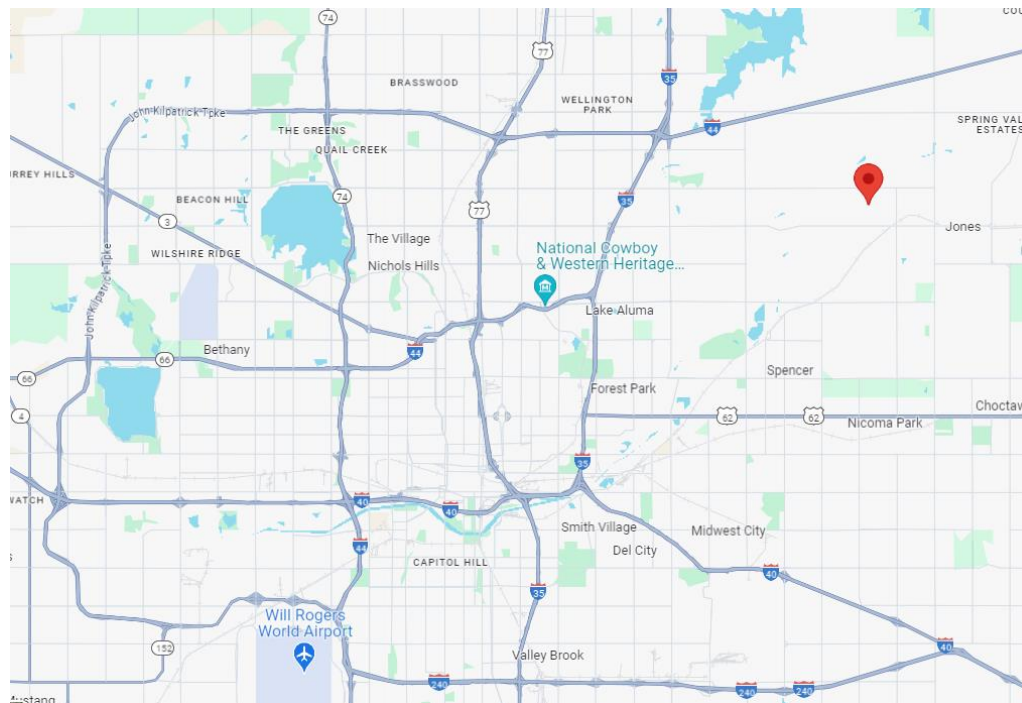


Summary of Statutory Requirements for Board of Adjustment review.

Property Location: 11233 SHADY OAK LN, JONES, OK 73049; was a 30+ acre plot of undeveloped/raw land that an older couple split into ~5 acre plots for resale. I purchased Lot 4 and am in the process of homesteading it. 3 miles NW of Jones, OK, E of north OKC about 20 minutes.

- (a) **Unnecessary Hardship:** Yes, I moved to OK 04/23 and have been trying to get relocated ever since. I'm still in a temp rental living situation, and all my things are in storage which is an unneeded high monthly expense. I'm needing my garage/shop approved so I can use it on my land while the House is constructed, which is currently in design phase with builder and architect, for storage, security, construction supply housing, hobby, auto parking, etc.
- (b) **Peculiar Property Conditions:** Yes, it's a >5 acre plot with no direct development, and a ag/horse pen on south side, so I wouldn't be impeding/bothering anyone as it will have a small footprint in regards to the total 5 acres, and has significant property border offsets. It was raw land when I bought it, I've cleared up most of the acreage and made other steps towards homestead development. This is an order of operations issue that for some reason is blocking my efforts to build an "accessory" building first.
- (c) **Granted relief for a variance** to the existing 'accessory building code' would not cause detriment to the public good or impair the purposes or intent of the Ordinance or Comprehensive Plan. I simply want to build and use my 30'x40' garage/shop with 20' lean to, which will be an active part of my homestead, before the house is built. Other nearby properties have similar structures already in place what looks like for many years. I'm sure some societal gem built an unpermitted pot farm at some point and ruined it for everyone, but that's NOT me.
- (d) The **Variance would be the minimum necessary** to alleviate the unnecessary hardship. I just need permission to proceed with a plan that the engineer has already reviewed and we've talked through. It would allow the continuation of my permit and build process. I'm handling this portion separate from the house builder as to provide him more dedicated time on the house and to act on a cost savings time and design with my metal building contractor.

