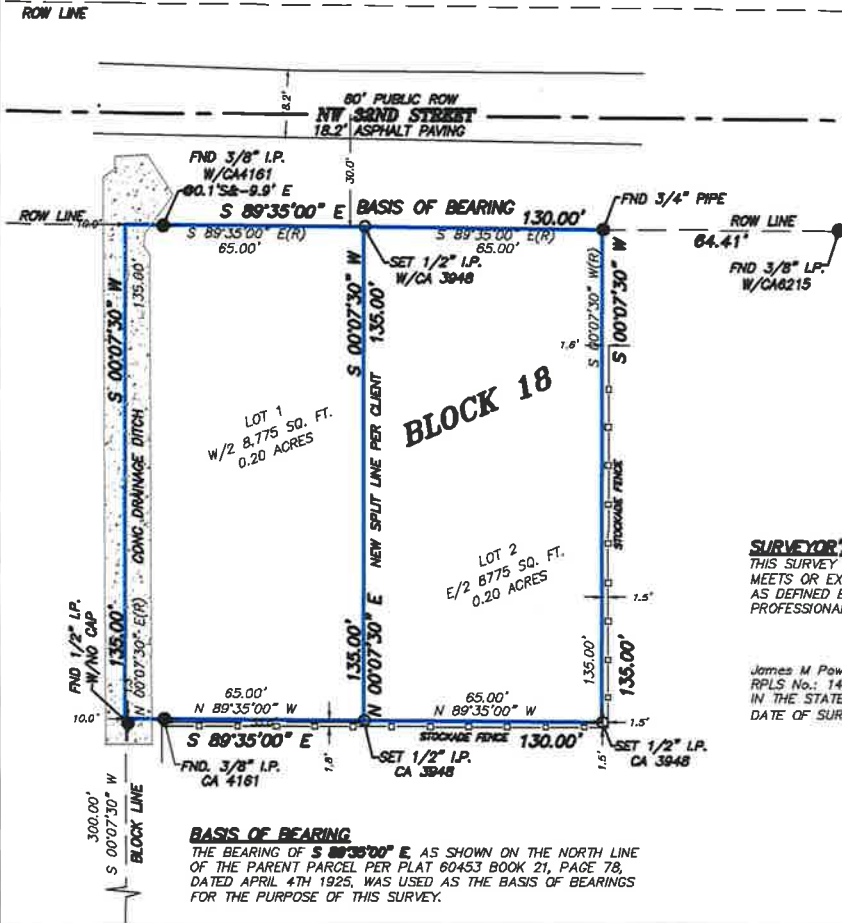
Type of Improvement: split lot AE

Reason for Deferral: _____

Type of Improvement: _____

Reason for Deferral: _____

LOT SPLIT SURVEY
BEING PART OF THE NW 1/4 SECTION 21 T12N, R4W, I.M.
LOCATED IN BLOCK 18 FRUITLAND GARDENS ADDITION,
BETHANY, OKLAHOMA COUNTY, OKLAHOMA



SURVEYOR'S CERT.

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS AS DEFINED BY THE OKLAHOMA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

James M Powers, RPLS, CFedS, CP
 RPLS No.: 1484
 IN THE STATE OF: OKLAHOMA
 DATE OF SURVEY: 2/14/2025

LEGAL DESCRIPTIONS:

The North 135 feet of the West 130 feet in Block Eighteen (18), of FRUITLAND GARDENS ADDITION, to Bethany, Oklahoma County, Oklahoma according to the recorded plat thereof.

LEGAL DESCRIPTION W/2 (LOT 1)

The West Half of the North 135 feet of the West 130 feet in Block Eighteen (18), of FRUITLAND GARDENS ADDITION, to Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at a point for the Northwest corner of the said W/2 of the North 135 feet of Block 18 Fruitland Gardens Addition;
 THENCE, S 89°35'00" E along the North line of said Block 18 (South right of way of NW 32nd Street) crossing a 1/2" Iron pin W/CA4161 Cap at 10.0' East and continuing for a distance of 65.00 feet to a 1/2" iron pin W/3948 Cap set for the Northeast corner of said (W/2-N 135') of Block 18 Fruitland Addition; THENCE, S 00°07'30" W a distance of 135.00 feet to a 1/2" iron pin W/3948 Cap set for the Southeast corner; THENCE, N 89°35'00" W, along the South line (W/2-N 135') crossing a 3/8" iron pin W/CA4161 Cap at 55' West a total distance of 65.00 feet to a point for the Southwest corner where a 1/2" iron pin W/CA 4161 Cap is LOCATED 1.0' South; THENCE N 00°07'30" W, along the West line of BLOCK 18 a distance of 135.00 feet to the POINT OF BEGINNING,

containing approximately 8,775 square feet or 0.02 acres more or less.

