

Nick Merkley
3801 Tayport Street
Norman, Oklahoma 73072
405-203-0265

October 15, 2014

Norman City Clerk
201 West Gray
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10-16-14


Re: Consent to Encroach – Account No. R0098092 – Parcel ID No. NC29 CASC1 1
17 001

Dear City Clerk,

Over eight years ago, I built a playhouse for my daughters in my backyard. The playhouse is shingled and painted to match my home. I recently learned from Joe Schier, City Code Compliance Inspector, the playhouse encroaches upon the utility easement. Accordingly, I am applying for consent to encroach upon the easement. I have enclosed a check for the \$400 application fee and an aerial photograph depicting the playhouse and its location relative to the easement. If a utility requires access to the easement, I will promptly move the playhouse and return it to its location upon completion of the utility work. My friend and colleague, Blaine Nice, has discussed this request with both Joe Schier and Ken Danner, and I have sent both gentlemen copies of this request for their records.

Should you need any additional information from me, please do not hesitate to call me at my office (405-232-0621) or my home (405-203-0265). Your consideration and approval of this request is greatly appreciated.

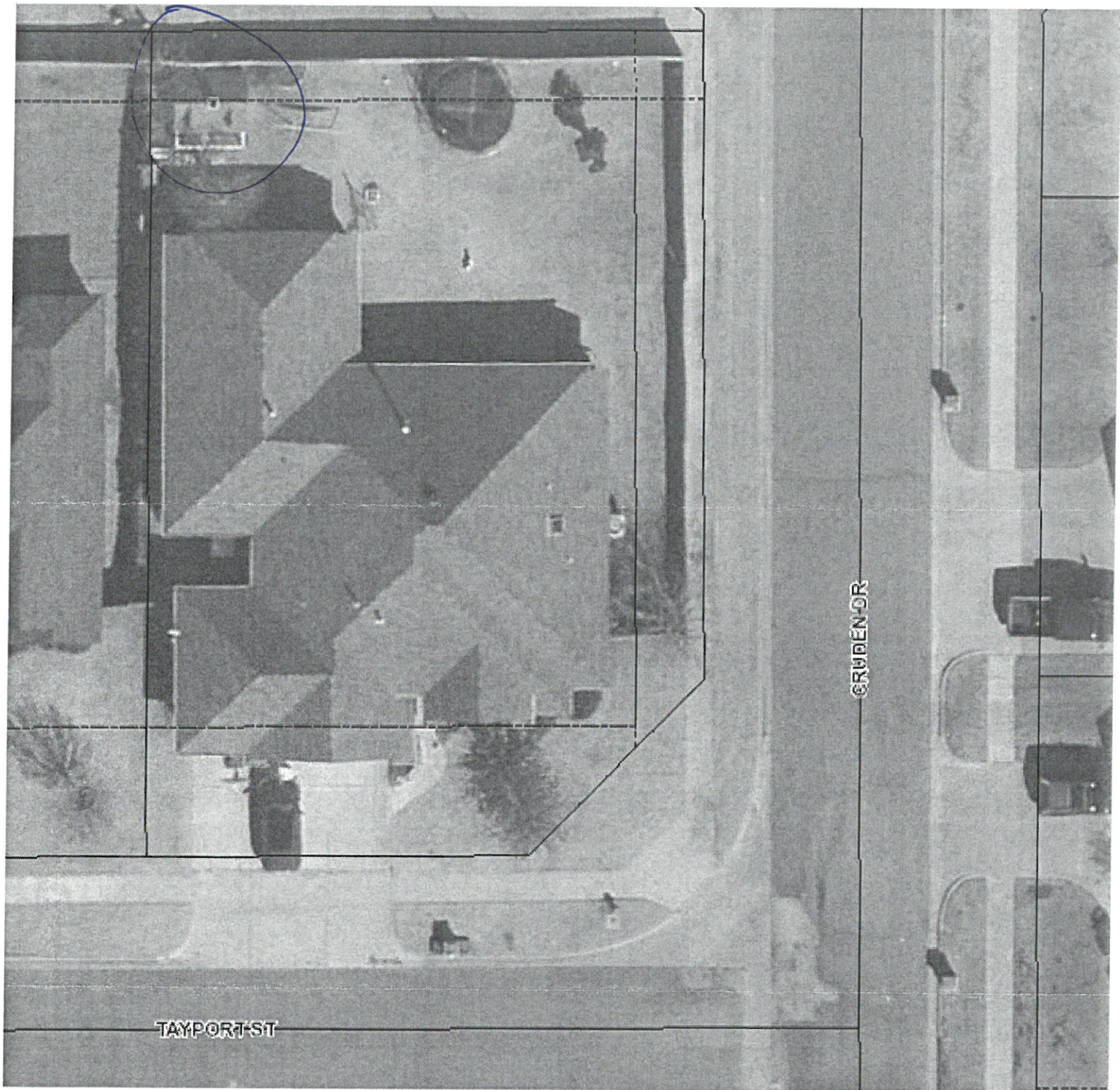
Sincerely,



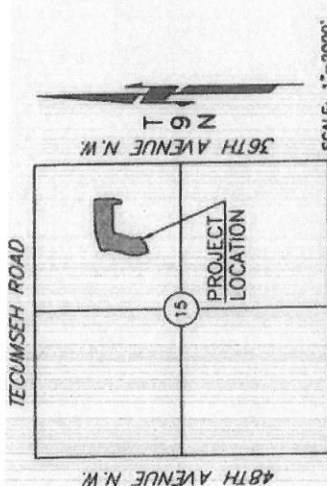
Nick Merkley

Enclosures: (1) Check No. 3339 for \$400 payable to The City of Norman; and
(2) Aerial photograph of home and playhouse at 3801 Tayport Street,
Norman, OK 73072

cc: R. Blaine Nice, Esq.
Joe Schier
Ken Danner



A PLANNED UNIT DEVELOPMENT A PART OF THE N.E. 1/4, SECTION 15, T9N, R3W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



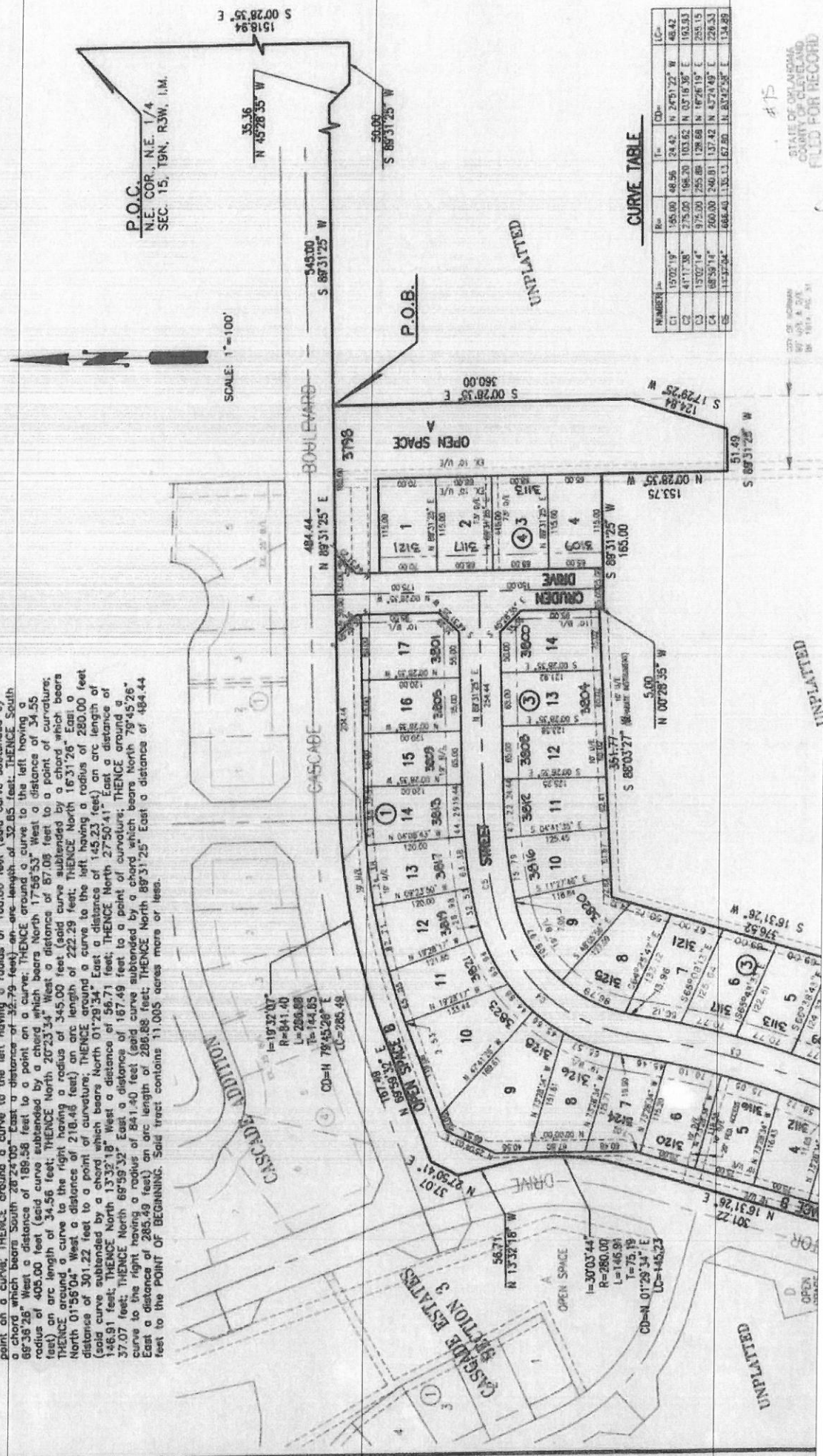
TECUMSEH ROAD
 48TH AVENUE N.W.
 36TH AVENUE N.W.
 15TH AVENUE N.W.
 PROJECT LOCATION
 SCALE: 1"=2000'

