

Christopher and Lora Hoggatt
2317 Bretford Way
Norman, OK 73071

July 20, 2023

City of Norman Board of Adjustment
201 W. Gray St.
Norman, OK 73069

Dear Board Members,

We are writing to express our protest to the application for Special Exception to expand the C-2 zoning for the entire tract at 1900 Ann Branden Blvd, BOA-2223-11.

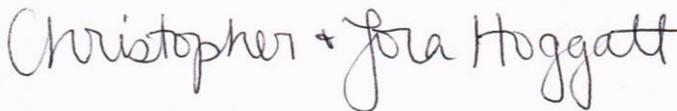
As a Planning professional, it is my understanding and interpretation that this is not the intended purpose of the Special Exception to "permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record." The provision is intended to be used in instances where there has been a mistake in legal descriptions used for rezoning applications or when land was annexed into the municipality and zoned incorrectly.

After review of minutes from Planning Commission and City Council meetings when the current zoning was approved, it is clear this area was meant to be a buffer between commercial and residential uses. Even within this property, there was meant to be a buffer of landscaping and space between the proposed golf driving range and the single-family homes.

In addition to the Special Exception not being appropriate in this specific situation, the C-2 zoning district is also not appropriate against a developed R-1 neighborhood. The C-2 district is the most intense commercial district in the Zoning Ordinance as far as uses allowed. If the site is not going to be developed as single-family, there are office and commercial districts which would be much more appropriate next to R-1 developments. The applicant should seek to rezone to a more appropriate district through the proper avenue of the regular rezoning process.

We appreciate your consideration and request you deny the Special Exception request.

Sincerely,



Christopher and Lora Hoggatt

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/20/23

I LIVE AT 2221 BRET FORD WAY IN
ST JAMES PARK. MY HOUSE BACKS UP TO
THE FIELD BEHIND WHAT USED TO BE
PERFECT SWING.

I WOULD LIKE TO PROTEST THE REQUEST
FOR SPECIAL EXCEPTION.

THE PROPERTY IS IN COMPLETE
DISREPAIR. IT SHOULD EITHER BE
REPAIRED OR TORN DOWN.

THANK YOU FOR YOUR TIME.

BECKY CRAIG

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/17/23

2221 BRET FORD WAY
NORMAN, OK 73011
405-226-4014
@BECKYC@GMAIL.COM

ANTHONY MIRZAIE

City of Norman Board of Adjustments

301 N Gray St

Norman, OK, 73069

RE: 1900 Ann Braden Blvd.

To the City of Norman Board of Adjustments,

I, Anthony Mirzaie, as a property owner of St. James Park are writing to protest the request of James Hardwick, owner of the Perfect Swing land. It has come to our attention that Mr. Hardwick is requesting to change the zoning of his land from R-1 to C-2. He is using a Special Exemption zoning request. We strongly object to this proposal. Mr. Hardwicks current zoning has a residential component that was intentionally zoned R-1 to protect the property owners of St. James Park and future property owners from the C-2 designation. Approving this special exemption removes all protections to the property owners and future owners and all that it would include. We kindly ask the Board of Adjustments to decline this request unanimously and any future zoning request to change Mr. Hardwicks land from R-1.

Sincerely,

Anthony Mirzaie

Mirzaie

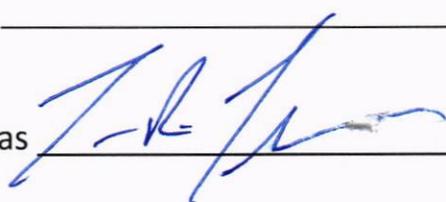
6.20.2023

①

Name and Signatures of Board Members:

HOA President: Patrick Burke _____

HOA Vice-President: Travis Thomas _____



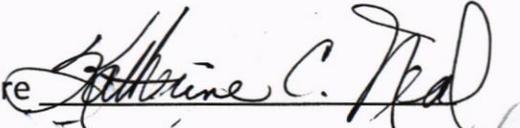
HOA Treasurer: Brad Stanton _____

HOA Secretary: Kaly McCollom _____

Signatures of Property owners:

Print Name Tracy McCARY Signature Tracy McCary ✓ out
Address 3116 Langley Dr NORMAN, OK 73071 ✓
Print Name Michael Mealer Signature Michael Mealer ✓ out
Address 2420 Tropicana Ave Norman OK 73071 ✓ out
Print Name Laurence May Signature Laurence May ✓ out
Address 3005 Birmingham Dr Norman, OK 73071 ✓
Print Name Gladys Crutch Signature Gladys Crutch ✓ out
Address 2327 Kimball, Norman OK 73071 ✓ out
Print Name Laura Turner-Wheeler Signature Laura Turner-Wheeler ✓ out
Address 3117 24th Ave SE Norman OK 73071 ✓ out
Print Name DOUG BUCK Signature Doug Buck ✓ out
Address 2925 Bretford way Norman, OK 73071 ✓ out
Print Name Kay Chatterji Signature Kay Chatterji ✓ out
Address 2408 Tropicana Ave Norman, OK 73071 ✓ out
Print Name Jerry Nevels Signature _____
Address 2312 BREADFORD Bctford ✓
Print Name BARBARA LACKS Signature Barbara Lacks ✓ out
Address 3016 LANGLEY DR ✓ out
Print Name Abdallah Malakpati Signature A. Malakpati ✓
Address Sheridan Homes ✓
P.O. Box 1676 Norman OK 73070 ✓
2240 Bretford Way

