



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:

See attached page, paragraph 1

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:

See attached page, paragraph 2

Attest

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

See attached page, paragraph 3

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:

See attached page, Paragraph 4

Attest

DETAILED JUSTIFICATION OF VARIANCE REQUEST

Paragraph 1:

Special conditions exist in this instance only in that the property seeking the variance lies on a corner lot, requiring the vigilant observation of city zoning regulations mandating certain distance measurements. Other lots in the interior of this housing addition carry with them similar, but often different, measurements specific to their location. (S)

Paragraph 2:

As the applicant is a builder, the lot now has a fully constructed home upon it, and the property is under contract to an innocent 3rd party. Both parties would like to fulfill the terms of the contract.

Paragraph 3:

The error in this case was made by a separate company which prepares the drawings and site plans for the applicant. The person preparing the drawings did not correct for the building line distance and apparently incorrectly assumed that the software corrected for the distance. The issue has been corrected and should not arise again. (S)

Paragraph 4:

The builder has constructed hundreds of homes in Norman as per the existing zoning requirements and seeks no special privilege and only to correct an error without causing undue hardship. (S)