



Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA 2324-6

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

APPLICANT(S) Dr. Greg Emmert	ADDRESS OF APPLICANT 1140 McGee Drive Norman, OK 73069
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) Josh Schoenborn, (405) 210-2330	EMAIL ADDRESS mcgeestreet@aol.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)

1134 McGee Drive.

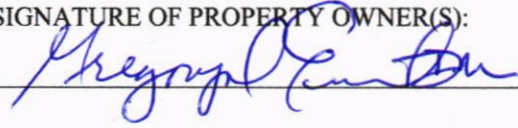
Requests Hearing for:

- VARIANCE from Chapter 36, Section 36-547 (a) (1) Exterior Appearance
- SPECIAL EXCEPTION to _____

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

Buildings immediately surrounding the new construction do not meet the rule set forth in zoning ordinance 36-547 (a)(1) for all new construction to have a minimum of 80% masonry coverage on all exterior facades. Of the immediate buildings, the structure to the south, owned by the applicant, is comprised of siding finish construction on all sides. The building to the due west is constructed of mix of EIFS and Masonry with EIFS being the dominant cladding. The multi-family residential buildings to the due north are constructed of a masonry-siding mix with the dominant finish being siding. Therefor a precedent is set within the context of the site for dominant materials other than masonry. This request is to ease the percentage of masonry required for the building to be an appropriate mix that compliments the existing buildings within the context of the site.

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

SIGNATURE OF PROPERTY OWNER(S):


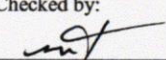
ADDRESS AND TELEPHONE:
 1140 McGee Drive
 Norman, OK 73069
 (405) 329-0181

OFFICE USE ONLY

- Application
- Proof of Ownership
- Certified Ownership List and Radius Map
- Site Plan
- Filing Fee of \$ 200.00
- Emailed Legal Description in Word Document

- VARIANCE from Chapter 36, Section 547(a)(1)
- SPECIAL EXCEPTION to _____

Date Submitted: 9-1-2023

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: 9-1-23

I, GREGORY EMMERT, 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:

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: [Handwritten Signature]

Address: 1140 McTee Dr Norman, OK

Agent's Signature: _____

Address: _____

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 1 day of September, 2023, personally appeared Gregory Emmert, 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: 05-31-2026

[Handwritten Signature]
Notary Public

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

McGEE STREET ANIMAL HOSPITAL

CANINE SPA

LEGAL DESCRIPTION

A Tract of land being a part of the South Half (S/2) of the North Half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, described by metes and bounds as follow;

Commencing at the Southeast corner of the SW/4 of said Section 36;

Thence N00°16'18"W a distance of 395.04 feet to the SE corner of the

BETHEL BAPTIST WEST ADDITION and being the Point of Beginning;

Thence S89°44'47"W a distance of 230.00 feet;

Thence S00°16'18"E a distance of 65.00 feet;

Thence N89°44'47"E a distance of 230.00 feet;

Thence N00°16'18"W a distance of 65.00 feet to the Point of Beginning.

Subject to easements, rights of way and restrictive covenants of record.

(The basis of bearing for the Legal Description is grid bearing derived from the Oklahoma State Plane Coordinate System, NAD83, 1993 – Zone OK South)

LEGAL DESCRIPTION:

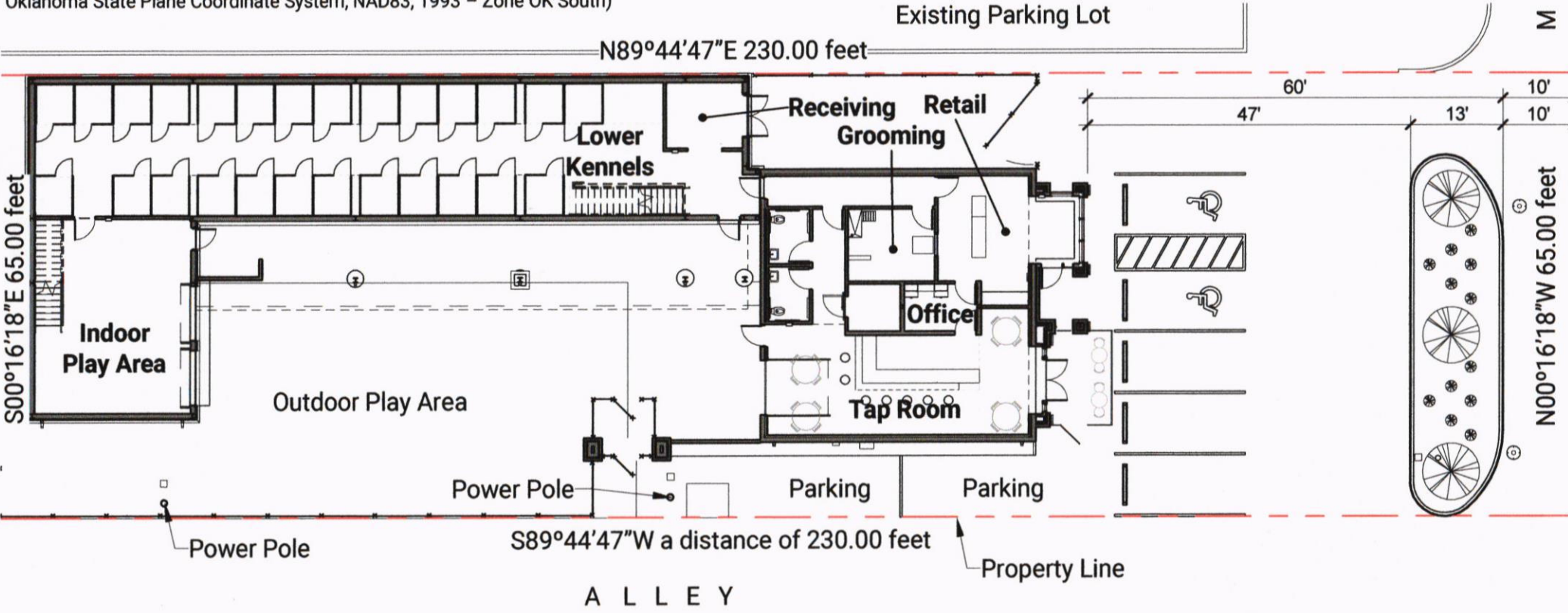
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 Thence N89°44'47"E a distance of 230.00 feet;
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 Subject to easements, rights of way and restrictive covenants of record.
 (The basis of bearing for the Legal Description is grid bearing derived from the Oklahoma State Plane Coordinate System, NAD83, 1993 – Zone OK South)

ZONING DISTRICT (CITY OF NORMAN):
 C-2 GENERAL COMMERCIAL

TOTAL NET BUILDING AREA: 7,708 sq ft
TOTAL GROSS BUILDING FOOTPRINT: 5,478 sq ft
TOTAL LOT SIZE: 14,950 sq ft

M C G E E D R I V E



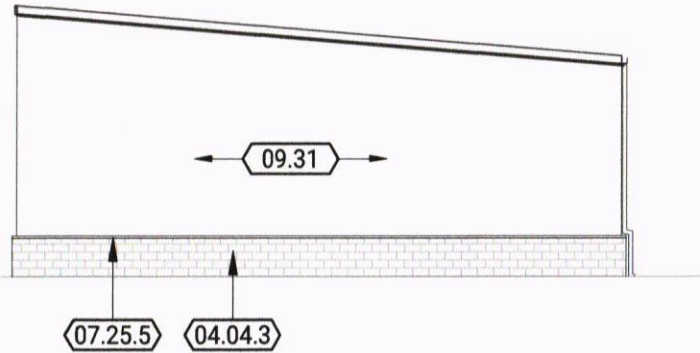
Plot Plan

PROJECT No. 2210S : Canine Spa
 SHEET ISSUE DATE : 09/01/23
 BENCHMARK : Variance Application

