



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

Case No. BOA 2324-3

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

<b>APPLICANT(S)</b> Brenda Tommey Dean LLC Five Carl R. Dean, Manager	<b>ADDRESS OF APPLICANT</b> 1028 W. Brooks Norman, OK 73069
<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Michael T. Dean 405-202-4102	<b>EMAIL ADDRESS</b> michael@the405agency.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)

**PICKARD ACRES S5' E140' LOT 10 AND N40' E140' LOT 9 BLK 7**

**Requests Hearing for:**

- ☒ VARIANCE from Chapter 36, Section 514(c)(4) & 544(c)
- ☐ SPECIAL EXCEPTION to \_\_\_\_\_

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

**Replace existing SFH with another SFH**

-requesting variance to build on a lot with a width of 45'

-requesting variance to build with a set back of 14' on south side

*\* proposed structure encroaches less than existing structure*

**Replace existing detached garage structure with single car garage**

-requesting variance to build with a set back of 14' on south side

*\* proposed structure encroaches less than existing structure*

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

SIGNATURE OF PROPERTY OWNER(S):

*[Signature]*

ADDRESS AND TELEPHONE:

1028 W. Brooks

Norman, OK 73069

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(a)(4) & 544(e)
- ☐ SPECIAL EXCEPTION to \_\_\_\_\_

Date Submitted:

8-2-2023

Checked by:

*[Signature]*



# CERTIFICATION OF OWNERSHIP

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

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

DATE: 7/24/2023

I, Carl R. Dean, 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:

Pickard Acres S5' E140' LOT 10 AND N40' E140' LOT 9 BLK 7

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: 1028 W. Brooks

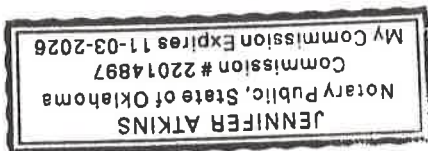
Agent's Signature: \_\_\_\_\_

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

## NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 24<sup>th</sup> day of July, 2023, personally appeared Carl R. Dean, 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:

Jennifer Atkins #22014897  
Notary Public

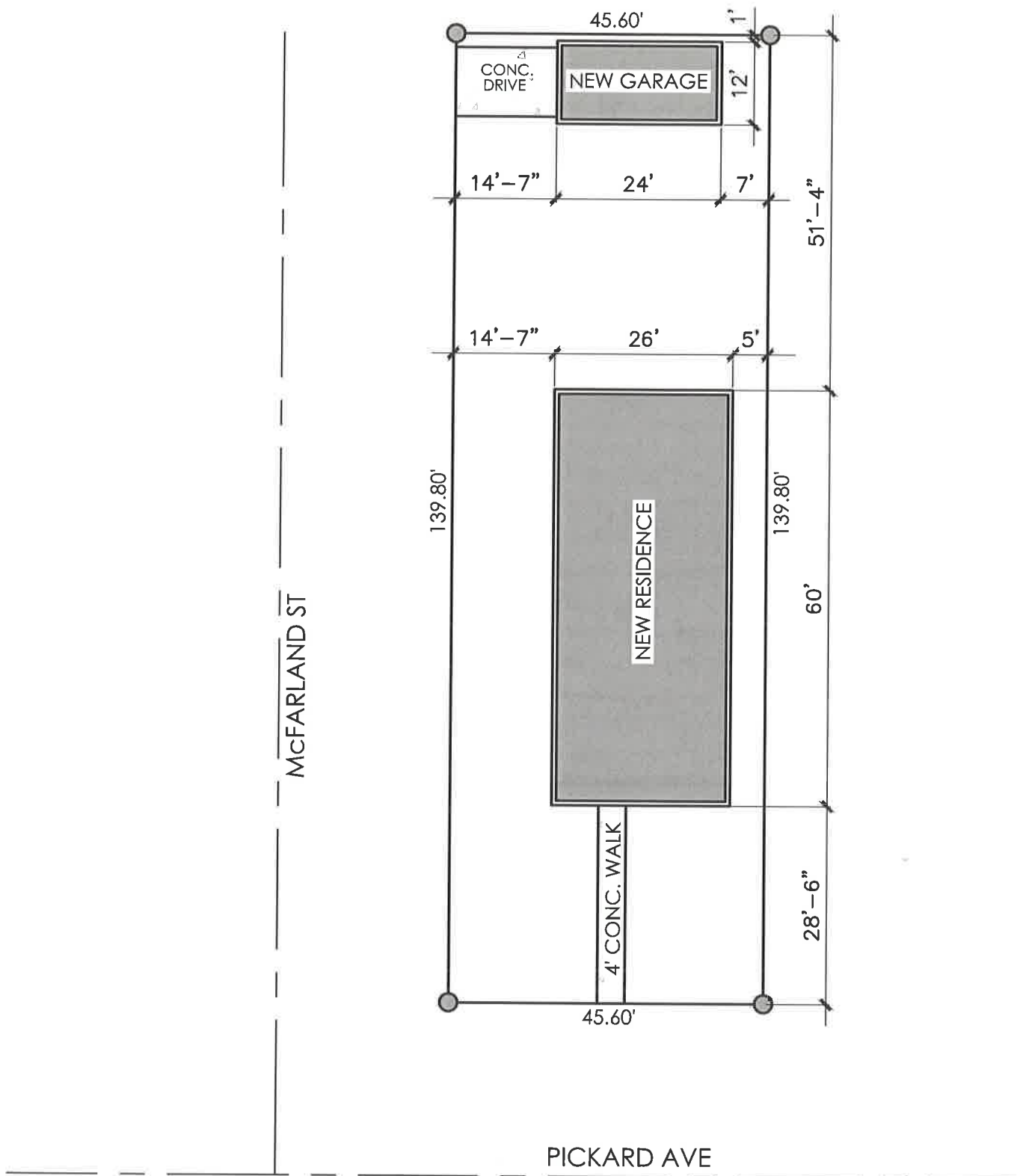
I hereby accept this Certification of Ownership in lieu of a deed or other legal document showing proof of ownership.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

