



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

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

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 - (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT(S)</b>	<b>ADDRESS OF APPLICANT</b> 101 Crestland Drive, Norman OK
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<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Jay Matlock - FASTSIGNS 918-893-1240	<b>EMAIL ADDRESS</b>
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**Legal Description of Property:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Requests Hearing for:**  
 VARIANCE from Chapter 18 Section 18-505  
 SPECIAL EXCEPTION to \_\_\_\_\_

**Detailed Justification for above request (refer to attached Review Procedures and justify request according to classification and essential requirements thereof):**  
 (See page 3)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

<b>SIGNATURE OF PROPERTY OWNER(S):</b> 	<b>ADDRESS AND TELEPHONE:</b> 120 N. Hale St. # 300 Wheaton, IL 60189 630-590-9511
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<input type="checkbox"/> Application <input type="checkbox"/> Proof of Ownership <input type="checkbox"/> Certified Ownership List and Radius Map <input type="checkbox"/> Site Plan <input type="checkbox"/> Filing Fee of \$	<input type="checkbox"/> VARIANCE from Chapter _____ Section _____ <input type="checkbox"/> SPECIAL EXCEPTION to _____	Date Submitted: _____  Checked by: _____
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# CERTIFICATION OF OWNERSHIP

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

City of Norman Planning & Community Development 201 W. Gray St., Bldg. A Norman, OK 73069 (405) 366-5433 Phone (405) 366-5274 Fax

DATE: Nov. 2, 2022

I, Jeff Brown, 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:

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: 120 N. Hale St. #300, Wheaton IL

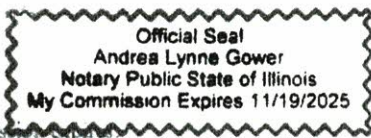
Agent's Signature: \_\_\_\_\_

Address: \_\_\_\_\_

### NOTARY

Before me, the undersigned, a Notary Public in and for the State of ~~Oklahoma~~ <sup>Illinois</sup>, on this 2<sup>nd</sup> day of November, 2022, personally appeared Jeff Brown, 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

11/19/2025

Andrea Lynne Gower  
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

### Detailed Justification for Request

Diamond Crest Apartments, located on E. Alameda and Crestland Drive has frontage that faces several commercial properties with similar signage to our request.

Although the Diamond Crest Apartments is zoned residential, the nature of the signage requested is advertising in nature similar to many properties located on Alameda within 1 mile of our property.

We request variances to:

(1) allow for ONE post/panel sign located at the property line at E. Alameda and Crestland that is similar in size, location, and direction facing as the adjacent apartment complex (Alameda Pointe) and other properties located within one 1 mile of our property **ADDENDUM A**

(2) allowance for ONE post/panel sign at south entrance to property off of Crestland Drive similar to other properties within the vicinity. Diamond Crest is a large facility with 3 entrances off of a side street. It is important that residents and future residents have clearly marked entrances to the facility.

#### **ADDENDUM B**

Variance 1 & 2 also add a level of traffic safety in properly identifying the complex as prospective tenants will be looking for ways to enter the facility from Alameda.

(See additional documentation including proposed signage as well as comparative signage installed in close proximity to the property. These 2 variances will allow the property to have similar signage as nearby facilities and will not detract from the overall look in this area. We are proposing styles, sizes, and locations that will fit well with the existing area.

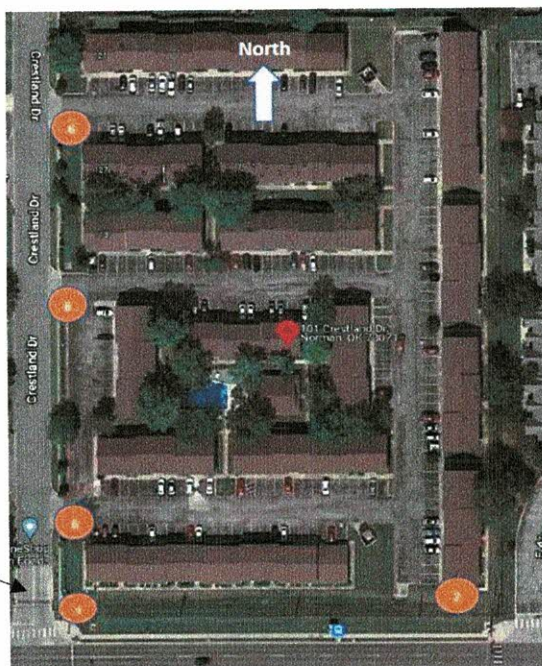
**ADDENDUM A**

**Proposed Sign (Variance 1)**



Hedges will be trimmed so that sign is located 25 ft from road similar to Almeda Pointe Apartments (see next page)

Location of sign



**Similar Style, Location on Property, Size, and Direction Facing Signage**

2021 E. Alameda St. (Neighboring property to the East of Diamond Crest at intersection of Alameda and Alameda)



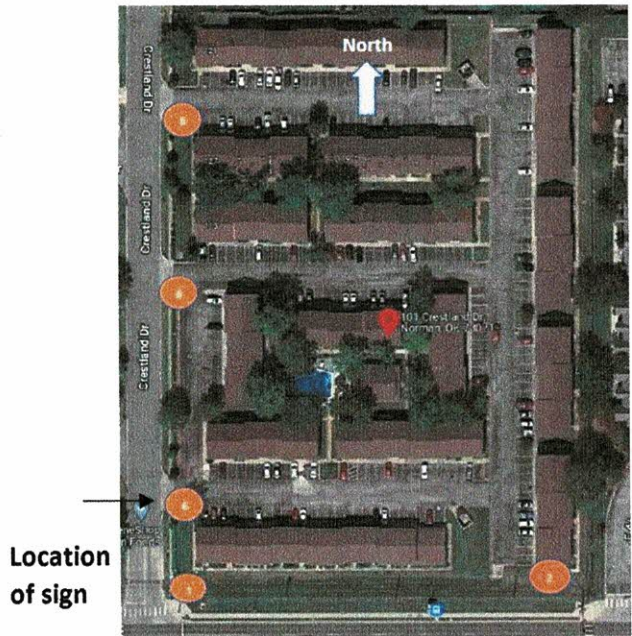
Similar style sign and location to Alameda St

1818 E. Alameda



**ADDENDUM B**

**Proposed Sign at Entrance off of Crestland Dr. (Variance 2)**



Moving signs 25 feet 'in' to the property from property line is too far for residents/future residents to read signage indicating they are turning into the correct entrance. We propose installing sign just inside fence line out of any utility easements for better visibility and wayfinding purposes.

Sign will be visible on Crestland and assist with traffic control as future tenants look to enter the property

**Similar Style and Size of Sign located Near Entrance to Property**

2020 E. Alameda

