



Application for Variance or Special Exception  
**BOARD OF ADJUSTMENT**

Case No. BOA 2223-20

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

APPLICANT(S) <u>Hollen Properties, LLC</u> <u>Charles W. Hollen</u> <u>Connie J. Hollen</u>	<u>925 Chautaugua</u> ADDRESS OF APPLICANT <u>4401 Ashton Ct (Mailing address)</u> <u>Norman, OK 73072</u>
NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Charles Hollen 405-823-1245</u> <u>Connie Hollen 405-820-9201</u>	EMAIL ADDRESS <u>chollen@aol.com</u>

**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)

North half (N/2) of Lot 38, and All of  
Lots 39 and 40, in Block 2 of Campus  
Addition; 925 Chautaugua, Norman \*

Requests Hearing for:

- ☒ VARIANCE from Chapter \_\_\_\_\_, Section \_\_\_\_\_  
☐ SPECIAL EXCEPTION to \_\_\_\_\_

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

- ① Request variance for side setback of detached garage from 5 ft to 1 ft as the original garage had 1 ft setback. This will allow us to pull more straight-on into garage instead of a abrupt curve, so it's safer. See Diagram 1 attached.
- ② Request variance and clarification of rear setback for detached garage from 10 ft to 5 ft to allow more space between garage and deck.

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

SIGNATURE OF PROPERTY OWNER(S):

ADDRESS AND TELEPHONE:

Charles W. Hollen  
Connie J. Hollen

4401 Ashton, Norman 823-1245  
925 Chautaugua, Norman 820-9201

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 516(c)(2)  
☐ SPECIAL EXCEPTION to \_\_\_\_\_

Date Submitted:

6-2-2023

Checked by:

mt



# CERTIFICATION OF OWNERSHIP

Case No. BOA \_\_\_\_\_

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

DATE: \_\_\_\_\_

I, \_\_\_\_\_, 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: \_\_\_\_\_

Address: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_

Address: \_\_\_\_\_

## NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, 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: \_\_\_\_\_

\_\_\_\_\_  
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





**BOARD OF ADJUSTMENT**  
FUNCTION AND REVIEW PROCEDURES

(Revised 03/23)

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

**EXISTING VARIANCE CONDITIONS:**

There are special conditions or circumstances peculiar to the land or structure involved:

The original detached garage had to be demolished during the remodel process. We are asking to replace/rebuild using the original one ft setback. This is a safety issue pulling into and out of garage. See Diagram 1.

Attest

*[Signature]*

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

Adjacent homes have detached garages right on or within one ft of the side setback. Photo can be provided if requested. See Diagram 2 showing detached garage on property line of adjacent home to the South.

Attest

*[Signature]*

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

Correct.

Attest

*[Signature]*

The granting of the Variance will not confer special privileges on the applicant that are denied to other lands and/or structures in the same district:

Correct

Attest

*[Signature]*



**QUITCLAIM DEED**  
**(Oklahoma Statutory Form)**

18/11/22

KNOW ALL MEN BY THESE PRESENTS:

THAT **Charles Warren Hollen and Connie Jo Hollen, husband and wife**, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby quitclaim, grant, bargain, sell and convey unto

**Hollen Properties, LLC, an Oklahoma limited liability company**

party of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and premises situate in Cleveland County, State of Oklahoma, to-wit:

**For Tax Map ID(s): 27879**

The North Half (N/2) of Lot Thirty-eight (38), and All of Lots Thirty-nine (39) and Forty (40), in Block Two (2), of CAMPUS ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

**DOC STAMP EXEMPT PER SECTION 3202 PAR 4**

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered 14<sup>th</sup> day of January, 2022.

