



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:

Due to unique conditions created by the placement of the existing 1940s house, built on Lot 6 and Lot 7 and encroaching into Lot 8, the applicant would not be permitted to build their desired development on the remaining vacant property. Please see attached letter for additional information.

Attest

E. Smith

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

It is common in the older residential neighborhoods of Norman to use two 25' wide platted lots in order to meet the 50' lot width requirement for R-1. Due to the location of the existing house, it would be impossible for the applicant to build an additional house on the remaining two lots without this adjustment. Please see attached documents for additional information.

Attest

E. Smith

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

The existing house and sewer line both pre-date the applicant's ownership of the Property. Please see attached letter for additional information.

Attest

E. Smith

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:

Granting this Variance would allow the Applicant to separately develop two large and usable parcels which provides a more practical residential use of the Property and corrects issues caused by this existing house. Please see attached documents for additional information.

Attest

E. Smith