



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) CANDACE L. DRAGG CHRIS A. DRAGG	ADDRESS OF APPLICANT 3817 DANFIELD LN NORMAN OK 73072
NAME AND PHONE NUMBER OF CONTACT PERSON(S) CHRIS DRAGG 405-823-5354	EMAIL ADDRESS CHRISADRAGG@YAHOO.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)

BROOKHAVEN 40 LOT 5 BLOCK 1

Requests Hearing for:

- ☒ VARIANCE from Chapter 36, Section 570
☐ SPECIAL EXCEPTION to _____

Detailed Justification for above request (refer to attached Review Procedures and justify request according to classification and essential requirements therefor):

~~SEE ATTACHED LETTER~~ SEE ATTACHED LETTER

(Attach additional sheets for your justification, as needed.)

SIGNATURE OF PROPERTY OWNER(S):

ADDRESS AND TELEPHONE:

3817 Danfield LN
405-823-5354

- ☐ Application
☐ 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: _____

OFFICE USE ONLY



CERTIFICATION OF OWNERSHIP

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

DATE: 1/5/2024

I, Chris & Candace Dray, 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:

Brookhaven Ho L. & S Block 1

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: _____

Address: _____

Agent's Signature: _____

Address: _____

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this _____ day of _____, 20____, personally appeared _____, 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: _____

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

5 January 2024

The City of Norman
Board of Adjustment
201 West Gray
Norman, OK 73069

RE: Variance Application – Dragg Pool Build

Dear Board Members,

We hope this letter finds you well. We are writing to formally request a variance from the current impervious surface coverage regulations for our property located at 3817 Danfield Lane. Our request pertains specifically to an increase in the allowable impervious surface coverage from the current limit of 65% to 72%.

The purpose of this variance is to accommodate the installation of a swimming pool on the property. The additional impervious surface coverage of 372 square feet is essential for the successful implementation of this project. We believe that this variance is reasonable and justified, as it will not only enhance the quality of life for our family but also contribute positively to the aesthetics and build quality of the neighborhood.

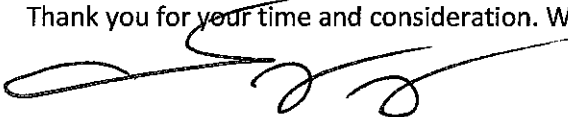
To provide a brief overview of the proposed project:

- *Nature of the Project:*
Installation of a swimming pool.
- *Reasons for Variance:*
The variance is necessary to accommodate the construction of the swimming pool.
The proposed increase in impervious surface coverage is minimal and will not adversely impact the surrounding environment or neighboring properties.
There are special conditions and circumstances peculiar to the land of our lot making it unique to the street. We sit on a cul-de-sac and as such we have a constricted front lawn, with the building set back at 25 feet, and with the cul-de-sac it offers little to no front yard.
Our Lot is the smallest lot on the street in total SF, and our home is the smallest home on the street.
- *Benefits of the Project:*
The swimming pool will serve as a recreational amenity for my family.
The project will contribute to the overall improvement of the property and the neighborhood.
- *Mitigation Measures:*
We are committed to implementing appropriate stormwater management measures to minimize any potential impact on drainage.

We believe this very minimal variance request will have no negative effect on surrounding properties. Indeed, as explained above, we believe this will further the goals and vision of the neighborhood to allow for the construction of the pool, as 12 of the 17 homes in the 300' radius have a swimming pool. We have attached the necessary documents, including a site plan, a 300' Radius Map, to support my request. We are also willing to attend any hearings or meetings to address any concerns and provide additional information as needed.

We kindly request the Board's favorable consideration of our variance request. We believe that this project aligns with the goals of enhancing Norman residential properties and contributing positively to the community, thus adding to the beauty and tranquility of this wonderful neighborhood.

Thank you for your time and consideration. We look forward to the opportunity to discuss our request further.



Chris and Candace Dragg

3817 Danfield Lane

Norman Ok 73072