



Central Norman  
ADMINISTRATIVE DELAY APPEAL

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

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) Cecil Powell	ADDRESS OF APPLICANT 1511 morland Ave
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) Cody Ross 405 826 9251	EMAIL ADDRESS SERVICE@MYTWOBODDIES.COM
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Legal Description of Property: University HTS LOT 33 BLK 1

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**Requests Hearing for:**  
 CENTRAL NORMAN ADMINISTRATIVE DELAY

**Detailed Justification for above appeal** (refer to attached Resolution and justify request according to requirements therefor):

See attached

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

SIGNATURE OF PROPERTY OWNER(S):  
Cecil Powell

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ADDRESS AND TELEPHONE:  
1511 Morland Ave  
(703) 407-6451

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OFFICE  
USE  
ONLY

FILED IN THE OFFICE  
 OF THE CITY CLERK  
 ON 4/20/17

Date Submitted: \_\_\_\_\_  
 Checked by: \_\_\_\_\_

Thursday, April 20, 2017

Norman City Council:

Recently, we have been made aware of a building freeze in Ward 4. We understand the reasoning and have full respect for the decision, it is our hope that we will be granted an appeal in regards to this Single-Family Home. The current owner/applicant purchased this home back in 2010 as a project home and over the years improvements have been made, increasing value and curb appeal. Recently, the owner/applicant's life has changed, he is getting married and bringing a child into the home. With this he hopes to expand his very small office into a master suite bedroom to accommodate a larger family. Still, maintaining a single-family dwelling. After extensive planning, the owner/applicant found out that all new construction has been frozen to keep multi-family dwellings from being built and over populating the already congested area.

The owner/applicant has full intent to preserve the integrity of the neighborhood. The addition to the home will be designed and constructed with uniformity of the neighborhood in mind. The zoning is R-1 and the home will still remain as a single-family structure. As you can see by the drawings, the addition will turn the office into a master bedroom suite. In the plans and images, this addition is in the rear of the home and does not affect any neighbors or other structures. The home is currently a 2 bed, 1 bath, 1 living room, 1 office, 1 kitchen and approximately 1,184 square feet. After the addition, the home will be a 3 bed, 2 bath, 1 living room, 1 kitchen and approximately 1,394 square feet. Going from 1 resident to 3.

The owner/applicant feels this addition protects the public's health, safety and general welfares. The addition improves the quality of life for the owner/applicant and remains in harmony with the existing character. It is our hope that the City Council will see the value and importance of granting this appeal.

Thank you in advance for your consideration.

**Temporary Administrative Delay – Central Norman Study Area**  
**Resolution R-1617-72**

Date: April 20, 2017

Address: 1511 Madland Norman OK

Applicant: Cecil Powell

Your application(s) for a building permit for \_\_\_\_\_ at the above address has been rejected based on the City Council adopted "Temporary Administrative Delay" for the "Central Norman Study Area" (see attached map). City Council adopted this Resolution on January 10, 2017, and your property is located within the area of the Administrative Delay. This Administrative Delay is for a period of six (6) months and includes applications for new construction, addition and alteration of residential buildings, demolition of residential buildings, and new pavement, as well as platting and rezoning of residential property located within the area designated on the attached map.

Included in the Resolution of the Administrative Delay is the option to appeal the denial. City Council recognized that applicants should have the right to appeal a denial if the applicant believes the decision to deny an application is unreasonable. Such appeal shall be filed with the Clerk of the Council within ten (10) business days after receiving this written notification.

For your reference, attached is a copy of Resolution R-1617-72. Included in the copy are the steps to file your appeal with the Clerk, page 3, as well as the map outlining the area covered by the Administrative Delay.