LEGAL DESCRIPTION E/2 (LOT 2)

The East Half of the North 135 feet of the West 130 feet in Block Eighteen (18), of FRUITLAND GARDENS ADDITION, to Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at a point for the Northwest corner of the said W/2 of the North 135 feet of Block 18 Fruitland Gardens Addition;
 THENCE, S 89°35'00" E along the North line of said Block 18 (South right of way of NW 32nd Street) crossing a 1/2" Iron pin W/CA4161 Cap at 10.0' East and continuing for a distance of 65.00 feet to a 1/2" iron pin W/3948 Cap set for the Northwest corner of and POINT OF BEGINNING of said (E/2-N 135') of Block 18 Fruitland Addition;
 THENCE, continuing S 89°35'00" E, a distance of 65.00 feet to a 1/2" iron pin W/3948 Cap set for the Northeast corner; THENCE, S 00°07'30" W, along the East line (W/2-N 135') a distance of 135.00 feet to a 1/2" iron pin W/3948 Cap set for the Southeast corner; THENCE S 89°35'00" W, along the South line (N 135' of BLOCK 18) a distance of 65.00 feet to 1/2" iron pin W/3948 Cap set for the Southwest corner; THENCE, N 00°07'30" W, a distance of 135.00 feet to the POINT OF BEGINNING,

containing approximately 8,775 square feet or 0.02 acres more or less.

MONUMENT LEGEND

- 1/2" IRON PIN SET
- IRON PIN FOUND
- P-X NAIL SET (MAGNETIC NAIL)
- P-X NAIL FOUND (MAGNETIC NAIL)
- ✕ CUT "X" SET
- ✕ CUT "X" FOUND
- ◆ BENCHMARK

RED PLAINS
SURVEYING & CONSULTING

Red Plains Surveying Company
1917 S. Harvard Avenue
Oklahoma City, OK 73129
Phone: 405-453-7942
Email: conner@redplainsurveying.com

6304 NW 32ND STREET BETHANY, OK, 43008	
SCALE 1"=30'	REVIEWED BY: JAP
DATE 2/13/25	APPROVED BY: JAP
DRAWN BY: F.C. GLENN, JLL	
FILED BY: AV	EPS: 25-000-018
MADE	DATE
REVISIONS	BY

Tax I.D. No.: R172748770

Mall Tax Statement To:

Grantee
3608 NW 176th St
Edmond, OK 73012

After Recording Return To:
Element Title Services, LLC
6505 N Classen Blvd., Ste. A
Oklahoma City, OK 73118

WARRANTY DEED

(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That Francisco Joseph Grimaldo and Stephanie Aguinaga, 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 Avihay Eliav, Sr, a single man, as his sole and separate property

Whose address is: 6304 NW 32nd St
Bethany, OK 73008

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

The North 135 feet of the West 130 feet in Block Eighteen (18), of FRUITLAND GARDENS 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.

✓ Francisco Joseph Grimaldo
Francisco Joseph Grimaldo

✓ Stephanie Aguinaga
Stephanie Aguinaga

ACKNOWLEDGMENT

State of Texas County of Harris ss:

✓ The foregoing instrument was acknowledged before me on this 28 day of May, 2024 by Francisco Joseph Grimaldo and Stephanie Aguinaga, Husband and Wife.

My Commission Expires: 01/24/2027

Martha E. Gutierrez
Notary Public



MARTHA E GUTIERREZ Closing Agent: Element Title Services, LLC
Notary ID #12848017#file No.: 2405-0012
My Commission Expires on: January 24, 2027
American Eagle Title Insurance Company

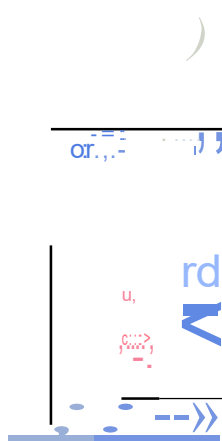
RE:Application for MVP Flip LLC

Please see the list of homeowners within 300 ft of 6304 NW 32nd St.

