

O-1617-9

Park/Elm Neighborhood

PROTEST SIGNATURES

REZONING NOTICE LETTER

Greetings from Norman,

You may be already aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification. This group's petition has already secured over 51% of the signatures required by the City of Norman for the issue to be formally brought forward to the Zoning Commission.

How does downzoning from R3 to R1 affect you? In short, it means you may not be able to make improvements to your existing home as you like. Depending on your current improvements, adding a bedroom, bathroom or other additions may all be restricted with an R1 zoning designation versus your existing R3 zoning. With a reclassification to R1, resale values will be diminished according to real estate experts and the City of Norman. All of this is in the name of "preserving our neighborhood" which has evolved slowly with the current zoning for over 75 years and I believe should continue to be allowed to do so.

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Signed letters can be mailed or placed in the mailbox at 473 Elm Avenue, Norman, Oklahoma 73069 and should be received ASAP and prior to September 14, 2016. You are also encouraged to write or email your Ward Representative expressing your opposition to this downzoning and please attend the upcoming public hearing on this subject to be announced by the City soon. Feel free to call or email with questions or comments.

Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com

MJ Bookman

Printed Name: Bridgette Cannon

Signature: Bridgette Cannon

Property Address: 515 W. Comanche St

Date: 9/15/16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

#4

REZONING LETTER (511 W. Commanche)

Greetings from Norman,

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Signed letters can be mailed or placed in the mailbox at 473 Elm Avenue, Norman, Oklahoma 73069 and should be received prior to September 17, 2016. You are also encouraged to write or email your Ward Representative expressing your opposition. Feel free to call or email with questions or comments.

Sincerely,

Tim Sparks

C: 972-899-2467 or tsparks@clmmatrix.com

MJ Bookman 405-321-5036

mj.s.bookman@gmail.com

Printed Name:

Conrad Draper

Signature:



Address:

915 S. Ponca - Residence
511 W. Comanche - Owner

Date:

8/11/16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

25

REZONING LETTER (511 W. Commanche)

Greetings from Norman,

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Sincerely,

Tim Sparks
C: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman 405-321-5036
mj.s.bookman@gmail.com

Printed Name:

Susan Draper

Signature:

Susan Draper

Address:

915 S. Ponca - Residence
511 W. Comanche - Owner

Date:

9/16/16

AS

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

LETTER OF SUPPORT OR PROTEST

I, Matthew Clinton (NAME), am the
Owner (OWNER, MANAGING MEMBER,
TRUSTEE, AGENT, OR OTHER TITLE) of Acorn Residential LLC and 430 w
Comanche LLC (LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which
owns the property located at 430 503 and 507 w (ADDRESS).
Comanche
As such, I am authorized to sign a letter of protest or support. I am


- ☒ OPPOSED TO
☐ IN SUPPORT OF
(Please check one)

the proposed rezoning of property generally located along ELM
AVE/PARK DR.



SIGNATURE

430 - #22
503 - #7
507 - #6

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/3/16 

In favour of retaining R3 (Multi-family) Zoning

Owner's or owners' signature and complete address for each property owned and date:



503 W Comanche

9-11-2016

Matthew Clinton

#7

Acorn Residential, LLC
~~Need signature verification~~
~~Not Counted~~
Received 11-3-16




507 W Comanche

9-11-2016

Matthew Clinton

#6

Same as above



430 W Comanche

9-11-2016

Matthew Clinton

#22

430 W Comanche Properties, LLC
~~Need signature verification~~
~~Not counted~~
Received 11-3-16

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Sincerely,

Tim Sparks
O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/16/16

I am against re-zoning.

Janice Lynn Elliott

*423 W. Comanche
Norman, OK 73069*

8/25/16

*#10
Bergen Property
Management
Need signature
verification
Not Counted*

REZONING NOTICE LETTER

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Sincerely,

Tim Sparks
O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

Printed Name: MARTIN WERNICK

Signature: [Handwritten Signature] #23

Property Address: 209 PARK DR

Date: 9-19-16

To: Emily Sparks <emilysparks@gmail.com>

Good morning, Emily

Great. Thank you. When is the best time for you during the weeks to pick up all of the papers?

