

Katja Wanda Liebermann  
1116 W. Eufaula St.  
Lot 4, Block 2, West Park Addition  
Norman, OK 73069

Application for Variance  
Board of Adjustments  
City of Norman Planning & Community Development

July 18, 2024

Dear Members of the Board of Adjustment:

I am requesting a variance of **one foot** to the five-foot side yard setback on the west property line for a new garage to replace a broken-down shed.

The existing shed is 10 feet 3 inches wide by 19 feet long with a gable roof. The garage will be 12 feet wide by 24 feet long, with a 3:12 pitched gable roof. The site plan shows the west wall of the proposed garage to be in the same location as the existing shed, which is four feet away from the property line fence. The intent is for the garage to occupy nearly the same footprint as the shed.

The existing shed is not salvageable; the wood framing is rotten, and the front and side walls are falling over. The proposed garage is sized to fit most standard vehicles. To save costs, I am using a local company Better Barns whose components come in 4-foot increments. The proposed garage will have a 8-foot wide by 7-foot high door—the smallest size—and the side walls will be 8 feet high, the minimum height to allow for the garage door ceiling tracks.

A special condition of the site is that there is only a narrow space between the main house structure and the existing shed. With the garage being 2 feet wider (towards the house), there is barely enough room for a new gate between the concrete back steps and the proposed garage. Requiring the full 5-foot setback would create too narrow a space between the back stairs and proposed garage for a gate to the back yard.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'W. Liebermann', with a stylized, flowing script.

Katja Wanda Liebermann