Applicant Signature: Cecil Powell

Printed Name: Cecil Powell

E-Mail & Phone: service@mytwobuddies.com (703) 407-6451

Application Number For Tracking Purposes Only: \_\_\_\_\_

Planning & Community Development  
Janay Greenlee-Warnken  
405-366-5437  
janay.greenlee@normanok.gov





# Construction Permit Application

## 1 & 2 Family Dwelling & Related Residential Construction

City of Norman Development Services Division 201 W. Gray St., Bldg. A Norman, OK 73069  
(405) 366-5339 Permits (405) 366-5445 Fax

RECEIVED  
Development Serv

Permit No. 17-1350

APR 11 2017

Time 8:40 By JY+JK

<b>PROJECT ADDRESS</b> <u>1511 Norland Ave Norman, Ok</u>	<b>BLOCK</b> <u>1</u>	<b>LOT</b> <u>33</u>	<input type="checkbox"/> SUBDIVISION <u>Univ. #15</u> <input type="checkbox"/> NRCOS* <input type="checkbox"/> WARRANTY DEED (SEE ATTACHED)	<b>LOT LINE ADJUSTMENT REQUIRED</b> <input type="checkbox"/> NO <input type="checkbox"/> YES #
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<b>CONTACT NAME</b> <u>Cody L. Ross</u>	<b>PHONE #</b> <u>(405)-826-9251</u>	<b>Valuation</b> <u>\$ 40'000<sup>00</sup></u>
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<b>OWNER NAME:</b> <u>Cecil Gregory Powell</u> <b>ADDRESS:</b> <u>1511 Norland Ave</u> <b>CITY:</b> <u>Norman</u> <b>STATE:</b> <u>OK</u> <b>ZIP:</b> _____ <b>PHONE #:</b> _____ <b>FAX:</b> _____ <b>CELL PHONE #:</b> <u>(703)-407-6451</u> <b>E-MAIL ADDRESS:</b> _____	<b>CONTRACTOR:</b> <u>Two Buddies (Cody Ross)</u> <b>ADDRESS:</b> <u>8500 Benny Bruce St</u> <b>CITY:</b> <u>Norman</u> <b>STATE:</b> <u>OK</u> <b>ZIP:</b> <u>73026</u> <b>PHONE #:</b> <u>(405)-826-9251</u> <b>FAX:</b> _____ <b>CELL PHONE #:</b> <u>↑ Same</u> <b>E-MAIL ADDRESS:</b> <u>service@mytwobuddies.com</u>
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**PROJECT DESCRIPTION**

<input type="checkbox"/> Single Family Detached <input type="checkbox"/> Townhome <input type="checkbox"/> Two Family Home (Duplex) <input type="checkbox"/> Guesthouse <input type="checkbox"/> Garage Apartment	<input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Storm Shelter <input type="checkbox"/> Fire Repair	<input type="checkbox"/> Storage Building <input type="checkbox"/> Garage/Shop <input type="checkbox"/> Cabana <input type="checkbox"/> Barn	<input checked="" type="checkbox"/> Carport <input type="checkbox"/> Paving, Right of Way/Driveway <input checked="" type="checkbox"/> Paving, Private <input type="checkbox"/> Other
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<b>Lot Area:</b> <u>7,695<sup>0</sup></u>	<b>Project Area*:</b> <u>14' X 23'</u>	<b>Living area*:</b> <u>327<sup>0</sup></u>	<b>Paving Area*:</b> <u>NA</u>
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<b>Water Solution:</b> <input type="checkbox"/> New Meter: Size _____ <input checked="" type="checkbox"/> Existing Meter <input type="checkbox"/> New Well <input type="checkbox"/> Existing Well	<b>Sewer Solution:</b> <input type="checkbox"/> New Public Sewer Tap <input checked="" type="checkbox"/> Existing Public Sewer Tap <input type="checkbox"/> New Septic/Other <input type="checkbox"/> Existing Septic
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If this project includes:  ELECTRICAL  MECHANICAL  PLUMBING/GAS **THEN SEPARATE PERMITS ARE REQUIRED**

The granting of a permit or approval of plans shall not be construed as permission to violate any federal, state or local laws. Special notice is hereby given that additional requirements, notices and regulations will be printed on the permit and plans and that all additional requirements, notices and regulations and all laws and ordinances governing this type of work will be complied with whether specified herein or not. This permit becomes null and void if the authorized work or construction is not commenced, is suspended or abandoned after work is commenced, if no inspections are obtained, or if the permit is not issued within a 6 month period. This permit requires final inspections and a Certificate of Completion or Certificate of Occupancy.

