



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

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

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

APPLICANT(S) <i>Kirk Hays Samantha Watson</i>	ADDRESS OF APPLICANT <i>105 N Findlay Ave Norman, OK 73071</i>
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) <i>Kirk Hays 405-642-9300</i>	EMAIL ADDRESS <i>haysmark@mac.com</i>
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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)

*The North 50 feet of Lots One (1), Two (2), and Three (3), in Block Fifty-one (51), of the ORIGINAL TOWN OF NORMAN, Cleveland County, Oklahoma, according to the recorded plat thereof.*

Requests Hearing for:

☒ VARIANCE from Chapter *202*, Section *421.5*

☐ SPECIAL EXCEPTION to \_\_\_\_\_

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

*Documentation attached.*

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

SIGNATURE OF PROPERTY OWNER(S):

*Kirk Hays*

ADDRESS AND TELEPHONE:

*107 N Findlay Ave  
Norman, OK 73071  
405-642-9300*

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- ☐ 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: \_\_\_\_\_

# VARIANCE APPLICATION FOR 107 NORTH FINDLAY AVENUE

## Legal Description of Property

The North 50 feet of Lots One (1), Two (2), and Three (3), in Block Fifty-One (51), of the ORIGINAL TOWN OF NORMAN, Cleveland County, Oklahoma, according to the recorded plat thereof.

**Zoning:** R-2, Two Family Dwelling District.

## Chapter 22

### Section 421.5

### Variance #1 - Building Coverage

*Building Coverage: Main and accessory buildings shall not cover more than forty (40%) percent of the lot area; accessory buildings shall not cover more than twenty percent (20%) of the rear yard. (O-0708-36)*

**We are requesting a variance to cover more than 40% of the lot area in order to build a pergola over a concrete patio. I believe a variance is warranted for the following reasons:**

1. There are special conditions or circumstances peculiar to the land or structure involved;
  - a. The lot is 75 feet long and 50 feet wide (3,750 square feet).
2. The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights enjoyed by others in the same district;
  - a. Many homes/accessory buildings in the area cover more than 40% of the lot area.
    - i. 603 E Main Street
    - ii. 605 E Main Street
    - iii. 607 E Main Street
    - iv. 527 E Frank Street
    - v. 122 N Findlay
    - vi. 602 E Gray
    - vii. 523 E Main
3. The special conditions or circumstances do not result from the actions of the applicant; and
  - a. The lots were divided up into small segments and odd configurations long ago. We are trying to build a modest 1500 square foot house, which already takes up 40% of the lot. The pergola we would like to build will not be roofed and it will be over a concrete patio.
4. The granting of the Variance will not confer special privileges on the applicant that are denied to other lands and/or structures in the same district.
  - a. As stated above, several houses/accessory buildings in the district already cover more than 40% of the lot area. We will only be going over the requirement by a

very small amount to build a pergola and improve the overall aesthetic of the neighborhood.

## **Chapter 22**

### **Section 421.5**

#### **Variance #2 - Intensity of Use**

*(1) There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling; seven thousand (7,000) square feet for a two family dwelling or a single family dwelling and a garage apartment on the same lot.*

*(2) Where a lot has less area than herein required and all boundary lines of that lot touch lands under other ownership on the effective date of this ordinance, that lot may be used only for the uses permitted in R-1, Single Family District.*

**We are requesting a variance to build a two family dwelling (two kitchens) on our lot that is smaller than 7,000 square feet. I believe a variance is warranted for the following reasons:**

1. There are special conditions or circumstances peculiar to the land or structure involved;
  - a. The lot is 75 feet long and 50 feet wide (3,750 square feet).
2. The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights enjoyed by others in the same district;
  - a. Many properties in the area have two dwellings on the same lot. The house we plan to build is one dwelling, but will have two kitchens, which, according to planning and community development, constitutes a second dwelling unit. Without this variance being approved, it is unlikely that my wife and I will be able to move forward with building this house. Thank you for your time and consideration.
3. The special conditions or circumstances do not result from the actions of the applicant; and
  - a. The lots were divided up into small segments and odd configurations long ago.
4. The granting of the Variance will not confer special privileges on the applicant that are denied to other lands and/or structures in the same district.
  - a. As stated above, several properties in the area have two dwellings on the same lot.

