

20 Sep, 2024

To: Lora Hoggatt, AICP
Planning Services Manager
Planning and Community Development Department
225 N. Webster Ave., Norman, Oklahoma 73069

From: Scott and Patricia Saltus
4128 Nicole Place, Norman, OK 73072

Subject: Response to Notice of Request for Variance, Dated 10 Sep, 2024 [BOA-2425-04]

Lora, in regards to the Notice of Request for Variance, Dated 10 Sep, 2024 [BOA-2425-04], we are respectively requesting that the 9.9 ft variance for the second story addition to the Swart residence located at 4100 Nicole Place, in the Castlerock subdivision be denied for the reasons listed below, in order of priority.

1. Privacy. The building of a 10 ft wide deck, 10 feet from our fence line will grant them a commanding view to our entire backyard. To my knowledge there is not one other two story house in our subdivision that allows such a view into their neighbor's backyards. Additionally, our master bedroom has three windowed French doors which allow an unrestricted view into our bedroom from the backyard. The proposed deck will be almost opposite these French doors (see figure 1). In order to reclaim our privacy, we will have to cover the French door windows, depriving us of our view to our own back yard, not to mention having to see their activities on their deck.
2. One of the reasons we purchased our home was the privacy of our backyard. Granting the variance irrevocably takes that away, negating that selling point, hence reducing our property value and those of at least two other neighbors.
3. The reason for the established Set Back of 20 feet was, in part, designed to prevent this type of conflicting interests between homeowners and we see no compelling reason to break with that regulation.

We respectfully ask that you take the above concerns seriously in considering whether or not to grant their requested variance. To be clear, we have no issues with their adding a second story, it's just the deck that we oppose.

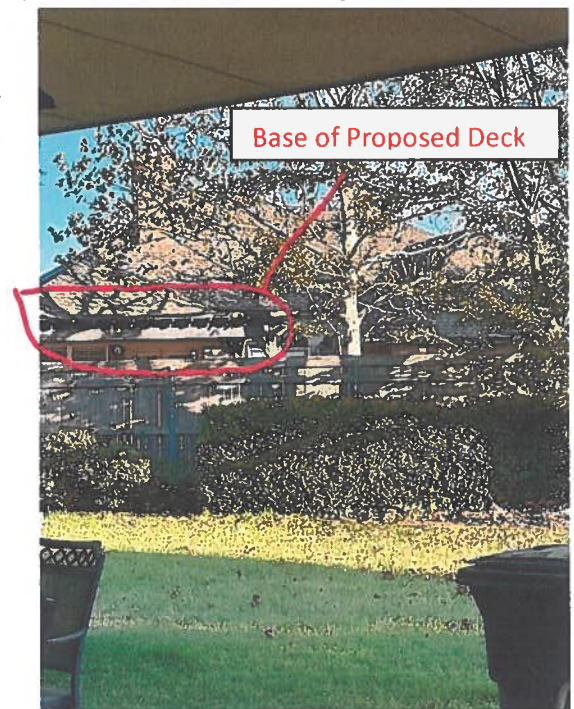


Figure 1 – View of Proposed Deck from Master Bedroom

Sincerely,

Scott Saltus

Patricia Saltus