**Signature** I agree to abide by all laws and ordinances governing this type of work whether specified herein or not and hereby certify that I have read and examined this application and know the same to be true and correct.

**Printed Name** Cody L. Ross **E-mail** service@mytwobuddies.com

**Signature** Cody L. Ross  Owner  Agent of Owner  Contractor **Date** 11 APR 2017

Notice: Application must include two (2) copies of a site plan, floor plan and all elevations drawn to City standards. Projects using septic systems as a sewer solution must provide a soil profile test. A soil profile test is provided by the Department of Environmental Quality, Purcell, Oklahoma, (405) 527-8738. Projects not in platted areas, subdivisions or without a NRCOS must provide a copy of the warranty deed. Warranty deeds may be purchased at the Cleveland County Court House, Norman, Oklahoma, (405) 366-0240.

NOTICE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. MAIL OR DELIVER TO: Building Permits & Inspections (405)366-5339 Permits 201 W. Gray St., Bldg A (405)366-5333 Inspections Norman, OK 73069 (405)366-5445 Fax

<b>Lot size area</b> <u>7695</u> sf <b>Project area</b> <u>327</u> sf <b>Living area</b> <u>327</u> sf <b># of units</b> _____ <b># of stories</b> _____ <b>Req. Parking</b> <u>NA</u> <b>Building Footprint</b> Existing _____ sf New/Proposed <u>627</u> sf Total Coverage <u>1327</u> sf % Bldg Coverage <u>33</u> % <b>Paving/Other</b> Existing <u>NA</u> sf New/Proposed <u>192</u> sf Total Coverage <u>192</u> sf % Paving Coverage <u>2</u> %	<b>Total Impervious Coverage:</b> <u>35</u> % <b>Total Impervious Coverage:</b> Must be less than 65 % and paving can be no more than 50% Front Yard, or 70% Front Yard with 3 car garage. Total <u>35</u> % Front <u>EXIST.</u> % Date of CO (if applicable) <u>NA</u>	<b>Water System</b> <u>Public</u> <b>Sewer System</b> <u>Public</u> <b>Easements:</b> 1 _____ 2 <u>None</u> 3 _____ 4 _____ <b>Setback Distance:</b> Directional indicators req.: (N/S/E/W,...) Front <u>Existing</u> Rear <u>0'</u> Right <u>0'</u> Left <u>36'</u> Engineering Permit <u>NO</u>	<b>Park No.</b> <u>NA</u> <b>Ward</b> _____ <b>Census Tract</b> _____ <b>Census Block</b> _____ <b>Zoning</b> <u>R-1</u> <b>Flood Zone</b> <u>NO</u> <b>Historic District</b> _____ <b>Core Area</b> <u>Yes</u> <b>Special Planning Area</b> <u>Yes</u> <b>Total Fees \$</b> <u>37600</u> <b>Plan Rev \$</b> <u>0</u> (DUE AT SUBMITTAL) <b>Balance Due \$</b> <u>37600</u>	<b>Building Official:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>See Notes on:</b> <input type="checkbox"/> Permit <input type="checkbox"/> Plans <b>Public Works/Engineering:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>See Notes on:</b> <input type="checkbox"/> Permit <input type="checkbox"/> Plans <b>Planning:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <u>[Signature]</u> <u>4/19/17</u> <b>See Notes on:</b> <input type="checkbox"/> Permit <input type="checkbox"/> Plans <b>HD/Code Official:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <b>See Notes on:</b> <input type="checkbox"/> Permit <input type="checkbox"/> Plans
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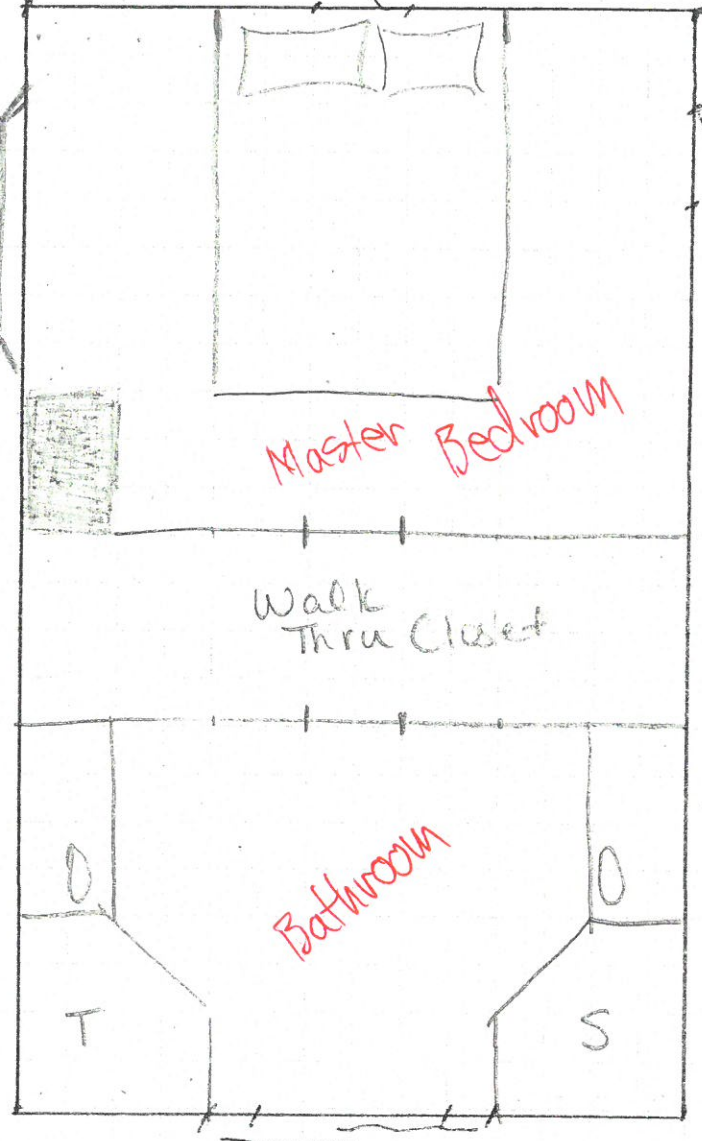
5

