



# 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:**

There is a special circumstance for the building involved. Previous house on lot burned, and due to flaw in city code homeowner could have detached back porch that is 11' from rear boundary, due to easement. With a granted variance homeowner would only move porch to 10' from rear property line and tie in minimal gap between "detached" back porch and home.

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:**

The current city code allows for a detached porch with no minimum gap in between primary structure and the porch the literal interpretation deprives the homeowner of an attached back porch by the slightest of margins.

Attest

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

The applicant already has approved plans to build residence with a detached porch that meets all requirements from the City that will be 11' from the back property line, we ask the board of adjustment grant a variance to code 36-514 (C)(3) of 10' in order for us to make this back porch attached to the primary structure. If granted back porch will be tied in to main structure and be 10' from back property line, instead of the already approved 11' for detached structure

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 give the application any special privilege over any other property.

Attest