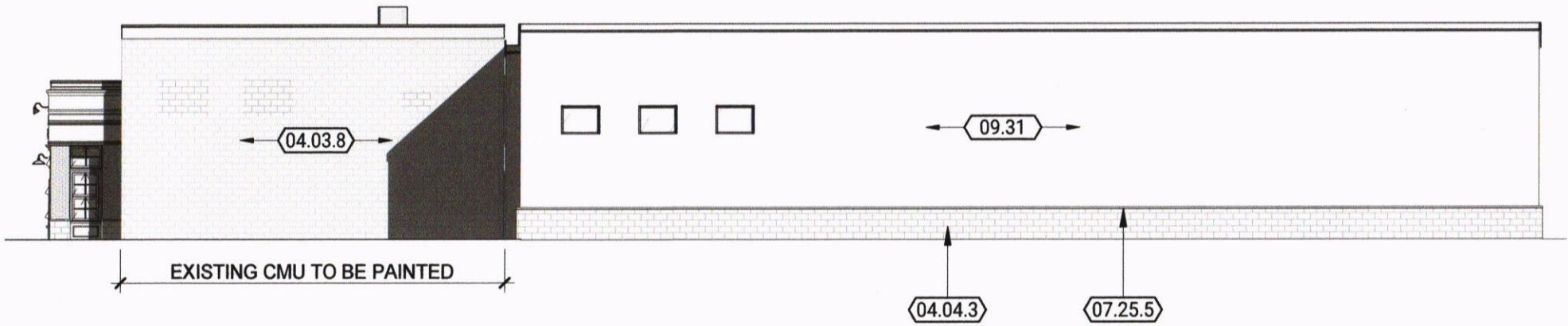


KEYNOTES

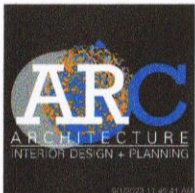
#	DESCRIPTION
04.03.8	8"x8"x16" PAINTED CMU BLOCK
04.04.3	8"x8"x16" CMU SPLIT FACE BLOCK
07.25.5	PREFINISHED METAL CAP FLASHING
09.31	BASE BID - PAINTED EIFS PANEL, ALTERNATE BID - PREFINISHED METAL PANEL SYSTEM WITH STUCCO STYLE FINISH



C West Elevation
 SCALE: 1/16" = 1'-0"
 RE:



D North Elevation
 SCALE: 1/16" = 1'-0"
 RE:



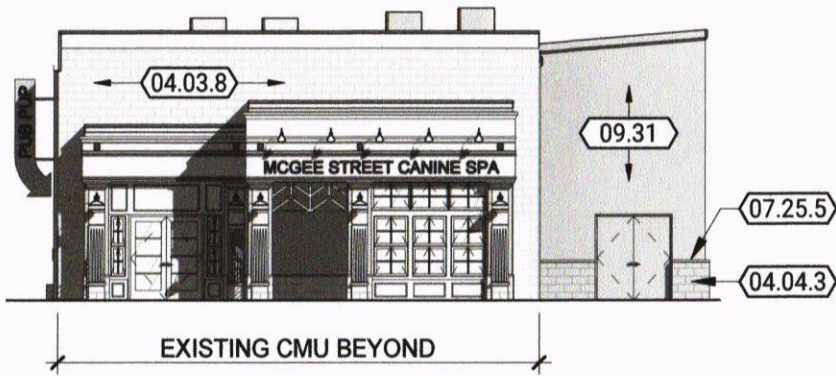
Variance Application Elevations

PROJECT No. 2210S : Canine Spa
 SHEET ISSUE DATE : 09/01/23
 BENCHMARK : Variance Application

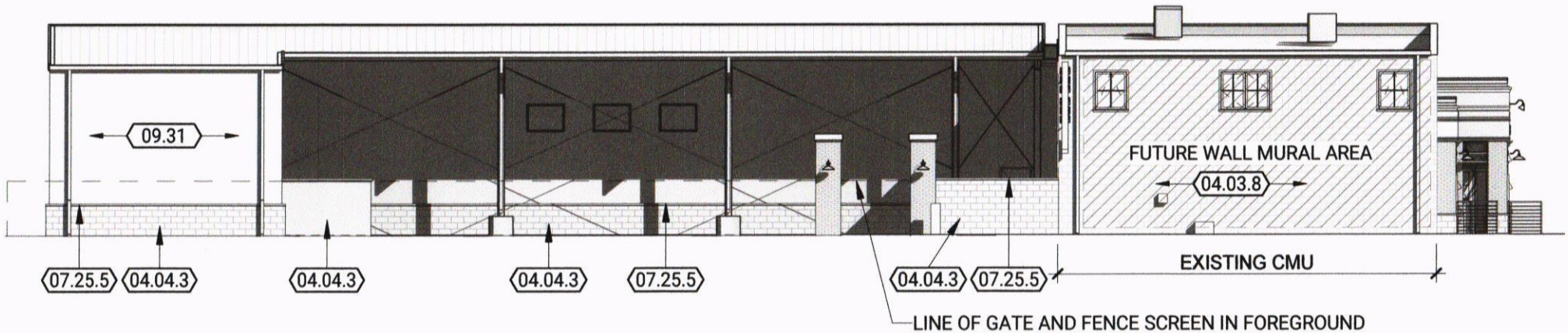


KEYNOTES

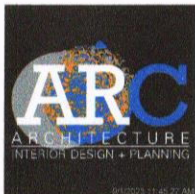
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09.31	BASE BID - PAINTED EIFS PANEL, ALTERNATE BID - PREFINISHED METAL PANEL SYSTEM WITH STUCCO STYLE FINISH



A East Elevation
 SCALE: 1/16" = 1'-0"
 RE: AA110



B South Elevation
 SCALE: 1/16" = 1'-0"
 RE:



Variance Application Elevations

PROJECT No. 2210S : Canine Spa
 SHEET ISSUE DATE : 09/01/23
 BENCHMARK : Variance Application

