



Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA 2223-14

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

APPLICANT(S) <u>Brent Swift on behalf of Sue and Vytautas Ringus, the homeowners</u>	ADDRESS OF APPLICANT <u>530 W Eufaula St</u> <u>Norman, OK 73069</u>
NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>Brent Swift</u> <u>405-364-3002</u>	EMAIL ADDRESS <u>brentswift@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)

WAGGONER N 100' LOTS 17-19 BLK 19

Requests Hearing for:

☒ VARIANCE from Chapter 36, Section 514(d)(2)

☐ SPECIAL EXCEPTION to _____

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

The project reduces the property's overall building footprint.
It also allows to save all the trees on the property.
The building's presence is also reduced along the street's edge.

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

SIGNATURE OF PROPERTY OWNER(S):

ADDRESS AND TELEPHONE:

530 W Eufaula St
Norman, OK 73069

- ☒ 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(d)(2)
☐ SPECIAL EXCEPTION to _____

Date Submitted:

4-5-2023

Checked by:

mt



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:

The request for Variance is to allow a large/mature tree to remain on the site and to simply replace the existing small house footprint.

Attest

[Signature]

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

The applicant is not aware of others in the same district having a similar request and reciting approval. However, not allowing this request will result in relocating the structure that will impact mature trees that the applicant is trying to preserve.

Attest

[Signature]

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

The actions do result from the applicants goal of constructing a garage at the rear of the property. However, again, the location of the garage is crucial to save the trees. If you visit the site, you will see why the applicant is going to such lengths to keep the trees.

Attest

[Signature]

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 opportunity for any citizen to request a Variance from Board of Adjustment is available. Approval of this request will allow the applicant to construct the garage, protect the vehicles/investments and preserve the trees.

Attest

[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: April 5, 2023

I, Sue Ringus, 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:

530 W Eufaula
Norman, OK 73069

305 College Ave
Norman, OK 73069

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: [Signature]

Address: 530 W Eufaula St Norman OK

Agent's Signature: [Signature]

Address: P.O. Box 305
Norman, ok. 73070

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 5th day of April, 2023, personally appeared Sue Ringus, 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)



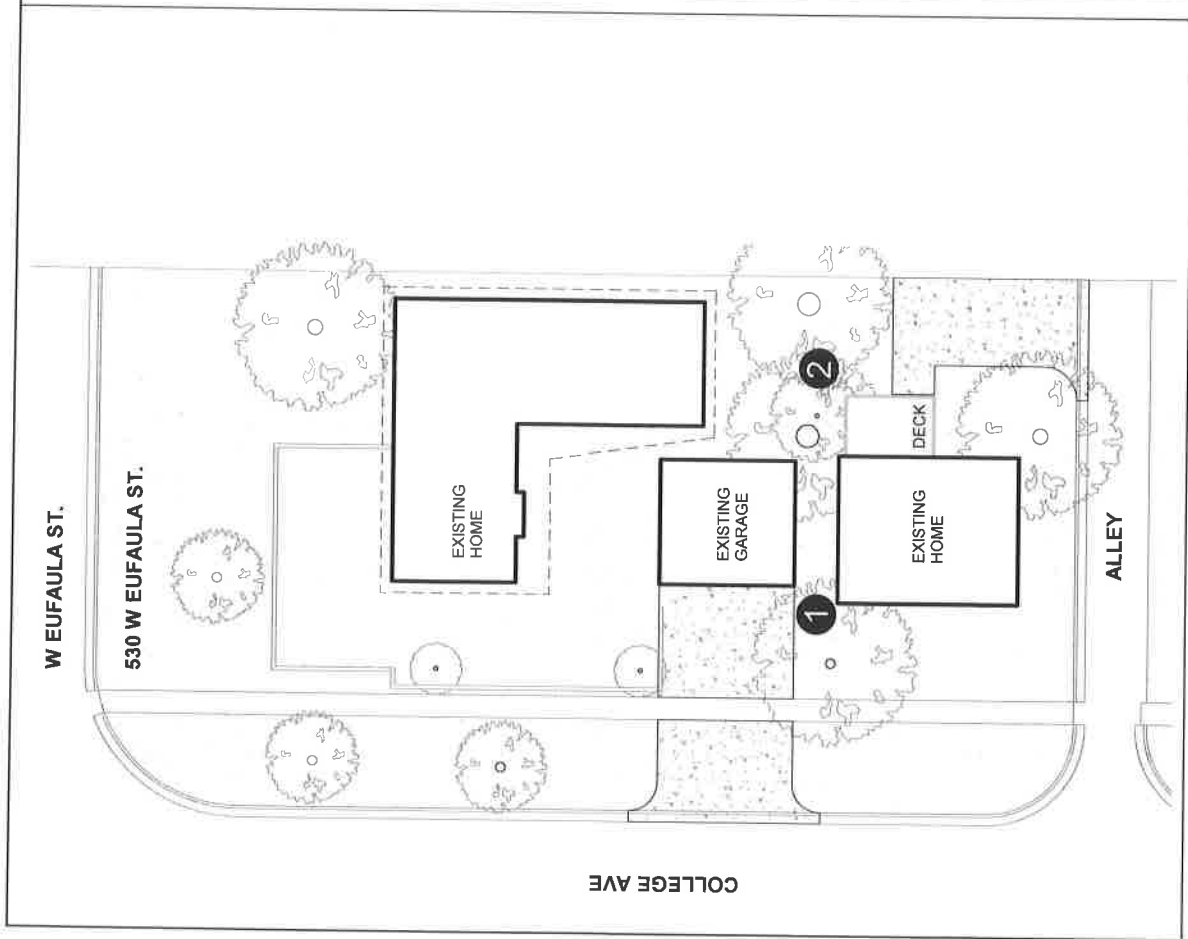
My commission expires:

06-16-2026

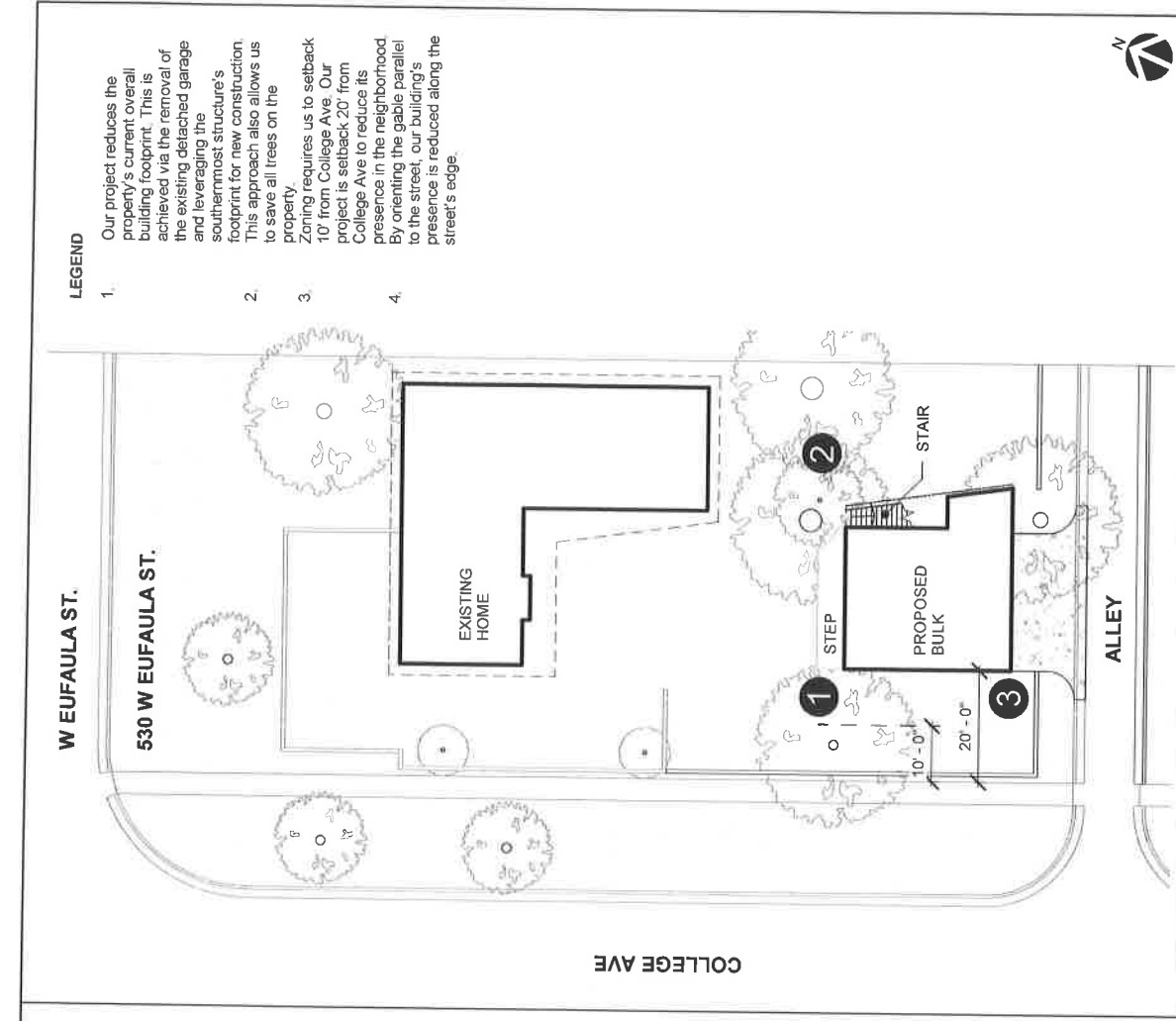
[Signature]
Notary Public

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

Signature: [Signature]
Title: Admin Tech IV
CITY OF NORMAN



EXISTING SITE PLAN



PROPOSED SITE PLAN - NOT FOR CONSTRUCTION

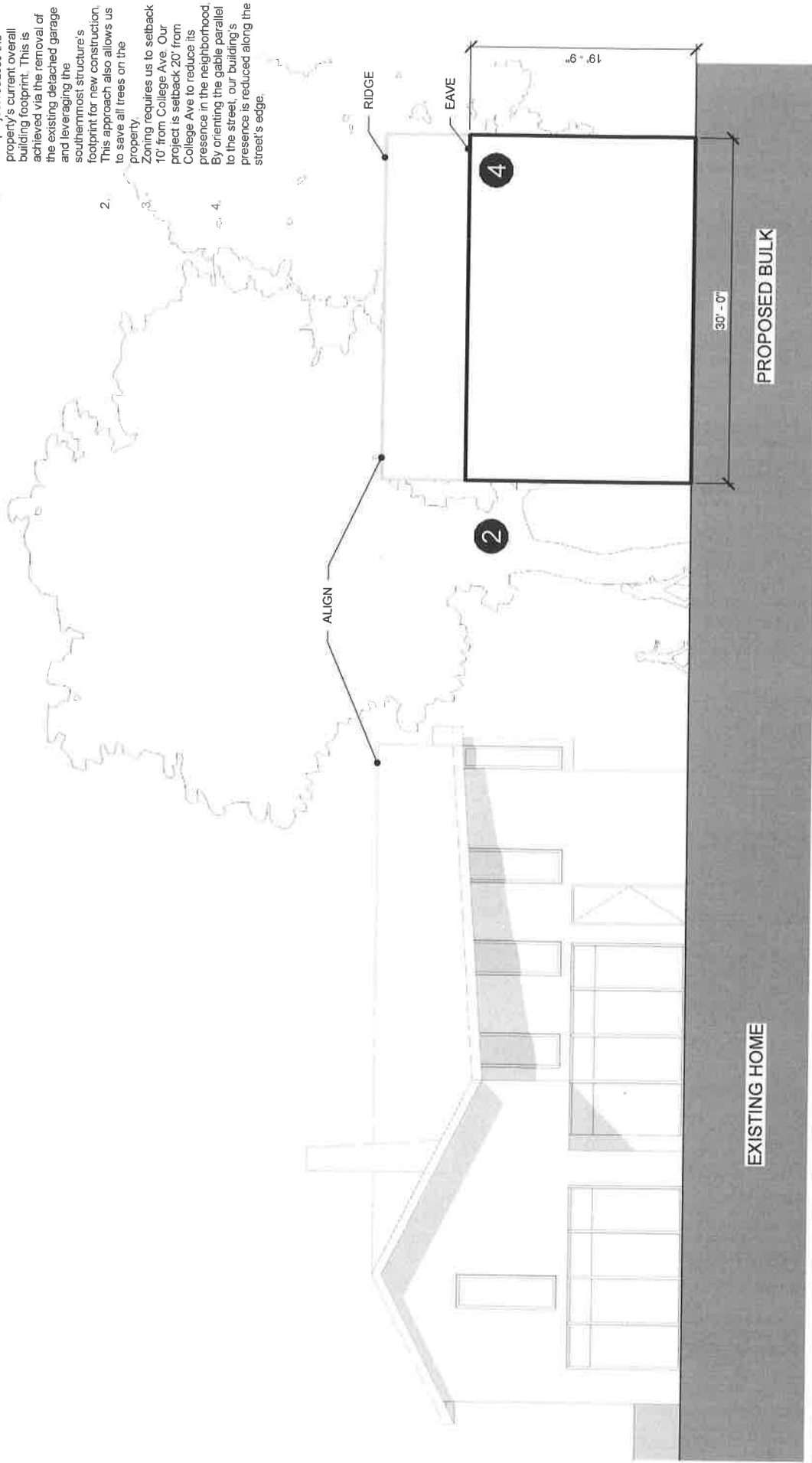
LEGEND

1. Our project reduces the property's current overall building footprint. This is achieved via the removal of the existing detached garage and leveraging the southernmost structure's footprint for new construction. This approach also allows us to save all trees on the property.
2. Zoning requires us to setback 10' from College Ave. Our project is setback 20' from College Ave to reduce its presence in the neighborhood. By orienting the gable parallel to the street, our building's presence is reduced along the street's edge.
- 3.
- 4.



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SITE ELEVATION - NOT FOR CONSTRUCTION

SCALE IN FEET