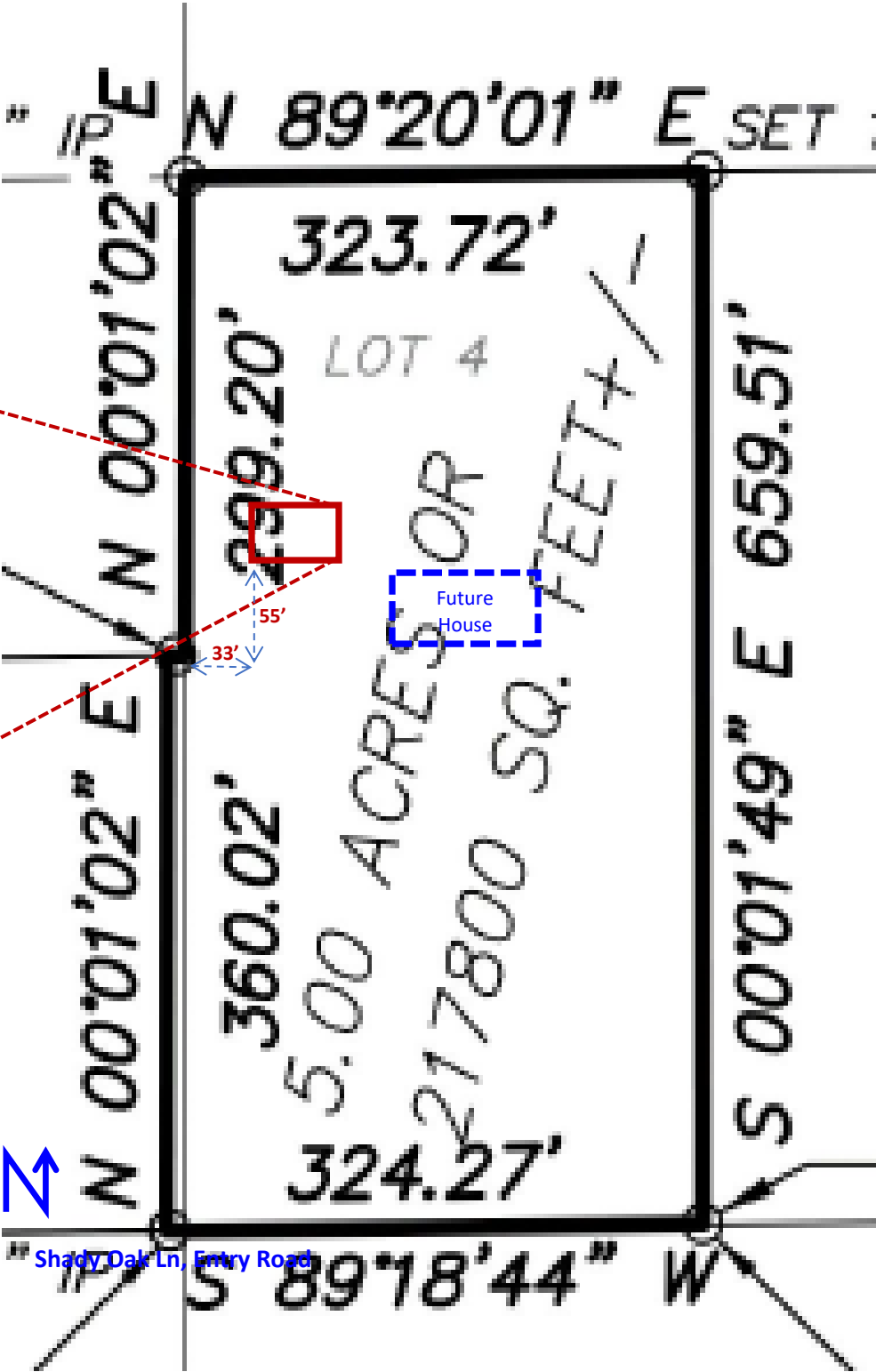
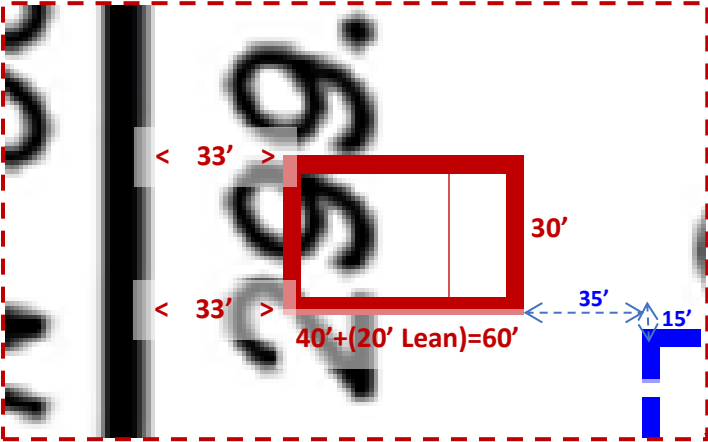


