



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

APPLICANT(S) James Hardwick	ADDRESS OF APPLICANT 4673 Thornton Avenue, Suite A Fremont, CA 94536
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) Travis Harrison (405) 232-0621	EMAIL ADDRESS THarrison@FellersSnider.com
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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 STEA 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 5th 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: _____

Notary Public

Carla J. Campbell

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.

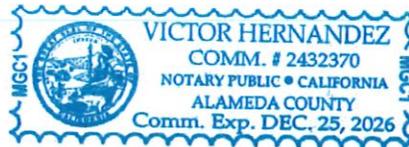
State of California
County of Alameda

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:

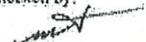
Gunner Joyce, Attorney for Applicant
405-310-5274; gjoyce@riegerlawgroup.com
136 Thompson Dr., Norman, OK 73069

OFFICE 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(a)(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

147/000

24546
WARRANTY DEED
(Statutory Form)

800# 2315 PAGE 858

KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTHLAKE LIMITED PARTNERSHIP, an Oklahoma Limited Partnership

_____ , part Y of the first part, in consideration of the sum of TEN AND 00/100 Dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do SS hereby grant, bargain, sell and convey unto JAMES N. HARDWICK

_____ , party

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

CLEVELAND COUNTY
0 8 2 5 8
OKLAHOMA Documentory & Tax Commission
SEP-9'91
495.00
NO. 1199

STATE OF OKLAHOMA
FILED AND RECORDED
SEP 9 4 34 PM '91
BILLY JAMES STEPHENSON
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
CARL M. DESKIN
a/k/a MIKE DESKIN, General Partner of Southlake Limited Partnership, an Oklahoma Limited Partnership
STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS: _____ LIMITED PARTNERSHIP }
(Oklahoma Form)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 6TH day of SEPTEMBER, 19 91, personally appeared CARL M. DESKIN a/k/a MIKE DESKIN, GENERAL PARTNER OF SOUTHLAKE LIMITED PARTNERSHIP, AN OKLAHOMA LIMITED PARTNERSHIP

to me known to be the identical 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.

Given under my hand and seal the day and year last above written:
My commission expires 4-14-95
Jessie 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°02'10" 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.