



BOARD OF ADJUSTMENT

DETAILED JUSTIFICATION OF VARIANCE REQUEST

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

Revised 08/23

Please attach additional sheets, as necessary.

Special conditions or circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same district:

Please see attached.

Attest

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

Please see attached.

Attest

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

Please see attached.

Attest

Granting of the Variances requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same district:

Please see attached.

Attest

A. Special Conditions or Circumstances Peculiar to the Property

The subject property contains a one-story ranch-style home built in the 1960s with an **approximately 14-foot ridge height**, which is significantly lower than the typical ridge height of residential homes constructed under current standards. This existing structural condition is **peculiar to the property** and is not generally applicable to other properties in the same zoning district.

The low ridge height results from the original architectural style and era of construction and is not reflective of current residential design practices. This condition limits compliance with Section 36-514(d)(2) of the Norman Zoning Ordinance and creates a unique situation that is not shared by most properties in the district.

Strict compliance with this provision, without relief, would prevent a reasonable accessory structure from being constructed on the property due solely to the pre-existing condition of the principal structure.

B. Literal Interpretation Would Deprive the Applicant of Rights Enjoyed by Others in the Same District

Literal interpretation of the ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district. Many properties with taller principal structures are able to construct accessory buildings with heights similar to the one proposed (20 feet) without the need for a variance.

Due to the unusually low ridge height of the existing residence, strict enforcement of the ordinance would place the subject property at a distinct disadvantage compared to other properties in the same district, restricting a reasonable and functional use that is otherwise permitted.

C. Special Conditions or Circumstances Do Not Result from the Actions of the Applicant

The special conditions described do not result from actions taken by the applicant. The existing height of the principal structure was established prior to the applicant's ownership and reflects the original design of the home. The applicant has not modified the principal building in a way that would create or exacerbate the need for this variance.

Thus, the circumstances necessitating the variance are due to the existing structure's configuration and not due to any deliberate act of the current property owner.

D. Granting the Variance Will Not Confer a Special Privilege

Granting of the variance requested will not confer on the applicant any **special privilege that is denied to other lands, structures, or buildings in the same district**. The proposed 20-foot height for the accessory building is consistent with accessory structure heights typically permitted on properties with taller principal structures.

Approval of this variance would allow the applicant to enjoy development rights similar to those available to other property owners in the same district. It would not change the property's zoning classification, density, intensity of use, or introduce an incompatible structure.