



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

Case No. BOA 2223-18

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

APPLICANT(S) Stephen J Miller Erika T Miller	ADDRESS OF APPLICANT 1611 Jenkins Ave Norman OK 73072
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Erika T Miller 405 229 6741	EMAIL ADDRESS etmsunami@hotmail.com

**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)

**Requests Hearing for:**

- ☒ VARIANCE from Chapter 36, Section 552  
☐ SPECIAL EXCEPTION to \_\_\_\_\_

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

**\*PLEASE SEE ATTACHED**

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

SIGNATURE OF PROPERTY OWNER(S):

ADDRESS AND TELEPHONE:

Erika T. Miller  
Miller T Miller

1611 Jenkins Ave Norman 73072  
405 229-6741  
1611 Jenkins Ave Norman 73072  
405 229-6749

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- ☒ 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 552 (a)  
☐ SPECIAL EXCEPTION to \_\_\_\_\_

Date Submitted:

5-23-2023

Checked by:

[Signature]



**BOARD OF ADJUSTMENT**  
**FUNCTION AND REVIEW PROCEDURES**

(Revised 03/23)

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**EXISTING VARIANCE CONDITIONS:**

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

SEE DETAILED INFORMATION

Attest

EM

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

OUR HOME SITS CLOSER TO THE JENKINS AVE,  
ROADWAY THAN OTHER HOMES NEARBY.  
(SEE ATTACHED MAP)

Attest

EM

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

THE NEED FOR THIS VARIANCE IS A RESULT OF  
THE CITY'S JENKINS AVE. WIDENING PROJECT  
WHICH BRINGS THE ROADWAY CLOSER TO THE  
PROPERTY LINE.

Attest

EM

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:

OTHER PROPERTIES DO NOT SIT AS CLOSE TO STREET  
AND THEY CAN REQUEST A VARIANCE IF THEY  
FEEL IT IS NECESSARY.

Attest

EM



#### DETAILED JUSTIFICATION FOR VARIANCE REQUEST

We are applying for a variance to 36-552 which limits fence height to 4' to allow the construction of a new wall/fence of the same height (6') as our existing fence.

The replacement is intended to compensate for some of the issues created by the Jenkins Ave Widening Project. More specifically, to compensate for loss of noise reduction, safety and privacy.

Our home sits relatively close to the street and a more substantial barrier to both increased automobile and pedestrian traffic seems advisable. As a result of the Project, we will lose 2 massive trees and our current parking/driveway will be widened to accommodate side-by-side parking, also widening the open space at our entry.

Due to the walls composition we hope to regain some noise reduction, safety from traffic hazards and some lost privacy. Due to the significant effect on our landscape, irrigation/drainage and parking hired LAUD Studio to reconceptualize a design in keeping with this unique home (formerly owned by the Chair Emeritus of OU's Department of Architecture. The wall/fence is an integral part of the design.

We have lived in this house for almost 30 years and hope the Board of Adjustment will understand our concerns and grant us this variance.

Thank-you for considering our request for variance.

\* A file with photos of the proposed project by LAUD Studios, including images of wall/fence structure, sent to Melissa Navarro 4/20/2023



1611 Jenkins Ave