Existing office  
X Door  
↓

Bay Window  
→

23'

14'



Master Bedroom

Walk Thru Closet

Bathroom

T

S



→ Could do 2 sep closets w/ saloon doors into bathroom

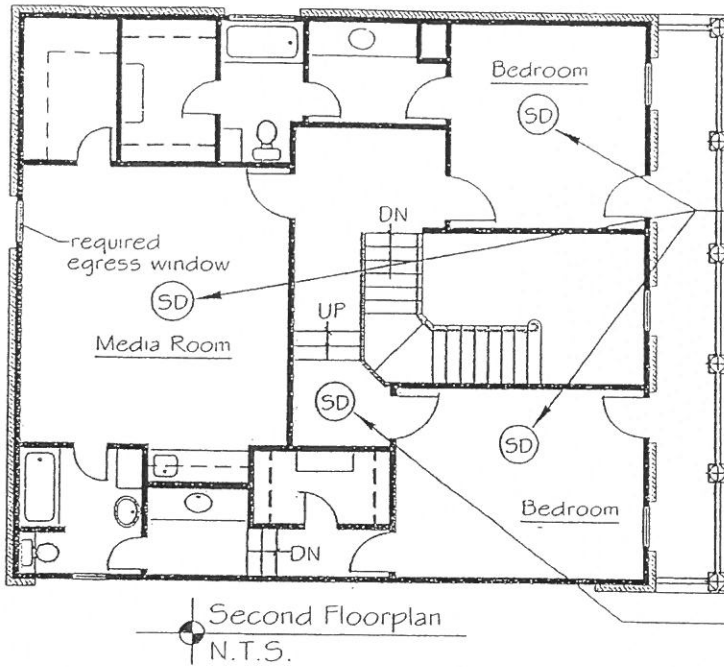
→ Could eliminate vanity + make shower + W.C.







# A VISUAL GUIDE TO SMOKE ALARM REQUIREMENTS



## INTERNATIONAL RESIDENTIAL CODE 2009 Edition, Section R314:

Smoke alarms shall be installed in the following locations:

1. In each sleeping room\*
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basement but not including crawl spaces and uninhabitable attics.

