

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.

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

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

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 20, 2025
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF MARCH 6, 2025

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

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.

NEW BUSINESS

ADJOURNMENT UNTIL APRIL 3, 2025

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 6, 2025

MEMBERS PRESENT: Justin Peck, Chair
James Clemmer
Keith Wright
Robert Helton
Steve Marx
Ron Crouch
Trent Reid
Arvel Williams

MEMBERS ABSENT: Jennifer Edmonson

STAFF PRESENT: Ray Jones, City Attorney
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 10, 2025 at 8:30 a.m.

Justin Peck, Chair called the meeting to order. Ron Crouch gave the invocation. Motion was made by James Clemmer, seconded by Ron Crouch to approve the January 2, 2025 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- James Clemmer, Robert Helton, Steve Marx, Ron Crouch, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- Justin Peck, Keith Wright. The motion carried 6-0-2.

ITEM 1: PC 25-01

Consider a request by Natalie Hisle, applicant and property owner, to rezone her property at 6601 NW 42nd St. from R-1, Single Family Residential to C-G, Commercial-General. *Item to be heard by the Bethany City Council on the 18th of March, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: North Side Addition 002 000 Lots 8 & 9.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider rezoning 6601 NW 42nd St. from R-1, Single Family to C-G, Commercial General. Brett Crecelius summarized

the zoning of the surrounding properties; and lot characteristics for 6601 NW 42nd St. The building is a historical building but is not nationally registered. The proposed use is to change building to a bookstore and coffee shop. Property is serviced by water and sewer. The surrounding properties are primarily residential and are not supposed to be changed as per the comprehensive plan.

Sam Gresham, Representing Natalie Hisle, Applicant spoke to the Planning and Zoning Commission, and presented a large sketch of what the building would look like. The proposed exiting of traffic from her property will go on NW 42nd Street only. Maximum seating inside the building will be a maximum of thirty people. There will also be some outdoor seating that will be blocked by a five-foot wall . This would be a good place for the college students and the community to visit.

Commissioner Clemmer asked where the parking will be for the proposed business.

Sam Gresham, Representing Natalie Hisle, Applicant stated the parking will be on the east side of the building (possible forty parking spaces) and be ADA compliant.

Brett Crecelius, Comm. Dev. Director presented traffic counts that were done in the area. There are about 1200 going north and south on Peniel per day, and 3500 going east and west on NW 42nd per day.

(Arvell Williams arrived at 6:40 p.m.)

After some questions on drainage and occupancy for the building, Ray Jones, City Attorney stated this is only a rezoning request. If a building permit should be required for any modifications, there might need to be drainage studies and other requirements to make sure that concerns regarding water and/or parking and building codes are met. Also, our ordinances require that for everyone thousand net space in the building, there are eight parking spots required. Thirty spaces maybe what the applicant anticipates, but based on the square footage of the building that may not be the number of parking spots applicant might be able to obtain.

Justin Peck, Chair asked if we change this property to commercial, is there anything we can require that if applicant decides to sell business, the zoning would go back to R-1, Single Family.

Ray Jones, City Attorney said there can be legal agreements entered into by the property owner and the City. Also if the business license is not renewed, that can be a trigger for the property to revert back to R-1, Single Family Residential.

Natalie Hisle, Applicant stated she is willing to sign something that says she would rezone property back to R-1, Single Family Residential if she were to sell business/property.

Natalie Hisle, resident of 4311 N. Peniel Ave., Applicant read some emails/texts she received from people that are in favor of the rezoning request.

Casey Adams, resident of 4400 N. Donald spoke in favor of rezoning request.

Dennis Martin, Representing Southern Nazarene University stated we are thrilled when people are engaged and utilizing different areas of the community. University concerned with the rezoning. We think bookstores and coffee shops are great. We understand the university and community are the main drive for this business. The university already has a bookstore and coffee shop on our property. Our concern is what potential use would be allowed if the business closed.

Jacque Qualls, resident of 4305 N. Redmond spoke in favor of the bookstore and coffee shop.

Chic Campbell, resident of 6809 NW 45th St. spoke against the rezoning request. I am concerned with traffic because of all the kids walking in the area. I do not think commercial should be in residential areas.

Jeremy Lamb, resident of 4307 N. Peniel spoke in favor of rezoning request.

Ms. Campbell, resident of 6809 NW 45th spoke against the rezoning request because of kids in area, increase of traffic, deliveries, and residential trash pickup. If approved, how would someone go back and use it as a residence with a commercial parking lot on the east side of property.

Commissioner Williams asked if C-R, Commercial Restricted would be a more applicable zoning.

Ray Jones, City Attorney read the uses allowed in C-R, Commercial Restricted and C-G, Commercial General.

Commissioner Crouch we need to think about the rezoning and the comprehensive plan when making a decision.

Ray Jones, City Attorney mention Ordinance 158.038 with respect to residential structures used for commercial purposes. No structure initially designed or intended for single family or two-family residence purposes shall be occupied by any commercial use unless a special exception has been granted. Then if the applicant no longer owns the property the special use is exhausted.

Commissioner Helton mentioned that people want to live in a neighborhood and not mixed in with stores and other random things.

Commissioner Reid suggested the special use process maybe a good compromise instead of rezoning.

Motion was made by Trent Reid to deny rezoning and applicant apply for a special use request. Motion died for lack of a second.

Ray Jones, City Attorney stated if you want to you can make a motion to recommend to the City Council to allow a special exception permit for a bookstore/café to be operated at the residential structure pursuant to Section 158.038.

Natalie Hisle, Applicant felt the simpler answer would be to approve the C-G, Commercial General rezoning, and have me sign something saying I will revert property back to residential before I sell property. If I could learn all the restrictions set forth in the business plan, and use a special circumstance approval to use a residential property for everything I want to do. I do not see why that would not work as well. The one thing that stands out is if I serve beer and wine in the café, it would have to be included as well.

Ray Jones, City Attorney explained the applicant would have to specifically identify all the commercial uses that are intended for the property in order for the special exception to apply.

Natalie Hisle, Applicant indicated she would not have a problem with the special use process.

Motion was made by Trent Reid to approve special request where the city can stipulate exactly how the building can be used, or the applicant makes a request, and the city approves or denies. Motion died for lack of a send.

Ray Jones, City Attorney indicated at this time it would be to operate a bookstore and cafe on the property. If you are going to allow alcohol to be served, you need to specify that as well.

Mr. Martin, Representative of Southern Nazarene University would have significate concerns with the sell of alcoholic beverages at 6601 NW 42nd St.

Ms. Campbell, resident of 6809 NW 45th expressed concerns with any wine and/or beer sales.

Ms. MacCrory, resident of 4611 N. Peniel is definitely against request with alcohol sales.

