



BOARD OF ADJUSTMENT

DETAILED JUSTIFICATION OF VARIANCE REQUEST

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

Revised 08/23

Please attach additional sheets, as necessary.

Updated 9.22.25

Special conditions or circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same district:

The property is uniquely impacted by the historic designation of the adjacent lot at 485 College, which restricted redevelopment originally intended across both properties. This shifted necessary square footage onto 490 Elm. The site also directly abuts a commercial building, making its conditions different from typical residential parcels.

Attest

The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district:

Strict enforcement of 10-foot side setbacks on both sides would prevent reasonable use of the property. Similar properties in this historic area do not uniformly meet current setbacks, and many enjoy comparable massing without such restrictions.

Attest

The special conditions or circumstances do not result from the actions of the applicant:

The constraints arise from City action, the historic designation of 485 College after its purchase and from the pre-existing commercial adjacency. The applicant has consistently complied with all prior codes and setbacks.

Attest

Granting of the Variances requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same district:

The request is limited to side yard setback relief for the third story. All other zoning requirements are met. The adjustment allows alignment with the existing house and neighborhood context, ensuring the addition reads as an integrated, appropriate part of the property.

Attest