LEGAL DESCRIPTION

Being a part of the N.E. 1/4, Section 15, Township 9 North, Range 3 West, I.M., Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

Commencing at the N.E. corner of said N.E. 1/4; Thence South 00°28'35" East along the East line of said N.E. 1/4 a distance of 1518.94 feet; Thence South 88°31'25" West a distance of 50.00 feet to a point on the West right-of-way line of 36th Ave. N.W.; Thence North 45°28'35" West a distance of 35.36 feet to a point on the South right-of-way line of Cascade Blvd.; Thence South 89°31'25" West a distance of 545.00 feet to the POINT OF BEGINNING;

THENCE South 00°28'35" East a distance of 360.00 feet; THENCE South 17°29'25" West a distance of 124.84 feet; THENCE South 89°31'25" West a distance of 51.49 feet; THENCE North 00°28'35" West a distance of 153.75 feet; THENCE South 89°31'25" West a distance of 165.00 feet; THENCE North 00°28'35" West a distance of 5.00 feet; THENCE South 88°03'27" West a distance of 351.77 feet; THENCE South 16°31'26" West a distance of 376.52 feet; THENCE South 01°41'48" East a distance of 115.00 feet; THENCE South 35°16'11" East a distance of 20.13 feet; THENCE South 07°28'48" West a distance of 118.88 feet to a point on a curve; THENCE around a curve to the left having a radius of 160.00 feet (said curve subtended by a chord which bears South 28°24'00" East a distance of 32.79 feet) an arc length of 32.85 feet; THENCE South 89°38'28" West a distance of 189.56 feet to a point on a curve; THENCE around a curve to the left having a radius of 405.00 feet (said curve subtended by a chord which bears North 17°55'53" West a distance of 34.55 feet) an arc length of 34.56 feet; THENCE North 20°23'34" West a distance of 87.08 feet to a point of curvature; THENCE around a curve to the right having a radius of 345.00 feet (said curve subtended by a chord which bears North 01°55'04" West a distance of 218.48 feet) an arc length of 222.29 feet; THENCE North 16°31'26" East a distance of 301.22 feet to a point of curvature; THENCE around a curve to the left having a radius of 280.00 feet (said curve subtended by a chord which bears North 01°28'34" East a distance of 145.23 feet) an arc length of 146.91 feet; THENCE North 13°32'18" West a distance of 56.71 feet; THENCE North 27°50'41" East a distance of 37.07 feet; THENCE North 69°59'32" East a distance of 187.49 feet to a point of curvature; THENCE around a curve to the right having a radius of 841.40 feet (said curve subtended by a chord which bears North 79°45'26" East a distance of 285.49 feet) an arc length of 286.88 feet; THENCE North 89°31'25" East a distance of 484.44 feet to the POINT OF BEGINNING. Said tract contains 11.005 acres more or less.



CURVE TABLE

NUMBER	Δ	Rm	Tm	CDm	LCm
C1	150°21'19"	155.00	48.56	24.42	N 24°51'22" W 46.42
C2	41°11'38"	275.00	164.20	103.62	N 02°15'56" E 163.53
C3	150°21'19"	975.00	255.88	128.68	N 16°26'19" E 255.15
C4	68°59'14"	260.00	240.81	137.42	N 43°24'49" E 226.53
C5	11°32'04"	468.40	135.13	67.80	N 83°42'58" E 134.89

STATE OF OKLAHOMA
 COUNTY OF CLEVELAND
 FILED FOR RECORD
 #15

NOTED BY
 8/1/03, A. J. J.
 8/1/03, A. J. J.

office memorandum



TO: Leah Messner, Assistant City Attorney

FROM: Jane Hudson, Principal Planner

DATE: December 8, 2014

SUBJECT: Consent to Encroach – No. 1415-3
Lot 17, Block 1, Cascade Estates Addition, Section 1
3801 Tayport Street

Planning and Community Development Staff does not oppose the encroachment of an existing 100 square foot playhouse encroaching into the rear 10-foot utility easement platted for this lot. Were it not for the platted utility easement the applicant would not be in violation as this storage building is under the required 108 square feet to require a building permit and it is not placed on a permanent foundation. The property owner/applicant has agreed to relocate the playhouse if the City needs to access any utility lines in this easement.

The request as submitted on the site plan does not violate any coverage requirements within the Zoning Ordinance.

Since there are no zoning violations associated with the consent to encroach request Planning Staff is not opposed to this request.

Reviewed by: Susan Connors, AICP *Stc*
Director of Planning and Community Development

Cc: Brenda Hall, City Clerk