Motion was made by Robert Helton, seconded by Trent Reid to recommend denying the C-G, Commercial General rezoning request for 6601 NW 42nd. The votes are as follows: AYE- Robert Helton, Trent Reid, Keith Wright, Steve Marx, Ron Crouch, Arvell Williams. NAY- Justin Peck, James Clemmer. ABSTAIN- None. The motion carried 6-2-0.

ITEM 2: PC 25-02

Discuss and possible action on a traffic impact study ordinance.

ACTION: Brett, Crecelius, Comm. Dev. Director presented the staff report to consider a traffic impact ordinance. A traffic impact study is a pre-development tool that cities utilize to help make sure traffic is not impacted in a negative way or increases high volume areas.

Ray Jones, City Attorney presented four samples of a traffic impact ordinance from other cities for the Planning and Zoning Commissioner's to review and generate some ideas. Then we can put together an ordinance for the City of Bethany.

NEW BUSINESS

Commissioner Peck welcomed Brett Crecelius (new Planning Director) and Keith Wright (new Planning Commissioner).

Motion was made by James Clemmer, seconded by Arvel Williams to appoint Justin Peck as the Chair. The votes are as follows: AYE- Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Justin Peck, James Clemmer, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 8 - 0.

Motion was made by Ron Crouch, seconded by Trent Reid to appoint James Clemmer as Vice-Chair. The votes are as follows: AYE- Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Justin Peck, James Clemmer, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 8 - 0.

Motion was made by James Clemmer, seconded by Trent Reid to adjourn. The motion carried unanimously 8 - 0.

City of Bethany
Planning & Zoning Staff Report
March 20, 2025

CASE NO: PC 25-03

Request: Consider Special Use request by Vitalii Sorochnyyskiy, applicant and property owner, to build a 742 square foot accessory structure at 3116 N. Eagle Lane

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

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

Proposed Accessory Structure Size: 742 ft².

Surrounding Zoning:

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

Table 1

Building Characteristics:

	Proposed Structure	Primary Structure
Use	Personal Storage	Single-Family Dwelling
Area (ft ²)	742	1,737
Height (ft)	26 feet 5 inches	1.5 stories (~18 ft)
Roof Pitch	6:12	unknown
Roof Material	Asphalt Shingles	Asphalt Shingles
Exterior Wall Covering	Hardiboard/Vinyl	Brick

Table 2

Background:

The applicant seeks special permission to construct an accessory structure at 3116 N. Eagle Lane. The lot has an area of 2.8 Acres (121,968 ft²) with a 1,737 ft² primary

structure occupying 1.5% of the lot. The proposed dimensions of the foundation would measure 32 ft in width & 23 ft 4 inches in length, yielding an area of approximately 742 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 742 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, building material, and exceeds the height of the primary building.

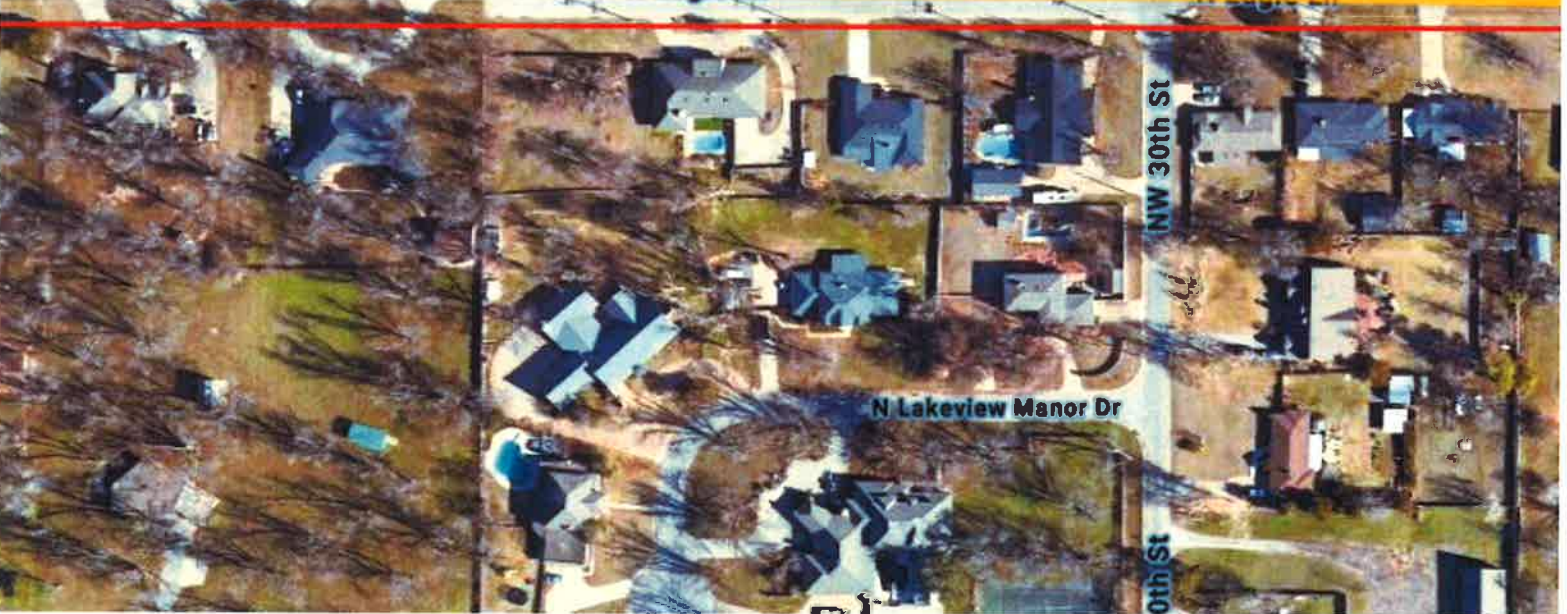
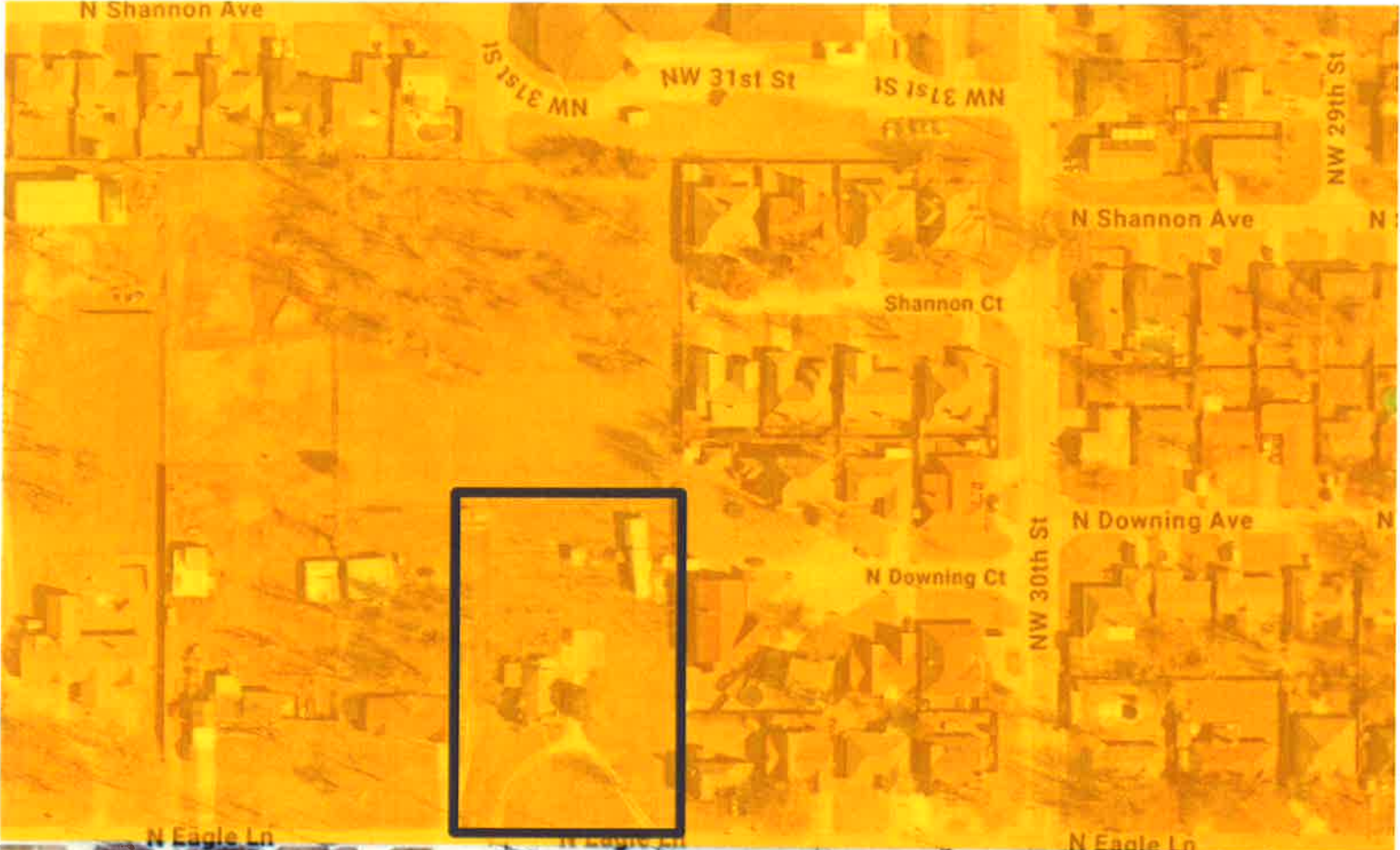
The partially constructed building complies with all setback requirements applicable to the primary building (§158.020.02, 4d). The proposed structure sits within the setbacks of the property: 20' in the rear, 5' and 10' on the sides, and 25' in the front. Additionally, the accessory structure has not 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.

