



# The City of NORMAN

201 West Gray A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-307-7112

## Temporary Administrative Delay – Center City Form-Based Code Area Resolution No. R-2122-76

Date: 1/28/22  
Address: 201 W. Apache St.  
Owner/Applicant Rep.: Micah Mattingly

Your application(s) for a Certificate of Compliance for demolition in Townhouse/Small Apt. Frontage at the above address has been denied based on the City Council adopted "Temporary Administrative Delay" for the "Center City Form-Based Code Area" (see attached map). City Council adopted this Resolution on December 14, 2021, and your property is located within the area and scope of the Administrative Delay. This Administrative Delay is for a period of six (6) months and includes applications for COCs, demolition permits, and CCPUDs in the area defined by Exhibit A.

Included in the Resolution of the Administrative Delay is the option to appeal the denial. City Council recognized that applicants should have the right to appeal a denial if the applicant believes the decision to deny an application is unreasonable. Such appeal shall be filed with the Clerk of the Council within ten (10) business days after receiving this written notification.

For your reference, attached is a copy of Resolution No. R-2122-76. Included in the copy are the steps to file your appeal with the Clerk, page 3, §21-22, as well as the map outlining the area covered by the Administrative Delay.

Owner/Applicant Rep. Signature: Micah Mattingly

Printed Name: Micah Mattingly

E-Mail & Phone: mamattingly5@gmail.com

Application Number for Tracking Purposes Only: 22-02

Planning & Community Development  
Current Planning  
405-307-7112  
[Current.planning@normanok.gov](mailto:Current.planning@normanok.gov)

[Signature]  
Title:

1/28/22  
Date



Center City Form Based Code District  
ADMINISTRATIVE DELAY APPEAL

Case No. \_\_\_\_\_

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT(S)  DC Jones Holdings, LLC	ADDRESS OF APPLICANT  1011 Elmwood Ave., Norman OK 73072
NAME AND PHONE NUMBER OF CONTACT PERSON(S)  Daniel E. Jones - 214-454-7473	EMAIL ADDRESS  daniel@jonesaviationgroup.com

Legal Description of Property: LARSH 1ST LOT 1-2 BLK 7 (201 W. Apache Street, Norman, OK 73069)

Requests Hearing for:

CCFBC ADMINISTRATIVE DELAY

Detailed Justification for above appeal (refer to attached Resolution and justify request according to requirements therefor):

Please see Attachment A (attached hereto).

(Attach additional sheets for your justification, as needed.)

SIGNATURE OF PROPERTY OWNER(S):

*Daniel e. Jones*

ADDRESS AND TELEPHONE:

1011 Elmwood Ave.

Daniel E. Jones - General Counsel  
DC Jones Holdings, LLC

Norman, OK 73073

OFFICE  
USE  
ONLY

Date Submitted:

Checked by:

## ATTACHMENT A

We are submitting this appeal so that we may remove the structure on our property ahead of new construction at a later date while the City of Norman completes its work of simplifying the building/construction codes for the neighborhood because allowing the structure to remain on the property presents significant public safety risks to the residents of the neighborhood.

The structure on the property is beyond repair, and apart and aside from the potential dangers presented by its obvious structural problems, the structure presents serious public safety risks to the neighborhood. There is currently only one tenant living in the structure and he will be moving out in the coming weeks - at which point the structure will sit vacant until we are able to remove it. The prospect of the structure sitting empty through the remaining winter and spring months presents a significant risk to public safety because it is certain to attract vagrants and squatters (and the associated public safety risks that come along with them, like drug use, theft, vandalism, and other crimes). We own the property next door (207 W. Apache Street) and when that structure briefly sat vacant prior to demolition, no matter what measures we took to barricade the windows and doors of the structure, it became a haven for squatters/vagrants who were a nuisance to the neighborhood (resulting in several calls to the police), used drugs in the structure, nearly burned it to the ground by starting a fire in a barrel inside the structure, and continued to return to the structure even after being removed by the Norman Police Department.

We understand why the City of Norman has suspended the issuance of new permits for the neighborhood until the building/construction codes can be simplified, as it would of course not make sense for property owners to move forward with the construction of new buildings in the area while the codes are undergoing changes. However, we are not asking for construction/building permits – all we are asking for is permission to *remove the structure* and nothing else. For the reasons set out above, the removal of the structure is necessary regardless of what changes to the codes will occur, and when the new construction/building codes are established, we will ensure that our new structure is in compliance with those codes.



