



Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA 2223-19

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

APPLICANT(S) <u>Diane Peppler</u>	ADDRESS OF APPLICANT <u>3605 Bridgeport Rd</u> <u>Norman, OK 73072</u>
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Diane Peppler</u> <u>405-760-2591</u>	EMAIL ADDRESS <u>secondchance renovations llc @</u> <u>gmail.com</u>
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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)

Norman OT N55' Lots 30 31 32 BLK 55 OR
the North 55 feet of Lots 30, 31, 32, in block 55, of the original
Town of Norman, Cleveland County, Oklahoma 219 S. Stewart, 73071

Requests Hearing for:

- ☒ VARIANCE from Chapter 36, Section 570g
☐ SPECIAL EXCEPTION to _____

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

This application is for a 6 foot variance request from the west side
property line (11 feet from front corner of house) for a new detached
garage. The current approved permit will place the garage too close
to the only viable tree on the property: a 38-40 foot Shumard oak in the
back yard. The requested variance would not block all windows in each
bedroom but would obscure the bathroom window for more privacy. This
placement would also preserve much desired backyard space for future
occupants.

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

SIGNATURE OF PROPERTY OWNER(S):

Diane Peppler

ADDRESS AND TELEPHONE:

3605 Bridgeport Rd
Norman, OK 73072
405-760-2591

- ☒ 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 _____
☐ SPECIAL EXCEPTION to _____

Date Submitted:

5-31-2023

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: 5-25-23

I, Diane Peppler, 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: Diane Peppler

Address: 3605 Bridgeport Rd

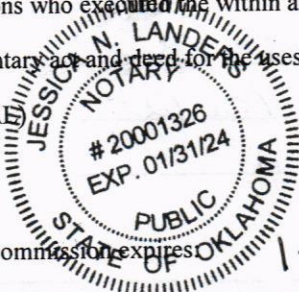
Agent's Signature: _____

Address: _____

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 25 day of May, 2023, personally appeared Diane Peppler, 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 1-31-24

[Signature]
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:

This house is the only house on the block from (N) alley, (E) Eufrasia, (E) Cockrel & (W) Stewart. McGeorge Park is directly west of the house. CCFI shares this unique property with the Stewart house. A 38-40 ft Shumard oak tree is centered in the backyard, too close to the approved garage permit.

Attest

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

The district is unique & eclectic. Some of the houses don't have room on their property for a driveway, let alone a garage. Some of the surrounding houses already have garages, but not placed in current zoning restrictions. The addition of a garage to this house would make it more valuable & hopefully not apt to being torn down in the future.

Attest

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

As far as I know, there has never been a garage on this property. The current size & placement of the driveway is perfect access to accommodate a one car garage. I have owned this house for 13 years & have tried to maintain & update the structure to help with its future viability.

Attest

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:

Due to the age of the old Town district, many zoning changes have occurred. Being a 103 year old house, maintenance is ongoing. I would hope consideration would be granted to these old structures to preserve the history of Norman.

Attest

Dea Raper

219 S Stewart Ave

1:20