Sincerely
Mary Jo

On Mon, Sep 12, 2016 at 6:51 PM, Emily Sparks <emilysparks@gmail.com> wrote:

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Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

Printed Name:

Donald Mayhew

Signature:

Donald Mayhew

Property Address:

520 W. Comanche

Date:

9/10/16

FILED IN THE OFFICE
OF THE CITY CLERK

ON 10/6/16

Tue, Sep 13, 2016 at 10:26 AM

Emily Sparks <sparkygirl02@gmail.com>

To: Mary Jo Bookman <mj.s.bookman@gmail.com>

Good morning! My weeks are usually pretty busy and vary from week to week, but this week I do not have work/class

If you are in favor of preserving our neighborhood but oppose having your property rights seized by City Council without compensation or due process please join us by signing this petition to oppose the rezoning proposed in the letter you should have received from the City of Norman. You may indicate your opposition to rezoning your property from R3 to R1 by signing below and writing the date and address of your property(s) below your signature. Please be advised that if you are receiving this letter and do nothing, it will likely lead to the successful down zoning of our neighborhood. We must receive 20% of the homeowner's signatures just to force a supermajority vote should this petition make it to City Council and they are apparently eager to approve such a measure. Seizing property rights should be the last resort, not the first. Thanks you for your support in opposing this rezoning effort.

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Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

Printed Name:

Susan Draper #5

Signature:

Susan Draper

Property Address:

Personal - 1915 S. Ponca
Own - (511 W. Comanche
Zoned - R3)

Date:

9/8/16

In favour of retaining R 3 Zoning

Please sign your full name with complete address below:

Larry Bristow & Lisa Henry #34
525 W. EUGAULA ST.
NORMAN, OK 73069-5626

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

In favour of retaining R 3 Zoning

Please sign your full name with complete address below:

Mrs. Mary A. Agburn
521 W. Eufrasia Norman, Okla 73069

Wilbur David Agburn
521 W Eufrasia Norman, OK 73069 9

4.15.16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

39

REZONING LETTER

Greetings from Norman,

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Sincerely,

Tim Sparks
C: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman 405-321-5036
mj.s.bookman@gmail.com

Printed Name: *Mary Frances Weber* # 39

Signature: *[Handwritten Signature]*

Address: *501 West Eufaula*

Date: *11/1/2016*

FILED IN THE OFFICE
OF THE CITY CLERK
ON *11/3/16* *[Signature]*

LETTER OF SUPPORT OR PROTEST

I, Mary Frances Weber (NAME), am the

(OWNER, MANAGING MEMBER,
TRUSTEE, AGENT, OR OTHER TITLE) of _____
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which
owns the property located at 501 West Eufaula (ADDRESS).
As such, I am authorized to sign a letter of protest or support. I am

- ☒ OPPOSED TO
☐ IN SUPPORT OF
(Please check one)

the proposed rezoning of property generally located along ELM
AVE/PARK DR.

Mary Frances Weber
SIGNATURE

#39

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/3/10

In favour of retaining R3 (Multi-family) Zoning

Owner's or owners' signature and complete address for each property owned and date:

429 W. Eufrasio
Norman, OK, 73069

40

Not a valid address

715 Park
Norman OK, 73069

309 S. Lakoma
Norman, OK, 73069

234
Outside
Subject Tract

These are my 3 properties,
Emma Delores Inbody
Sept. 16, 2016

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

LETTER OF SUPPORT OR PROTEST

I, Nick Jones (NAME), am the
Agent (OWNER, MANAGING MEMBER,
TRUSTEE, AGENT, OR OTHER TITLE) of Entola Ct. Apts LLC
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which
owns the property located at 407-413 E 6th (ADDRESS).
As such, I am authorized to sign a letter of protest or support. I am


- ☒ OPPOSED TO
☐ IN SUPPORT OF
(Please check one)

the proposed rezoning of property generally located along ELM
AVE/PARK DR.



SIGNATURE

#44

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/3/14 

REZONING LETTER (407/415 W. Eufaula)

Greetings from Norman, Mr. Nick Jones

You may be aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification.

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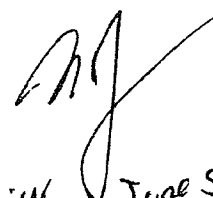
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C: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman 405-321-5036

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16


Nick Jones 9/7/16
407-415 Eufaula

44
Eufaula Court App
Need signature
Verification
Not Counted
Received
11-3-16

LETTER OF SUPPORT OR PROTEST

I, Robert M. Mervitt (NAME), am the

(OWNER, MANAGING MEMBER,
TRUSTEE, AGENT, OR OTHER TITLE) of 222 S. University LLC
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which
owns the property located at 222 S. University (ADDRESS).
As such, I am authorized to sign a letter of protest or support. I am