TYLER BEDNAR
11233 SHADY OAK LN, JONES, OK 73049
432-264-8025
t.bednar06@gmail.com

Contractor: Patriot Metal Buildings, Blaine Goebel, 409-338-1361

OKC - [BLDR-2024-01011](#)

*NEED VARIANCE TO BUILD GARAGE/SHOP BEFORE HOUSE.
"R-1 ZONING.12200.1"



LEGAL DESCRIPTION LOT 4 (AS SURVEYED)

Beginning at a SET I.P. #CA 3948 IN THE SOUTH LINE OF SAID 30.7839 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF LOT 4 FOR THE POINT OF BEGINNING;

thence S 89°18'44" W, WITH THE SOUTH LINE OF SAID 30.7839 ACRE TRACT TO A SET I.P. # CA3948 a distance of 324.27', TO A POINT AS THE MOST SOUTHERLY WEST CORNER OF SAID 30.7839 ACRE TRACT AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 4;

thence N 00°01'02" E, a distance of 0.41' TO A SET I.P. # CA3948 TO AN INTERIOR CORNER OF SAID 30.7839 ACRE TRACT, AND BEING AN INTERIOR CORNER OF LOT 4;

thence S 89°17'26" W, WITH A SOUTH LINE OF SAID 30.7839 ACRE TRACT a distance of 11.43' TO A SET I.P. # CA3948 IN THE SOUTH LINE OF SAID 30.7839 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF LOT 4;

thence N 00°01'02" E, a distance of 360.02 TO A POINT IN THE NORTH LINE OF SAID 30.7839 ACRE TRACT AND BEING THE WEST CORNER OF LOT 4;

thence N 89°17'26" E, WITH THE NORTH LINE OF SAID 30.7839 ACRE TRACT a distance of 11.43' TO A SET I.P. # CA3948 FOR AN INTERIOR CORNER OF SAID 30.7839 ACRE TRACT AND BEING AN INTERIOR CORNER OF LOT 4;

thence N 00°01'02" E, a distance of 299.20' TO A SET I.P. # CA3948 FOR THE MOST NORTHELY WEST CORNER OF SAID 30.7839 ACRE TRACT AND BEING THE MOST NORTHELY WEST CORNER OF LOT 4;

thence N 89°20'01" E, WITH THE NORTH LINE OF SAID 30.7839 ACRE TRACT a distance of 323.72' TO A SET I.P. #3948 AND BEING THE NORTHEAST CORNER OF LOT 4 ;

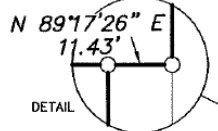
thence S 00°01'49" E, A DISTANCE OF 659.51' TO THE POINT OF BEGINNING.

SAID DESCRIPTION BEING ± 5 acres.

FND PK @ NW COR
SEC 29, T13N, R1W, IM

FND PK @ NE COR OF NW/4
SEC 29, T13N, R1W, IM

SET 1/2" IP N 89°20'01" E SET 1/2" IP

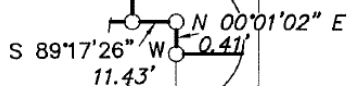


DETAIL

LOT 6

LOT 6

SET 1/2" IP N 00°01'02" E



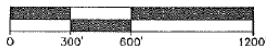
DETAIL

FND 1/2" IP @ SW COR OF NW/4
SEC 29, T13N, R1W, IM

P.O.B.
SET 1/2" IP
W/ CAP "CA 3948"

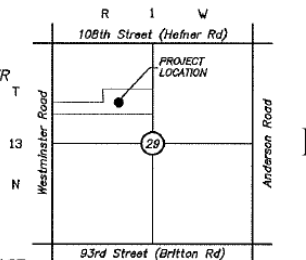
FND 1/2" IP @ SE COR OF NW/4
SEC 29, T13N, R1W, IM

SCALE : 1" = 300'



MONUMENT LEGEND

I.P.: IRON PIN B.C.: BRASS CAP
● 3/8" IRON PIN FOUND F: FIELD
○ 1/2" IRON PIN SET GP: GUARD POST
OCCR—OKLAHOMA CERTIFIED CORNER RECORDS



LOCATION MAP
NOT TO SCALE

BOUNDARY SURVEY

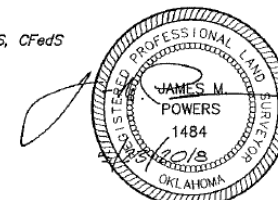
LOTS 1,2,3,4,5 & 6 OUT OF A 30.7839 ACRE TRACT
IN THE NW/4 OF SECTION 29, T13N-1W
OKLAHOMA COUNTY, OKLAHOMA

BASIS OF BEARINGS:

The bearing of N 00°07'57" E (PER PLAT), as shown on the West line of the Subject Property, was used as the basis of bearing for the purpose of this survey.