Please also see the check for remaining balance owed of \$813 for rezoning the lot.

name1	name2	name3	mailingaddress1	city	state	zipcode
DUTCH PROPERTIES LLC			PO BOX5582	EDMOND	OK	73083-5582
WILSON RAPHAEL USHER			2426 SW 13TH ST	OKLAHOMA CITY	OK	73108
JAMES JIMMY LEE LIVING TRUST			6212 NW 32ND ST	BETHANY	OK	73008-4231
DUTCH PROPERTIES LLC			PO BOX5582	EDMOND	OK	73083-5582
ROJAS RAMIRO			6300 NW 32ND ST	BETHANY	OK	73008-4121
ELIAV AVIHAY SR			3608 NW 176TH ST	EDMOND	OK	73012-8717
FIKE ANITA FIKE DAVID L & ANITA J REV FAMILY TRUST			5936 N REDMOND AVE	WARR ACRES	OK	73122-7106
FLORES ADAM			7901NW 12TH ST	OKLAHOMA CITY	OK	73127
DIAZ Y DIA2 MENDEZ ROSMITA LORENSA DE LEON			2705 N HARVARD AVE	OKLAHOMA CITY	OK	73127
CITY OF BETHANY			PO BOX219	BETHANY	OK	73008
DELEON HECTOR C & MARY 0			6209 1/2 NW 31ST TER	BETHANY	OK	73008-4222
DELEON HECTOR C & MARY 0			6209 1/2 NW 31ST TER	BETHANY	OK	73008
POWELL CI POWELL AMY SUSANNE			6211NW 31STTER	BETHANY	OK	73008-4222
THOMPSON THOMPSON BARBARA			6301NW 31STTER	BETHANY	OK	73008
ALONZO E[GODINEZ DELMY M MIRANDA VASQUEZ DE			6303 NW 31STTER	BETHANY	OK	73008-4114
RAY STEVENS INC			3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73116-2011
ZAMARRIPJ ESTUPINAN B ESPINO			6307 NW 31STTER	BETHANY	OK	73008
MORALES LUIS F & LETICIA ESPARZA			6210 NW 31ST TER	BETHANY	OK	73008-4223
AVILA GUMARO			6212 NW 31ST TER	BETHANY	OK	73008-4223
CARDWELL TARAN			6300 NW 31STTER	BETHANY	OK	73008
ACHEAMPONG MARTIN 0			6302 NW 31ST TER	BETHANY	OK	73008-4115
VELASCO AMALIA			6304 NW 31ST TER	BETHANY	OK	73008-4115
MOEDER RAYMOND J & LINDA K			6312 WHISPERING GROVE DR	OKLAHOMA CITY	OK	73169-6201
BETHANY PUBLIC WORKS AUTHORITY			PO BOX219	BETHANY	OK	73008
MORALES WALTER & ALMA			6401NW 32ND ST	BETHANY	OK	73008-4122
BLANCHARD GRACE			6305 NW 32ND ST	BETHANY	OK	73008-4120
SMITH GRE SMITH FAMILYTRUST			2710 SOLANA WAY	LAGUNA BEACH	CA	92651-3914
RAY STEVENS INC			3636 NW 63RD ST, Unit A	OKLAHOMA CITY	OK	73116
DUTCH PROPERTIES LLC			PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC			PO BOX5582	EDMOND	OK	73083-5582
MARSHALL ANGELA G			6403 NW 32ND ST	BETHANY	OK	73008
ROLLING MARK ALLEN & MICHELLE			6409 NW 32ND ST	BETHANY	OK	73008-4122

I



MILLER JAMES & JANICE	6417 NW 31ST ST	BETHANY	OK	73008-4111
RODRIGUE VIGIL MARIA	6402 NW 31ST TER	BETHANY	OK	73008-4117
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
DUTCH PROPERTIES LLC	PO BOX5582	EDMOND	OK	73083-5582
LOBO KEVii MENJIVAR KEMBERLYN S PUERTO	6303 NW 32ND ST	BETHANY	OK	73008

J

City of Bethany
 Planning & Zoning Staff Report
 May 1, 2025

Case Number PC 25-08

Request: Consider Special Use request by Humberto Macias, applicant and property owner, to build an 822 square foot Car Storage structure at 7704 NW 36th St.

Legal Description: UNPLTD PT NW4 SEC 20 12N 4W BEG 1632FT E OF NW/C NW4 TH S323FT W101FT N323FT E101FT TO BEG LESS N33FT

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

Proposed Accessory Structure Size: 822 ft² Car Storage.

Surrounding Zoning:

Direction	Zoning
North	Woodlawn Park
South	R-1 (Single- Family Residential)
East	R-1 (Single- Family Residential) & PUD
West	R-1 (Single- Family Residential)

Table 1

Building Characteristics:

	Proposed Structure	Primary Structure
Use	Car Storage	Single-Family Dwelling
Area (ft ²)	822	1,645
Height (ft)	14	14
Roof Pitch	3/12	4/12
Roof Material	Metal R Pannel	Roof Shingles
Exterior Wall Covering	Metal R Pannel	Bricks

Table 2

Background:

The applicant seeks special permission to construct a Car Storage structure at 7704 NW 36th St. The lot has an area of 0.67 Acres with a 1,645 ft² primary structure. The proposed dimensions of the foundation would measure 32 ft in width & 25 ft in length, yielding an area of approximately 822 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 (§150.002) for accessory structures. With an area of 822 ft², the proposed building may occupy up to 10% of the total property or 50% of the dwelling space (§158.044). With an area of 822 ft², the proposed accessory structure meets both of those clauses.