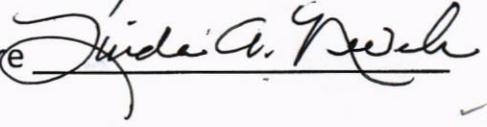
Signatures of Property owners:

Print Name Katherine C. Neal Signature 

Address 2316 Bretford Way Norman, OK 73071

Print Name Linda Lee Signature 

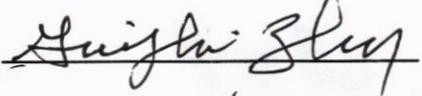
Address 2421 Birmingham Dr. Norman, OK 73071 ✓ out

Print Name Linda Nevels Signature 

Address 2312 Bretford Way

Print Name Gail Wood Signature _____

Address 2225 South Lake Blvd. ✓ out

Print Name GUIZHI ZHU Signature 

Address 2304 BRET FORD WAY NORMAN OK 73071 ✓

Print Name IAN MDOGENDI Signature 

Address 2252 Bretford Way ✓

Print Name Marius Acklin Signature 

Address 2234 Bretford Way ✓ ✓

Print Name Malcolm Marshall Signature 

Address 2230 Bretford Way ✓ ✓

Print Name Deidra Manning Signature 

Address 2226 Bretford Way ✓ ✓

Print Name JOSEPH KAROMIRSKI Signature 

Address 2237 BRET FORD WAY ✓

Signatures of Property owners:

Print Name JAY MATTSON Signature Jay A. Mattson
Address 2904 BRETFORD WAY ✓ out

Print Name Mike Jones Signature Mike Jones
Address 2321 Kimble Dr ✓ out

Print Name Jon Burnett Signature Jon Burnett
Address 2325 Kimball Dr, ✓ out

Print Name James Nichols Signature James Nichols
Address 2905 Bretford Way ✓ out

~~Print Name DAX COCHRAN Signature _____~~
~~Address 2709 Bretford Way~~

Print Name DAX COCHRAN Signature Dax Cochran
Address ~~2921 BRETFORD WAY~~ 2709 Bretford WAY?

Print Name JOSEPH T. LOGAN JR. Signature Joseph T. Logan Jr.
Address 2921 Bretford WAY ✓ out

Print Name GREG IMAN Signature Greg Iman
Address 3001 BRETFORD WAY, NORMAN, OK ✓ out

Print Name Zac Allen Signature Zac Allen
Address 3012 Bretford way, Norman, OK ✓ out

Print Name Jason Wisdom Signature Jason Wisdom
Address 3016 Bretford Way ✓ out

(5)

DON CERVI

405-627-5844

Signatures of Property owners:

Print Name Sarah Corpus Signature [Signature]

Address 2225 Bretford Way Norman OK 73071 ✓✓

Print Name CHRISTOPHER BECKER Signature [Signature]

Address 2233 BRETFORD way NORMAN OK 73071 ✓✓

Print Name Nichole Ransom Signature [Signature]

Address 2248 Bretford Way Norman, OK 73071 ✓✓

Print Name Erin Simpson Signature [Signature]

Address 2251 Bretford Way Norman, OK 73071 ✓✓

Print Name Lawrence Switzer Signature [Signature]

Address 2321 Bretford way Norman OK 73071 ✓✓

Print Name Caraway, Thaddeus Signature [Signature]

Address 2327 Bretford way Norman, OK 73072 ✓ out

Print Name Madison Sims Signature [Signature]

Address 2333 Bretford way Norman OK 73071 ✓ out

Print Name _____ Signature _____

Address _____

Print Name _____ Signature _____

Address _____

Print Name _____ Signature _____

Address _____

[Handwritten mark]

Signatures of Property owners:

Print Name Beth Roberson Signature B. Roberson ✓ out

Address 3008 Bretford Way, Norma OK 73071

Print Name Megan Wienke Signature M Wienke

Address 3004 Bretford, Norman, OK 73071 ✓ out

Print Name JASON JACOBSON Signature Jason Jacobson

Address 2928 Bretford WAY NORMAN, OK 73071 ✓ out

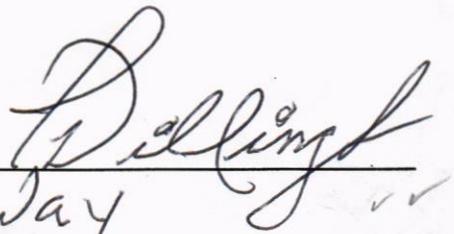
Print Name Cheryl Bäst Signature Cheryl Bäst