- ☒ OPPOSED TO
☐ IN SUPPORT OF
(Please check one)

the proposed rezoning of property generally located in the ^{SLM -}~~MILLER~~
NEIGHBORHOOD. (Ordinance No. O-1617-10⁽⁹⁾)


SIGNATURE

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10-20-16

see protest
letter

Please sign your full name with complete address below:

Prof. W. J. Hoff
222 S. University
Norman, OK 73069
9.15.16

Note: I don't believe the % numbers they
state are correct. I would or will
request to see capite petition from
the City of Norman.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

#46
Rec'd
Signature
Verification

REZONING NOTICE LETTER

Greetings from Norman,

You may be already aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification. This group's petition has already secured over 51% of the signatures required by the City of Norman for the issue to be formally brought forward to the Zoning Commission.

How does downzoning from R3 to R1 affect you? In short, it means you may not be able to make improvements to your existing home as you like. Depending on your current improvements, adding a bedroom, bathroom or other additions may all be restricted with an R1 zoning designation versus your existing R3 zoning. With a reclassification to R1, resale values will be diminished according to real estate experts and the City of Norman. All of this is in the name of "preserving our neighborhood" which has evolved slowly with the current zoning for over 75 years and I believe should continue to be allowed to do so.

The group leading this rezoning effort would have us all believe that our neighborhood will transform overnight if we do not accept their down zoning approach. The catalyst for this current down zoning effort is a triplex built recently on Elm Avenue. This group would have us believe that every lot could support a triplex. The fact is that within the proposed rezoning area very few lots are of adequate size to accommodate what is required under current zoning ordinances. As an example, on Elm Avenue North of Boyd, there are only 3 existing lots large enough for a triplex; one is where the triplex was just completed and the other two owners have confirmed they have no interest in redeveloping their lots. And so it is on the other streets. The probability of apartments being built is actually very remote considering the dispersed ownership of property and current City of Norman zoning restrictions making what has been described as inevitable actually improbable. If it were likely and easy it would have happened 50 years ago.

If you are in favor of preserving our neighborhood but oppose having your property rights seized by City Council without compensation or due process please join us by signing this petition to oppose the rezoning proposed in the letter you should have received from the City of Norman. You may indicate your opposition to rezoning your property from R3 to R1 by signing below and writing the date and address of your property(s) below your signature. Please be advised that if you are receiving this letter and do nothing, it will likely lead to the successful down zoning of our neighborhood. We must receive 20% of the homeowner's signatures just to force a supermajority vote should this petition make it to City Council and they are apparently eager to approve such a measure. Seizing property rights should be the last resort, not the first. Thanks you for your support in opposing this rezoning effort.

Signed letters can be mailed or placed in the mailbox at 473 Elm Avenue, Norman, Oklahoma 73069 and should be received ASAP and prior to September 14, 2016. You are also encouraged to write or email your Ward Representative expressing your opposition to this downzoning and please attend the upcoming public hearing on this subject to be announced by the City soon. Feel free to call or email with questions or comments.

Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

Printed Name:

Jun Onikasa

Signature:

Jun Onikasa

Property Address:

304 S. University Blvd

Date:

Oct 2, 16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

4015 360 4025

at 473
See protest
letter

REZONING NOTICE LETTER

Greetings from Norman,

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Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

Printed Name: Eiko Onikasa

Signature: [Signature]

Property Address: 304 S University Blvd

Date: Oct 2, 2016

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

47

REZONING NOTICE LETTER

Greetings from Norman,

You may be already aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification. This group's petition has already secured over 51% of the signatures required by the City of Norman for the issue to be formally brought forward to the Zoning Commission.

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Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com

MJ Bookman

Printed Name: Kirk Milby

Signature: 

Property Address: 310 S. University Blvd.

Date: 9-12-16

405 834 4168 see protest letter #48

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

Andy Danks

OWNER OF

412 EUFAULA

OBJECT to REZONING FROM R3 TO R1
OR ANY REZONING.

Andrew Danks

819 CEMENT DR.

NORMAN, OK 73069

#49

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/12/16

#49

REZONING NOTICE LETTER

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Sincerely,



Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

Printed Name: _____

Signature: _____

Property Address: _____

Date: _____

9/18/16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

420 W. CLEVELAND
Casalina Joint Rev Trust
#51
Need
Signature
Verification
Not Counted

REZONING NOTICE LETTER

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Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com

MJ Bookman

Printed Name: Diane Vanlandingham

Signature: Diane Vanlandingham

Property Address: 426 W. Eutaw St.