In dwellings with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

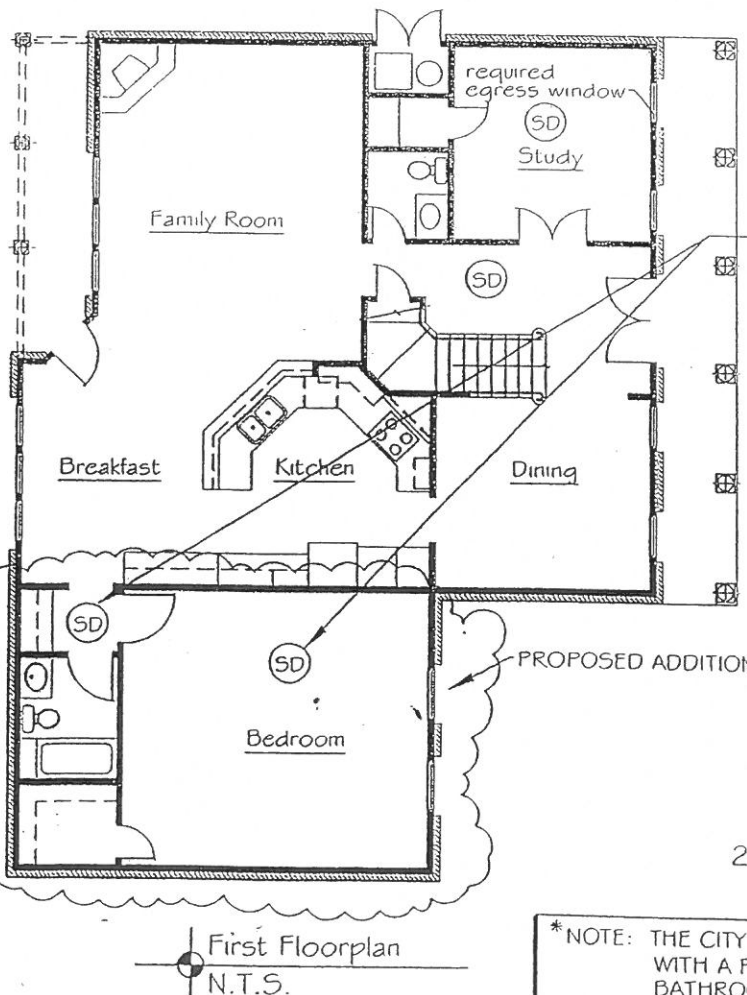
When more than one smoke alarm is required to be installed within a dwelling, the alarm devices shall be hard-wired & interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the dwelling.

### ALTERATIONS & ADDITIONS:

When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the dwelling shall be provided with smoke alarms located as required for new dwellings (see above); the smoke alarms shall be interconnected and hard-wired.

### EXCEPTIONS TO UPGRADING:

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.
2. Repairs to the exterior surfaces of dwellings are exempt from these requirements.



\* NOTE: THE CITY OF NORMAN DEFINES A SLEEPING ROOM AS ANY ROOM WITH A PRIVACY DOOR AND A CLOSET OR ACCESS TO A BATHROOM REGARDLESS OF THE OCCUPANT'S INTENDED USE.





# Construction Permit Application

## 1 & 2 Family Dwelling & Related Residential Construction

City of Norman Development Services Division 201 W. Gray St., Bldg. A Norman, OK 73069  
(405) 366-5339 Permits (405) 366-5445 Fax

DEVELOPMENT  
Development Serv

APR 11 2017

Permit No.