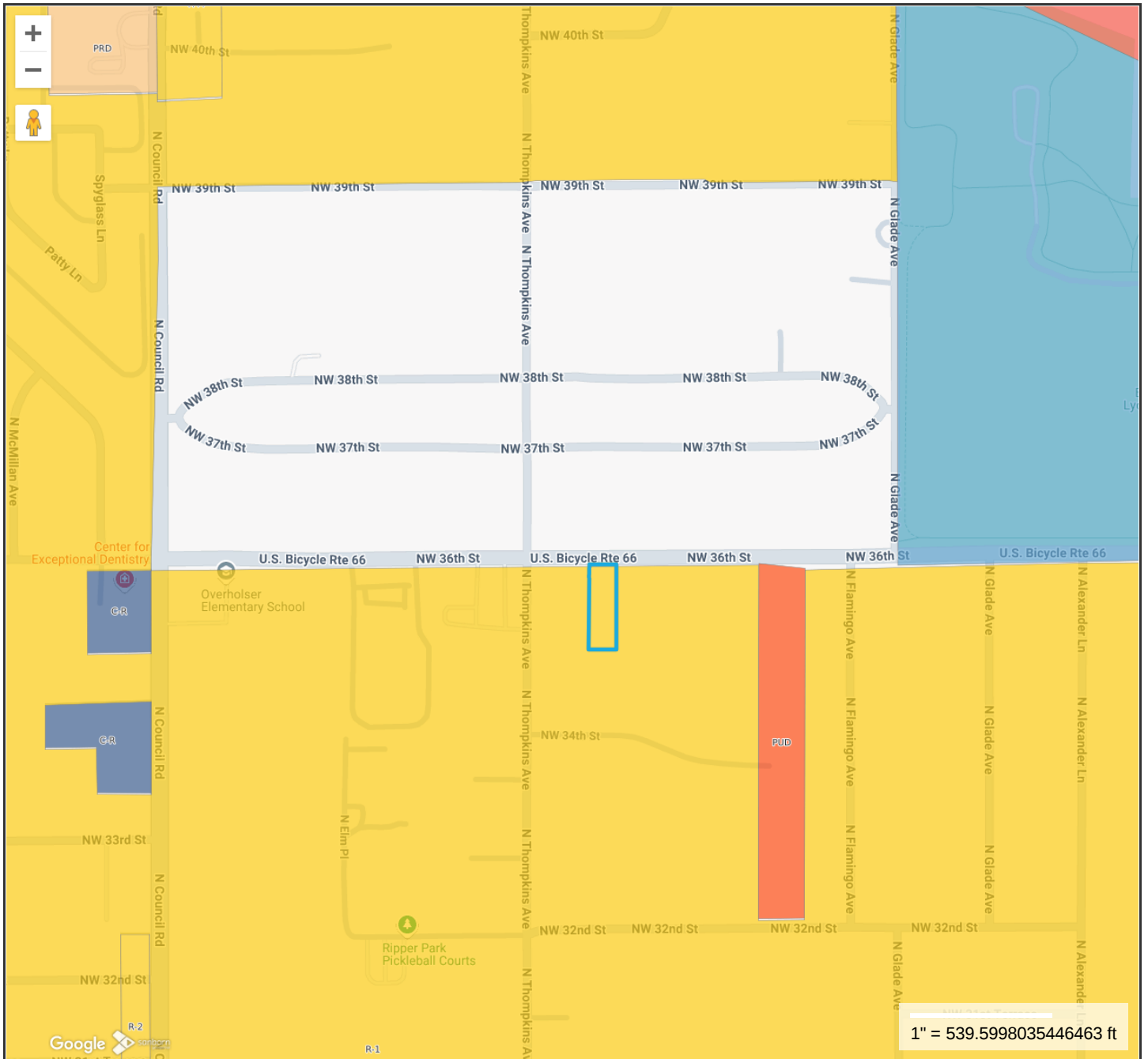
The proposed structure sits within the setbacks of the property: 37' in the rear, 5'2" and 81' on the sides, and 107' in the front. Additionally, the applicant has demonstrated careful planning in relation to existing utilities. He indicated that all utility lines have been located and provided a reference number: OK #25032615395165. 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 permit that would allow for the complete construction of an 822 ft² Car Storage accessory structure.