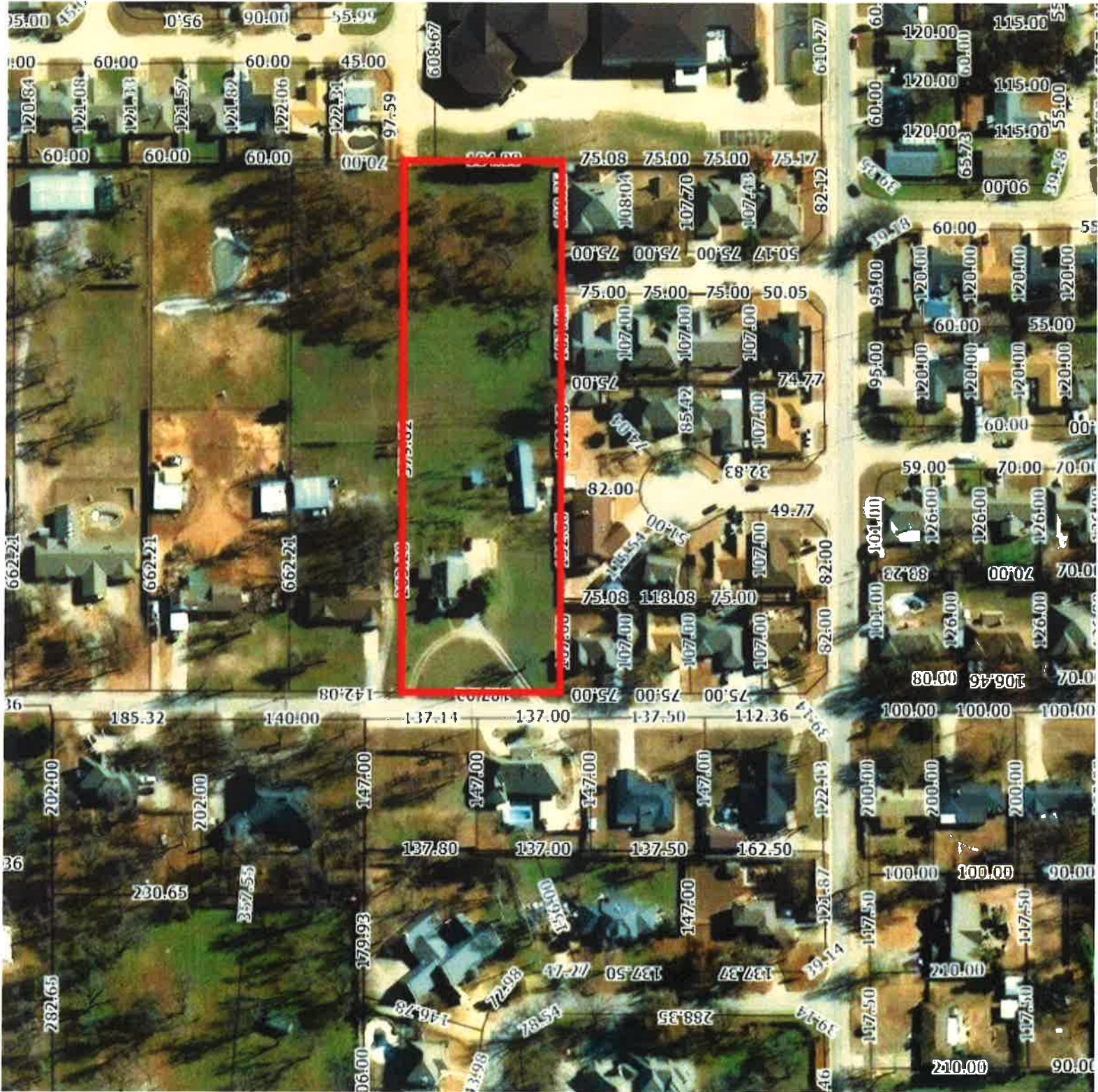
The applicant originally applied for a carport structure to be placed on the property. City staff did not notice that the structure being applied for has additional living space above and was an accessory structure, not a carport. After submitting and receiving approval of the carport, the applicant began construction of the project. Upon realizing the project was an accessory structure, the city issued a "stop work order". The proposed structure will require proper building inspections before continuing construction as the project is completed.

