



Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA _____

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

APPLICANT(S) Brad Ashford	ADDRESS OF APPLICANT 2640 Osborne Drive Norman, OK 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Brad Ashford 405 204-7040	EMAIL ADDRESS ashfordinvestments@gmail.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)

W85' of Lot 3, BLK 6 of Normandy Acres to City of Norman

Requests Hearing for:

☒ VARIANCE from Chapter 36, Section 514 R-1(d)(2)

☐ 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 sheets.

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

SIGNATURE OF PROPERTY OWNER(S):

ADDRESS AND TELEPHONE:

2640 Osborne Drive

Norman, OK 73069

405 204-7040

OFFICE
USE
ONLY

- ☐ Application
- ☐ Proof of Ownership
- ☐ Certified Ownership List and Radius Map
- ☐ Site Plan
- ☐ Filing Fee of \$ _____
- ☐ Emailed Legal Description in Word Document

☐ VARIANCE from Chapter _____,
Section _____

☐ SPECIAL EXCEPTION to _____

Date Submitted: _____

Checked by: _____

12/29/2025

City of Norman Board of Adjustment

Re: Variance Request – Accessory Structure Height (20' Shop)

Ordinance Reference: Chapter 36, Section 514 (d)(2)

Dear Members of the Board,

I respectfully submit this justification in support of a variance to Chapter 36, Section 514(d)(2) of the City of Norman Zoning Ordinance, which provides that “*no accessory building shall exceed the height of the principal building to which it is accessory.*” This request is necessary to permit construction of a 20-foot-tall accessory shop building, where the principal structure is a 14-foot-tall 1960 ranch-style home.

Due to the specific functional requirements of the accessory shop and the age, design, and modest height of the existing residence, strict enforcement of the ordinance would create unnecessary hardship while providing no meaningful public benefit. The rationale for this request is detailed below.

1. Unique Site and Structural Conditions Create a Practical Difficulty

The existing 1960 ranch-style home is approximately 14 feet in height, significantly shorter than what is typical of modern homes with taller roof pitches. This architectural style is historically low-profile and inherently limits the allowable height of accessory structures under Section 514(d)(2).

However, the proposed 20-foot shop building requires this height due to:

- Modern engineered metal building standards and truss systems that require additional vertical clearance;
- Safe and functional interior space for equipment, vehicles, tools, lifts, and storage;
- Standard door heights for shops, which often require 12–14 feet of clearance;
- Structural load requirements that cannot be met with a significantly shorter building.

These conditions are not self-created but stem from the home’s original construction era and the functional realities of a modern shop.

2. No Adverse Impact on Adjacent Properties or Public Welfare

Allowing the shop to reach a height of 20 feet will not negatively affect surrounding properties or the public for the following reasons:

- The shop will be located in a manner that preserves appropriate setbacks and avoids encroachment on neighboring properties;
- The proposed height is consistent with other shop and outbuilding heights commonly found in Norman;
- Existing vegetation, fencing, or distance from roadways will reduce visual impact;
- The increased height does not increase traffic, noise, or intensity of use;
- The accessory structure will remain clearly subordinate in use, even if taller in roofline.
- There is no harm to neighboring property values, and no impairment to public safety or welfare.

3. The Spirit and Intent of the Ordinance Are Maintained

The goal of Section 514(d)(2) is to ensure that accessory structures do not visually dominate the principal residence or disrupt community character. This variance respects that intent because:

- The 20-foot shop, while taller, will not function or appear as a second primary residence;
- The structure's placement and orientation will minimize visual competition with the house;
- The shop is designed strictly for storage and workshop purposes, not habitation or commercial activity;
- The massing and design are compatible with the surrounding area, where similar shop heights are common and appropriate.

Consequently, the proposed structure remains consistent with the spirit of the ordinance.

4. The Variance Represents the Minimum Necessary Relief

The requested 20-foot height is the lowest feasible measurement that still:

- Meets metal building manufacturer specifications;
- Allows practical interior clearance for tools, equipment, or vehicle storage;
- Ensures proper door height and structural performance;
- Provides adequate roof pitch for drainage and long-term durability.

Reducing the height below 20 feet would compromise functionality and force non-standard engineering solutions that would significantly increase cost and reduce utility.

5. Strict Application Causes Hardship Without Public Benefit

Enforcing a maximum height of 14 feet (to match the home) would:

- Render the shop unable to serve its intended and reasonable use;
- Prevent standard roll-up door installation;
- Make it impossible to store taller vehicles, trailers, or equipment;
- Limit structural integrity and reduce long-term performance;
- Create disproportionate cost for custom, low-height engineering.

These hardships do not result in any corresponding public benefit, as the ordinance's objectives remain satisfied even with the variance.

I respectfully request approval of the variance to Chapter 36, Section 514(d)(2) to allow construction of a 20-foot accessory shop. The request is based on functional necessity, maintains the intent of the ordinance, protects surrounding properties, and represents the minimum deviation required to allow reasonable use of the property.

Thank you for your time and consideration.

Best regards,



Brad Ashford



CERTIFICATION OF OWNERSHIP

Case No. BOA _____

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

DATE: 12/29/2025

I, Brad Ashford, 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:

The West 85 feet of Lot Three (3), in Block Six (6), of Normandy ^{B39} ~~Park~~ Acres First Subdivision, to Norman, Cleveland County, Oklahoma

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: Brad Ashford

Address: 2640 Osborne Drive

Agent's Signature: _____

Address: _____

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 29th day of December, 2025, personally appeared Brad Ashford, 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:

ZXL
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