Attachments:

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

PC 25-08



**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.

Map Theme Legends

Zoning

ZONING CODE LEGEND

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

PC 25-08



**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 May 1, 2025 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 to consider a special use permit request from Humberto Macias, Applicant and Property Owner property owner to build an 822 sq. ft. carport/storage structure at 7704 NW 36th St.

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 May 20, 2025 at 6:30 p.m. At 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: Unpltd. Pt. NW4, SEC. 20, 12N, 4W, Beg. 1632 Ft. E. of NW/C, NW4, Th. S. 323 Ft., W. 101 Ft., N. 323 Ft., E. 101 Ft. to Beg. less N. 33 Ft.



BETHANY

Oklahoma

Department of Planning & Community Development

April 7, 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

REQUEST FOR A SPECIAL USE PERMIT

(MAP ON BACK)

A. General Information

1. Case No.: PC 25-08
2. Location of Property: 7704 NW 36th St.
3. Legal Description: Unpltd. Pt. NW4, Sec. 20, 12N, 4W, Beg. 1632 Ft. E. of NW/C NW4, Th. S. 323 Ft., W. 101 Ft., N. 323 Ft., E. 101 Ft. to Beg. less N. 33 Ft.
4. Present Zoning: R-1, Single Family Residential
5. Special Use Permit request: Construct an 822 sq. ft. carport/storage structure.

B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed special use permit request will be held on May 1, 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 May 20, 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.**

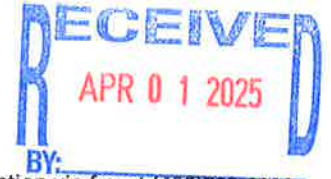
C. Location of Hearing

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



City of Bethany *License Surveyor*

**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:

Owner Name: *Humberto Macias* Owners Phone: *405 301 3910*

Address: *7704 NW 36th ST* City: *Bethany* State: *OK* ZIP Code: ~~*73112*~~ *73008*

Description of Project

Provide drawing with dimensions and location(s). Square Feet: *822* ~~*1,050*~~ Height: *14"* ~~*15"*~~

Proposed Use: *Carport and storage* Valuation of Job: \$ *7,000*
Size of property: *0.67 acres*

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			
<input type="checkbox"/> Plumbing			
<input type="checkbox"/> Mechanical/HVA C			
<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: *Humberto macias* Applicant Phone: *405 301 3910*