I, James M. Powers, do hereby certify that I am a Licensed Professional Land Surveyor and that the map hereon represents an exhibit made under my supervision on May 10, 2018 and this exhibit conforms to the regulations for Land Boundary Surveys, as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Professional Land Surveyors. All distances shown hereon fall within the positional tolerances as defined by the Oklahoma State Minimum Standards, unless noted otherwise.

James M. Powers PLS, RPLS, CFedS
Registration No.: 1484
In the State of Oklahoma
Date of Survey: 5/10/2018



RED PLAINS
SURVEYING COMPANY

1917 S. HARVARD AVENUE
OKLAHOMA CITY, OK 73128
PHONE: (405) 603-7842
FAX: (405) 603-7852

OKLAHOMA CA NO. 3948 EXPIRES 6/30/19

SCALE: 1"=300'	REDLINED BY: JW
DATE: 5/17/2018	APPROVED BY: ?
DWN. BY: CN	J.N.: 18-169-01B
FIELD BY: JWP	PAGE 5 OF 7

Building Images



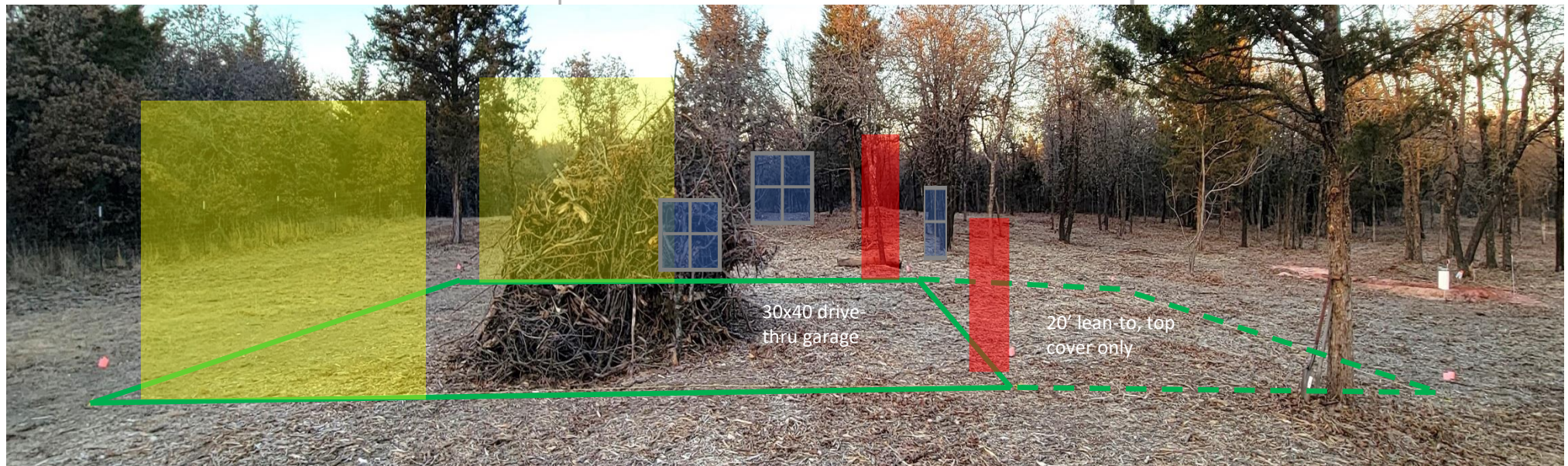
Perspective View

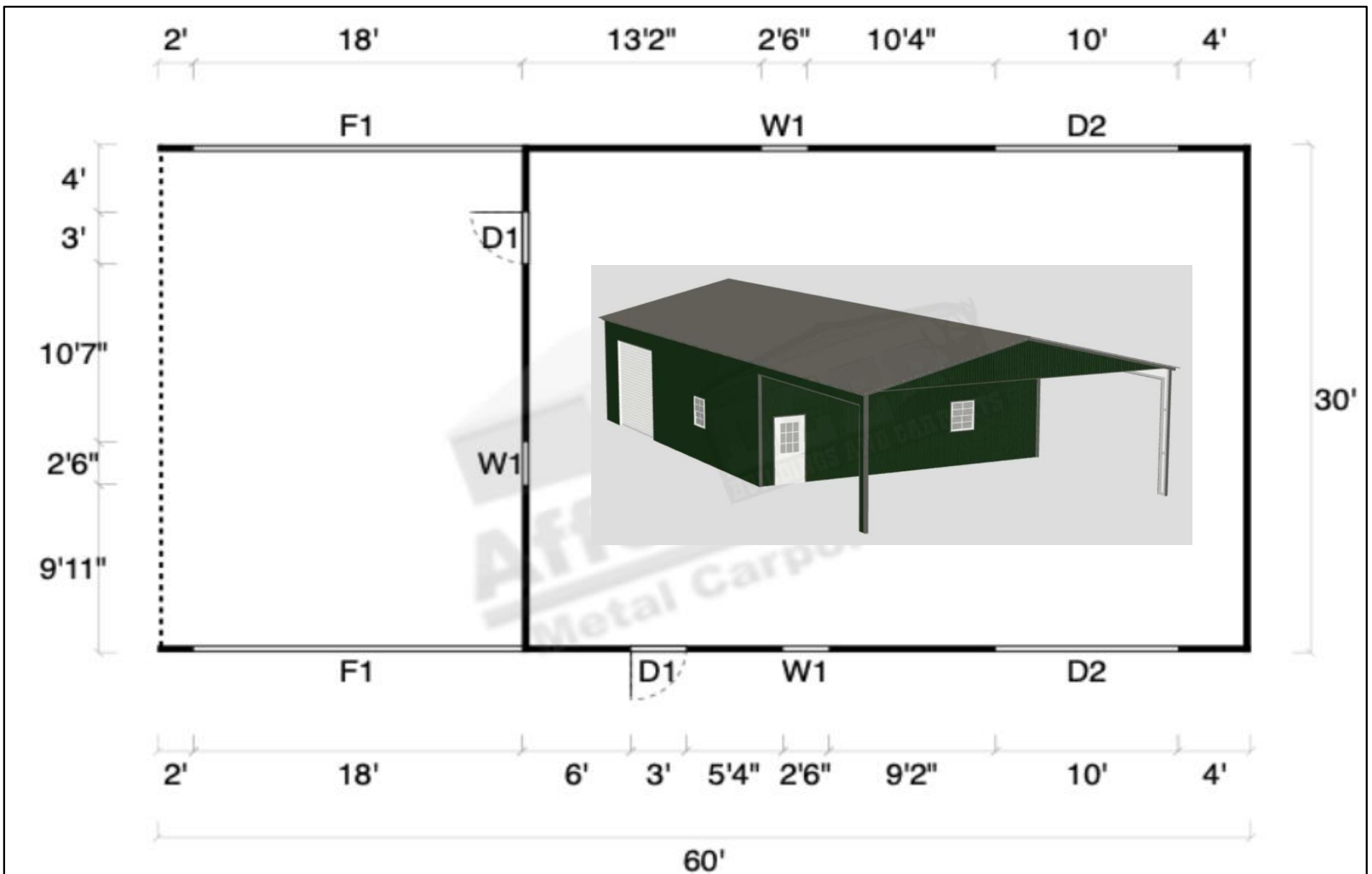


Front



Left Side





Concrete specs:

- *4 inch
- *Vapor Barrier
- *6 gauge Wire mesh in the center
- *12"x12" Perimeter footing
- *Rebar in the footing
- *3000 PSI



NEEDING A VARIANCE TO CODE TO BUILD GARAGE/SHOP PRIOR TO BUILDING HOUSE (IN DESIGN PHASE CURRENTLY) FOR VARIETY OF REASONS: RELOCATED FOR NEW JOB, SPENDING MONEY ON STORAGE WHICH COULD CEASE, SECURITY OF MATERIALS, HOBBY, HOUSING TOOLS, ETC. DESIGN WAS CHANGED TO 30' WIDTH SO ENGR PLANS ARE NO LONGER NEEDED, DISCUSSED WITH Travis Zuelsdorf IN ENGINEERING.

Record BLDR-2024-01011:
Building - Residential
Record Status: Pending Corrections

Add to collection

Record Info ▾ Payments ▾

Processing Status

For Building Permits, click the arrow next to Plan Review below to see remaining Required Inspections.