Charles Warren Hollen

Connie Jo Hollen

The State of OKLAHOMA

**INDIVIDUAL ACKNOWLEDGMENT**

County of Cleveland

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14<sup>th</sup> day of January, 2022 personally appeared Charles Warren Hollen and Connie Jo Hollen, husband and wife, acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



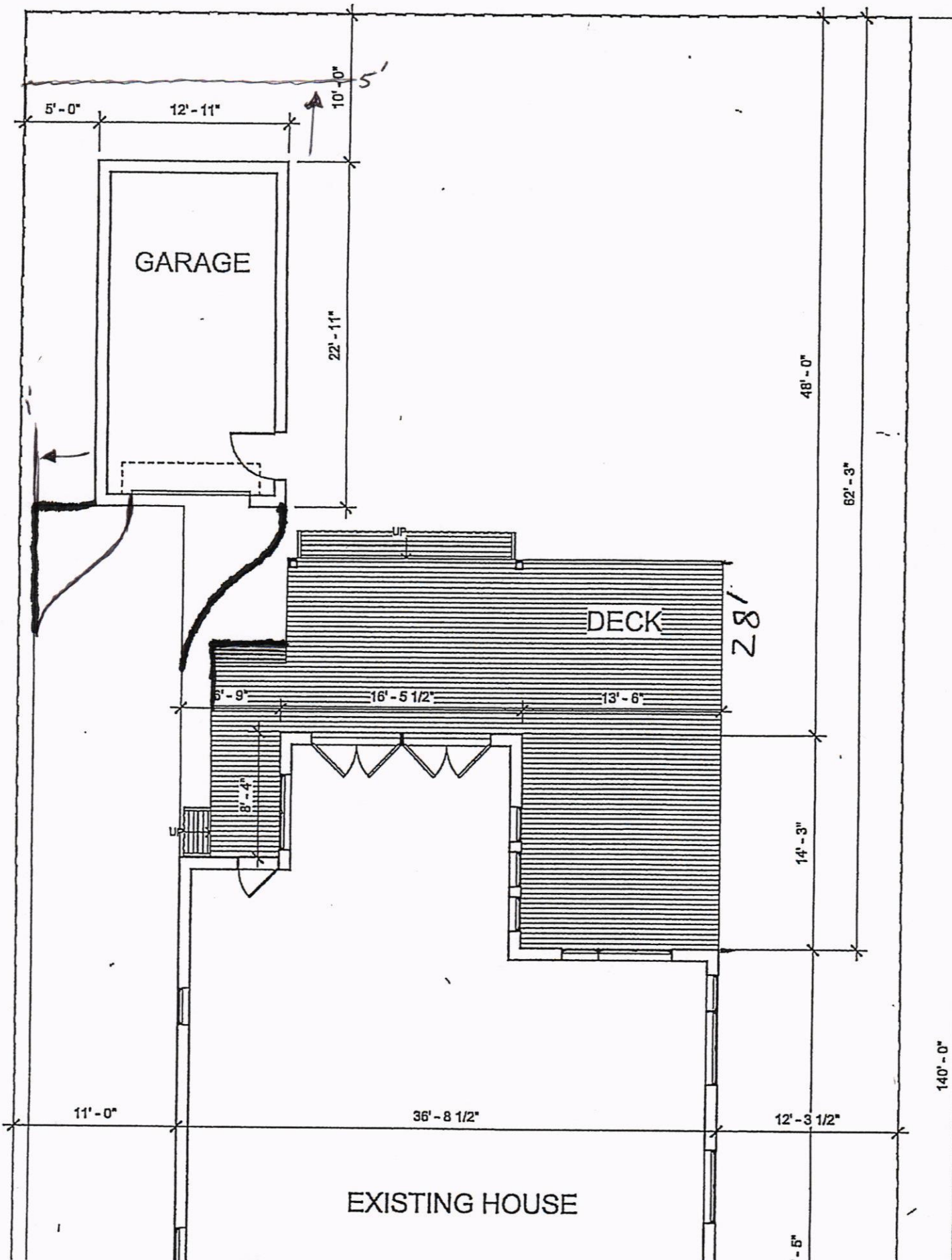
Notary Public in and for the State of \_\_\_\_\_  
Notary's Printed Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**Mail Deed and Tax Statements To:**