17-1357

Time 8:00 By JYKJK

PROJECT ADDRESS <u>1511 Morland Ave Norman, Ok</u>	BLOCK <u>1</u>	LOT <u>33</u>	<input checked="" type="checkbox"/> SUBDIVISION <u>Univ. Hts.</u> <input type="checkbox"/> NRCOS* <input type="checkbox"/> WARRANTY DEED (SEE ATTACHED)	LOT LINE ADJUSTMENT REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES #
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CONTACT NAME <u>Cody L. Ross</u>	PHONE # <u>(405)-826-9251</u>	Valuation <u>\$ 6,000.00</u>
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OWNER NAME: <u>Cecil Gregory Powell</u>	CONTRACTOR: <u>Two Buddies (Cody Ross)</u>
ADDRESS: <u>1511 Morland Ave</u>	ADDRESS: <u>8500 Benny Bruce St</u>
CITY: <u>Norman</u> STATE: <u>OK</u> ZIP: _____	CITY: <u>Norman</u> STATE: <u>OK</u> ZIP: <u>73026</u>
PHONE #: _____ FAX: _____	PHONE #: <u>(405)-826-9251</u> FAX: _____
CELL PHONE #: <u>(703)-407-6451</u>	CELL PHONE #: <u>Same</u>
E-MAIL ADDRESS: _____	E-MAIL ADDRESS: <u>service@mytwobuddies</u>

PROJECT DESCRIPTION

<input type="checkbox"/> Single Family Detached	<input type="checkbox"/> Addition	<input type="checkbox"/> Storage Building	<input checked="" type="checkbox"/> Carport
<input type="checkbox"/> Townhome	<input type="checkbox"/> Remodel	<input type="checkbox"/> Garage/Shop	<input type="checkbox"/> Paving, Right of Way/Driveway
<input type="checkbox"/> Two Family Home (Duplex)	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Cabana	<input checked="" type="checkbox"/> Paving, Private
<input type="checkbox"/> Guesthouse	<input type="checkbox"/> Storm Shelter	<input type="checkbox"/> Barn	<input type="checkbox"/> Other _____
<input type="checkbox"/> Garage Apartment	<input type="checkbox"/> Fire Repair		

Lot Area: <u>7695.0</u>	Project Area*: <u>12' X 30'</u>	Living area*: <u>NA</u>	Paving Area*: <u>12' X 16'</u>
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Water Solution: <u>NA</u> <input type="checkbox"/> New Meter: Size _____ <input type="checkbox"/> Existing Meter <input type="checkbox"/> New Well <input type="checkbox"/> Existing Well	Sewer Solution: <u>NA</u> <input type="checkbox"/> New Public Sewer Tap <input type="checkbox"/> Existing Public Sewer Tap <input type="checkbox"/> New Septic/Other <input type="checkbox"/> Existing Septic
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If this project includes:  ELECTRICAL  MECHANICAL  PLUMBING/GAS THEN SEPARATE PERMITS ARE REQUIRED

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Printed Name: Cody L. Ross E-mail: service@mytwobuddies.com