Date: 9/14/16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

#52
Read signature in
support 10-31-16
Counted as
support

In favour of retaining R3 (Multi-family) Zoning

Owner's or owners' signature and complete address for each property owned and date:

Ben Boyer 9-16-16

617 W Symmes St
Norman, OK 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

#63

Campus Property Owners

Let's preserve our neighborhood...without a raid on property rights!


(North of Boyd – Elm Ave, W. Symmes, W. Commanche, W. Eufala, S. University)

Facts for Consideration:

- Despite what the sponsors of the downzoning petition have communicated, downzoning from R3 to R1 WILL impact your flexibility to make improvements to your property in the future. For my lot, adding a bathroom, bedroom, home office or deck that alters the existing footprint of my home would be summarily rejected per my recent conversation with the City of Norman. None of us can predict the future so we do not know what alterations might be required for our property to accommodate a growing family, disabled family member or employment need to work out of a home office. **Why should you give up your option for flexibility?**
- North and northwest of campus there are **very few vacant lots and few homes in a state of disrepair** which provides few opportunities for the dreaded "triplex invasion". This was not the case northeast of campus where vacant lots and dilapidated homes presented an opportunity for those in our community and others to invest in new properties to serve unmet housing needs of the community.
- Current zoning that has been in place since the 1950's, dispersed home ownership and high number of owner occupied homes translates into a **very low probability that wholesale redevelopment** will occur in our neighborhood. Very few lots can accommodate a triplex or apartments while passing the existing zoning requirements.
- Near campus neighborhoods have **evolved slowly for over 70 years** while serving the needs of the community, university faculty, administration and students. There have always been small changes to our neighborhood over time which is what makes it unique. Change is constant, not all change is bad and the changes historically, currently and likely in the future are all incremental.
- Students drive their cars much less than homeowners who work outside the home. e.g. the argument of too much traffic is fiction. People who live near campus do so in most cases so they can walk!

Many who signed the original R3 to R1 rezoning petition, have since investigated things and discovered, like me, that what was communicated to them by the petition organizers (rezoning won't affect you and this is the only way to preserve our neighborhood) have now reconsidered their position based on facts. If you originally signed the petition but would like to change your position and indicate your support to retain your property rights please sign below. This information will be communicated to the City of Norman in upcoming meetings scheduled in the near future. Thanks in advance for your careful consideration of this issue that affects us all. Feel free to call or email me with questions or comments at 972-899-2467 or tsparks@clmmatrix.com Signed letters can be dropped off or mailed to 473 Elm Avenue, Norman, Oklahoma 73069. I oppose the rezoning effort and wish to retain my property rights.

Printed Name: Monty Kirby

Signature: 

Property Address: 615 W. Symmes

Date: 10-13-2016

#64
Prior support
Current
Protest

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/3/16 (B)



525 W. Symmes Norman -

Shane Nelson <snelson@actiongrp.net>

To: tsparks@clmmatrix.com

Cc: mj.s.bookman@gmail.com, brenda.hall@normanok.gov

Wed, Aug 31, 2016 at 3:05 PM

To Whom it may concern:

I'm the owner of a property located at 525 W Symmes St, Norman OK 73069

I'm in favor of retaining R3 Zoning.

Best Regards,

Shane F. Nelson

President

Action Group Staffing

Phone: (918)683-5550

Fax: (918)686-0002

Cell: (918)691-7150

snelson@actiongrp.net

http://actiongrp.net

 R3 Zoning.pdf
101K

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

Handwritten signature/initials

In favour of retaining R 3 Zoning

Please sign your full name with complete address below:

525 W. Symmes, Norman OK 73069

#69

Shane Nelson

 8/31/16

cell 918-691-7150

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8/31/16

In favour of retaining R3 Zoning

Please sign your full name with complete address below:

Phillip Reid
427 W. Symmes
Norman, OK
73069

Jeanne Ann Reid
Jeanne Ann Reid
427 W. Symmes
Norman, OK
73069

9.13.14

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

#72
See protest
letter

REZONING NOTICE LETTER

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Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

Printed Name: Rebecca Darrow

Signature: [Signature]

Property Address: 316 S. University Blvd.

