



BOARD OF ADJUSTMENT

DETAILED JUSTIFICATION OF VARIANCE REQUEST

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

Revised 08/23

Please attach additional sheets, as necessary.

Special conditions or circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same district:

The primary special condition on the property is the presence of underground electrical lines running parallel to the eastern property line. The City's ordinance provides a provision to reduce the 20' buffer to 10' if a 3' masonry wall is constructed along the property line. However, the location of this critical underground infrastructure makes it unsafe and impractical to build the required wall. This unique safety hazard is a circumstance peculiar to this specific parcel and is not a condition shared by all properties in the area.

Attest

The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district:

A strict, literal interpretation of the ordinance would force the property to maintain the full 20' buffer, as the alternative solution of building a wall is not feasible. This would significantly hinder the ability to design a parking lot that is as safe and efficient as those on other surrounding properties. Other neighboring properties have parking areas much closer to their property lines, thereby enjoying a more functional use of their land for vehicular access. Without this variance, the property would be deprived of the same rights and design efficiency enjoyed by others in its immediate vicinity.

Attest

The special conditions or circumstances do not result from the actions of the applicant:

The underground electrical lines are a pre-existing condition of the property and were not placed there as a result of any action by the Alpha Phi Sorority or its representatives. This variance is being sought in direct response to a pre-existing condition that poses a safety and construction challenge. The application is an effort to find a workable solution to a circumstance that was not created by the applicant.

Attest

Granting of the Variances requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same district:

Granting this variance will not provide a special privilege. Instead, it will allow the property to achieve a similar level of functionality and safety as that of other comparable properties in the area. The variance would simply enable the property to overcome the unique challenges presented by the underground utilities, allowing for a traffic pattern that is common on other nearby properties. It would place the property on an equal footing with its neighbors, not above them.

Attest