



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 current code calls for a minimum 25' front set back. The proposed set back will allow Sound to build in line with the surrounding homes on the street. This home is being built in the Chautauqua historic district.

Attest

Owen Love

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

Set backs outline in the Ordinance will place the home further back than the surrounding homes on the street making it look out of place. Considering this will be a new home surrounded by historic homes, using a 25' set back would result in an even further anachronism.

Attest

Owen Love

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

Brittani Beaver and Michael A Serna purchased the lot with its current plat dimensions on May 23rd, 2024. The original deed shows the lot has been platted this way as far back as 1915. The original home was destroyed in a fire over 50 years ago; the only remaining structure is a dilapidated garage that we will be requesting permission to demolish.

Attest

Owen Love

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:

The granting of the variance requested will allow Sound to build a new home that will align with the existing homes on the street. This will be a deviation from the city zoning code, however, an exception should be made to accommodate for the existing setbacks of the homes surrounding the new build.

Attest

Owen Love