Quit Claim Deed  
Joint Tenancy

Doc # R2020-14332 BT: RB B: 6054 P: 1307 QC  
05/12/2020 02:33:41 PM Pages: 1

Cleveland County Clerk, OK - Tammy Belinson  
Fee: \$ 18.00



KNOW ALL MEN BY THESE PRESENTS:

18/E  
THAT Sacke Properties, LLC

as Grantor(s), in the consideration of the sum of Ten and no /100 (10.00) dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do We hereby quitclaim, grant, bargain, sell, and convey unto:

Kirk Hays and Samantha Watson

the Grantee(s), as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, the following described real property and premises situated in Cleveland County, State of Oklahoma to wit:

The North 50 feet of Lots One (1), Two (2), and Three (3), in Block Fifty-One (51),  
of the ORIGINAL TOWN OF NORMAN, Cleveland County, Oklahoma, according to  
the recorded plat thereof. AKA: 107 N Findlay Avenue, Norman, OK 73071.  
together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part as joint tenants.

Signed and delivered this 11 day of May, 20 20

Please send property tax information to: Kirk Hays, 105 N Findlay Avenue, Norman, OK 73071.

[Signature]

Individual Acknowledgement

Title 68: Sec. 3201 or 3202.  
Tax shall not apply: 4

State of Oklahoma  
County of Cleveland

This instrument was acknowledged before me this 11<sup>th</sup> day of May, 20 20

personally appeared David Himes to me  
known to be the identical person(s) who executed the within and foregoing document, and acknowledged such as a free and voluntary act.

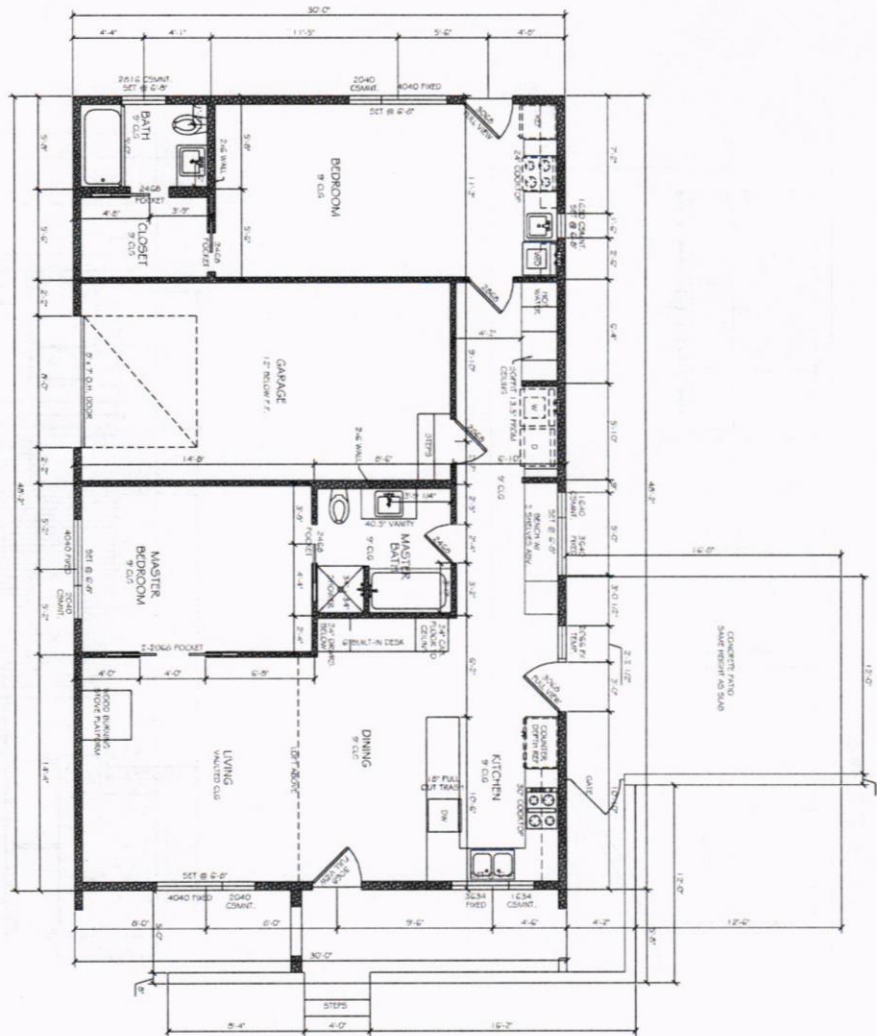
Given under my hand and seal the day and year last above written.