**Presented for filing by and return to:**



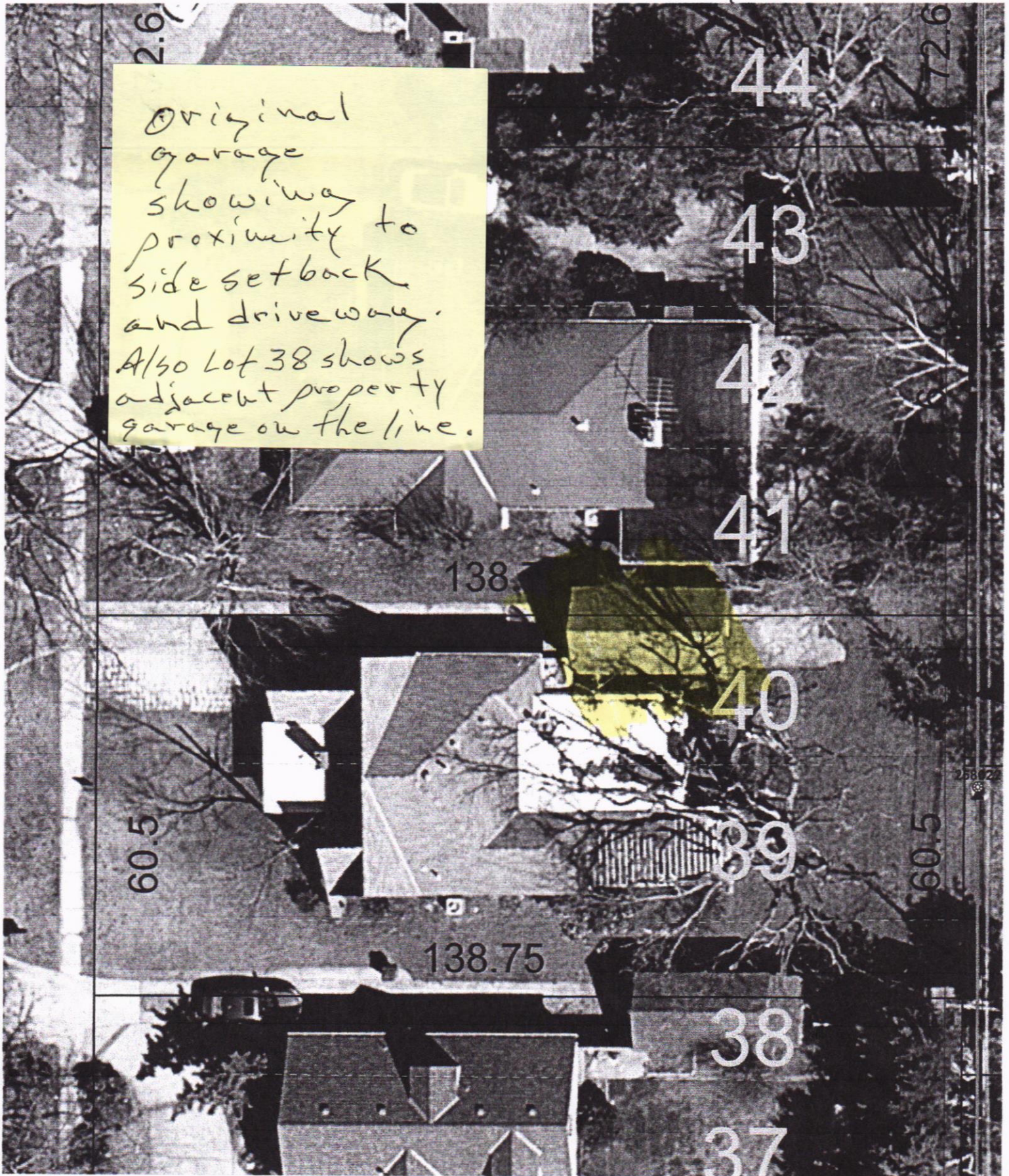
Diagram 1





# Diagram 2

Original  
garage  
showing  
proximity to  
side setback  
and driveway.  
Also Lot 38 shows  
adjacent property  
garage on the line.



