



Application for Variance or Special Exception  
**BOARD OF ADJUSTMENT**

Case No. BOA 2324-13

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

APPLICANT(S) <u>Toby Jay Townsend</u>	ADDRESS OF APPLICANT <u>1006 MILLER Ave.</u>
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Toby Jay Townsend</u> <u>(405) 637-5305</u>	EMAIL ADDRESS <u>1006 MILLER Ave.</u> <u>Norman, OK 73069</u>
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**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)  
29-9-2W .13 AC PRT SE/4 BEG 452.12'S & 339.53'E NW/C S222.38' E25' N222.38' W25' POB EXC N30'R/E & S10' FOR ALLEY

Requests Hearing for:  
 VARIANCE from Chapter 36, Section 516(c)(3), (4) & (5)  
 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:

36-516 (C) (2) Variance to the 1' to the required 5' side setback (2x)

36-516 (C) (4) Variance of 25' to the required 50' width and a variance of 10' to the required 35'

36-516(c)(5) variance of 443sqft to the required 5,000sqft

I'm a native Normanite (OU degree) and have been teaching in SoCal for over twenty years. It's always been my dream to sellout and build a home in Norman. However, this has proven to be very difficult - all the lots near campus (Lahoma) are in Flood Zones. Finally, however, I found this lot for sale and would like to build my small dream house. - 17x60 - 1020 sq ft print, plus small room above.

SIGNATURE OF PROPERTY OWNER(S):  
Matt Akchut

ADDRESS AND TELEPHONE:  
1816 Cedar Hill Rd. 405.488.5704

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 36, Section 516(c)(3), (4) & (5)  
 SPECIAL EXCEPTION to \_\_\_\_\_

Date Submitted: \_\_\_\_\_  
 Checked by: mt



# CERTIFICATION OF OWNERSHIP

Case No. BOA \_\_\_\_\_

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

DATE: 2.7.24

I, Mitzi A Roberts, 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:

914 E. Comanche

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

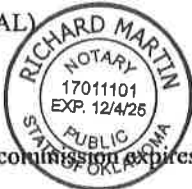
AND, I accept billing for the cost of publishing legal notice in the NORMAN TRANSCRIPT.

Owner's Signature: Mitzi A Roberts  
 Address: 1816 Cedar Hill Rd.  
Norman, OK 73072  
 Agent's Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_

## NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 7<sup>th</sup> day of February, 20 24, personally appeared Mitzi A. Roberts, 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: 12/04/25

Richard Martin  
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



# 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:

Lot is undersized the property is sized like this because it was created before current lot size regulations.

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:

Width of the property is representative of the old lot sizes of the area.

Attest

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

This is a legal non-conforming lot created before current zoning regulations.

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:

The variance will allow development of the property similarly to others in the neighborhood.

Attest