✔ ▾ Application Submitted

Marked as Accepted on 02/20/2024 by Travis Zuelsdorf

Public Works Eng Review

Planning Review

Airports Review

⌚ ▾ Building Review

📄 Marked as Corrections Required on 02/20/2024 by Travis Zuelsdorf

Comment:

CORRECTIONS REQUIRED For a report of the required corrections, please check your online OKC Citizens Portal account in the Record Info --> Attachments for the corrections required report. www.okc.gov/access 1. R-1 ZONING DOES NOT ALLOW FOR ACCESSORY STRUCTURES TO BE PERMITTED IN ABSENCE OF MAIN DWELLING OR DWELLING. 12200.1. Permitted Accessory Structures and Uses. Accessory structures and uses, including swimming pools, which are customarily associated with, and incidental and subordinate to a principal use, shall be permitted, subject to applicable City codes and the regulations of this chapter 5) Accessory buildings not a part of the main building(s) may be built in a side or rear yard as follows: (a) Accessory structures shall conform to the required setback areas for the district. (b) No accessory building shall be constructed on a lot until the construction of the main building has actually commenced. (c) No accessory building shall be used unless the main building on the lot is also in use FOR POSSIBLE ZONING OPTIONS CONTACT OKC SUBDIVISION AND ZONING 405-297-2623 OPTION 1 ***PLAN REVIEW WILL NOT BE ABLE TO ISSUE A PERMIT WITHOUT AN APPROVED ZONING OPTION THAT COMPLIES WITH OKC MUNICIPAL CODE*** 2. ENGINEER STAMP MUST BE AN ENGINEER LICENSED IN THE STATE OF OKLAHOMA. OKLAHOMA ENGINEERED BUILDING PLANS MUST BE RESUBMITTED. For any truss with a span greater than 30' the building or truss plan must be stamped and signed by an Engineer licensed in the State of Oklahoma. If an engineered foundation will be used you must submit the foundation plans stamped and signed by an Engineer licensed in the State of Oklahoma. 3. A COMPLETE SITE PLAN MUST BE SUBMITTED SITE PLAN Municipal Code 59-4200.3 The Site Plan must depict the entire lot (a looking down on lot view). It must be labeled with the Address and/or Legal Description. The location of every existing and proposed building or accessory structure on the property lot must be drawn and labeled with building dimensions and setback distances to property lines and other structures on the lot. All property line dimensions and easements must be labeled on the Site Plan. The site plan must show the driveway that accesses the street labeled with frontage to the property. Setback distances should be labeled in feet annotated wall to wall/easement/property line/etc. Ensure a directional Arrow is labeled on the site plan. Any building permit application for an erect, move-on, add-on, parking, sign, install, etc. a complete site plan is required. If the property is NOT platted, the complete Site Plan must be stamped by an engineer licensed in the state of Oklahoma or accompanied by a metes and bounds land survey completed by a land surveyor licensed in the state of Oklahoma. If zoning options are available call Plan Review 405-297-2525 option 1 to notify the plan reviewer. Thank You!



Tyler Bednar <t.bednar06@gmail.com>

Re: OKC - BLDR-2024-01011 Resubmittal Required

1 message

Tyler Bednar <t.bednar06@gmail.com>

Tue, Feb 20, 2024 at 5:36 PM

To: "Zuelsdorf, Travis" <travis.zuelsdorf@okc.gov>

Hi Travis,
 Thanks for phone call. Talked to Zoning and I have to apply for a Variance to the "prior to main dwelling issue".
 I uploaded the **survey with new legal language**, and also more **detailed design notes**; couldn't figure out how to delete the old engineering plans; I understand **engr plans aren't needed now** since design is 30' truss width?
 Zoning said I actually **need a permit denial** to move forward with the Variance application, does that mean you need to deny it? Would I be out that permit fee?
 Thanks,
 Tyler Bednar

On Tue, Feb 20, 2024 at 3:36 PM Zuelsdorf, Travis <travis.zuelsdorf@okc.gov> wrote:

Good afternoon Tyler,

I made the updates below to your permit to recap our phone conversation on obtaining an accessory structure permit before the main dwelling is constructed and in use.

APPLICANT MUST CONTACT ZONING 405-297-2623 EXT 1 FOR OPTIONS REGARDING CONSTRUCTING ACCESSORY STRUCTURE BEFORE THE MAIN BUILDING ON THE LOT IS CONSTRUCTED.

59-12200.

