

Christopher and Lora Hoggatt  
2317 Bretford Way  
Norman, OK 73071

July 20, 2023

City of Norman Board of Adjustment  
201 W. Gray St.  
Norman, OK 73069

Dear Board Members,

We are writing to express our protest to the application for Special Exception to expand the C-2 zoning for the entire tract at 1900 Ann Branden Blvd, BOA-2223-11.

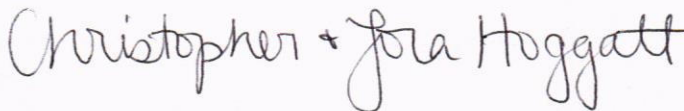
As a Planning professional, it is my understanding and interpretation that this is not the intended purpose of the Special Exception to "permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record." The provision is intended to be used in instances where there has been a mistake in legal descriptions used for rezoning applications or when land was annexed into the municipality and zoned incorrectly.

After review of minutes from Planning Commission and City Council meetings when the current zoning was approved, it is clear this area was meant to be a buffer between commercial and residential uses. Even within this property, there was meant to be a buffer of landscaping and space between the proposed golf driving range and the single-family homes.

In addition to the Special Exception not being appropriate in this specific situation, the C-2 zoning district is also not appropriate against a developed R-1 neighborhood. The C-2 district is the most intense commercial district in the Zoning Ordinance as far as uses allowed. If the site is not going to be developed as single-family, there are office and commercial districts which would be much more appropriate next to R-1 developments. The applicant should seek to rezone to a more appropriate district through the proper avenue of the regular rezoning process.

We appreciate your consideration and request you deny the Special Exception request.

Sincerely,



Christopher and Lora Hoggatt

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 7/20/23

I LIVE AT 2221 BRET FORD WAY IN  
ST JAMES PARK. MY HOUSE BACKS UP TO  
THE FIELD BEHIND WHAT USED TO BE  
PERFECT SWING.

I WOULD LIKE TO PROTEST THE REQUEST  
FOR SPECIAL EXCEPTION.

THE PROPERTY IS IN COMPLETE  
DISREPAIR. IT SHOULD EITHER BE  
REPAIRED OR TORN DOWN.

THANK YOU FOR YOUR TIME.

BECKY CRAIG

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 4/17/23

2221 BRET FORD WAY  
NORMAN, OK 73011  
405-226-4014  
@BECKYCR@GMAIL.COM

ANTHONY MIRZAIE

City of Norman Board of Adjustments

301 N Gray St

Norman, OK, 73069

RE: 1900 Ann Braden Blvd.

To the City of Norman Board of Adjustments,

I, Anthony Mirzaie, as a property owner of St. James Park are writing to protest the request of James Hardwick, owner of the Perfect Swing land. It has come to our attention that Mr. Hardwick is requesting to change the zoning of his land from R-1 to C-2. He is using a Special Exemption zoning request. We strongly object to this proposal. Mr. Hardwicks current zoning has a residential component that was intentionally zoned R-1 to protect the property owners of St. James Park and future property owners from the C-2 designation. Approving this special exemption removes all protections to the property owners and future owners and all that it would include. We kindly ask the Board of Adjustments to decline this request unanimously and any future zoning request to change Mr. Hardwicks land from R-1.

Sincerely,

Anthony Mirzaie

*Mirzaie*

6.20.2023

①

**Name and Signatures of Board Members:**

HOA President: Patrick Burke \_\_\_\_\_

HOA Vice-President: Travis Thomas  \_\_\_\_\_

HOA Treasurer: Brad Stanton \_\_\_\_\_

HOA Secretary: Kaly McCollom \_\_\_\_\_



**Signatures of Property owners:**

Print Name Tracy McCary

Signature Tracy McCary

out

Address 3116 Langley Dr Norman OK 73071

✓

Print Name Michael Mealer

Signature Michael Mealer

out

Address 2420 Tropicana Ave Norman OK 73071

✓ out

Print Name Lawrence May

Signature Lawrence May

out

Address 3005 Birmingham Dr Norman, OK 73071

Print Name Gladys Crutch

Signature Gladys Crutch

Address 2327 Kimball, Norman OK 73071

✓ out

Print Name Laura Turner-Weeks

Signature Laura Turner-Weeks

✓ out

Address 3117 24th Ave SE Norman OK 73071

Print Name DOUG BUCK

Signature Doug Buck

Address 2925 Bretford way Norman, OK 73071

✓ out

Print Name Kay Chatterji

Signature Kay Chatterji

Address 2408 Tropicana Ave Norman OK 73071

✓ out

Print Name Jerry Nevels

Signature \_\_\_\_\_

Address 2312 BROADFORD Bctford

✓

Print Name BARBARA LACKS

Signature Barbara Lacks

Address 3016 LANGLEY DR

✓ out

Print Name Abdallah Malekpour

Signature A. Malekpour

Address Sheridan Homes P.O. Box 1676 Norman OK 73070

✓

2240 Bretford Way

**Signatures of Property owners:**

Print Name Katherine C. Neal

Signature

Address 2316 Bretford Way Norman, OK 73071

Print Name Linda Lee

Signature

Address 2421 Birmingham Dr. Norman, OK 73071

Print Name Linda Nevels

Signature

Address 2312 Bretford Way

Print Name Gail Wood

Signature

Address 2225 South Lake Blvd.