Applicant Address: *7704 NW 36th ST Bethany, OK, 73008*

Signature of Applicant: *Humberto* Date: *3/25/25*

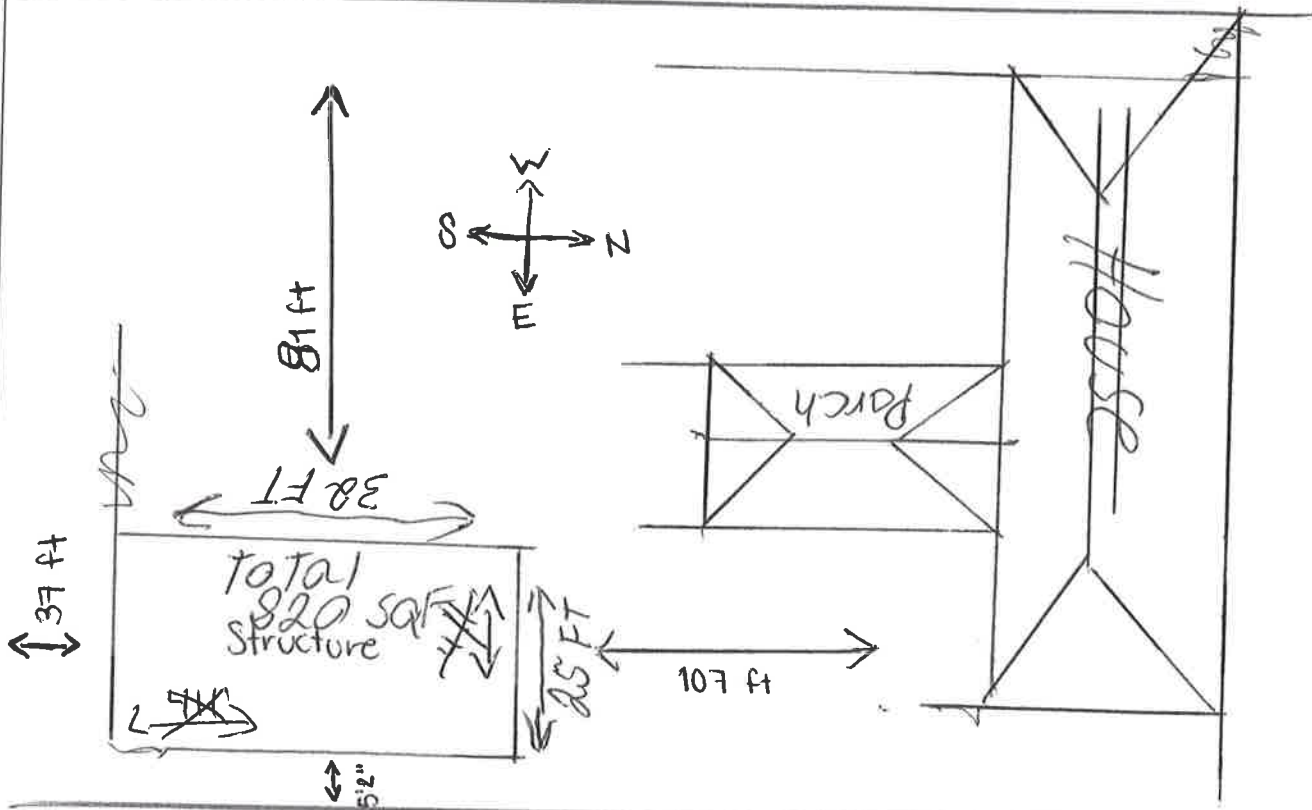
FOR OFFICE USE ONLY

No Special Use Needed Special Use Permit Needed

Valid License Insurance Zoning: Permit Fee: Flood Zone:

Approved By: Date:

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



FOR ACCESSORY STRUCTURES GREATER THAN 240 SQUARE FEET
Guidelines for Special use Permit

Will the building have a garage door? If yes, what direction will it face? North	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Will you be paving a driveway to the building?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will you be installing a privacy fence or any other type of screening?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the color/exterior of the building match the house?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

	Accessory Building:	Primary Building:
Use	Carport and Storage	Residence
Square footage	1000 822	1645 sqft
Height	15'5" 14'6"	14' FT
Roof Pitch	3/12	4/12
Roof Material	metal R pannel	Roof shingles
Exterior wall covering	metal R pannel	Bricks

Additional Requirements for the special use permit

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

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.

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 159.044 SPECIAL PERMIT USES.

The following uses may be allowed only as a special permit use in residential zoning districts of the city: accessory buildings larger than 240 square feet subject to such conditions as may be imposed under the approval of a special permit use.

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?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Will the proposed use be in harmony with the general purpose and intent of the applicable zoning district regulations?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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 type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the facility present a health or safety hazard to neighboring properties or the community at large?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the utility, drainage and other necessary public facilities to serve the proposed use meet the adopted codes of the City?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have you been advised that an accessory building cannot be used for a home-based business?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have you located utility lines at the site? If no, please call OKIE at 1800-522-	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

250 3261 5395165



Public schools receive more than 71% of your property tax dollar?

[Read more](#)

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

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Real Property Display - Screen Produced 4/1/2025 4:05:57 PM

Account: **R173785175** Type: **Residential** Location: 7704 NW 36TH ST
 Building Name/Occupant: BETHANY
 Owner Name 1: MACIAS HUMBERTO Parcel PIN#: 2880-17-378-5175
 Owner Name 2: 1/4 section #: 2880
 Owner Name 3: Parent Acct:
 Billing Address: 7704 NW 36TH ST Tax District:
 City, State, Zip: BETHANY, OK 73008 School System: Putnam City #1
 Country: (If noted) Land Size: 0.6700 Acres

Personal Property

Land Value: 16,983

Treasurer:

Sect 20-T12N-R4W Qtr NW

[UNPLTD PT SEC 20 12N 4W Block 000 Lot 000](#)

Subdivision Sales

Full Legal Description: UNPLTD PT NW4 SEC 20 12N 4W BEG 1632FT E OF NW/C NW4 TH S323FT W101FT N323FT E101FT TO BEG LESS N33FT

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	Comp Report	
 	7704 NW 36TH ST BETHANY, OK	06/24/2022	\$215,000
	7201 NW 31ST ST BETHANY, OK	12/28/2023	\$195,000
	7100 NW 32ND ST BETHANY, OK	12/05/2024	\$340,000
	7708 NW 34TH ST BETHANY, OK	06/17/2024	\$235,000
	3300 N THOMPkins AVE BETHANY, OK	06/10/2024	\$275,000
	7203 NW 32ND ST BETHANY, OK	04/05/2024	\$250,000