D.No accessory building shall be constructed upon a lot until the construction of the main building has actually commenced.

E.No accessory building or structure shall be used unless the main building on the lot is also in use.

Respectfully,

Travis Zuelsdorf

Development Center

Plan Review Code Technician

Plan Review Office 405-297-2525 option 1

Direct 405-297-2769

420 W. Main St. 8th Fl

<https://mail.google.com/mail/u/0/?ik=cfla55223f&view=pt&search=all&permthid=thread-f:1791435465231530895%7Cmsg-a-r-265025415312642779...> 1/4

OKC, OK 73102

For plans or permits status updates, please click [here](#)



From: Tyler Bednar <t.bednar06@gmail.com>
Sent: Tuesday, February 20, 2024 11:29 AM
To: Zuelsdorf, Travis <travis.zuelsdorf@okc.gov>
Subject: Re: OKC - BLDR-2024-01011 Resubmittal Required

You don't often get email from t.bednar06@gmail.com. [Learn why this is important](#)

Hi Travis,

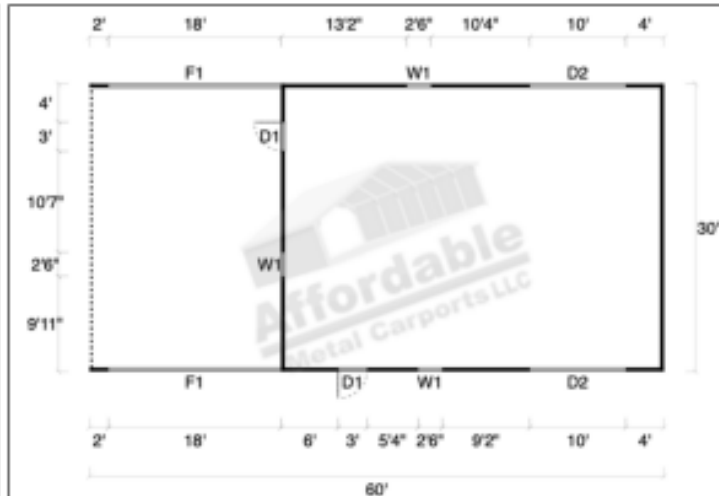
Had some questions about your comments on the permit submittal **BLDR-2024-01011**.

-I noticed the comment about 30' Truss width, we had a redesign and I'm only doing a 30' wide structure now, does that mean I can forgo the engineering plans?

Help me make sense of that please.

-Also, this will be a future homesite, that I'm already in the design phase for, but I need the garage/shop erected first, how can we move past that permit issue?

<https://mail.google.com/mail/u/0/?ik=cfla55223f&view=pt&search=all&permthid=thread-f:1791435465231530895%7Cmsg-a-r-265025415312642779...> 2/4



Thanks,

Tyler Bednar

432-264-8025

tbednar06@gmail.com

On Tue, Feb 20, 2024 at 10:19 AM noreply@okc.gov <noreply@okc.gov> wrote:

Applicant - tbednar06@gmail.com;

This email is to notify you that the initial review has been completed and corrections are required for BLDR-2024-01011. If you wish to contact your reviewer or schedule an appointment, please contact us at 405-297-2525. You may also visit us at 420 W. Main Street, Oklahoma City, OK 73102

For comments, please visit the online citizen portal to login; from there you may view these corrections by selecting "Permit" > "Record Info" > "Attachments", and look for a PDF that has the words "Interim" or "Report". Documents and revisions must also be uploaded from this point by selecting "Add".

Record Information:

Record #: BLDR-2024-01011

Opened Date: 1/24/2024

Project Name: SHOP GARAGE

Project Type: Building - Residential

Description of Work: 36' X 70' X 16' (2520 SQFT) Building a metal sided Barn-Garage with extra shop space on newly purchased land plot. No living setup planned.

Current Status: Pending Corrections

Address: 11233 SHADY OAK LN, BARN OKLAHOMA CITY, OK 73049

Thank you.

CONFIDENTIALITY NOTE: This e-mail message and any attachments are intended solely for the person to which it is addressed and may contain privileged and confidential information protected by law. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, destroy this message and delete any copies held in your electronic files. Unauthorized use and/or re-disclosure may subject you to penalties under applicable state and federal laws.

CONFIDENTIALITY NOTE: This e-mail message and any attachments are intended solely for the person to which it is addressed and may contain privileged and confidential information protected by law. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, destroy this message and delete any copies held in your electronic files. Unauthorized use and/or re-disclosure may subject you to penalties under applicable state and federal laws.