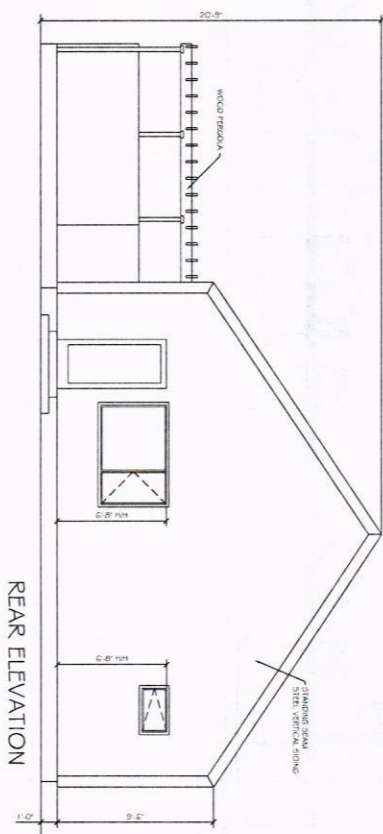
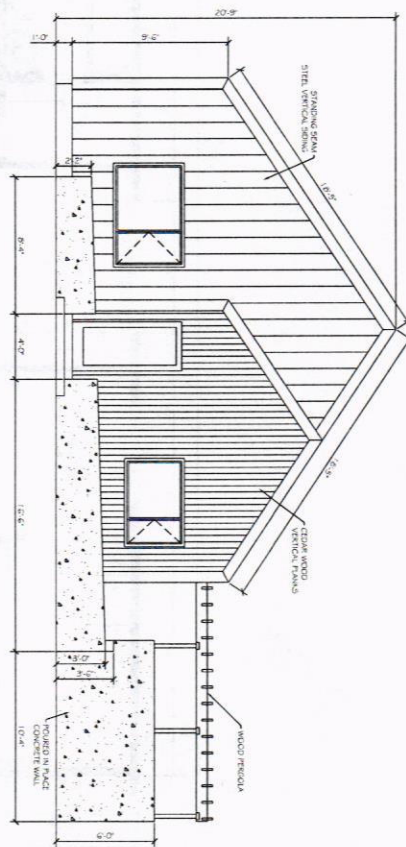
My commission expires: 10.2.21



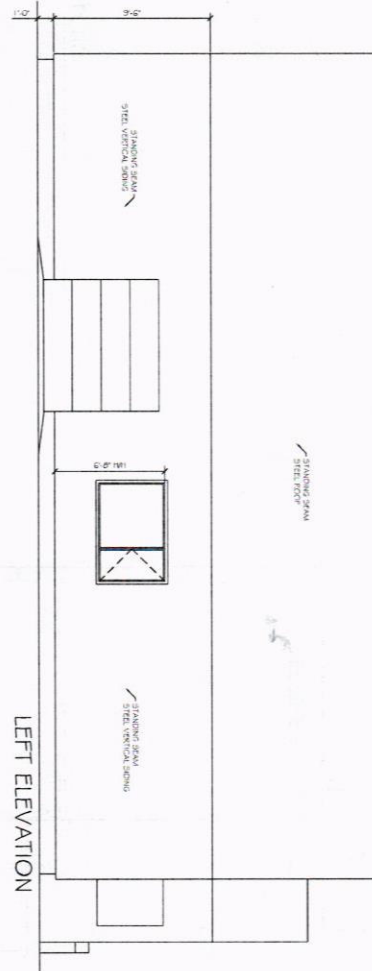
Cindy Watson  
NOTARY PUBLIC



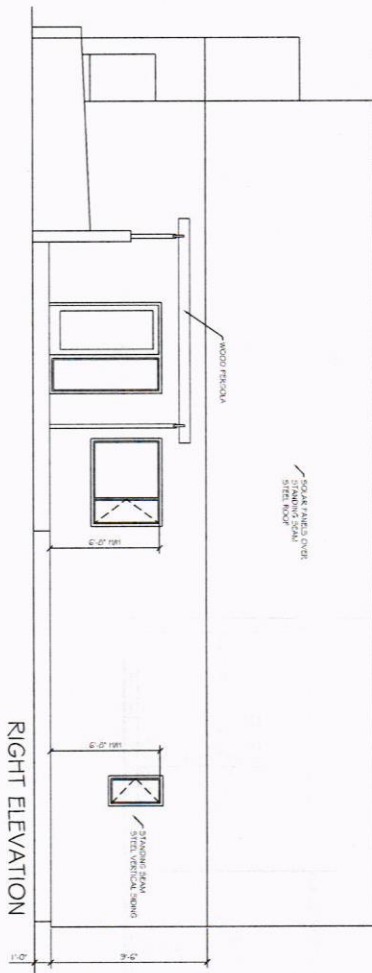




REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

107 N. FINDLAY



ELEVATIONS



2600 VAN BUREN, STE. 2602  
NORMAN, OK 73072  
TEL. (405) 447-0999  
www.preferred-plans.net

OWNER: MR. & MRS. J. L. & M. J. FINDLAY  
770 N. 15th  
NORMAN, OK 73072

DATE: 4/21/2009  
SCALE: 1/4" = 1'-0"  
DRAWN BY: J. L. FINDLAY  
CHECKED BY: M. J. FINDLAY  
PROJECT NO.: 107 N. FINDLAY