Print Name GUIZHI ZHU

Signature

Address 2304 BRET FORD WAY NORMAN OK 73071

Print Name IAN MDOGENDI

Signature

Address 2252 Bretford Way

Print Name Marius Acklin

Signature

Address 2234 Bretford Way

Print Name Malcolm Marshall

Signature

Address 2230 Bretford Way

Print Name Deidra Manning

Signature

Address 2226 Bretford Way

Print Name JOSEPH EADOMIRSKI

Signature

Address 2237 BRET FORD WAY



**Signatures of Property owners:**

Print Name JAY MATTSON Signature Jay A. Mattson ✓ out  
Address 2904 BRETFORD WAY

Print Name Mike Jones Signature Mike Jones ✓ out  
Address 2321 Kimble Dr

Print Name Jon Barrett Signature Jon Barrett ✓ out  
Address 2325 Kimball Dr.

Print Name James Nichols Signature James Nichols ✓ out  
Address 2905 Bretford Way

~~Print Name DAX COCHREN Signature \_\_\_\_\_~~  
~~Address 2709 Bretford Way~~

Print Name DAX COCHREN Signature Dax Cochren  
Address 2921 BRETFORD WAY 2709 Bretford WAY?

Print Name JOSEPH T. LOGAN JR. Signature Joseph T. Logan Jr. ✓ out  
Address 2921 Bretford WAY

Print Name GREG IMAN Signature Greg Iman ✓ out  
Address 3001 BRETFORD WAY, NORMAN, OK

Print Name Zac Allen Signature Zac Allen ✓ out  
Address 3012 Bretford way, Norman, OK

Print Name Jason Wisdom Signature Jason Wisdom ✓ out  
Address 3016 Bretford Way

(5)

DON CERVI

40E-627-5844



**Signatures of Property owners:**

Print Name Sarah Corpus Signature [Signature]

Address 2225 Bretford Way Norman OK 73071 ✓✓

Print Name CHRISTOPHER BECKER Signature [Signature]

Address 2233 Bretford Way NORMAN OK 73071 ✓✓

Print Name Nichole Ransom Signature [Signature]

Address 2248 Bretford Way Norman, OK 73071 ✓✓

Print Name Erin Simpson Signature [Signature]

Address 2251 Bretford Way Norman, OK 73071 ✓✓

Print Name Lawrence Switzer Signature [Signature]

Address 2321 Bretford way Norman OK 73071 ✓✓

Print Name Caraway, Thaddus Signature [Signature]

Address 2327 Bretford way Norman, OK 73072 ✓ out

Print Name Madison Sims Signature [Signature]

Address 2333 Bretford way Norman OK 73071 ✓ out

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

60

**Signatures of Property owners:**

Print Name Beth Roberson Signature B. Roberson ✓ out

Address 3008 Bretford Way, Norma OK 73071

Print Name Megan Wienke Signature M. Wienke

Address 3004 Bretford, Norman, OK 73071 ✓ out

Print Name Jason Jacobson Signature Jason Jacobson

Address 2928 Bretford Way Norman, OK 73071 ✓ out

Print Name Cheryl Bäst Signature Cheryl Bäst

Address 3000 Bretford Way ✓ out

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

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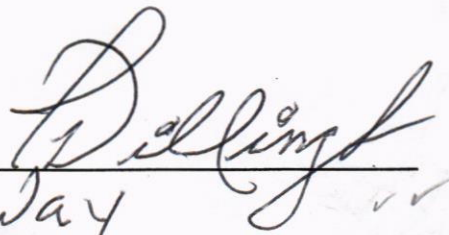
Address \_\_\_\_\_

Print Name \_\_\_\_\_ Signature \_\_\_\_\_


Address \_\_\_\_\_



**Signatures of Property owners:**

Print Name TERRY Dillingham Signature 

Address 2249 Bretford Way

Print Name David Jimenez Signature 

Address 2924 Bretford Way, Norman OK 73071 ✓ out

Print Name Sameer Ali Signature 

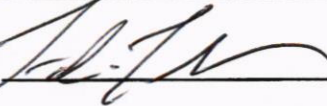
Address 1305 Bretford way, Norman, OK 73071 ✓

Print Name John C. Kokoska Signature 

Address 2222 Bretford Way, Norman, OK 73071 ✓ ✓

Print Name Brad Stanton Signature 

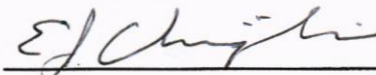
Address 3101 Birmingham Blvd Norman 73071 ✓ out

Print Name TRAVIS THOMAS Signature 

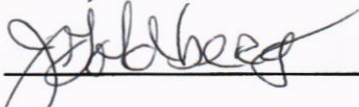
Address 3013 BIRMINGHAM DR NORMAN, OK 73071 - out

