

HALBROOKE PROPERTY OWNER
RESPONSE TO
THE CITY OF NORMAN
NOTICE OF REQUEST FOR VARIANCE
OF AUGUST 8, 2023

August 16, 2023

Lora Hoggatt, AICP
Planning Services Manager
The City of Norman
201 West Gray A
P. O. Box 370
Norman, Oklahoma 73069-73070

Dear Mrs Hoggatt,

I must begin my response with a few facts. The notice did not supply enough information to make a logical decision without visiting various departments at the City of Norman (specifically a site plan).

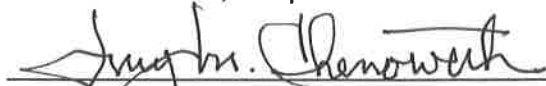
First, it is apparent that the proposed home construction is attempting to build a home that is too large for the site located on (Lot 1, Block 2, Hallbrooke Section 4, to Norman, Cleveland County, Oklahoma) otherwise known as 2023 Ithaca Drive.

Second, nowhere is there a reference that the impervious area meets 65 percent of the lot area requirement.

Thirdly, and most important is the variance request to a 15' building line in leu of the R-1 required 20' building line. This not only will place the garage outside the 20' building line but other portions of the home will reduce the site line at a very busy street corner. The requested 15' building line variance also leaves only 16' to park any type of vehicle (pickup and service trucks for example) on the driveway without blocking the sidewalk. This unacceptable violation would extend to any future owners of the property and potentially disrupt the walkability of the sidewalk on this side of the street.

As a final point, I do not believe The City should grant a variance for this lot when there are numerous other available lots that are for sale in Hallbrooke that could accommodate this proposed residence with no variance required.

With these facts, I request a denial of this variance request.



Jerry M. Chenoweth
2009 Burning Tree
Norman, Oklahoma 73071

Date: 8/16/2023

FILED IN THE OFFICE
OF THE CITY CLERK
IN 8/17/23

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Dear Mrs Hoggatt,

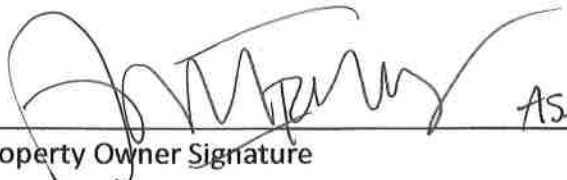
I must begin my response with a few facts. The notice did not supply enough information to make a logical decision without visiting various departments at the City of Norman.

First, it is apparent that the proposed home construction is attempting to build a home that is too large for the site located on (Lot 1, Block 2, Hallbrooke Section 4, to Norman, Cleveland County, Oklahoma) otherwise known as 2023 Ithaca Drive.

Second, nowhere is there a reference that the impervious area meets 65 percent of the lot area requirement.

Thirdly, and most important is the variance request to a 15' building line in leu of the R-1 required 20' building line. This not only will place the garage outside the 20' building line but other portions of the home. The requested 15' building line variance also leaves only 16' to park any type vehicle (pickup and service trucks for example) on the driveway without blocking the sidewalk. This unacceptable violation would extend to any future owners of the property.

With these facts I request a denial of this variance request. It is not my desire to block someone's dream home but to maintain the integrity of the Hallbrooke community.


Property Owner Signature ASHLEY IRONS Date: 8/17/23

Street Address 2014 Ithaca Dr. Norman, Oklahoma 73071

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Lora Hoggatt, AICP
Planning Services Manager
The City of Norman
201 West Gray A
P. O. Box 370
Norman, Oklahoma 73069-73070

Dear Mrs Hoggatt,

I must begin my response with a few facts. The notice did not supply enough information to make a logical decision without visiting various departments at the City of Norman.

First, it is apparent that the proposed home construction is attempting to build a home that is too large for the site located on (Lot 1, Block 2, Hallbrooke Section 4, to Norman, Cleveland County, Oklahoma) otherwise known as 2023 Ithaca Drive.

Second, nowhere is there a reference that the impervious area meets 65 percent of the lot area requirement.