DATE: 4/21/2009

SCALE: 1/4" = 1'-0"

PROJECT NO.: 107 N. FINDLAY

OWNER: MR. & MRS. J. L. & M. J. FINDLAY

770 N. 15th

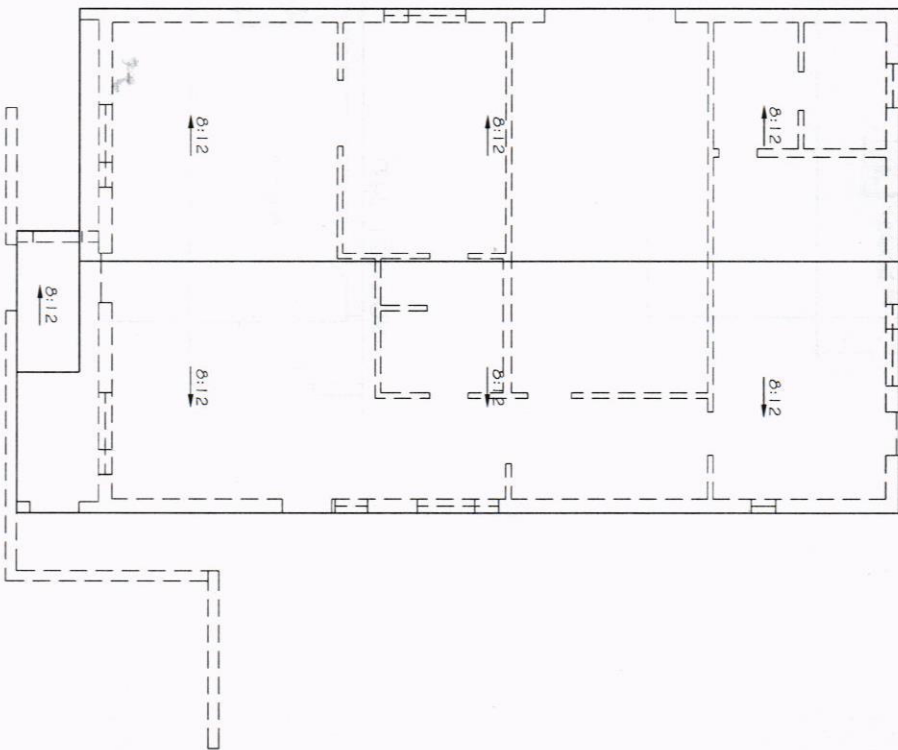
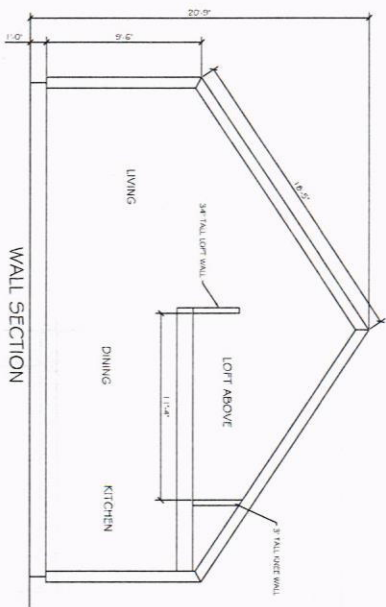
NORMAN, OK 73072

DATE: 4/21/2009

SCALE: 1/4" = 1'-0"

PROJECT NO.: 107 N. FINDLAY

OWNER: MR. & MRS. J. L. & M. J. FINDLAY



107 N. FINDLAY

**NOTES:**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL WALLS ARE 1/2\"/>

**DATE:** 4/27/2025  
**SCALE:** 1/4\"/>

**OWNER:** 107 N. FINDLAY  
**ADDRESS:** 107 N. FINDLAY  
**CITY:** NORMAN, OK 73072  
**TEL.:** (405) 447-8999  
**WWW:** www.preferred-plans.net

**PREFERRED PLANS, INC.**  
2600 VAN PURIN, STE. 2602  
NORMAN, OK 73072  
TEL. (405) 447-8999  
WWW.PREferred-PLANS.NET

**6**  
ECCO LAYOUT



