



Application for Minor Variance
BOARD OF ADJUSTMENT

Case No. _____

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

APPLICANT(S) Ideal Homes of Norman, LP	ADDRESS OF APPLICANT c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Dr, Norman, OK 73069
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Libby Smith, Attorney for Applicant 405-310-5274	EMAIL ADDRESS lsmith@rsjattorneys.com
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Legal Description of Property: Lot 2, Block 4, in Little River Trails Addition Section 3, in City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

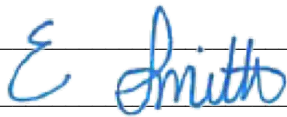
Commonly known as 409 Sonora Lane, Norman, OK

Requests Hearing for:
 MINOR VARIANCE from Chapter 36, Section PUD 0607-51; 5' side yard setback requirement

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

The Applicant requests a minor variance from the required 5' side yard setback on the south side of the property. As built, a small portion of one corner of the house located on the property encroaches into the south side yard setback. At the corner nearest the property line, the house sits 4.2' from the south property line. The Applicant requests that a variance be granted so that the existing house may remain on the property. It would create unnecessary hardship upon the Applicant to force them to remove and destroy the entire existing home based on such a small encroachment. The shape of the lot makes designing and placing a home upon the lot difficult which contributed to the encroachment. However, the shape of the lot also allows ample distance between the home on the neighboring property for the majority of the shared property line. Allowing the existing home to remain would not cause detriment to the neighbors or public good or be contrary to the intent of the ordinance.

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

SIGNATURE OF APPLICANTS:  Libby Smith, Attorney for Applicant	ADDRESS AND TELEPHONE: <u>136 Thompson Dr.</u> <u>Norman, OK 73069</u> <u>405-310-5274</u>
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<input type="checkbox"/> Application <input type="checkbox"/> Proof of Ownership <input type="checkbox"/> Notice List and Radius Map <input type="checkbox"/> Plot Plan <input type="checkbox"/> Filing Fee of \$300.00		Date Submitted: _____ Checked by: _____
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