

**J. KELLY WORK**

**ATTORNEY AT LAW**

HIGHTOWER BUILDING  
105 NORTH HUDSON, SUITE 304  
OKLAHOMA CITY, OK 73102

PHONE: (405) 232-2790  
FAX: (405) 232-3966  
EMAIL: JKWORK@SBCGLOBAL.NET

July 19, 2013

**Via First Class Mail**

Mayor Cindy Rosenthal  
City of Norman  
P.O. Box 370  
Norman, Oklahoma 73070

OFFICE OF  
MAYOR  
JUL 22 2013

**Re: Protest to Proposed Rezoning**  
**Location: 1217 S. Berry Rd; SE Corner of Lindsey and Berry (PD 13-15)**  
**To be heard on August 27, 2013**

Dear Mayor Rosenthal:

I am representing Mr. Hugh Ledbetter who resides next door to the east (and to the north of part) of the property that is the subject of the requested rezoning from R-1 to C-2, located at 1217 Berry Rd. Mr. Ledbetter's property is at 1104 W. Lindsay St. and is approximately 1 and 1/2 acres in size. We are opposed to the rezoning and request that it be denied. The Norman Planning Commission voted to recommend denial of the application at their hearing held June 11, 2013.

Enclosed is an aerial photo that shows the subject property labeled 1217 South Berry Road. Also labeled is the property owned by Hugh Ledbetter.

The property that is requested for rezoning is adjacent to the tract on the SE corner of Berry and Lindsey, where the Texadelphia restaurant was. The applicant has stated their intention to build a parking lot to serve the corner lot, where they propose to open another restaurant. At the pre-development meeting prior to the Planning Commission hearing, the applicant stated that they have not made a determination as to the type of restaurant to be located on the corner.

The expansion of C-2 commercial zoning will adversely affect Mr. Ledbetter and the other residents of the area. It will allow intensification of the use and result in more noise, traffic, and trash. C-2 commercial is not compatible adjacent to R-1 use. The size of the existing C-2 tract on the corner does somewhat restrict its use from some general commercial uses, but that is a good thing since it is located directly adjacent to single-family residential use. Adding additional C-2 zoned property on this corner, extending into the area behind Mr. Ledbetter's property, will dramatically expand and intensify the commercial use of this corner, much to the detriment of Mr. Ledbetter and his neighbors. These residents have been there a long time and should not be made to suffer by expansion of the incompatible commercial uses on this corner.

We urge you to accept the recommendation of the Planning Commission and deny this application. By doing so, you will protect the character of the residential area and avoid the adverse effects that would otherwise result. If you would care to visit about this matter or if you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Kelly Work', with a large, stylized flourish extending to the right.

J. Kelly Work

Attorney for Hugh E. Ledbetter

cc: Hugh E. Ledbetter



Ledbetter  
Property

Subject Property  
1217 S. Berry Rd.

1104 W Lindsey St, Norman, OK 73069, USA

© 2012 Google

NORTH



Imagery Date: 8/9/2012 35°12'12.54" N 97°27'29.60" W elev: 1151 ft eye alt: 1857 ft