Date: 9-12-16

405 245 5173

#76
See protest
letter

In favour of retaining R 3 Zoning

Please sign your full name with complete address below:

Christopher Alan J. [Signature]

409 ELM AVE

NORMAN OK 73069 9/26/16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

See Protest
letter
#81

LETTER OF SUPPORT OR PROTEST

I, Sally Gunneth (NAME), am the OWNER (OWNER, MANAGING MEMBER, TRUSTEE, AGENT, OR OTHER TITLE) of _____ (LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which owns the property located at 506 W. Symmes (ADDRESS). As such, I am authorized to sign a letter of protest or support. I am

☒ OPPOSED TO
☐ IN SUPPORT OF
(Please check one)

the proposed rezoning of property generally located along ELM AVE/PARK DR.

[Signature]
SIGNATURE

#82

FILED IN THE OFFICE
OF THE CITY CLERK
ON 4/2/16

Campus Property Owners

Let's preserve our neighborhood...without a raid on property rights!

(North of Boyd – Elm Ave, W. Symmes, W. Commanche, W. Eufala, S. University)

Facts for Consideration:

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- Current zoning that has been in place since the 1950's, dispersed home ownership and high number of owner occupied homes translates into a **very low probability that wholesale redevelopment** will occur in our neighborhood. Very few lots can accommodate a triplex's or apartments while passing the existing zoning requirements.
- Near campus neighborhoods have **evolved slowly for over 70 years** while serving the needs of the community, university faculty, administration and students. There have always been small changes to our neighborhood over time which is what makes it unique. Change is constant, not all change is bad and the changes historically, currently and likely in the future are all incremental.
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I oppose the rezoning effort and wish to retain my property rights.

Printed Name: _____

Signature: _____

Property Address: _____

Date: _____

82
Prior Support
Current Protest


FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/3/16 20

LETTER OF SUPPORT OR PROTEST

I, STEVEN S. JONES (NAME), am the
OWNER (OWNER, MANAGING MEMBER,
TRUSTEE, AGENT, OR OTHER TITLE) of (OWNER)
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which
owns the property located at 412 W. WYNNED ST. (ADDRESS).
As such, I am authorized to sign a letter of protest or support. I am


- ☒ OPPOSED TO
☐ IN SUPPORT OF
(Please check one)

the proposed rezoning of property generally located along ELM
AVE/PARK DR.



SIGNATURE

*See protest
letter
86*

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/3/16 

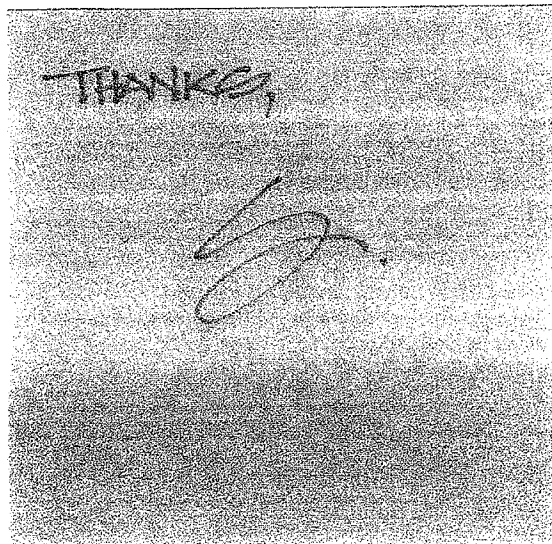
In favour of retaining R 3 Zoning

Please sign your full name with complete address below:



STEVEN D. JONES
422 W. SYMMES ST.
NORMAN, OK.
73069-5658

f. 15.16



FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

86

REZONING NOTICE LETTER

Greetings from Norman.

You may be already aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structure" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification. This group's petition has already secured over 51% of the signatures required by the City of Norman for the issue to be formally brought forward to the Zoning Commission.

How does downzoning from R3 to R1 affect you? In short, it means you may not be able to make improvements to your existing home as you like. Depending on your current improvements, adding a bedroom, bathroom or other additions may all be restricted with an R1 zoning designation versus your existing R3 zoning. With a reclassification to R1, resale values will be diminished according to real estate experts and the City of Norman. All of this is in the name of "preserving our neighborhood" which has evolved slowly with the current zoning for over 75 years and I believe should continue to be allowed to do so.

The group leading this rezoning effort would have us all believe that our neighborhood will transform overnight if we do not accept their down zoning approach. The catalyst for this current down zoning effort is a triplex built recently on Elm Avenue. This group would have us believe that every lot could support a triplex. The fact is that within the proposed rezoning area very few lots are of adequate size to accommodate what is required under current zoning ordinances. As an example, on Elm Avenue North of Boyd, there are only 3 existing lots large enough for a triplex; one is where the triplex was just completed and the other two owners have confirmed they have no interest in redeveloping their lots. And so it is on the other streets. The probability of apartments being built is actually very remote considering the dispersed ownership of property and current City of Norman zoning restrictions making what has been described as inevitable actually improbable. If it were likely and easy it would have happened 50 years ago.