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
2025	268,500	229,154	25,206	1,000	24,206	120.52	\$2,917	\$642
2024	265,000	222,480	24,472	1,000	23,472	120.52	\$2,829	\$684
2023	216,000	216,000	23,760	1,000	22,760	123.06	\$2,801	\$123
2022	215,500	164,466	18,089	18,089	0	112.54	\$0	\$2,668
2021	180,000	159,676	17,563	17,563	0	112.07	\$0	\$2,219

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R173785175	2024	3% Cap Homestead	0
R173785175	2023	Homestead	1,000

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

Date	Type	Book	Page	Price	Grantor	Grantee
6/24/2022	<input type="button" value=">"/> Deeds	15196	763	215,000	EVAN SMITH VIVIVAN RENEE TRS	MACIAS HUMBERTO
4/7/2022	<input type="button" value=">"/> Deeds	15118	116	0	EVANS SMITH VIVIAN R	EVAN SMITH VIVIVAN RENEE TRS
8/17/2012	<input type="button" value=">"/> Deeds	12009	683	145,000	REVILLE WILLIAM P & SUSAN M	EVANS SMITH VIVIAN R
7/17/2003	<input type="button" value=">"/> Hmstd Off &	8960	1137	0	REVILLE KATE	REVILLE WILLIAM P
11/11/1911	<input type="button" value=">"/> Historical	0006	0000	0		REVILLE KATE

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	268,500	229,154	25,206	1,000	24,206
2024	02/13/2024	265,000	222,480	24,472	1,000	23,472

Larry Stein Oklahoma County Assessor's Office

(Case
PC 25-08)



Ownership Radius Report

This Official Report is for Account Number R173785175 and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA }
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of Booft Red: W Report

Filed in the office of the County Assessor
on the 4th day of April, 2025

Given under my hand and official seal this
4th day of April, 2025

County Assessor

Tyler Franklin Deputy



Oklahoma County Assessor's
300ft Radius Report
4/1/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R176591135	WYMAN MARY L	WYMAN DAVID L		7619 NW 34TH ST	BETHANY	OK	73008	ALLEN STANTON ADD	3	1	ALLEN STANTON ADD 003 001	7619 NW 34TH ST BETHANY
R176591035	FARE HAROLD L			3500 N THOMPKINS	BETHANY	OK	73008	ALLEN STANTON ADD	1	4	ALLEN STANTON ADD 001 004	3500 N THOMPKINS AVE BETHANY
R178028705	MELMAN DAVID A TRS	ROWE MELMAN LAURA J TRS	MELMAN FAMILY REV TRUST	7612 NW 37TH ST	BETHANY	OK	73008	WOODLAWN PARK ADD	7	4	WOODLAWN PARK ADD 007 004	7612 NW 37TH ST
R178028700	MELMAN DAVID A TRS	ROWE MELMAN LAURA J TRS	MELMAN FAMILY REV TRUST	7612 NW 37TH ST	BETHANY	OK	73008	WOODLAWN PARK ADD	7	3	WOODLAWN PARK ADD 007 003	0 UNKNOWN
R178028600	ABLES MELVIN W & CYNTHIA A TRS	ABLES MELVIN W & CYNTHIA A REV LIVING TRUST		7604 NW 37TH ST	BETHANY	OK	73008-3129	WOODLAWN PARK ADD	7	2	WOODLAWN PARK ADD 007 002	7604 NW 37TH ST
R178028400	SEFTAR VICKI L & MARK W			7600 NW 37TH ST	BETHANY	OK	73008-3129	WOODLAWN PARK ADD	7	1	WOODLAWN PARK ADD 007 001	7600 NW 37TH ST
R176591005	BAISDEN SHERYL A SOLE TRS	BAISDEN SHERYL A LIV TRUST		3512 N THOMPKINS AVE	BETHANY	OK	73008-3635	ALLEN STANTON ADD	1	0	ALLEN STANTON ADD 001 000 S115FT OF W114.1FT OF LOT 1	3512 N THOMPKINS AVE BETHANY
R176591025	JESSEE BRADLY J & JAMIE LEE			3504 N THOMPKINS AVE	BETHANY	OK	73008	ALLEN STANTON ADD	1	3	ALLEN STANTON ADD 001 003	3504 N THOMPKINS AVE BETHANY
R173784810	NICKEL CHRISTINE E RUEDY TRS	RUEDY FAMILY TRUST		21209 N COUNCIL RD	EDMOND	OK	73012-9539	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT OF NW4 SEC 20 12N 4W S264.4FT OF N/2 OF E/2 OF E/2 OF NW4 OF NW4	3505 N THOMPKINS AVE BETHANY
R176591007	ROWLAND JOE NEAL & TERRY LYNN TRS	ROWLAND FAMILY TRUST		7710 NW 36TH ST	BETHANY	OK	73008-3123	ALLEN STANTON ADD	1	0	ALLEN STANTON ADD 001 000 LOT 1 EX S115FT & EX E17FT	7710 NW 36TH ST BETHANY
R176591065	DE LEON RODERICO CIPRIANO DELEONY			7621 NW 34TH ST	BETHANY	OK	73008	ALLEN STANTON ADD	1	7	ALLEN STANTON ADD 001 007	7621 NW 34TH ST BETHANY
R176591055	DEAL LOWELL J & PHYLLIS J TRS	LOWELL J DEAL LIVING TRUST		8 DUNSINANE LN	CASTLE ROCK	CO	80104-3403	ALLEN STANTON ADD	1	6	ALLEN STANTON ADD 001 006	7703 NW 34TH ST BETHANY
R176591045	KEOPPEL KENNETH & BROOKE			7709 NW 34TH ST	BETHANY	OK	73008	ALLEN STANTON ADD	1	5	ALLEN STANTON ADD 001 005	7709 NW 34TH ST BETHANY
R176591015	HANNA SHELLEY L REV TRUST			3508 N THOMPKINS AVE	BETHANY	OK	73008-3635	ALLEN STANTON ADD	1	2	ALLEN STANTON ADD 001 002	3508 N THOMPKINS AVE BETHANY
R173785180	DOTSON RHONDA K			7708 NW 36TH ST	BETHANY	OK	73008-3123	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT OF NW4 SEC 20 12N 4W BEG 1531FT E OF NW/C OF NW4 TH S323FT W73FT N323FT E73FT TO BEG LESS N33FT PLUS E17FT LOT 1 BLK1 ALLEN STANTON ADD	7708 NW 36TH ST BETHANY