Map produced by the City of Norman  
Geographic Information System

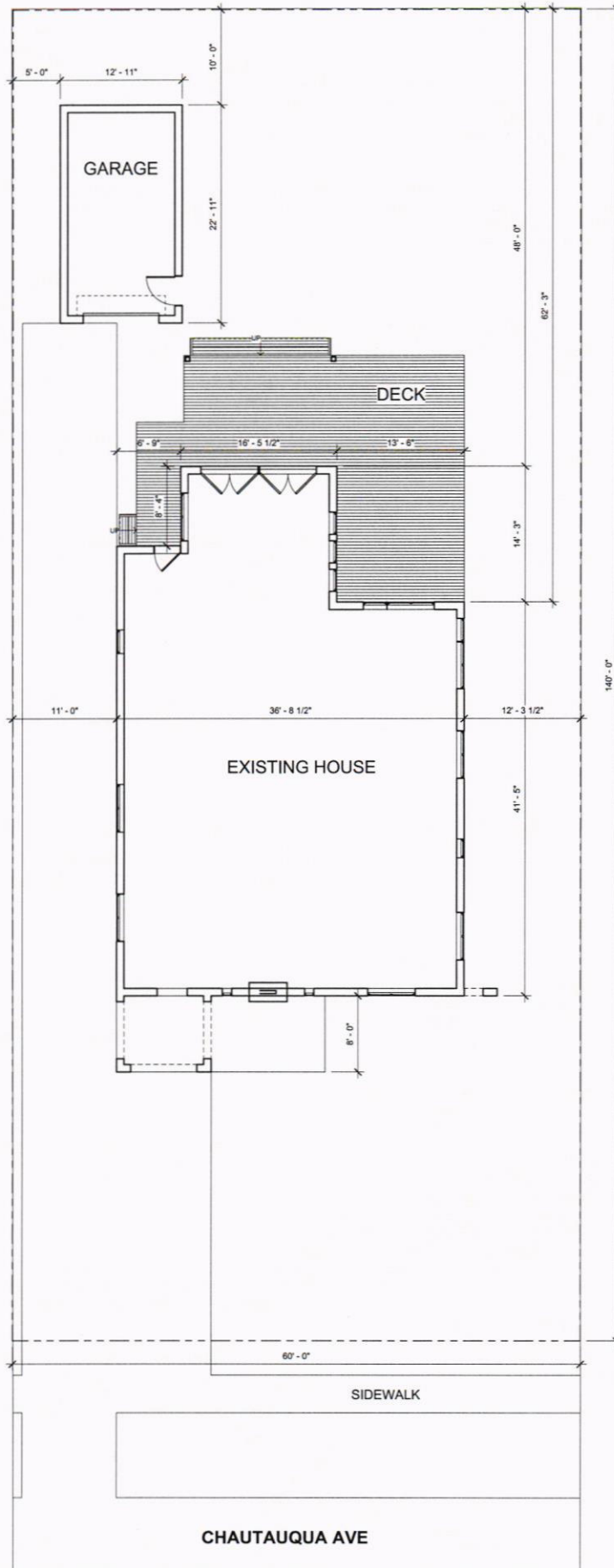
The City of Norman assumes no  
Responsibility for errors or omissions  
in the information presented.

