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November 21, 2023

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 2012 NE 14th St, Oklahoma City, OK 73117- Lot 13 & 14, Block 7, White Orchard Addition

Dear Zoning Board,

I am Johnny Maciel of owner of Orbit Homes & Construction, and owner of the property located at 2012 NE 14th St, Oklahoma City, OK 73117. I acquired this property through OCURA, working to help bring affordable homes to undeveloped communities. I recently completed two newly built homes in the White Orchard Addition, one of being 2008 NE 14th St.

On November 15, 2023, a building violation was brought to my attention by the buyer of my property, who provided a mortgage inspection survey revealing an encroachment of 10 feet. Landing Survey Inc, the surveying company, indicated that the house was set 10 feet over the building line.

Despite being issued a certificate of occupancy dated September 1, 2023, and passing all required inspections by the city, this revelation was unexpected. I even requested the surveying company to conduct a second opinion, and the same circumstances stood that there was an encroachment. This unforeseen circumstance has necessitated a pause in the sale of my property, leaving the buyer without a home.

As a local builder, my commitment to upholding zoning regulations and contributing positively to our community is of the utmost importance. However, in this particular instance, I find myself facing unforeseen challenges that require your understanding and consideration. I am requesting that my variance is approved so that I can continue with the sale of the home and continue doing what I do best - providing homes to our communities.

The specific zoning regulation for which I am seeking a variance is Oklahoma the zoning regulation or regulations. The circumstances surrounding my request are as follows:  
The buyer provided a survey by Landing Survey Inc on November 15, indicating that the house was set 10 feet over the building line.

I have engaged in discussions with the surveying company since becoming aware of the survey results. I requested a second opinion, confirming the encroachment. I am currently exploring possible solutions to address this discrepancy and am fully committed to resolving this matter swiftly and in compliance with local regulations.

Without a variance, the only remedy to fix the encroachment issue would be to tear off the front 10 feet of the house which will result in an astronomical amount of cost and pose great risk to the structural integrity of the home, resulting in decreased square footage.

Where the house currently sits the views of any neighboring residents are not obstructed against any oncoming traffic.

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 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.

Sincerely,

Johnny Maciel