




Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA 2223-12

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

APPLICANT(S) 	ADDRESS OF APPLICANT <u>125 W. Himes</u>
NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Robert Spencer 4058869679</u>	EMAIL ADDRESS <u>tilealott7@gmail.com</u>

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 24 and the West half (W/2) of Lot 25, in Block 19, of Highland Addition.

Requests Hearing for:

☒ VARIANCE from Chapter 36, Section 516(c)4 and 5

☐ SPECIAL EXCEPTION to _____

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

This is a legal, non conforming lot. It is 37.5 feet wide, so it is 12.5 feet or 25% under the soft requirement on section 516(c)4 of the zoning ordinance. Also, the lot area 4875 sq. ft, 125 sq. ft or 2.5% under the 5000 sq. ft requirement on section 516(b)5.

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

SIGNATURE OF PROPERTY OWNER(S):

ADDRESS AND TELEPHONE:

P.O. Box 2308 Norman, OK 73070
405-514-7095

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 516(c)(4)&(5)

☐ SPECIAL EXCEPTION to _____

Date Submitted:

4-4-2023

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: _____

I, Howard Fink, 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:

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: _____

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



BOARD OF ADJUSTMENT
FUNCTION AND REVIEW PROCEDURES

(Revised 01/21)

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

EXISTING VARIANCE CONDITIONS:

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

Yes, it is a legal, non conforming lot, $37.5 \times 130_{sq.ft} = 4875_{sq.ft}$

Attest

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

Highland addition was platted in 1902... with 25' wide lots. Many of the paper-ties combined two lots for a parcel of 50' x 130'. There are at least four lots of a similar size in blocks 19 and 20.

The existing house was built in 1935.

Attest

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

See the above answer.

Attest

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:

The properties mentioned in number two above, have all been developed.

Attest