## 925 CHAUTAUQUA

SCALE - 1" = 30'







925 CHAUTAUQUA  
NORMAN, OK  
SITE PLAN

Project number	2023-510
Date	3-25-2023
Drawn by	GDS
Checked by	G SMITH
Scale	3/16" = 1'-0"

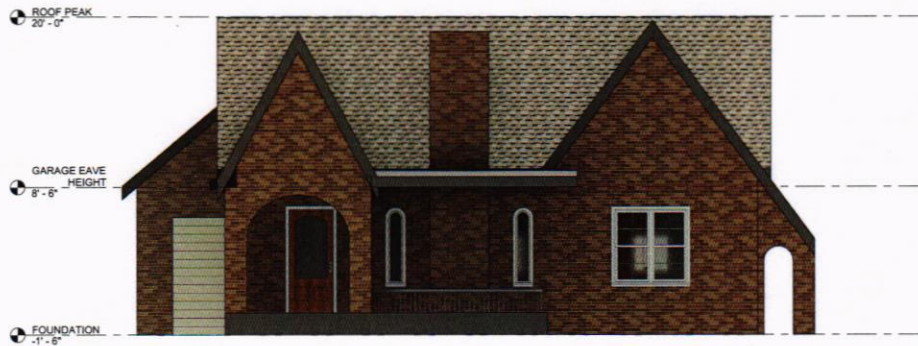
A101



④ North  
3/16" = 1'-0"



② South  
3/16" = 1'-0"



③ West  
1/4" = 1'-0"



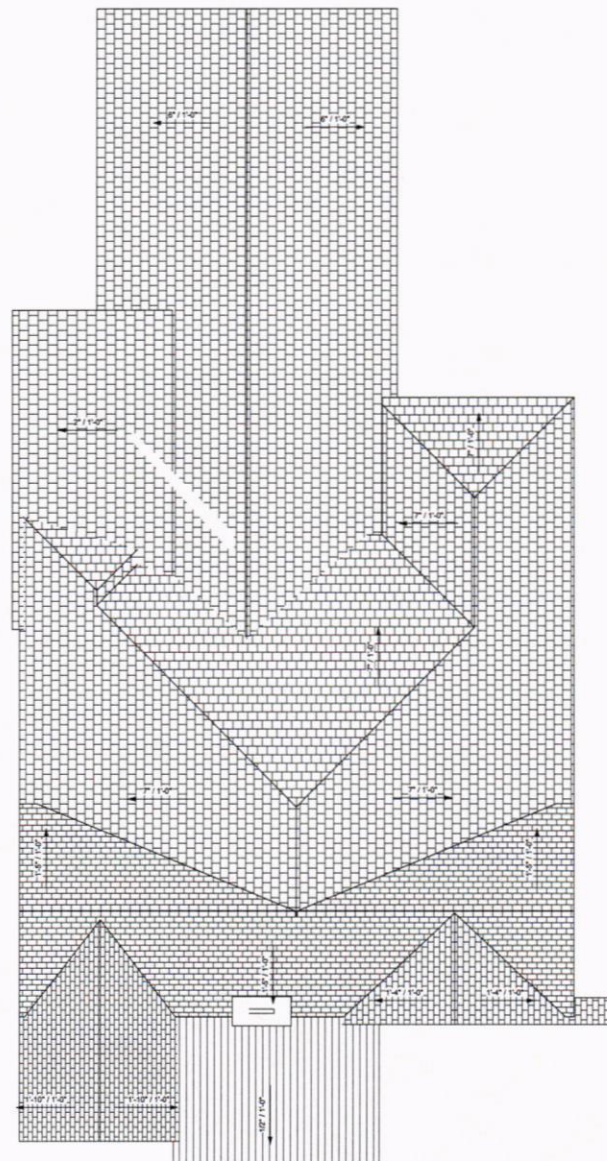
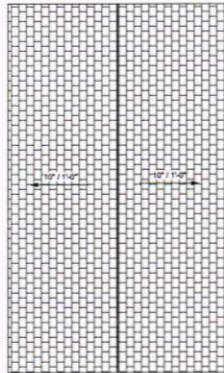
① East  
1/4" = 1'-0"



925 CHAUTAUQUA  
NORMAN, OK  
ELEVATIONS

Project number	2023-510
Date	3-25-2023
Drawn by	GDS
Checked by	G SMITH
A103	
Scale	As indicated