Corrections Required

Application No. BLDR-2024-01011

Description : 36' X 70' X 16' (2520 SQFT) Building a metal sided Barn-Garage with extra shop space on newly purchased land plot. No living setup planned.
Address : 11233 SHADY OAK LN BARN, OKLAHOMA CITY, OK, 73049
Record Type : Building - Residential
Document Filename : Blaine Patriot_ENGR FILE_9514.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Travis Zuelsdorf	travis.zuelsdorf@okc.gov	405-297-2769

General Comments For Correction and Compliance.

Page specific comments for corrections and compliance.

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Page	Review Comments	Applicant Response Comments
0	1	Note	Travis Zuelsdorf : Development Services	Open	1	<p>CORRECTIONS REQUIRED</p> <p>For a report of the required corrections, please check your online OKC Citizens Portal account in the Record Info --> Attachments for the corrections required report. www.okc.gov/access</p> <p>1. R-1 ZONING DOES NOT ALLOW FOR ACCESSORY STRUCTURES TO BE PERMITTED IN ABSENCE OF MAIN DWELLING OR DWELLING. 12200.1. Permitted Accessory Structures and Uses. Accessory structures and uses, including swimming pools, which are customarily associated with, and incidental and subordinate to a principal use, shall be permitted, subject to applicable City codes and the regulations of this</p>	<p>TBED: I'VE CONTACTED ZONING AND I'M SUBMITTING AN APPLICATION FOR A VARIANCE AS INSTRUCTED TO BE ABLE TO BUILD THE GARAGE/SHOP BEFORE THE HOUSE ON MY UNINHABITED 5 ACRE LAND PLOT.</p>

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Page	Review Comments	Applicant Response Comments
						<p>chapter</p> <p>5)Accessory buildings not a part of the main building(s) may be built in a side or rear yard as follows:(a)Accessory structures shall conform to the required setback areas for the district.(b)No accessory building shall be constructed on a lot until the construction of the main building has actually commenced.(c)No accessory building shall be used unless the main building on the lot is also in use</p> <p>FOR POSSIBLE ZONING OPTIONS CONTACT OKC SUBDIVISION AND ZONING 405-297-2623 OPTION 1</p> <p>***PLAN REVIEW WILL NOT BE ABLE TO ISSUE A PERMIT WITHOUT AN APPROVED ZONING OPTION THAT COMPLIES WITH OKC MUNICIPAL CODE***</p> <p>2. ENGINEER STAMP MUST BE AN ENGINEER LICENSED IN THE STATE OF OKLAHOMA . OKLAHOMA ENGINEERED BUILDING PLANS MUST BE RESUBMITTED. For any truss with a span greater than 30 the building or truss plan must be stamped and signed by an Engineer licensed in the State of Oklahoma. If an engineered foundation will be used you must submit the foundation plans stamped and signed by an Engineer licensed in the State of Oklahoma.</p> <p>3. A COMPLETE SITE PLAN MUST BE SUBMITTED SITE PLAN Municipal Code 59-4200.3 The Site Plan must depict the entire lot (a looking down on lot view). It must be labeled with the Address and/or Legal Description. The location of every existing and proposed building or accessory structure on the property lot must be drawn and labeled with building dimensions and setback distances to property lines and other structures on the lot. All property line dimensions and easements must be labeled on the Site Plan. The site plan must show the driveway that accesses the street labeled with</p>	<p>TBED:AS INSTRUCTED BY TRAVIS, I NO LONGER NEED ENGINEERING PLANS AS THE BUILDING DESIGN WAS CHANGED TO A 30' WIDTH, WHICH QUALIFIES IT FOR NO ENGINEERING DETAIL NEEDED.</p>

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Page	Review Comments	Applicant Response Comments
						<p>frontage to the property. Setback distances should be labeled in feet annotated wall to wall/easement/property line/etc. Ensure a directional Arrow is labeled on the site plan. labeled on the site plan.</p> <p>Any building permit application for an erect, move-on, add-on, parking, sign, install, etc. a complete site plan is required. If the property is NOT platted, the complete Site Plan must be stamped by an engineer licensed in the state of Oklahoma or accompanied by a metes and bounds land survey completed by a land surveyor licensed in the state of Oklahoma.</p> <p>If zoning options are available call Plan Review 405-297-2525 option 1 to notify the plan reviewer. Thank You!</p>	<p>TBED: ADDED FOOTAGES TO OUTLAY OF PLAN WITH SURVEY LOCATION, AREAL VIEW WITH NORTH NOTATION.</p>