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 completed construction of a 742 ft² accessory structure.

Attachments:

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







Department of Planning & Community Development
February 24, 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

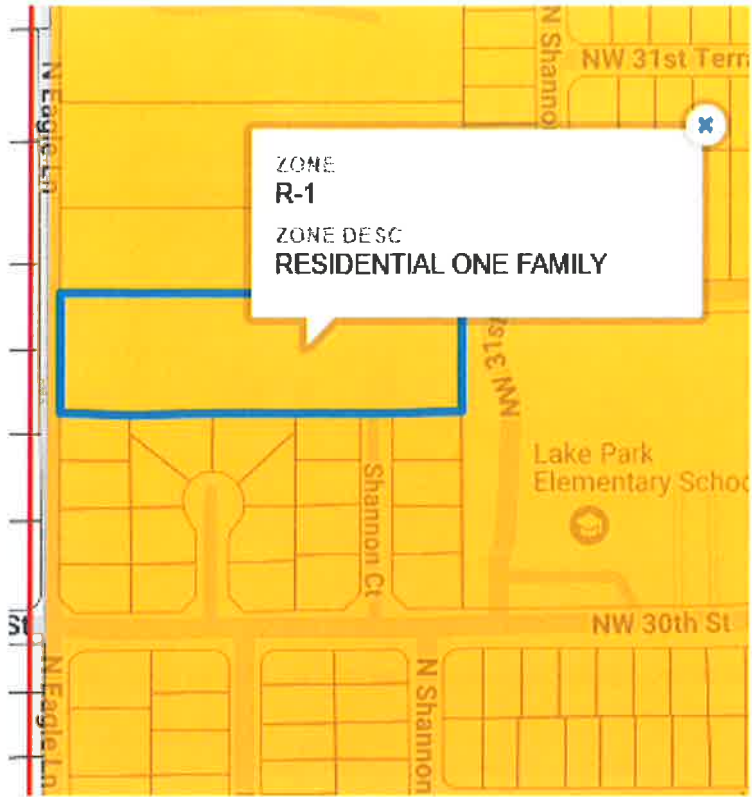
1. Case No.: PC 25-03
2. Location of Property: 3116 N. Eagle Ln.
3. Legal Description: Unpltd PT Sec 19 12N 4W 000 000 PT NE4 SEC 19 12N 4W BEG 142.08FT S of NW/C N/2 SW4 SW4 NE4 TH E283.20FT S3FT E379.82FT S184.91FT W662.54FT N187.91FT TO BEG.
4. Present Zoning: R-1, Single Family Residential
5. Special Use Permit request: Build a 742 square foot accessory structure

B. Hearing Schedule

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



Bethany Fire Department
3919 North Rockwell Ave.
Bethany, OK 73008
(405)789-2218

February 10, 2025

Vitalii Sorochnytskyi
3116 N Eagle Lane
Bethany, OK 73008

Mr. Sorochnytskyi,

After our meeting on Friday February 7, 2025, myself, Chief Murray, and City Manager Gray immediately went to work seeking a resolution concerning the mistaken issuance of a carport permit for your accessory structure located at 3116 Eagle Lane Bethany, OK. We have collectively reached the following conclusions, and, with the assistance of the Bethany City Attorney, the steps necessary for achieving compliance with the applicable City of Bethany Ordinances.

It is our understanding that you originally applied for a permit for an accessory structure, you were then instructed by Mr. Summerville that instead of a permit for an accessory structure you needed a permit for a carport. It is also our understanding that you then subsequently submitted a carport permit application, accompanied by the required construction documents, and were issued a carport permit.

Why Mr. Summerville instructed you that you needed a carport permit when the construction documents you submitted clearly met the definition of an accessory structure we do not know, as Mr. Summerville is no longer employed with the City of Bethany and when contacted he could not recall the particulars of the situation. You in fact do need a building permit for an accessory structure. The carport permit you were issued was issued in error. Our intention is not to assign blame or make Mr. Summerville the perceivably convenient "scapegoat", our intention moving forward is to assist you in achieving compliance with the adopted City Ordinances.

I have attached to this letter all of the applicable City Ordinances outlining the special use process. You have been placed on the Bethany Planning and Zoning agenda for the March 20th meeting. Due to our error the City of Bethany will file all of the necessary applications and complete the required posting and notices, we do ask however that you be present at the meeting to answer any questions the committee might have.

I also ask that you direct any questions or concerns you may have regarding this matter to either myself or Fire Chief Murray. My reason for requesting this is not to deprive you of correspondence with any other representative of the City of Bethany, but merely as a convenience for you. Chief Murray and I will either have the most up to date information, or in

Bethany Fire Department
3919 North Rockwell Ave.
Bethany, OK 73008
(405)789-2218

the event you have a question we cannot immediately answer, can obtain that information in the most expeditious manner.

On behalf of all the City of Bethany staff members involved, I would like to sincerely apologize for any inconvenience our oversight in the issuance of the incorrect permit has caused you. Collectively we are committed to assisting you through the correct process henceforth.

Respectfully,

A handwritten signature in blue ink that reads "Matt Biswell". The signature is written in a cursive style with a large initial "M".

Matt Biswell
Deputy Fire Chief
Bethany Fire Department

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	Carport + Living Area	residence
Square footage	742	1,737
Height	26' 5"	~18"
Roof Pitch	6:12	
Roof material	Asphalt Shingles	Asphalt Shingles
Exterior wall covering	Hardboard/Vinyl	Brick
Total Lot Size	2.8 Acres	

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

1. Have you been advised that an accessory building **cannot** be used for a home-based business? Please circle: YES or NO

2. Have you located utility lines at the site? Please circle: YES or NO

3. If not, please call OKIE AT 1-800-522-OKIE.

4. Will the building have a garage door? Please circle: YES or NO
If so, what direction will it face?

5. Will you be paving a driveway to the building? Please circle: YES or NO
If yes, please add the driveway location and dimensions to the site plan.

See existing Driveway location

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?

Building is 26'5" in height

10. Will the color of the building match the house? Please circle: YES or NO

Unknown

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.