Thirdly, and most important is the variance request to a 15' building line in leu of the R-1 required 20' building line. This not only will place the garage outside the 20' building line but other portions of the home. The requested 15' building line variance also leaves only 16' to park any type vehicle (pickup and service trucks for example) on the driveway without blocking the sidewalk. This unacceptable violation would extend to any future owners of the property.

With these facts I request a denial of this variance request. It is not my desire to block someone's dream home but to maintain the integrity of the Hallbrooke community.

 Date: 8-16-2023
Property Owner Signature

Street Address 2009 Hallbrooke Drive Norman, Oklahoma 73071

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RESPONSE TO
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August 16, 2023

Lora Hoggatt, AICP
Planning Services Manager
The City of Norman
201 West Gray A
P. O. Box 370
Norman, Oklahoma 73069-73070

Dear Mrs Hoggatt,

I agree with the comments below, written by my neighbor Jerry Chenoweth (2009 Burning Tree):

I must begin my response with a few facts. The notice did not supply enough information to make a logical decision without visiting various departments at the City of Norman.

First, it is apparent that the proposed home construction is attempting to build a home that is too large for the site located on (Lot 1, Block 2, Hallbrooke Section 4, to Norman, Cleveland County, Oklahoma) otherwise known as 2023 Ithaca Drive.

Second, nowhere is there a reference that the impervious area meets 65 percent of the lot area requirement.

Thirdly, and most important is the variance request to a 15' building line in leu of the R-1 required 20' building line. This not only will place the garage outside the 20' building line but other portions of the home. The requested 15' building line variance also leaves only 16' to park any type vehicle (pickup and service trucks for example) on the driveway without blocking the sidewalk. This unacceptable violation would extend to any future owners of the property.

With these facts I request a denial of this variance request. It is not my desire to block someone's dream home but to maintain the integrity of the Hallbrooke community.

I would also add that I am concerned about a hodge-podge appearance to the neighborhood and I am worried about impaired visibility for traffic coming around the corner.

Stephen C. Angeles

Property Owner Signature

Date: 2023-08-17

Street Address 2020 Hallbrooke Drive Norman, Oklahoma 73071

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OF THE CITY CLERK
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RESPONSE TO
THE CITY OF NORMAN
NOTICE OF REQUEST FOR VARIANCE
OF AUGUST 8, 2023

August 16, 2023

Lora Hoggatt, AICP
Planning Services Manager
The City of Norman
201 West Gray, Suite A
P. O. Box 370
Norman, Oklahoma 73069

Dear Ms. Hoggatt,

I must begin my response with a few facts. The Notice that was provided by The City of Norman did not supply enough information to make a logical decision without first visiting various departments within the city offices. At a minimum, the Notice of Request for Variance should have included the layout showing the proposed structure on the lot. Nonetheless, I have now reviewed this information that was independently obtained.

First, it is apparent that the proposed construction is attempting to build a home that is too large for the site, being Lot 1, Block 2, Hallbrooke Section 4, to Norman, Cleveland County, Oklahoma, otherwise known as 2023 Ithaca Drive.

Second, nowhere is there a reference that the impervious area meets 65 percent of the lot area requirement.

Thirdly, and most importantly, is the variance request to a 15' building line in lieu of the R-1 required 20' building line. This will not only place the garage outside the 20' building line but other portions of the home as well. The requested 15' building line variance also leaves only 16' to park any type of vehicle (pickup and service trucks for example) on the driveway without blocking the sidewalk. This unacceptable violation would extend to any future owners of the property and potentially disrupt the walkability of the sidewalk on this side of the street.

As a final point, I do not believe The City should grant a variance for this lot when there are numerous other available lots that are for sale in Hallbrooke that could accommodate this residence with no variance required. Perhaps if this were the last and only lot available in Hallbrooke it might be a reasonable request, but that is not the case.

With these facts, I request a denial of this variance request.



Michael L. Buhl
2015 Ithaca Drive
Norman, Oklahoma 73071

Date: 8-16-2023

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OF THE CITY CLERK
ON 8/17/23