Oklahoma County Assessor's
300ft Radius Report
4/1/2025

R173785175	MACIAS HUMBERTO			7704 NW 36TH ST	BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT NW4 SEC 20 12N 4W BEG 1632FT E OF NW/C NW4 TH S323FT W101FT N323FT E101FT TO BEG LESS N33FT	7704 NW 36TH ST BETHANY
R173784730	MONREAL ISRAEL GALLEGOS			7702 NW 36TH ST	BETHANY	OK	73008	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT NW4 SEC 20 12N 4W BEG 1719FT E & 33FT S OF NW/C OF NW4 TH S290FT W87FT N290FT E87FT TO BEG	7702 NW 36TH ST BETHANY
R173784745	SMITH TAMI L			7700 NW 36TH ST	BETHANY	OK	73008-3123	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT OF SEC 20 12N 4W PT OF NW4 BEG 1804FT E & 33FT S OF NW/C SEC 20 TH S290FT TH W85FT TH N290FT TH E85FT TO BEG	7700 NW 36TH ST BETHANY
R173784605	THOMPSON MARK C	THOMPSON JESSICA K		7610 NW 36TH ST	BETHANY	OK	73008-3121	UNPLTD PT SEC 20 12N 4W	0	0	UNPLTD PT SEC 20 12N 4W 000 000 PT OF NW4 SEC 20 12N 4W BEG 1840FT E OF NW/C OF NW4 TH E166.77FT S525.85FT W166.77FT N525.85FT TO BEG	7610 NW 36TH ST BETHANY
R178026900	WATTS JENNY SURVIVING TRS	WATTS MICHAEL & JENNY TRUST		7800 NW 37TH ST	BETHANY	OK	73008	WOODLAWN PARK ADD	6	1	WOODLAWN PARK ADD 006 001	7800 NW 37TH ST
R178028709	KEYSER GEORGE N & MARGARET TRS	KEYSER GEORGE N & MARGARET LIV TRUST		7620 NW 37TH ST	BETHANY	OK	73008-3129	WOODLAWN PARK ADD	7	6	WOODLAWN PARK ADD 007 006	7620 NW 37TH ST
R178028707	KEYSER CANDACE K SOLE TRS	KEYSER CANDACE K REV LIVING TRUST		7616 NW 37TH ST	BETHANY	OK	73008-3129	WOODLAWN PARK ADD	7	5	WOODLAWN PARK ADD 007 005	7616 NW 37TH ST
R126471010	MARANATHA CHURCH INC			7800 NW 36TH ST	BETHANY	OK	73008-3125	MARANATHA SUB	1	0	MARANATHA SUB BLK 001 LOT 2 EX S73FT	7806 NW 36TH ST BETHANY
R126471000	MARANATHA CHURCH INC			7800 NW 36TH ST	BETHANY	OK	73008-3125	MARANATHA SUB	1	0	MARANATHA SUB BLK 001 LOT 1 & S73FT OF LOT 2	3513 N THOMPSON AVE BETHANY