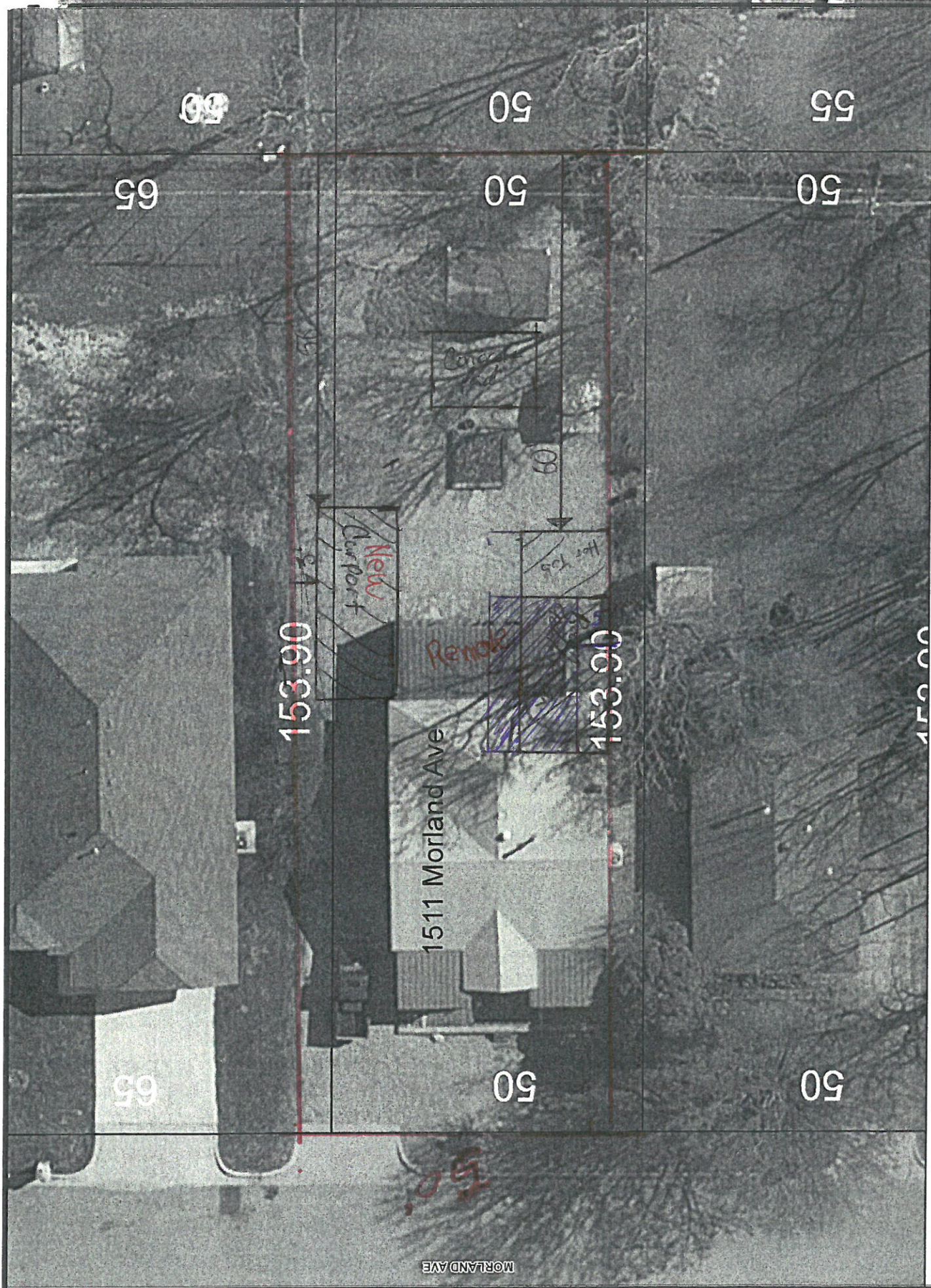
Signature: Cody L. Ross  Owner  Agent of Owner  Contractor Date: 11 APR 2017

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Lot size area <u>7695</u> sf	Total Impervious Coverage: <u>35</u> %	Water System <u>Group</u>	Park No. <u>NA</u>	Building Official: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Project area <u>350</u> sf	Total Impervious Coverage: <u>35</u> %	Sewer System <u>Group</u>	Ward _____	
Living area <u>NA</u> sf	Must be less than 65 % and paving can be no more than 50% Front Yard, or 70% Front Yard with 3 car garage.	Easements: 1 _____ 2 <u>Group</u> 3 _____ 4 _____	Census Tract _____	See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans
# of units _____		Setback Distance: Directional indicators req: (N/S/E/W...) Front <u>Existing</u> Rear <u>35'</u> Right <u>35'</u> Left <u>35'</u>	Census Block _____	Public Works/Engineering: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
# of stories _____			Flood Zone <u>NO</u>	See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans
Req. Parking _____			Historic District <u>NO</u>	Planning: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied
Building Footprint			Core Area <u>Yes</u>	See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans
Existing <u>1856</u> sf			Special Planning Area <u>Yes</u>	HD/Code Official: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A
New/Proposed <u>622</u> sf			Total Fees \$ _____	See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans
Total Coverage <u>2478</u> sf			Plan Rev \$ _____	
% Bldg Coverage <u>33</u> %			(DUE AT SUBMITTAL)	
Paving/Other			Balance Due \$ _____	
Existing <u>NA</u> sf	Front <u>Exist.</u> %			See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans
New/Proposed <u>197</u> sf	Date of CO (if applicable) _____	Engineering Permit <u>NO</u>		
Total Coverage <u>197</u> sf				
% Paving Coverage <u>2</u> %				





MORLAND AVE

153.90

153.90

1511 Morland Ave

New Airport

Reno

60.54

60

65

50

50

65

50

50

65

50

55