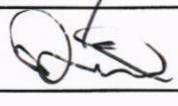
Address 3000 Bretford Way ✓ out

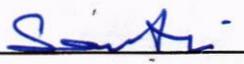
Print Name _____ Signature _____

Address _____

Signatures of Property owners:

Print Name TERRY Dillingham Signature 
Address 2249 Bretford Way ✓

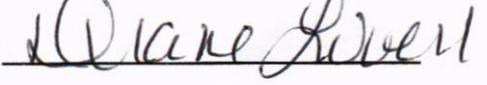
Print Name David Jimenez Signature 
Address 2924 Bretford Way, Norman OK 73071 ✓ out

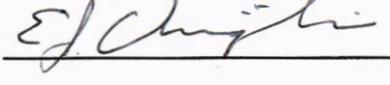
Print Name Sameer Ali Signature 
Address 1305 Bretford way, Norman, OK 73071 ✓

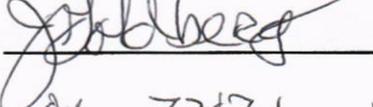
Print Name John C. Kokoska Signature 
Address 2222 Bretford Way, Norman, OK 73071 ✓

Print Name Brad Stanton Signature 
Address 3101 Birmingham Blvd Norman 73071 ✓ out

Print Name TRAVIS THOMAS Signature 
Address 3013 BIRMINGHAM DR NORMAN, OK 73071 ✓ out

Print Name Diane Lovell Signature 
Address 3016 24th Ave SE Norman, OK 73071 ✓ out

Print Name EDMUND CHOJNICKI Signature 
Address 3005 24TH AVE SE, NORMAN, OK 73071 ✓ out

Print Name Jennifer Goldberg Signature 
Address 3001 24th AVE SE Norman OK 73071 ✓ out

Print Name _____ Signature _____
Address _____

8

Signatures of Property owners:

Print Name Marilyn McCary Signature Marilyn McCary
Address 3116 Langley Dr., Norman, OK 73071 ✓ out

Print Name Senona Carbone Signature Senona Carbone
Address 3112 Langley Dr., Norman OK 73071 ✓ out

Print Name Steven Carbone Signature [Signature]
Address 3112 Langley Drive, Norman OK 73071 ✓ out

Print Name Brandon Braun Signature Brandon Braun
Address 3120 Langley Dr. Norman Okla. ✓ out

Print Name Stephen M. Lane Signature [Signature]
Address 3124 Langley Dr. Norman OK ✓ out

Print Name Patricia Lane Signature Patricia A Lane
Address 3124 Langley Dr. Norman OK ✓ out

Print Name Sheldon Leigh Signature [Signature]
Address 3113 Langley Dr Norman OK 73071 ✓ out

Print Name Monica Hager Signature [Signature]
Address 3109 24th Ave SE Norman OK 73071 ✓ out

Print Name _____ Signature _____

Address _____

Print Name _____ Signature _____

Address _____

Signatures of Property owners:

Print Name Jack White Signature [Signature]
Address 2500 Langley Ct Norman OK 73071 ✓ out

Print Name Vincent Lesany Signature [Signature]
Address 3012 Langley Dr Norman OK 73071 ✓ out

Print Name MIKE DESSLER Signature [Signature]
Address 2501 LANGLEY CT ✓ out

Print Name Pamela Donica Signature [Signature]
Address 2508 Langley Ct, Norman, OK 73071 ✓ out

Print Name _____ Signature _____
Address _____

10

ST JAMES PARK, LLC

City of Norman Board of Adjustments

301 N Gray St

Norman, OK, 73069

RE: 1900 Ann Braden Blvd.

To the City of Norman Board of Adjustments,

We, St James Park, LLC, as a property owner of St. James Park are writing to protest the request of James Hardwick, owner of the Perfect Swing land. It has come to our attention that Mr. Hardwick is requesting to change the zoning of his land from R-1 to C-2. He is using a Special Exemption zoning request. We strongly object to this proposal. Mr. Hardwicks current zoning has a residential component that was intentionally zoned R-1 to protect the property owners of St. James Park and future property owners from the C-2 designation. Approving this special exemption removes all protections to the property owners and future owners and all that it would include. We kindly ask the Board of Adjustments to decline this request unanimously and any future zoning request to change Mr. Hardwicks land from R-1.

Sincerely,

St James Park, LLC

Jay Cervi

Jay Cervi, Member 6-20-23.

Don Cervi

Don Cervi, Member 6-20-2023

Don Cervi, Member

11