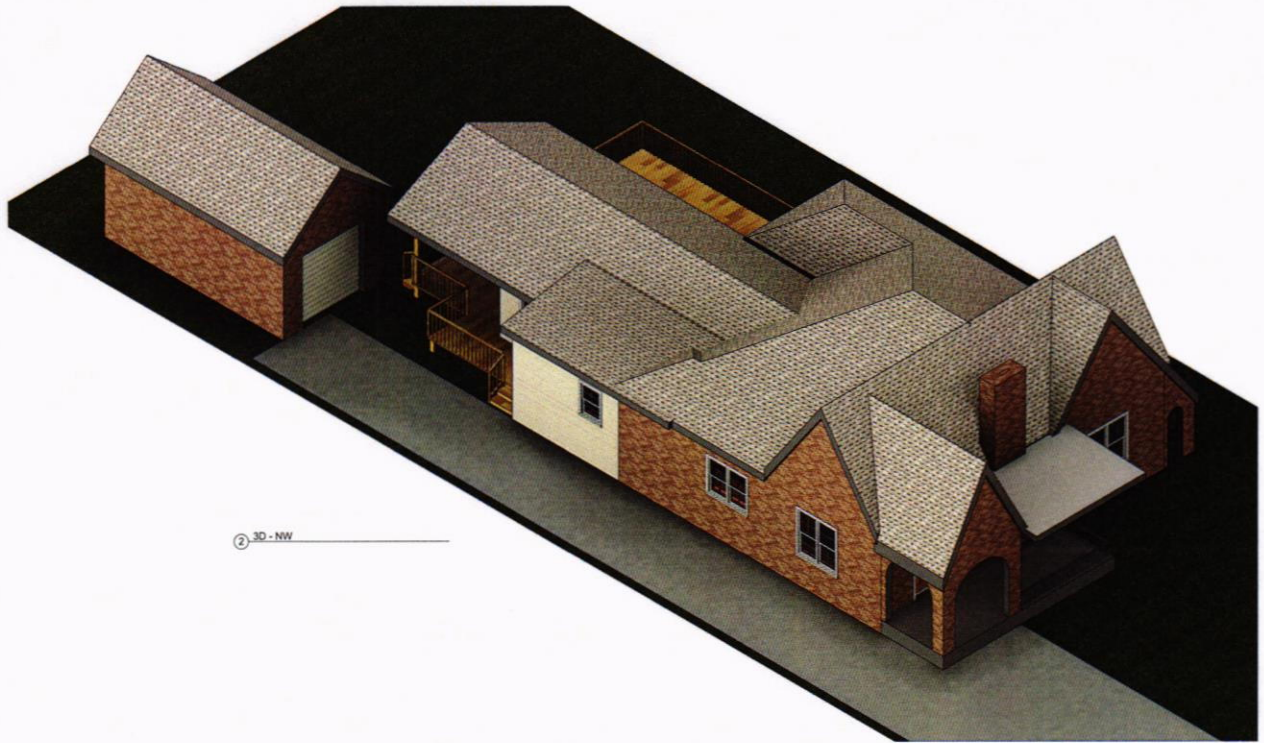
① ROOF PEAK  
1/4" = 1'-0"



