



Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA 2223-15

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

APPLICANT(S) HILLEL FOUNDATION, 494 Elm AVE, Norman, 73069	ADDRESS OF APPLICANT 494 Elm AVE, Norman, 73069
NAME AND PHONE NUMBER OF CONTACT PERSON(S) Matt Peacock, Architect, 405.990.8249	EMAIL ADDRESS matt@peacockdesign.com

Legal Description of Property: LINCOLN LOT 16 BLK 1

Requests Hearing for:

- ☒ VARIANCE from Chapter 36, Section 520(c)(7)
☐ SPECIAL EXCEPTION to _____

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

The original structure was constructed in 1951, prior to the adoption of the R-3 zoning ordinance. At that time, along with many other properties in that area, the building and parking lot were constructed in a manner that exceeded the 65% coverage ratio found in the adopted R-3 zoning. The existing building has surpassed it's effective life, and unfortunately it must be demolished. We are requesting to construct a new building in approximately the same footprint as the existing building, and to keep the parking at it's existing footprint, thereby seeking a variance to the coverage ratio. We will not be increasing the amount of impervious surface on the site.

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

SIGNATURE OF PROPERTY OWNER(S):

Kasi Shelton

ADDRESS AND TELEPHONE:

494 Elm Ave, Norman, OK 73069

OFFICE
USE
ONLY

- ☒ Application
☒ Proof of Ownership
☒ Certified Ownership List and Radius Map
☒ Site Plan
☒ Filing Fee of \$ 200.00

- ☒ VARIANCE from Chapter 36,
Section 520(c)(7)
☐ SPECIAL EXCEPTION to _____

Date Submitted:

4-6-2023

Checked by:

[Signature]



BOARD OF ADJUSTMENT
FUNCTION AND REVIEW PROCEDURES

(Revised 03/23)

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

EXISTING VARIANCE CONDITIONS:

There are special conditions or circumstances peculiar to the land or structure involved:

Yes, the existing site was constructed prior to the adoption of the R-3 ordinance.

Attest

Matthew Peacock

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

Yes, other buildings in the area exceed the allowable coverage ratio.

Attest

Matthew Peacock

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

Yes, this was allowable construction at the time it was originally built.

Attest

Matthew Peacock

The granting of the Variance will not confer special privileges on the applicant that are denied to other lands and/or structures in the same district:

Yes, other buildings in the area exceed the allowable coverage ratio.

Attest

Matthew Peacock

WARRANTY DEED

STATE OF OKLAHOMA
COUNTY OF CLEVELAND

421

FILED FOR RECORD

Aug. 15 1952 11:10 A.M.

Book 204 Page 421

HELEN JANSING, Clerk

By *Thelma Draper* Deputy

KNOW ALL MEN BY THESE PRESENTS:

That

MONNIE E. SAMUELS, a widow

party

of the first part, in consideration of

the sum of Ten or more

DOLLARS

in hand paid, the receipt of which is hereby acknowledged, do es hereby grant, bargain, sell and convey unto Oklahoma B'NAI B'BRITH HILLEL FOUNDATION,
A Corporation

second part, the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

The West 152.5 feet of Lot Sixteen (16),

Lincoln Addition to the City of Norman, Oklahoma,

as shown on the recorded plat thereof -



together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

To Have and to Hold said described premises unto the said part y of the second part its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, and judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 15th day of August 19 52

Monnie E. Samuels

INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma, Cleveland County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of August 19 52, personally appeared

Monnie E. Samuels, a widow -

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My Commission Expires June 18-1953 *Fernal Adkins*
Notary Public