If you are in favor of preserving our neighborhood but oppose having your property rights seized by City Council without compensation or due process please join us by signing this petition to oppose the rezoning proposed in the letter you should have received from the City of Norman. You may indicate your opposition to rezoning your property from R3 to R1 by signing below and writing the date and address of your property(s) below your signature. Please be advised that if you are receiving this letter and do nothing, it will likely lead to the successful down zoning of our neighborhood. We must receive 20% of the homeowner's signatures just to force a supermajority vote should this petition make it to City Council and they are apparently eager to approve such a measure. Seizing property rights should be the last resort, not the first. Thanks you for your support in opposing this rezoning effort.

Signed letters can be mailed or placed in the mailbox at 473 Elm Avenue, Norman, Oklahoma 73069 and should be received ASAP and prior to September 14, 2016. You are also encouraged to write or email your Ward Representative expressing your opposition to this downzoning and please attend the upcoming public hearing on this subject to be announced by the City soon. Feel free to call or email with questions or comments.

Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com

MJ Bookman

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OF THE CITY CLERK
ON 10/6/16

Printed Name: Russell Kaplan for Dutche Investments Properties
Signature: [Signature]
Property Address: 412 Park St.
Date: 9/16/16

#103

In favour of retaining R 3 Zoning

Please sign your full name with complete address below:

Dennis M. Elliott
Lori L. Elliott

own home at 411 Elm Avenue Norman, OK 73069
Dennis M. Elliott
Lori L. Elliott

cc: file 9.15.16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

See protest
letters

#105

LETTER OF SUPPORT OR PROTEST

I, Shelly Dumigan / Matt Dumigan (NAME), am the
Owners (OWNER, MANAGING MEMBER,
TRUSTEE, AGENT, OR OTHER TITLE) of Sunhaven Properties
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which LLC
owns the property located at 417 Elm, 421 Elm (ADDRESS).
As such, I am authorized to sign a letter of protest or support. I am

☒ OPPOSED TO
☐ IN SUPPORT OF
(Please check one)

the proposed rezoning of property generally located in the PARK/ELM
area. (Ordinance No. O-1617-9)

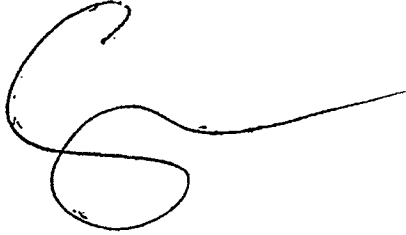
Shelly Dumigan
Matt Dumigan SIGNATURE

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/25/16

PO
See protest
letter
#108

In favour of retaining R3 (Multi-family) Zoning

Owner's or owners' signature and complete address for each property owned and date:



417/419/421 Elm St.
Norman, OK 73069

9/14/16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

#108
Rec'd Signature
Verification
10-25-16

From: Shelly Dumigan sdenishayes@hotmail.com
Subject: rezoning near OU campus, case #PD16-14
Date: September 14, 2016 at 7:37 PM
To: ward4@NormanOK.gov

Hello, Councilman Hickman.

My name is Shelly Dumigan and I own two lots in the 400 block of Elm (417, 419 and 421 Elm) that we recently constructed a triplex on, where an old duplex once stood. I know that this has created a lot of animosity among the neighbors and I am really surprised and disappointed that the construction of my triplex has become such a divisive and contentious issue. I understand and appreciate peoples' efforts to maintain historical homes and structures, but the duplex we bought was not structurally sound nor historically 'important' to anyone - until we tore it down. The neighborhoods around campus are beautiful and diverse - particularly our block of Elm, where I estimate that over 50% of the homes are multi-family, i.e. occupied by OU students. While I appreciate that traffic and noise can be tiresome for people who live around campus, I do NOT understand what makes people think they have more of a right to live near campus than university students! The students who rent our triplex are able to walk to and from class and the businesses around Campus Corner. They contribute to the community and commerce just like any other resident!