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: Vitalii Sorochnyskyi Phone #: 405-209-8619

Address: 3116 N. Eagle Ln

Record Property Owner(s): _____ Phone #: _____

Address: _____

Address of Property: 3116 N. Eagle Ln

Legal Description of Property: _____

Proposed Special Permit use: Accessory Use Structure
Over 240 ft² for storage and living space

Present use of property: Single Family Residence

Size of property (in acres and/or feet): 2.8 Acres

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?

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

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

5. Will the facility present a health or safety hazard to neighboring properties or the community at large?
NO

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?

They thought they had but city staff made a mistake.

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.

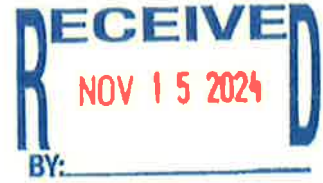
In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.

Signature
of Applicant: _____ Phone #: _____ Date: _____

Signature
of Property Owner: _____ Phone #: _____ Date: _____



City of Bethany Carport Application



Void after 30 days

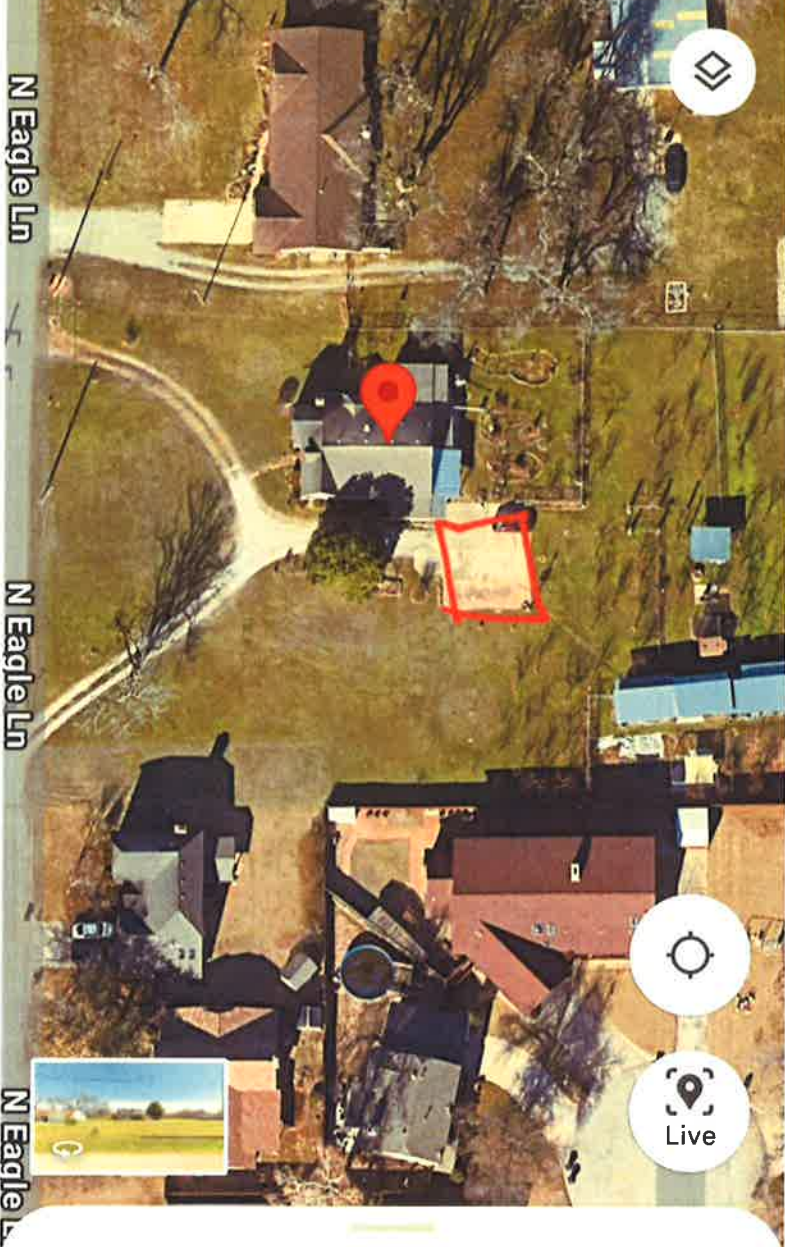
Application must be completed in INK. If submitting plans, provide TWO copies. Submit Application via fax at (405)789-6093, Email to Construction.Application@BethanyOK.org, or submit in person at 6700 NW 36th st., Bethany OK 73008. Contact Community Development at (405)789-6005.

Property Owner Information			
Site Address or Legal Description: 3116 N Eagle Lane Bethany, OK			
Owner's Name: Vitalii Sorochnynskiy	Phone: 4052098619	Valuation of Job: 25000	
Owner's address: 3116 N Eagle Lane	City:	State:	ZIP Code:
Location of Project			
Provide a drawing of plans with dimensions of project and distances from design engineered drawings of the structure.			
<input checked="" type="checkbox"/> Front Yard			<input type="checkbox"/> Back
Contractor's Information			
Contact Name: self	Phone: 4052098619		
Business Name: VitalitySquared Properties			
Address:	City:		
Note:			
The owner and or applicant are responsible for compliance with Ordinances, and restrictive covenants. City staff cannot author Ordinances, or restrictive covenants. Being issued a building p building code, City Ordinance, or restrictive covenant. The own data and plans for compliance with any applicable requirement.			
Signature of Applicant: <u>Vitalii Sorochnynskiy</u>			
FOR OFFICE USE ONLY			
<input type="checkbox"/> No Special Exception Needed		<input type="checkbox"/> Special Exception Needed	
Valid License	Insurance	Zoning:	Permit Fee: 69.50
Approved By: <i>[Signature]</i>			Date: 11-18-24
Permit Number: 240783	Date permit issued: 11-19-24	Receipt Number: 01307924	
Carport Ordinance			

*Not an accessory structure
Just a carport
Should need a carport app, but will not need a variance (80' from side)
Double check of District
A carport carport is bulky, must be on a foundation.*

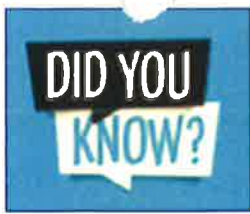
11-18-24
✓ Brendan Summerville is OK w/ permit being put in Vitalii Sorochnynskiy's name

3116 N Eagle Ln, Bethany, O... X



3116 N Eagle Ln X

- Directions
- Start
- Save



Assessment Fact:

Oklahoma County has 1,829 homes valued at more than \$1 Million

[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 Produced 2/14/2025 4:11:03 PM