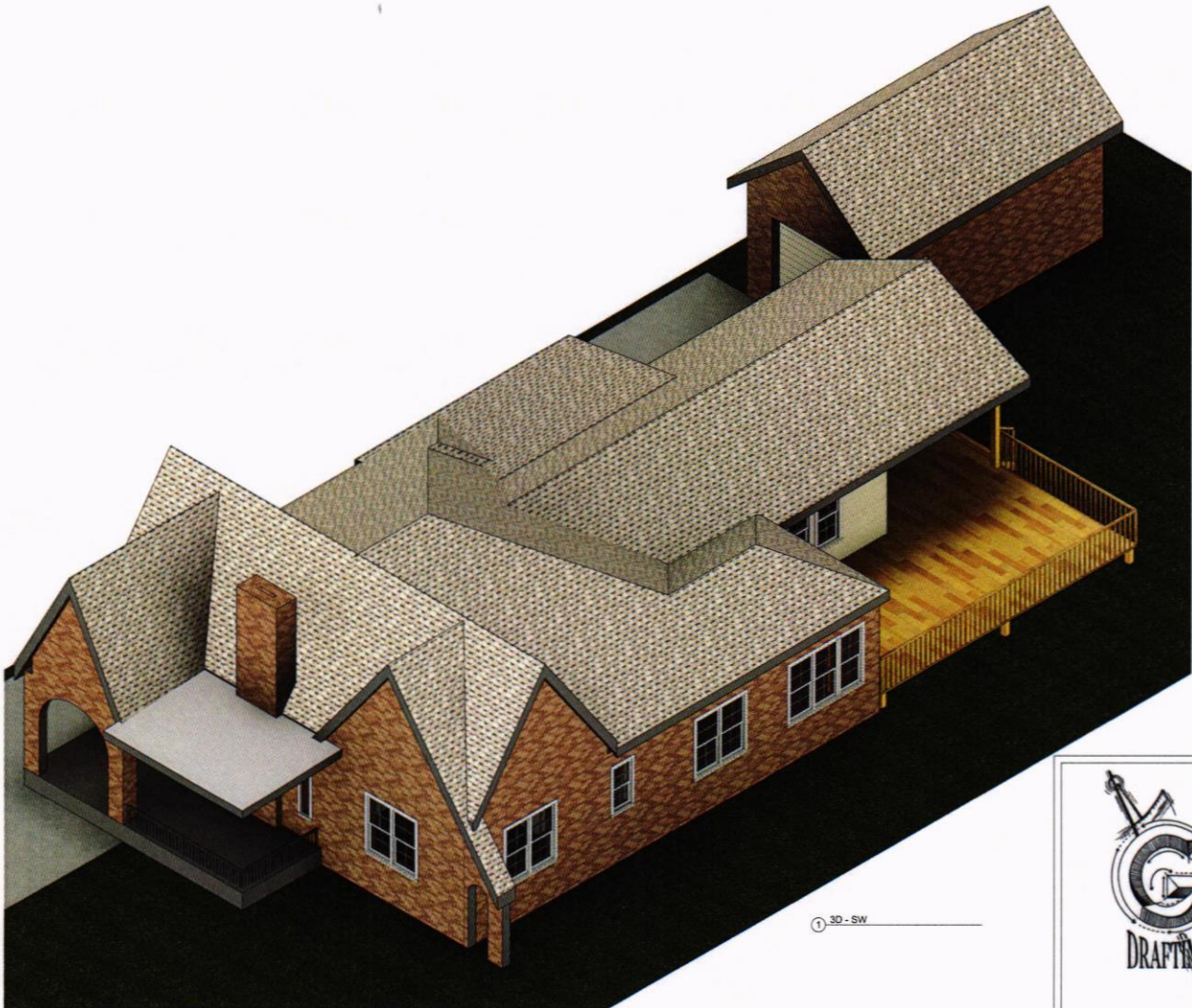
925 CHAUTAUQUA  
NORMAN, OK  
ROOF PLAN

Project number	2023-510
Date	3-25-2023
Drawn by	GDS
Checked by	G SMITH
<b>A104</b>	
Scale	1/4" = 1'-0"