I'm aware of the effort to rezone a large part of our neighborhood north of Boyd from R3 to R1 and I stridently object. If it is so important to my . near neighbors to live in a community with only single families, why do they live within a block of the state's largest university? Zoning information is available to anyone when they are considering the purchase of a home, and if NOT living near students is such a priority to the residents fighting for rezoning, why did they purchase homes in an R3 zoned area in the first place? How unfair to rezone now in an attempt to gentrify this campus neighborhood and exclude students and any people except single family units! We played by every rule and obeyed every guideline and code that the city had in place when we built our high-quality, high-end triplex and we shouldn't be punished for that and not allowed, by virtue of rezoning, to not improve or modify our property because a small group of very vocal people want to change the zoning of an area who's zoning codes they should have been familiar with and comfortable abiding by BEFORE they decided to make the neighborhood their home!

As your constituent, I want to thank you for your time and consideration. Please help us allow this campus community to continue to evolve and improve and oppose the effort to rezone the 400 block of Elm and nearby streets. I am and will remain a home owner dedicated to the prosperity of my community and your Ward.

Shelly Dumigan
sdenishayes@hotmail.com
cell #405-388-0873

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

#108

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

REZONING LETTER (415/417/419/421 Tobermann)

Greetings from Norman, Mr. Blake Rambo

You may be aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification.

What does this mean to you? In short, it means you may not be able to make improvements to your existing home as you like. Depending on your current improvements, adding a bedroom, bathroom or other additions may all be restricted with an R1 zoning designation versus your existing R3 zoning. With a reclassification to R1, resale values will be diminished according to real estate experts and the City of Norman. All of this is in the name of preserving our neighborhood which has evolved slowly for over 75 years and should continue to do so.

The group leading this rezoning effort would have us all believe that our neighborhood will transform overnight if we do not accept the rezoning approach. In fact, the probability of apartments being built is actually very remote due to the existing Norman zoning, lot sizes in our neighborhood and the dispersed ownership of homes. The catalyst for this current effort is a triplex built recently on Elm Avenue. Some would have you believe that every lot could support a triplex. The fact is that within the proposed rezoning area very few lots are of adequate size to accommodate what is required under current zoning ordinances. As an example, on Elm Avenue North of Boyd, there are only 3 existing lots large enough for a triplex; one is where the triplex was just completed and the other two owners have confirmed they have no interest in redeveloping their lots. And so it is on the other streets. Dispersed ownership and existing City of Norman zoning restrictions make what has been described as inevitable actually improbable. If it were likely and easy it would have happened 50 years ago.

If you are in favor of preserving our neighborhood but oppose having your property rights seized by City Council without compensation or due process please join us by signing this petition to oppose the rezoning proposed in the attached letter. You may indicate your opposition to rezoning your property from R3 to R1 by signing below and writing the address of your property below your signature.

Seizing property rights should be the last resort, not the first. Thanks you for your support in opposing this rezoning effort.

Signed letters can be mailed or placed in the mailbox at 473 Elm Avenue, Norman, Oklahoma 73069 and should be received prior to September 20, 2016, or AASP. You are also encouraged to write or email your Ward Representative expressing your opposition. Feel free to call or email with questions or comments.

Sincerely,

Tim Sparks

C: 972-899-2467 or tsparks@clmmatrix.com Date:

MJ Bookman mj.s.bookman@gmail.com

Printed Name:

Signature:

Property Address(es):

Blake Rambo 9/29/16
Blake Rambo

415, 417, 419, 421 Tobermann

George D. Rambo
#111
Need signature
verification
Not Counted

In favour of retaining R3 (Multi-family) Zoning

Owner's or owners' signature and complete address for each property owned and date:

CASE NUMBER: PD16-14	APPLICANT: David & Joan Koos & Jonathan Fowler
DATE: September 8, 2016	LOCATION: Approximately including: 400 & 500 blocks of West Comanche 400 & 500 blocks of West Eufaula 400, 500 & 600 blocks - West Symmes 100-300 blocks - West side University Avenue 100-400 blocks of Park Drive 400 block of Elm Avenue 200-300 blocks - East side of Chouteau Avenue 400 block of Tabernan (Park to Elm)
	WARD: 4

In reference to the above, we **STRONGLY OPPOSE** being forced to change the zoning on our property from R-3 to R-1.