Account: R173772400	Type: Residential		Location: 3116 N EAGLE LN
Building Name/Occupant:		<input type="button" value="Map Parcel"/>	BETHANY
Owner Name 1:	SOROCHYNSKYI VITALII	Parcel PIN#:	2873-17-377-2400
Owner Name 2:		1/4 section #:	2873
Owner Name 3:		Parent Acct:	
Billing Address:	2911 N COUNCIL RD	Tax District:	TXD 581
City, State, Zip:	BETHANY, OK 73008	School System:	Putnam City #1
Country: <i>(If noted)</i>		Land Size:	2.8000 Acres

Personal Property

Land Value: 120,188

Treasurer:

Sect 19-T12N-R4W Qtr NE

UNPLTD PT SEC 19 12N 4W Block 000 Lot 000

Subdivision Sales

Full 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

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	Comp Report
	2609 N SHANNON AVE BETHANY, OK	05/01/2024 \$220,000
	1307 N CAROL LN OKLAHOMA CITY, OK	09/20/2024 \$188,000
	2801 N MCMILLAN AVE BETHANY, OK	04/04/2024 \$250,500
	909 N LEROY DR OKLAHOMA CITY, OK	07/12/2024 \$240,000
	2901 N WINDSOR BLVD OKLAHOMA CITY, OK	06/24/2024 \$230,000
	8024 NW 30TH ST BETHANY, OK	04/19/2024 \$380,000

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	233,500	222,153	24,436	0	24,436	120.52	\$2,945	\$150
2023	226,000	211,575	23,273	0	23,273	123.06	\$2,864	\$195
2022	201,500	201,500	22,165	0	22,165	112.54	\$2,494	\$0
2021	192,500	192,500	21,175	1,000	20,175	112.07	\$2,261	\$112
2020	158,500	158,500	17,435	1,000	16,435	111.66	\$1,835	\$112

-- > >| [1/5]

Property Account Status Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R173772400	2018	5% Capped Account	0

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

Date	Type	Book Page	Price	Grantor	Grantee
9/23/2016	> Deeds	13240 1736	0	BALES TIMOTHY C & TONYA	BALES TONYA
9/23/2016	> Deeds	13240 1738	160,000	BALES TONYA & TIMOTHY C	SOROCHYNSKYI VITALII
5/13/2008	> Deeds	10809 850	0	BALES TIMOTHY C	BALES TONYA
7/20/2001	> Deeds	8156 901	182,500	TLC FAMILY LIMITED PARTNERSHIP SEATON STAN & DIANA	BALES TIMOTHY C & TONYA K
2/28/1996	> Historical	6858 1697	129,000	PIERCE DALE E & MARSHA L	TLC FAMILY LIMITED PARTNERSHIP

-- > >| [1/2]

Table 1: Assessed Notice of Value (N.O.V.) Information History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	02/14/2025	239,000	233,260	25,657	0	25,657
2024	02/13/2024	233,500	222,153	24,436	0	24,436
2023	02/14/2023	226,000	211,575	23,273	0	23,273
2022	03/15/2022	201,500	198,275	21,810	1,000	20,810
2021	03/19/2021	214,500	214,500	23,595	1,000	22,595

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Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
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No Building Permit records returned.

Click button on building number to access detailed information.

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
Click	1	Improved	Ranch 1 Story	1937	1,737	1 Stories

Linda Hlinicky

PC 25.03

From: Ray Jones
Sent: Friday, February 14, 2025 2:44 PM
To: Elizabeth Gray; Linda Warner; Linda Hlinicky
Subject: P&Z addresses for notice

Linda,

Here are the addresses for the P&Z notice within 300 feet of Mr. Sorochny's parcel.

The Shipley Family Revocable Trust, 9500 NW 164th Street, Piedmont, OK 73078
MKL Holdings, LLC – Series 3221 N. Shannon, 10509 Fairway Ave., Oklahoma City, OK 73170
Marlyn Keller, 3217 N. Shannon Ave., Bethany, OK 73008
The Lyeal and Jean Amos Trust, 3213 N. Shannon Ave., Bethany OK 73008
OKC Villages, L.L.C., 12101 N. Macarthur Blvd., unit 155, Oklahoma City, OK 73162
Timothy Finkenbinder, Laurie Finkenbinder, Zonda Martin, Scott Martin, 10913 NW 26th St., Yukon, OK 73099
✓ David and Sandi Ransom, 3201 Shannon Ave., Bethany, OK 73008
Independent School District 1
Calvin and Hannah Nelms, 3140 N. Eagle Lane, Bethany, OK 73008
Kevin and Christine Carpenter, 1804 Sand Oak St., Oklahoma City, OK 73127
Gregory and Miranda Smart, 3139 N. Eagle Lane, Bethany, OK 73008
The Motley Family Revocable Trust, 3131 N. Eagle Lane, Bethany, OK 73008
Carl and Nicole Buerson, 3121 N. Eagle Lane, Bethany, OK 73008
James Baker Gervais Trust, 3128 N. Lakeview Manor Dr., Bethany, OK 73008
Frank Minera, 3729 N. McMillan Ave., Bethany, OK 73008
Nancy Rice, 3100 Lakeview Manor Dr., Bethany, OK 73008
✓ The Raymond F. McMinn Living Trust, 3117 N. Eagle Lane, Bethany, OK 73008
Zachary and Victoria Goode, 8401 NW 30th St., Bethany, OK 73008
Thad and Christine Burk, 3112 N. Eagle Lane, Bethany, OK 73008
Gregory Rose, 3108 Eagle Lane, Bethany, OK 73008
JBarger Family Trust, 3104 N. Eagle Lane, Bethany, OK 73008
James Powers, 3100 N. Eagle Lane, Bethany, OK 73008
✓ Preston Lindsey, 8333 NW 30th St., Bethany, Ok 73008
✓ Vitality Squared Properties, LLC, 2911 N. Council Rd., Bethany, OK 73008
Bobby and Sharon Dunavant, 3109 N. Downing Ct., Bethany, OK 73008
The Motley Joint Trust, 3113 N. Downing Ct., Bethany, OK 73008
Andrew Knight and Devin Mooney, 3108 N. Downing Ct., Bethany, OK 73008
✓ Jim and Elizabeth Graves, 3104 N. Downing Ct., Bethany, OK 73008
Daugherty Family Revocable Trust, 8329 NW 30th St., Bethany, OK 73008
Kent W. and Mary E. Dougharty Revocable Trust, 3101 Shannon Ct., Bethany, OK 73008
Matthew Gibson, 3105 Shannon Ct., Bethany, OK 73008
James and Pamela Faust, 3109 Shannon Ct., Bethany, OK 73008
The Jeannie Lynn Valentin Family Trust, 3113 Shannon Ct., Bethany, OK 73008
Carlos and Mercedes Sanchez, 3112 Shannon Ct., Bethany, OK 73008
Vantage Point Properties, LLC, 2393 Silver Crossings Cir., Piedmont, OK 73078
Joseph and Whyrema Becker, 3104 Shannon Ct., Bethany, OK 73008
Brianna Corrales, 3100 Shannon Ct., Bethany, OK 73008

Best,

Ray

From: Elizabeth Gray <elizabeth.gray@bethanyok.org>

Sent: Wednesday, February 5, 2025 3:56 PM

Subject: upset customer

Mayor and Council,

Just in case you receive calls...Mr. Vitali Sorochynskyi of 3116 Eagle Lane requested and received a permit to build a car port. This is what he built... he has been issued a stop work order and is quite upset. Chief Murray is reviewing the case and will be contacting the owner.



Here is the definition of a carport:

CARPORT.

(1) When used in the context of § [158.025](#), means any accessory building constructed in conjunction with the use of a single-family or two-family dwelling and which is:

- (a) Over a paved driveway;
- (b) Abutting the dwelling to which it is accessory;
- (c) Unenclosed, except for the one side abutting the dwelling;
- (d) No more than 25 feet in total length, both within and outside the front setback; and
- (e) No wider than 12 feet for a single garage and/or driveway or no wider than 24 feet for a double garage and/or driveway.

(2) No more than one carport shall be permitted for each dwelling unit.

I anticipate you may receive calls from the owner.

Elizabeth

GENERAL NOTES

- DESIGN AND LOADING
 - ALLOWABLE UNIT STRESS AND DESIGN CRITERIA
 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318
 - INTERNATIONAL BUILDING CODE
 - BUILDING CODE - EDITION
 - BUILDING CODE - FOR EXISTING BUILDINGS
 - CONCRETE AND REINFORCEMENT (NOT APPLICABLE)
 - ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318, AND BUILDING CODE
 - ALL SECTION AND SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301.
 - ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS
 - CONCRETE SHALL BE CONFORM TO ASTM A615, A616 OF 617, GRADE 60
 - SPRUE LENGTH SHALL BE AS SPECIFIED
 - FOUNDATION DESIGN BASED ON 2000 PSF MIN. ALLOWABLE BEARING PRESSURE CONTRACTOR/OWNER (BUILDER) TO VERIFY PRIOR TO STARTING WORK
 - CONCRETE MASONRY UNITS SHALL BE HOLLOW CORE OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C90 AND C145 SHALL HAVE NET AREA COMPRESSIVE STRENGTH OF 1600 PSI
 - MORTAR SHALL BE TYPE N IN ACCORDANCE WITH ASTM C270
 - WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ASTM A188
- DESIGN LOADS/CRITERIA
 - IN ACCORDANCE WITH BUILDING CODE, AND SECTION 1606 OF THE INTERNATIONAL BUILDING CODE
 - WOOD FRAMING
 - ALL WOOD FRAMING SHALL BE ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING REFERENCE DOCUMENTS
 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION AND DOC-PS-20
 - TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
 - DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES BY T.P.I.
 - WOOD CONNECTORS, SPECIFICATIONS AND RECOMMENDATIONS BY T.P.I.
 - RECOMMENDATIONS AND MAILED TO HANDLE WOOD CONNECTIONS OF JOINTS
 - ROOF AND WALL STRUCTURAL SHEATHING SHALL BE SPAN RATED AND AS NOTED IN PLAN AND IN ACCORDANCE WITH APA PS DOC PS 1, DOC PS 2
 - ALL ROOF FRAMING MEMBERS SHALL BE SOUTHERN PINE #2 OR BETTER
 - ALL STRUCTURAL LUMBER SHALL BE #2 SYP. ALL STUDS SHALL BE STUD SPF (ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED)
 - SHEATHING SHINGLES (NOT APPLICABLE)
 - ROOFING TO COMPLY WITH INTERNATIONAL BUILDING CODE AND BLDG CODE EDITION
 - SHINGLES SHALL BE 30 YEAR ARCHITECTURAL ASPHALT SHINGLES. SHINGLES SHALL MEET OR EXCEED ASTM#225. SHINGLES SHALL BE IN ACCORDANCE WITH ASTM D3161, CLASS F OR ASTM D7158, CLASS G OR CLASS G, LESS THAN
 - INSTALL 2 LAYERS OF UNDERLAYMENT IN ACCORDANCE WITH ASTM#225 TYPE I OR II (ASTM D4889) TYPE I OR II.
 - 15/32" STRUCTURAL GRADE O.S.B. OR STRUCTURAL PLYWOOD MAILED WITH 40 AT 6" O.C. AT SUPPORTED PANEL EDGES AND 4" O.C. AT INTERMEDIATE SUPPORTS. ONE PANEL SHEATHING CLIP MUST BE USED BETWEEN SPANS.
 - APPROVAL PRIOR TO FABRICATION
- ELECTRICAL
 - ALL ELECTRICAL INSTALLATIONS MUST MEET THE BUILDING CODE (ELECTRICAL) AND THE LATEST EDITION (E.E.) OF THE NATIONAL ELECTRICAL CODE (NEC)
 - ALL CONSTRUCTION SHALL BE BRACED AND SHORED BY THE CONTRACTOR TO SAFELY PERFORM THE WORK
 - DO NOT SCALE PLANS. CONSULT CONTRACTOR OR ENGINEER OF RECORD FOR CLARIFICATION
 - CONTRACTOR / OWNER SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.

- ADDITIONAL NOTES:
 - ALL WINDOWS AND DOORS SHALL BE DESIGNED TO MEET AT LEAST THE WIND PRESSURES SHOWN ON THE PLANS AND THE BUILDING CODE
 - THE MANUFACTURES CERTIFICATION AND INSTALLATION INSTRUCTIONS SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT.
 - IF STRUCTURAL WOOD BUCKS ARE TO BE USED THE BUCK SHALL BE ATTACHED TO THE SUBSTRATE PER THESE PLANS AND THE ATTACHMENT TO THE BUCK SHALL BE PER THE MANUFACTURES INSTALLATION INSTRUCTIONS
 - TERMITE PROTECTION
 - TREATMENT (SOIL CHEMICAL BARRIER METHOD)
 - PERMANENT SIGN WHICH IDENTIFIES THE TREATMENT PROVIDER AND NEED FOR REAPPLICATION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE PASTED IN AND TREATMENT CONTRACT RENEWAL PANEL. -BC-
 - CONDENSATE AND ROOF DRAIN SPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. -BC-1503.4.4
 - IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITH 1'-0" OF THE BUILDING SIDE WALLS. -BC-
 - TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. (EXCEPTION: PAINT OR DECORATIVE CEMENTOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL)
 - INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACK FILL IS COMPLETE. -BC-
 - SOIL DISTURBED AFTER THE FINAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. -BC-
 - AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A TREATMENT. -BC-
 - MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RE-TREATMENT IS REQUIRED. -BC-
 - ACQUISITION OF POLE-POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TRAILING
 - SOIL TREATMENT MUST BE APPLIED UNDER ALL CONCRETE ON GRADE AND FOOTINGS. -BC-
 - AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED. SHALL BE RETARDED. -BC-
 - ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. -BC-
 - A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY LICENSED PEST CONTROL. COMPLY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" -BC-
 - AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND TRIMMED TO THE FINISH OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, AND OTHER MATERIALS CONTAINING MATERIAL. -BC-
 - NO WOOD VEGETATION (MULCH, GRASS, BERRAND, TRASH ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.
 - MEANS OF EGRESS
 - MEANS OF EGRESS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF LIFE SAFETY CODE
 - MECHANICAL AND HVAC:
 - ALL MECHANICAL SYSTEMS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF ENERGY CALCULATIONS FOR HEATING AND COOLING CAPACITIES SHALL BE FURNISHED TO THE GENERAL CONTRACTOR OR OWNER AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT.
 - MECHANICAL SYSTEMS MUST BE SEER 15 OR BETTER AND HSPF OF 8.5 OR GREATER.
 - RECOMMENDED HVAC SYSTEM IS 3.5 TON OR MAX 4 TON SYSTEM.

SHEET INDEX

Sheet No.	Description
G00	GENERAL NOTES, ADDITIONAL NOTES, DESIGN DATA ETC
A01	1ST FLOOR PLAN
A02	2ND FLOOR PLAN
A03	ROOF PLAN
A04	ELEVATION
A05	ELEVATION
A06	ELEVATION
A07	ELEVATION
A08	SECTION
S01	FOUNDATION LAYOUT AND SECTION
S02	1ST FLOOR FRAMING PLAN
S03	2ND FLOOR FRAMING PLAN
S04	ROOF FRAMING PLAN
S05	DETAIL
E01	ELECTRICAL LIGHTING PLAN

DESIGN DATA

- WIND LOADS**
- BASIC WIND SPEED - 140 MPH. (3 SEC. GUST.)
 - RISK CATEGORY - CATEGORY C
 - WIND EXPOSURE - INTERNAL PRESSURE COEFFICIENT -0.18
 - INTERNAL PRESSURE COEFFICIENT -0.18
 - COMPONENT/GLAZING DESIGN WIND PRESSURE (INTERNAL PRESSURE COEFFICIENT -0.18 INCLUDED)
- DESIGN LIVE LOADS (MINIMUM)
- FLOORS - 40 PSF
 - BALCONIES - 40 PSF
 - DECKS - 40 PSF
 - STAIRS - PSF

- APPLICABLE CODES: INCLUDING ALL REVISIONS**
- BUILDING CODE
 - BUILDING CODE RESIDENTIAL
 - ELECTRICAL CODE, NEC
 - BUILDING CODE, MECHANICAL
 - BUILDING CODE, PLUMBING
 - FIRE CODE, NFPA 70
 - LIFE SAFETY CODE = NFPA 101
 - LESS BUILDING CODE = BUILDING CODE, BUILDING
 - ENERGY CODE = BUILDING CODE, BUILDING

- METHOD OF DESIGN:**
THIS STRUCTURE HAS BEEN DESIGNED TO MEET ALL LOAD REQUIREMENTS OF THE -BC- RESIDENTIAL.
- BUILDING OCCUPANCY CLASSIFICATION:**
- GROUP A - ASSEMBLY
 - GROUP B - HIGH DENSITY RESIDENTIAL
 - GROUP C - DAY CARE CENTER
 - GROUP D - EDUCATIONAL
 - GROUP E - RESIDENTIAL
 - GROUP F - FACTORY INDUSTRIAL
 - GROUP G - STORAGE
- BUILDING CONSTRUCTION TYPE:**
- TYPE I
 - TYPE II
 - TYPE III
 - TYPE IV
 - TYPE V

VICINITY MAP

GENERAL NOTES



PREPARED BY:

POOL CABANA

PROJECT NAME

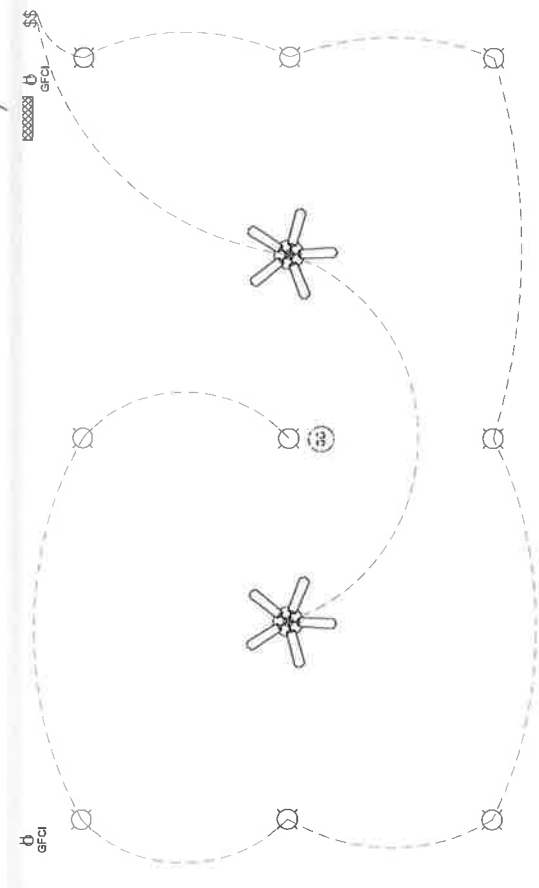
Rev.	Date	Description
1	11/15/2024	Issue for Permits

Date	05/02/2024
Project No.	000
Drawn By	M72
Checked By	NZZ
Approved By	AK
Scale	AS SHOWN
Sheet No.	G00

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
□	CEILING MOUNTED LIGHT FIXTURES; SURFACE/PENDANT, RECESSED, HEAT LAMP, LOW VOLTAGE
⊕	WALL MOUNTED LIGHT FIXTURES; FLUSH MOUNTED, WALL SCONCE
⊕	110V RECEPTACLES; DUPLEX, WEATHER PROOF, GFCI
⊕	SWITCHES; SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
⊕	WALL JACKS; CAT5, TV/CABLE
⊕	SMOKE DETECTOR ALARM
⊕	ELECTRICAL PANEL
⊕	CEILING FAN

ELECTRICAL PANEL



UPPER FLOOR ELECTRICAL PLAN
 SCALE : 1/2"=1'-0"

Rev.	Date	Description
1		Final Electrical

PROJECT NAME	POOL CABANA
PREPARED BY:	ARCHIMPLE

ELECTRICAL PLAN

Date	02/02/2024
Project No.	1000
Drawn By	MFT
Checked By	MCS
Approved By	JK
Scale	AS SHOWN
Sheet No.	E02