

Somchai & Loretia Mitchell  
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February 5, 2024

To: The City of Oklahoma City  
Planning Department, Subdivision, and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102  
Phone: (405) 297-2623

**Subject: Variance Request for 947 E. Hill St., Oklahoma City, Ok 73105  
MCNABB PARK ADDITION 015 017**

Dear Zoning Board,

I am Somchai & Loretia Mitchell owner of EMC2 Investments LLC, and owner of the property 947 E. Hill St., Oklahoma City, OK 73105. I acquired this property through a legal real estate transaction. We hired Johnny Maciel, owner of Orbit Homes & Construction to build 947 E. Hill St.

On December 28, 2023, a building violation was brought to our attention by Chicago Title Edmond because we had decided to move forward with receiving a land survey prior to acquiring a buyer for the home. The mortgage inspection survey revealed that the building line had been encroached by 10 feet. This home is nearest to Kelly Ave and technically the only home on this side of the street except for the corner home to the west of 947 E. Hill and two lots down, but does not obstruct oncoming traffic from its east view.

Despite passing all final inspections by the city, we are left with the issue of the encroachment. On January 18, 2024, we went under contract with a buyer and disclosed the encroachment prior to, but the buyer is unwilling to purchase unless we have an approved variance and is willing to postpone closing on the home until received.

Johnny Maciel is a local builder who is committed to upholding zoning regulations and contributing positively to the community. However, in this particular instance, he and we request your understanding and consideration. We are requesting that the variance be approved, so that we can continue with the sale of the home, and will do our best in the future to ensure this never happens again.

Without a variance, the only remedy to fix the encroachment issue would be to tear off the front portion of the house, which will result in astronomical costs and pose great risk to the structural integrity of the home, resulting in decreased square footage, and to be honest - something we could not afford.

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I kindly request the opportunity to present my case in person at the next available zoning board meeting. Please inform me of the date and time as well as any specific requirements for the presentation. Your prompt attention to this matter is greatly appreciated, as it directly impacts my ability to fulfill the obligations with the buyer and proceed with the sale of the property.

Thank you for your time and consideration. I look forward to the opportunity to discuss this matter further.

Kind Regards,

Somchai & Loretia Mitchell  
Owners of EMC2 Investments LLC

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