



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)

Sheridan Homes, L.L.C.

ADDRESS OF APPLICANT

P.O. Box 1676, Norman, OK 73070

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

Abdi Malakouti 405-209-3333

EMAIL ADDRESS

abdi@sheridan.homes.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 134, Block 1, Village at Brookhaven

Requests Hearing for:

☒ VARIANCE from Chapter 36, Section 519

☐ SPECIAL EXCEPTION to _____

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:

1. A variance to the 5,000 sq. ft. lot minimum; the subject lot is 4,545 sq. ft.
2. A variance to reduce the minimum front setback of 25' by 5' (20').
3. A variance to reduce the minimum rear setback of 20' by 10' (10').
4. A variance to reduce the minimum eastside setback of 5' by 5' (0').
5. A variance to increase the maximum building coverage 40% by 11% (51%).

SIGNATURE OF PROPERTY OWNER(S):

ADDRESS AND TELEPHONE:

P.O. Box 1676, Norman, OK 73070

405-209-3333

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: _____



BOARD OF ADJUSTMENT
FUNCTION AND REVIEW PROCEDURES

(Revised 03 23)

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

EXISTING VARIANCE CONDITIONS:

There are special conditions or circumstances peculiar to the land or structure involved:

1. The property is 4545 sq. ft. and zoned RM-6 Medium Density Apartment District. The required minimum area in this district is 5000 sq. ft., and setbacks are Front: 25', Rear: 20', Sides: 5'. However, the properties on the west were developed with different setbacks approved by O-8081-52.

Attest

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

2. All the properties on the west were approved to have different setbacks. The proposed plan will not exceed what the City of Norman have approved to the adjacent property.

Attest

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

3. The size of the lot has not been modified; it was platted this size. The special conditions for the lots on the west were approved in 1981.

Attest

The granting of the Variance will not confer special privileges on the applicant that are denied to other lands and/or structures in the same district:

4. The variance will allow to develop the property under the same circumstances than other properties in the area.

Attest



CERTIFICATION OF OWNERSHIP

Case No. BOA _____

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

DATE: 11/01/2023

I, Sheridan Homes LLC, 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:

3608 Havenbrook Street

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: [Signature]

Address: P.O. Box 1676 Norman OK
73070

Agent's Signature: _____

Address: _____

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 1st day of November, 2023, personally appeared Abdollah Malakouti, 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: 8/2/2025

[Signature]
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