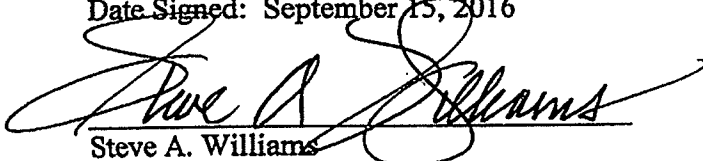
Property Address: 447 Elm Avenue, Norman, OK 73069

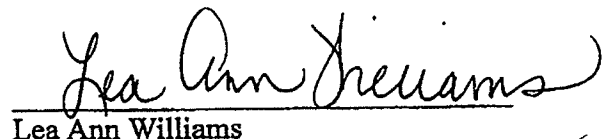
Legal Description:

~~Part of Lot 23, of Elmwood Addition to Norman, Oklahoma, described as follows: Beginning at a point 100 feet South of the Northwest corner of Lot 24, of Elmwood Addition to Norman, OK, thence East 140 feet, thence South 60 feet, thence West 100 feet, thence North 60 feet to the point of beginning; LESS AND EXCEPT all covenants, conditions, easements, restrictions and mineral conveyances of record.~~

Owners: Steve A. Williams & Lea Ann Williams

Date Signed: September 15, 2016


Steve A. Williams


Lea Ann Williams

AI 114

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OF THE CITY CLERK
ON 10/6/16

REZONING NOTICE LETTER

Greetings from Norman,

You may be already aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification. This group's petition has already secured over 51% of the signatures required by the City of Norman for the issue to be formally brought forward to the Zoning Commission.

How does downzoning from R3 to R1 affect you? In short, it means you may not be able to make improvements to your existing home as you like. Depending on your current improvements, adding a bedroom, bathroom or other additions may all be restricted with an R1 zoning designation versus your existing R3 zoning. With a reclassification to R1, resale values will be diminished according to real estate experts and the City of Norman. All of this is in the name of "preserving our neighborhood" which has evolved slowly with the current zoning for over 75 years and I believe should continue to be allowed to do so.

The group leading this rezoning effort would have us all believe that our neighborhood will transform overnight if we do not accept their down zoning approach. The catalyst for this current down zoning effort is a triplex built recently on Elm Avenue. This group would have us believe that every lot could support a triplex. The fact is that within the proposed rezoning area very few lots are of adequate size to accommodate what is required under current zoning ordinances. As an example, on Elm Avenue North of Boyd, there are only 3 existing lots large enough for a triplex; one is where the triplex was just completed and the other two owners have confirmed they have no interest in redeveloping their lots. And so it is on the other streets. The probability of apartments being built is actually very remote considering the dispersed ownership of property and current City of Norman zoning restrictions making what has been described as inevitable actually improbable. If it were likely and easy it would have happened 50 years ago.

If you are in favor of preserving our neighborhood but oppose having your property rights seized by City Council without compensation or due process please join us by signing this petition to oppose the rezoning proposed in the letter you should have received from the City of Norman. You may indicate your opposition to rezoning your property from R3 to R1 by signing below and writing the date and address of your property(s) below your signature. Please be advised that if you are receiving this letter and do nothing, it will likely lead to the successful down zoning of our neighborhood. We must receive 20% of the homeowner's signatures just to force a supermajority vote should this petition make it to City Council and they are apparently eager to approve such a measure. Seizing property rights should be the last resort, not the first. Thanks you for your support in opposing this rezoning effort.

Signed letters can be mailed or placed in the mailbox at 473 Elm Avenue, Norman, Oklahoma 73069 and should be received ASAP and prior to September 14, 2016. You are also encouraged to write or email your Ward Representative expressing your opposition to this downzoning and please attend the upcoming public hearing on this subject to be announced by the City soon. Feel free to call or email with questions or comments.

Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com

MJ Bookman

Printed Name: Patricia A. Webb

Signature: Patricia A. Webb

Property Address: 463 - 465 Elm Ave. Norman

Date: Sept. 14, 2016

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/16/16

#118

LETTER OF SUPPORT OR PROTEST

I, MARY Jo Stone Bookman (NAME), am the
Trustee (OWNER, MANAGING MEMBER,
TRUSTEE, AGENT, OR OTHER TITLE) of 471 Elm LLC
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which
owns the property located at 471 & 47 1/2 Elm Avenue (ADDRESS).
As such, I am authorized to sign a letter of protest or support. I am

☒ OPPOSED TO

☐ IN SUPPORT OF

(Please check one)

the proposed rezoning of property generally located along ELM
AVE/PARK DR.

Mary Jo Stone
SIGNATURE Bookman

Trustee for Stone
Family Revocable Trust
& Mary Jo Stone Living
Trust
471 Elm LLC is the
owner

#1194
See protest
letter

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/3/16 fo

REZONING LETTER 471 Elm LLC (471/471 1/2 Elm Avenue)

Greetings from Norman,

You may be aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification.

What does this mean to you? In short, it means you may not be able to make improvements to your existing home as you like. