



Application for Variance or Special Exception  
**BOARD OF ADJUSTMENT**

Case No. BOA 2223-11

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

<b>APPLICANT(S)</b>  James Hardwick	<b>ADDRESS OF APPLICANT</b>  4673 Thornton Avenue, Suite A Fremont, CA 94536
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b>  Travis Harrison (405) 232-0621	<b>EMAIL ADDRESS</b>  THarrison@FellersSnider.com

**Legal Description of Property:** *(UNLESS THE LEGAL DESCRIPTION IS A SIMPLE LOT AND BLOCK, THE LEGAL DESCRIPTION MUST BE PROVIDED IN A WORD DOCUMENT EMAILED TO CURRENT.PLANNING@NORMANOK.GOV)*

Lot One (1), Block One (1), of Amended Plat of South Lake Addition Section 7

**Requests Hearing for:**

- ☐ VARIANCE from Chapter \_\_\_\_\_, Section \_\_\_\_\_
- ☒ SPECIAL EXCEPTION to permit the extension of a zoning district boundary for a lot under single ownership

**Detailed Justification for above request** (refer to attached Review Procedures and justify request according to classification and essential requirements therefor):

The Applicant seeks to extend the Property's C-2, General Commercial zoning district throughout the entirety of the lot. The Property is currently zoned C-2, General Commercial, and R-1, Single Family Dwelling district.

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

SIGNATURE OF PROPERTY OWNER(S):

James J. Hardwick

ADDRESS AND TELEPHONE:

4673 THORNTON AVE STE A FREMONT, CA 94536

OFFICE USE ONLY

- ☐ Application  
☐ Proof of Ownership  
☐ Certified Ownership List and Radius Map  
☐ Site Plan  
☐ Filing Fee of \$ \_\_\_\_\_  
☐ Emailed Legal Description in Word Document

☐ VARIANCE from Chapter \_\_\_\_\_, Section \_\_\_\_\_

☐ SPECIAL EXCEPTION to \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Checked by: \_\_\_\_\_



# CERTIFICATION OF OWNERSHIP

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

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

DATE: July 5, 2023

I, James N. Hardwick, hereby certify and attest that I am the owner, or that I have an option to purchase the following described property in the City of Norman:

Lot One (1), Block One (1) of Amended Plat of South Lake Addition Section 7, to Norman, Cleveland County, Oklahoma (1900 Ann Branden Boulevard)

AND, I further certify and attest that this legal description describes accurately the property requested for rezoning.

AND, I accept billing for the cost of publishing legal notice in the NORMAN TRANSCRIPT.

Owner's Signature: James N. Hardwick

Address: 4673 THORNTON AVE, STE A  
FREMONT, CA 94536

Agent's Signature: [Signature]

Address: 100 N. Broadway, Suite 1700  
Oklahoma City, OK 73102

## NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 5<sup>th</sup> day of July, 2023, personally appeared James N. Hardwick, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL)



My commission expires:

Carla J. Campbell  
Notary Public

I hereby accept this Certification of Ownership in lieu of a deed or other legal document showing proof of ownership.

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

CITY OF NORMAN

PLEASE SE  
ACKNO'LED  
FROM NOT

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

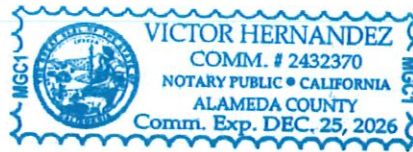
State of California  
County of Alameda

On June 16, 2023 before me, Victor Hernandez, Notary Public  
(insert name and title of the officer)

personally appeared James N. Hardwick  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Victor Hernandez* (Seal)

E ATTACHED  
GMENT/JURAT  
ARY PUBLIC





Application for Variance or Special Exception  
**BOARD OF ADJUSTMENT**

Case No. BOA 223-11

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) James Hardwick	ADDRESS OF APPLICANT c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant 405-310-5274	EMAIL ADDRESS c/o Gunner Joyce gjoyce@riegerlawgroup.com

Legal Description of Property: Lot One (1), Block One (1), of Amended Plat of South Lake Addition Section 7

Requests Hearing for:

- ☐ VARIANCE from Chapter \_\_\_\_\_, Section \_\_\_\_\_
- ☒ SPECIAL EXCEPTION to permit the extension of of a zoning district boundary for a lot under single ownership

Detailed Justification for above request (refer to attached Review Procedures and justify request according to classification and essential requirements therefor):

The Applicant seeks to extend the Property's C-2, General Commercial zoning district throughout the entirety of the lot. The Property is currently zoned C-2, General Commercial, and R-1, Single Family Dwelling district.

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

SIGNATURE OF PROPERTY OWNER(S):

  
c/o Gunner Joyce, Attorney for Applicant

ADDRESS AND TELEPHONE:

Gunner Joyce, Attorney for Applicant  
405-310-5274; gjoyce@riegerlawgroup.com  
136 Thompson Dr., Norman, OK 73069

OFFICE  
USE  
ONLY

- ☒ Application
- ☒ Proof of Ownership
- ☒ Certified Ownership List and Radius Map
- ☐ Site Plan
- ☒ Filing Fee of \$ 200.00

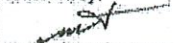
☐ VARIANCE from Chapter \_\_\_\_\_,  
Section \_\_\_\_\_

☒ SPECIAL EXCEPTION to  
36-570(g)(2) a

Date Submitted:

4-3-2023

Checked by:





910853 RETURN TO: STAN WARD, 629 24TH AVE. S.W., NORMAN, OKLA. 73069  
MAIL TAX STMT: GARY COX, 1900 ANN-BRADEN BLVD., NORMAN, OKLA. 73071

٥٥٠ / ١٤١٢

24546  
WARRANTY DEED

BOOK 2315 PAGE 858

(Statutory Form)

**KNOW ALL MEN BY THESE PRESENTS:**

THAT SOUTHLAKE LIMITED PARTNERSHIP, an Oklahoma Limited Partnership

sum of TEN AND 00/100 \_\_\_\_\_, part Y of the first part, in consideration of the \_\_\_\_\_ dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do

hereby grant, bargain, sell and convey unto JAMES N. HARDWICK

of the second part, the following described real property and premises situate in CLEVELAND

**County, State of Oklahoma, to-wit:**

**SURFACE RIGHTS ONLY**

SEE ATTACHED EXHIBIT



STATE OF OKLAHOMA  
CLERK OF DISTRICT COURT  
FILED  
SEP 9 4 34 PM '91  
BILLY LEAN STEPHENS  
COUNTY CLERK

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part Y of the second part, HIS heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 6TH day of SEPTEMBER, 19 91

CARL M. DESKIN  
a/k/a MIKE DESKIN, General Partner of Southlake Limited Partnership, an Oklahoma  
Limited Partnership  
STATE OF OKLAHOMA LIMITED PARTNERSHIP KNOWINGLY ACKNOWLEDGEMENT  
(Oklahoma Form)  
COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public, in and for said County and State, on this 6TH day of SEPTEMBER, 1991, personally appeared CARL M. DESKIN a/k/a MIKE DESKIN,  
GENERAL PARTNER OF SOUTHLAKE LIMITED PARTNERSHIP, AN OKLAHOMA LIMITED PARTNERSHIP

to be known to be the individual person who executed the within and foregoing instrument and acknowledged to me that HE  
 executed the same for his free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires 4-14-95 Jeannie Murphy, Notary Public

Compliments of Chicago Title Insurance Company.



## SURFACE RIGHTS ONLY

A part of the Northeast Quarter (NE/4), Section Nine (9), Township Eight (8) North, Range Two (2) West, of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the SE Corner of said NE/4; thence N 00°05' 46" W and along the East Line of said NE/4 a distance of 2141.94 feet to a point on the South Right-of-Way Line of Oklahoma State Highway No. 9 and a point on a curve; thence along said South Right-of-Way Line and around a curve to the left, having a radius of 10,677.96 feet and a chord bearing S 71°34'12" W with a length of 943.10 feet, a distance of 943.41 feet; thence S 57°10'39" W a distance of 177.15 feet to a point on a curve; thence around a curve to the left, having a radius of 10,642.96 feet and a chord bearing S 67°33'04" W with a length of 206.02 feet a distance of 206.02 feet to the point or place of beginning. Thence S 28°02'31" E a distance of 609.55 feet; thence S 69°30'56" W a distance of 317.53 feet; thence S 61°57'29" W a distance of 422.62 feet to a point of curvature; thence around a curve to the left having a radius 705.79 feet a distance of 359.64 feet; thence N 27°35'11" W a distance of 675.06 feet to a point on said South Right-of-Way Line of O.S.H. No. 9; thence N 62°24'49" E and along said South Right-of-Way Line a distance of 226.02 feet; thence N 51°19'14" E a distance of 126.19 feet to a point on a curve; thence around a curve to the right having a radius of 10,642.96 feet and a chord bearing N 65°02'18" W with a length 727.31 feet a distance of 727.46 feet to the point or place of beginning.

## SURFACE RIGHTS ONLY

A part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the SE Corner of said NE/4; thence N 00°05' 46" W and along the East line of said NE/4, a distance of 2141.94 feet to a point on the South Right-of-Way Line of Oklahoma State Highway No. 9 and a point on a curve; thence along said South Right-of-Way Line and around a curve to the left having a radius of 10,677.96 feet and a chord bearing S 71°34'12" W with a length of 943.10 feet, a distance of 943.41 feet; thence S 57°10'39" W a distance of 177.15 feet to a point on a curve; thence around a curve to the left, having a radius of 10,642.96 feet and a chord bearing S 67°33'04" W with a length of 206.02 feet, a distance of 206.02 feet; thence S 28°02'31" E a distance of 609.55 feet to the point or place of beginning. Thence continuing S 28°02'31" E a distance of 350.25 feet; thence S 00°05'46" E a distance of 164.30 feet; thence S 89°54'14" W a distance of 292.65 feet; thence S 61°57'29" W a distance of 401.87 feet to a point of curvature; thence on a curve to the left having a radius of 305.79 feet and a chord bearing S 48°39'00" W with a length of 140.78 feet, a distance of 142.05 feet; thence N 27°35'11" W a distance of 419.65 feet to a point on a curve; thence along a curve to the right having a radius of 705.79 feet, a chord bearing N 56°30'00" E with a length of 134.27 feet, a distance of 134.47 feet; thence N 61°57'29" E a distance of 422.62 feet; thence N 69°30'56" E a distance of 317.53 feet to the point or place of beginning.