



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 and 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:


Zoning ordinance 36-547 (a)(1) states, "Buildings requiring masonry on all sides. All buildings constructed on property zoned O-1, CO, C-1, C-2, and C-3, according to the City's official zoning map, shall have all exterior walls constructed using masonry material covering at least 80 percent of said walls, exclusive of all windows, doors, roofs, glass, or sidewalk and walkway covers."

New construction, under this ordinance, shall be required to meet a standard that is not currently held within the context of this site and the surrounding properties.

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:

Of the direct surrounding properties, zoned C-2 and RM-6, all but one building meet the standard of 80% masonry coverage on all exterior facades. Two of the three buildings within those zoning groups directly adjacent to the property seeking variance enjoy minimal or no masonry as an exterior facade material.

Attest


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

The exterior facades of all but one adjacent building (McGee Street Animal Hospital) are comprised of existing conditions built under circumstances outside the control or ownership of the applicant.

Attest


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

The applicant respectfully seeks a variance to be allowed to meet or exceed the same standard currently being met by adjacent buildings within the context of the site without being held to a costlier standard required by the current zoning ordinance.

Attest