# Demolition Permit Application

RECEIVED  
Development Services

Permit No. \_\_\_\_\_

JAN 28 2022

City of Norman Development Services Division 201 W. Gray St., Bldg. A Norman, OK 73069 (405) 366-5339 Permits (405) 366-5445 Fax

PROJECT ADDRESS 201 W. Apache St		BLOCK 7	LOT 1-2	SUBDIVISION (SEE ATTACHED SHEET <input type="checkbox"/> Time <u>1:30</u> By <u>LaSh</u>	
OWNER NAME: DC Jones Holdings, LLC ADDRESS: 1011 Elmwood St CITY: Norman STATE: OK ZIP: 73072 PHONE #: 214-454-7473 FAX: _____ CELL PHONE #: 214-454-7473 E-MAIL ADDRESS: daniel@jonesaviationgroup.com			CONTRACTOR: Principal Management and Construction ADDRESS: 1012 Elmwood St CITY: Norman STATE: OK ZIP: 73072 PHONE #: 405-413-5673 FAX: _____ CELL PHONE #: 405-413-5673 E-MAIL ADDRESS: mamattngly5@gmail.com		
# OF STORIES	2	# OF UNITS	1	DESCRIBE WORK:	Demolition of exisiting building
				DISPOSAL SITE:	MWC Landfill
PLANNING DEPARTMENT		CURRENT ZONING:	CCFBC	PROPOSED FUTURE USE OF SITE	Residential
IF PROPOSED FUTURE USE IS <b>NOT</b> ALLOWED BY ZONING, APPLICANT MUST SIGN THE FOLLOWING STATEMENT BEFORE PROCEEDING: I UNDERSTAND THAT MY PROPOSED USE FOR THIS SITE IS NOT ALLOWED UNDER THE CURRENT ZONING & THAT REZONING WILL BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED.					
SIGNATURE: _____			DATE: _____		
CONSTRUCTION TRAFFIC CONTROL		PROJECT: <input type="checkbox"/> WILL <input checked="" type="checkbox"/> WILL NOT REQUIRE PERMIT TO WORK IN PUBLIC RIGHT OF WAY _____			
		<input type="checkbox"/> WILL <input checked="" type="checkbox"/> WILL NOT REQUIRE APPROVED TRAFFIC MANAGEMENT PLAN _____			
UTILITY DISCONNECTS	ELECTRICITY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		APPLICANT CONTACTS ELECTRICAL UTILITY (USUALLY OEC, 321-2024, OR OG&E, 272-1010) TO REQUEST ELECTRIC METER AND SERVICE DISCONNECT TO BE PULLED. CONFIRMATION SHOULD BE FAXED TO THE CITY OF NORMAN, BUILDING PERMIT DESK, FAX 366-5445.		
	CONFIRMATION RECEIVED: <input type="checkbox"/> YES <input type="checkbox"/> NO CONNECTION		BY: _____		
	FUEL GAS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROPANE		APPLICANT CONTACTS FUEL GAS SUPPLIER (USUALLY ONG, 551-4000 OR LOCAL PROPANE DISTRIBUTER) TO REQUEST DISCONNECTION OF GAS METER. CONFIRMATION TO BE FAXED TO THE CITY OF NORMAN, BUILDING PERMIT DESK, FAX 366-5445.		
	CONFIRMATION RECEIVED: <input type="checkbox"/> YES <input type="checkbox"/> NO CONNECTION		BY: _____		
	SEWER A <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE		APPLICANT CONTACTS CITY OF NORMAN SEWER LINE MAINTENANCE SUPERVISOR AT 329-0703 AND REQUESTS "SEWER CAP REVIEW". SUPERVISOR WILL MEET WITH YOU AND LIST REQUIREMENTS BELOW, AND SIGN THIS FORM.		
	SEWER CAP REVIEW → SEWER MUST BE SEALED AS FOLLOWS:		_____ _____ _____ LINE MAINTENANCE SEWER OFFICIAL: _____ DATE: _____		
SEWER B		APPLICANT IS REQUIRED TO COMPLETE WORK AS NOTED ABOVE AND CALL SEWER LINE MAINTENANCE SUPERVISOR AT 329-0703 FOR A "SEWER CAP FINAL" INSPECTION BEFORE COVERING WORK. PLEASE GIVE LINE MAINTENANCE AS MUCH LEAD TIME AS POSSIBLE WHEN COORDINATING THIS INSPECTION.			
		SEWER SEALED TO CITY SPECIFICATIONS & APPROVED BY: _____ DATE: _____			
WATER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE <input type="checkbox"/> CONSTRUCTION METER		PERMIT DESK WILL FAX A COPY OF THIS APPLICATION TO LINE MAINTENANCE WHICH SERVES AS NOTICE TO DISCONNECT WATER SERVICE AND PULL WATER METER.			
WATER METER REMOVAL → REMOVED AFTER SEWER CAP FINAL APPROVED:		_____ LINE MAINTENANCE PERSONNEL: _____ DATE: _____			
*CITY OF NORMAN LINE MAINTENANCE WILL NOTIFY BUILDING PERMIT DESK BY RETURN FAX TO 366-5445 UPON COMPLETION OF THE SEWER & WATER TASKS.					
READ & SIGN		The granting of this permit shall not be construed as permission to violate any laws; additional requirements may be printed on the permit. All requirements and laws will be complied with whether specified herein or not. This permit expires if no inspections are obtained within a six month period. This permit requires final inspections. I agree to abide by all laws and ordinances governing this type of work whether specified herein or not and hereby certify that I have read and examined this application and know the same to be true & correct. Printed Name: <u>Michael Mattingly</u> Signature: <u>[Signature]</u> Date: <u>1-28-22</u>			

NOTICE: ALL ITEMS MUST BE COMPLETED BEFORE  
PERMIT WILL BE ISSUED

FEE \$ \_\_\_\_\_

PERMIT MANAGER: \_\_\_\_\_

TRAFFIC ENGINEER: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_