Print Name Diane Lovell Signature 

Address 3016 24th Ave SE Norman, OK 73071 ✓ out

Print Name EDMUND CHOJNICKI Signature 

Address 3005 24<sup>TH</sup> AVE SE, NORMAN, OK 73071 ✓ out

Print Name Jennifer Goldberg Signature 

Address 3001 24<sup>TH</sup> AVE SE NORMAN OK 73071 ✓ out

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

(8)



**Signatures of Property owners:**

Print Name Marilyn McCary Signature Marilyn McCary  
Address 3116 Langley Dr., Norman, OK 73071 ✓ out

Print Name Senona Carbone Signature Senona Carbone  
Address 3112 Langley Dr., Norman OK 73071 ✓ out

Print Name Steven Carbone Signature Stel  
Address 3112 Langley Drive, Norman OK 73071 ✓ out

Print Name Branden Braun Signature Brand Braun  
Address 3120 Langley Dr. Norman Okla. ✓ out

Print Name Stephen M. Lane Signature the 12 Jan  
Address 3124 Langley Dr. Norman OK ✓ out

Print Name Patricia A Lane Signature Patricia A Lane  
Address 3124 Langley Dr. Norman OK ✓ out

Print Name Sheldon Leigh Signature Steth  
Address 3113 Langley Dr Norman OK 73071 ✓ out

Print Name Monica Hager Signature Monica Hager  
Address 3109 24th Ave SE Norman OK 73071 ✓ out

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

9

**Signatures of Property owners:**

Print Name Jack White

Signature [Signature]

Address 2500 Langley Ct Norman OK 73071 ✓ out

Print Name Vincent Leary

Signature [Signature]

Address 3012 Langley Dr Norman OK 73071 ✓ out

Print Name MIKE DESSLER

Signature [Signature]

Address 2501 LANGLEY CT ✓ out

Print Name Parula Donica

Signature [Signature]

Address 2508 Langley Ct, Norman, OK 73071 ✓ out

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Print Name \_\_\_\_\_

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Address \_\_\_\_\_

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## ST JAMES PARK, LLC

City of Norman Board of Adjustments

301 N Gray St

Norman, OK, 73069

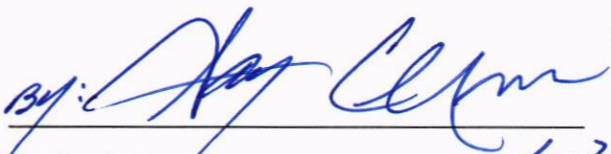
RE: 1900 Ann Braden Blvd.

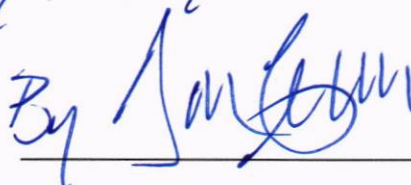
To the City of Norman Board of Adjustments,

We, St James Park, LLC, as a property owner of St. James Park are writing to protest the request of James Hardwick, owner of the Perfect Swing land. It has come to our attention that Mr. Hardwick is requesting to change the zoning of his land from R-1 to C-2. He is using a Special Exemption zoning request. We strongly object to this proposal. Mr. Hardwicks current zoning has a residential component that was intentionally zoned R-1 to protect the property owners of St. James Park and future property owners from the C-2 designation. Approving this special exemption removes all protections to the property owners and future owners and all that it would include. We kindly ask the Board of Adjustments to decline this request unanimously and any future zoning request to change Mr. Hardwicks land from R-1.

Sincerely,

St James Park, LLC

By:   
Jay Cervi, Member 6-20-23.

By:   
Don Cervi, Member 6-20-2023

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# HERITAGE FINE HOMES INVESTMENTS, LLC

City of Norman Board of Adjustments

301 N Gray St

Norman, OK, 73069

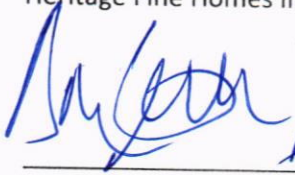
RE: 1900 Ann Braden Blvd.

To the City of Norman Board of Adjustments,

We, Heritage Fine Homes Investments, LLC, as a property owner of St. James Park are writing to protest the request of James Hardwick, owner of the Perfect Swing land. It has come to our attention that Mr. Hardwick is requesting to change the zoning of his land from R-1 to C-2. He is using a Special Exemption zoning request. We strongly object to this proposal. Mr. Hardwicks current zoning has a residential component that was intentionally zoned R-1 to protect the property owners of St. James Park and future property owners from the C-2 designation. Approving this special exemption removes all protections to the property owners and future owners and all that it would include. We kindly ask the Board of Adjustments to decline this request unanimously and any future zoning request to change Mr. Hardwicks land from R-1.

Sincerely,

Heritage Fine Homes Investments, LLC

 6-20-2023

Don Cervi, Manager / Member

(12)