



Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA 2324-1

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

APPLICANT(S)

Rhonda & David Hermanski

ADDRESS OF APPLICANT

2023 Ithaca Drive
Norman, OK 73071

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

Curtis McCarty
405.520.0333

EMAIL ADDRESS

cmccarty@camccartyconstruction.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 1, Block 2, Section 4 of Hallbrooke

Requests Hearing for:

☒ VARIANCE from Chapter _____, Section 36-514(C)(2)c


☐ SPECIAL EXCEPTION to _____

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

(see attachment)

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

SIGNATURE OF PROPERTY OWNER(S):


managing member of
Hallbrooke Development

ADDRESS AND TELEPHONE:

2010 Hallbrooke Drive
Norman, OK 73071
405.229.9687

OFFICE
USE
ONLY

- ☒ Application
☒ Proof of Ownership
☒ Certified Ownership List and Radius Map
☒ Site Plan
☒ Filing Fee of \$ 200.00
☐ Emailed Legal Description in Word Document

☒ VARIANCE from Chapter 36

Section 514(c)(2)(c)

☐ SPECIAL EXCEPTION to _____

Date Submitted:

7-27-2023

Checked by:





CERTIFICATION OF OWNERSHIP

Case No. BOA _____

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

DATE: 07.25.23

I, Russell Bates, 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:

2023 Ithaca Drive

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: _____

2010 Hallbrooke Drive

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



C.A. McCarty
CONSTRUCTION, LLC

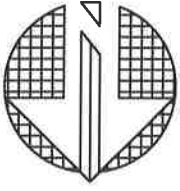
July 25, 2023

To whom it may concern,

We are asking for a variance to the 20' set back of the garage area to the building line. The house is designed and meets all the platted building lines. Do to the shape of the lot being narrower in the front than the back, and being on a corner lot, we have squared the house up to the South boundary line, which makes the North boundary line run at an angle. The garage is shaped as it is, to allow for a safe room and storage in the East part of the garage. If we move the safe room and storage area to the Western part of the garage space, then you can't access the door to the house. We have tried several different designs and can't get it to work better than we are proposing. The request is for a variance of 4'-5" on the West edge of the garage door to a 1/2" variance on the East part of the garage door opening. The buyer is aware that if they block the city sidewalk they could be ticketed.

Thanks you for your consideration.

Curtis A. McCarty
Managing Member



SCALE: 1"=20'

LOT: 10,794 SQ.FT.

HOUSE: 2,627 SQ.FT.

GARAGE: 721 SQ.FT.

PORCHES: 363 SQ.FT.

FLAT WORK: 1,059 SQ.FT.

COVERAGE: 4,770 SQ.FT.

HALLBROOKE ADD. SEC. 4

PT. OF THE N.E. 1/4,

SEC. 21, T9N, R2W, 1.M.

LOT 1, BLOCK 2

NORMAN, CLEV. CO., OK.

2023 ITHACA DR.