**ACKNOWLEDGMENTS**



② 3D - NW



① 3D - SW



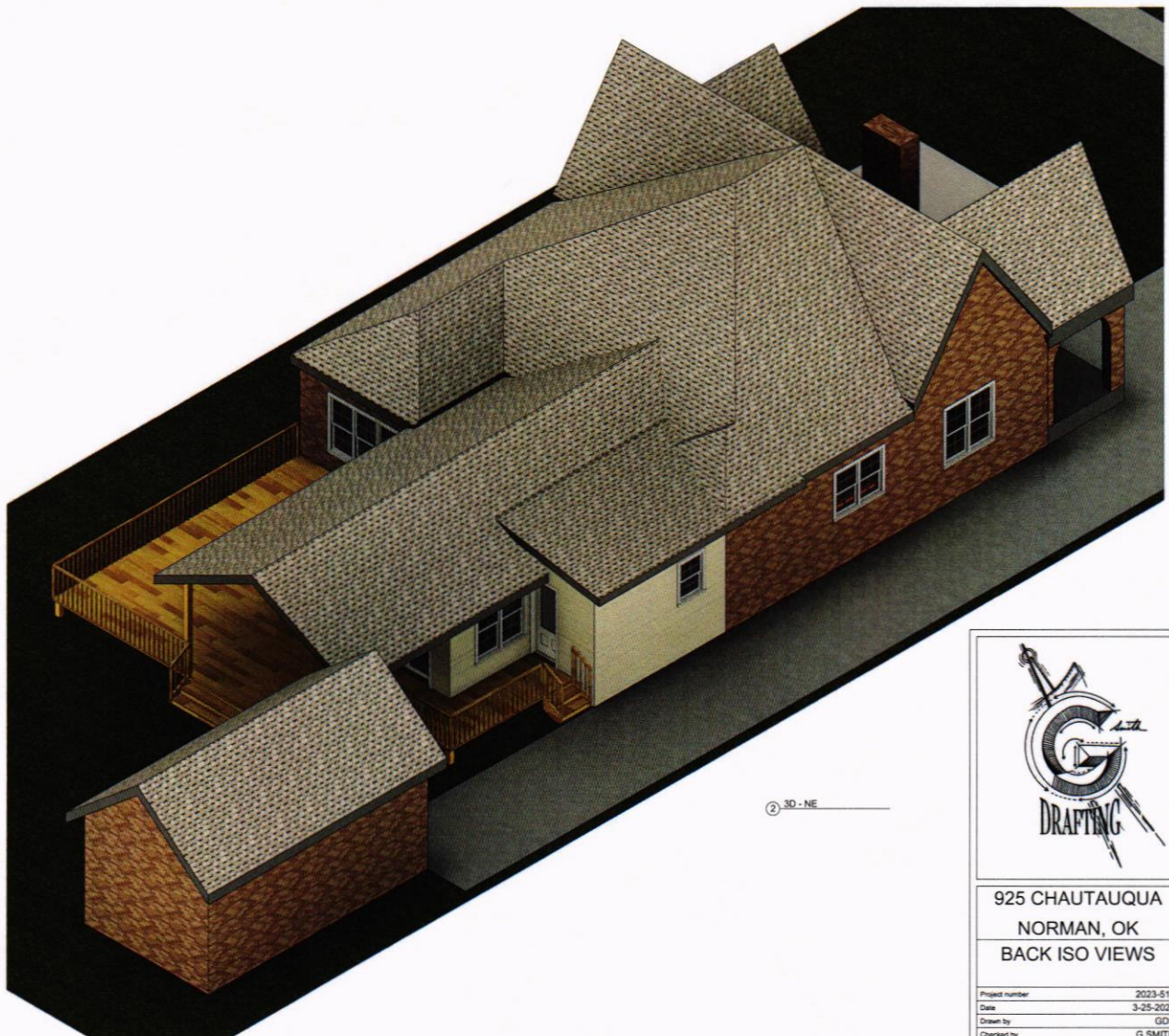
925 CHAUTAUQUA  
NORMAN, OK  
FRONT ISO VIEWS

Project number	2023-510
Date	3-25-2023
Drawn by	GOS
Checked by	G SMITH
A105	
Scale	





① 3D - SE



② 3D - NE



925 CHAUTAUQUA  
NORMAN, OK  
BACK ISO VIEWS

Project number	2023-510
Date	3-25-2023
Drawn by	GOS
Checked by	G SMITH
A106	
Scale	