



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) Teresa S. Borum	ADDRESS OF APPLICANT 602 1/2 E. Acres St. Norman, OK 73071
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Teresa S. Borum (405) 512-4520	EMAIL ADDRESS tssteele99@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)

Lot 17-22 Block 52 of The Original Town of Norman, Cleveland County, Oklahoma

Requests Hearing for:

- ☒ VARIANCE from Chapter 36, Section 544 (e) and 516 (c) (1)
☐ SPECIAL EXCEPTION to Setbacks

Detailed Justification for above request (refer to attached Review Procedures and justify request according to classification and essential requirements therefor). For any variance, the "Detailed Justification of Variance Request" form must be completed and attached:

The setbacks for my property lines are keeping me from protecting my home, heat pump and entryways from inclement weather; directing water away from my foundation to keep my crawl space dry; accessing my laundry room under cover from the elements and using the vast majority of my back yard. I'm asking for a 17' 3" variance for my west property line and a 20 feet variance for my north property line. I am asking that I be allowed to build a 3' 6" deep unattached, covered walkway around the perimeter of my house extending from the pre-existing wrap around porch. I would also like to place a 12 x 24 feet shed on the east end of my property, where my property is in the middle of the block, and where the normal setback for a side yard is 5 feet. To accommodate the shed I am requesting a variance of 10' to the 25' setback

SIGNATURE OF PROPERTY OWNER(S):

Teresa S. Borum

ADDRESS AND TELEPHONE:

602 1/2 E. Acres St
Norman, Ok 73071
(405) 512-4520

OFFICE
USE
ONLY

- ☐ Application & Detailed Justification Form
☐ 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: _____



CERTIFICATION OF OWNERSHIP

Case No. _____

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

DATE: 3-27-25

I, Teresa S. Borum, 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:

Lot 17-22 Block 52 of The Original Town of Norman, Cleveland County, Oklahoma (602 E. Acres Street)

AND, I further certify and attest that this legal description describes accurately the property.

AND, I accept billing for the cost of publishing legal notice in the NORMAN TRANSCRIPT.

Owner's Signature:

Teresa S. Borum

Address:

602 E. Acres St.

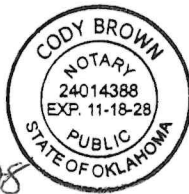
Agent's Signature: _____

Address: _____

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 27th day of March, 2025, personally appeared Teresa S. Borum, 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: 11-18-2028

Cody Brown
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

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:

It is neither parallel to Findlay nor Acres because those streets are not perpendicular to each other. A portion of my home is 25 feet behind my west and north property lines but that distance narrows to 6.3 feet at the southwest corner of my home and 8.5 feet at the northeast corner of my home. To further complicate matters, my property is on a corner. If you will allow that the front of my property faces Findlay, the setback for the north side of my property now becomes 20 feet in from my north, side property line. However, my property is 6 lots and my backyard extends, to the east, down over half the block of Acres. My home is also wood framed and has a crawl space. Since my purchase of the home in 2014, I have been having issues with the ground under my home being too wet, causing structural damage. I have had to replace multiple floor joists and flooring due to rotting. I have to crawl under my home periodically to inspect for mold. The ground under my house is often too wet. I also put in minisplits to heat and cool my home. Their outside condensers / heatpumps have to be dug out when we receive any significant snow. My laundry room is also only accessible by a door at the back of my home. I have to leave my residence and walk outside to that door, at the back of my house, to enter the laundry room. Finally, I have no overhang for both my back door and my laundry room door on the east side of my home. I recently had to replace the flooring at the back door, and the back door itself because of rotting due to water damage from rain. My laundry room door is also starting to rot and will have to be replaced soon although I replaced it just 5 or so years ago.

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:

In addition, the property which is directly north of my house across Acres St., lot 5 and 6 block 4 Colley's Second Addition, also faces west toward Findlay. It has the same 20 feet setback; however, half of my back yard extends an alley and 2 houses east beyond their rear property line making that section nowhere near the corner or where a corner property line normally would end. The normal setback for a side yard is 5 feet. In regards to the covered walkway, newer houses are built with overhangs over exterior doors to protect the door and entryway and direct water away from the foundation.

Attest