CITY OF NORMAN

Proposed



1 SITE PLAN  
SCALE: 1" = 20'

**PICKARD ACRES ADDITION**

A PART OF LOT 9 AND LOT 10, BLOCK 7  
820 S. PICKARD AVE  
CLEVELAND COUNTY, NORMAN, OKLAHOMA



BOUNDARY SURVEY  
A PART OF THE LOT 9 and 10, BLOCK 7 PICKARD ACRES ADDITION  
the City of Norman, Cleveland County, Oklahoma

LEGAL DESCRIPTION  
A parcel of land being the same as that parcel recorded in Book 3896, Page 860 on October 19, 2004 with the Cleveland County Clerk, Oklahoma described therein as follows:

South 5 feet of the East 140 feet of Lot 10 and the North 40 feet of the East 140 feet of Lot 9, all in Block 7, PICKARD ACRES, (being a subdivision of the West Half of the Southwest quarter of Section 31, Township 9 North, Range 2 West, 10N.), Cleveland County, Oklahoma, according to the recorded plat thereof.

And said parcel is further described by the following metes and bounds description:

COMMENCING at the Southeast corner of Block 7, PICKARD ACRES addition;

Thence N 00°03'55"E along the East line of said Block 7 for a distance of 312.26 feet to the POINT OF BEGINNING;  
Thence S 89°58'25"W for a distance of 139.80 feet;  
Thence N 00°04'15"E for a distance of 45.00 feet;  
Thence S 89°48'47"E for a distance of 139.81 feet;  
Thence S 00°04'49"W for a distance of 45.00 feet to the POINT OF BEGINNING.

I, Bobby G. Skaggs, a registered Land Surveyor in the State of Oklahoma, do hereby state that a careful survey of the property described above was made under my direct supervision and is correctly shown here-in.

Date 08/01/2023

Signed: Bobby G. Skaggs, Oklahoma PLS No. 1525



BOBBY SKAGGS LAND SURVEYING, LLC  
Certificate of Authorization NO. 7527  
903 N. MADISON AVE BLANCHARD, OK 73010  
Telephone: (405) 831-8053

BOUNDARY SURVEY

Date of Survey: 07/24/23 through 07/27/23  
Drawn by: BGS Approved by: BGS Date of Release: 08/01/23 @ 3:30 pm  
PROJECT: 100 WICKFORD DEAN SHEET 1 of 1  
820 S. PICKARD AVE

SURVEYOR'S NOTES:

1. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS  
2. NO RECORDS OF EASEMENTS OR OTHER DOCUMENTS WERE PROVIDED TO THE SURVEYOR AND THE LOCATIONS OF UTILITIES, IF ANY, ARE FROM VISIBLE EVIDENCE ON THE GROUND.  
3. THE BASIS OF BEARINGS WAS DERIVED FROM STATE PLANE COORDINATES, NAD 83 NORTH ZONE AND VERIFIED BY CITY OF NORMAN GEODETIC CONTROL POINT 335.



PICKARD AVE.

10

PICKARD ACRES

GARAGE HOUSE

820 S. PICKARD  
1 STORY HOUSE  
w/ BASEMENT

9

McFarland St.

8

LEGEND

Subject property boundary P.L.  
Block lines as plotted  
ORIGINAL LOT LINES  
ADJOINING LINES

CORROBORATING PROPERTY EVIDENCE FOUND ON THE GROUND:

1. Found 3/8" iron rod at the SE corner Block 7, PICKARD ACRES
2. Found 3/8" iron rod at the SE corner of Lot 4, Block 7, PICKARD ACRES ADDITION, SE corner of Lot 5, Block 7, PICKARD ACRES ADDITION
3. Found 3/8" iron rod at the SE corner of Lot 14, Block 7, PICKARD ACRES ADDITION
4. Found 1 1/2" iron pipe on the South line and 50.00 feet east of the SE corner of Block 7, PICKARD ACRES ADDITION
5. Found 3/8" iron rod at the NW corner of Lot 2, Block 7, PICKARD ACRES ADDITION
6. Found 3/8" iron rod at the NE corner of Lot 2, Block 7, PICKARD ACRES ADDITION
7. Found 3/8" iron rod at the NE corner of Lot 2, Block 7, PICKARD ACRES ADDITION

Existing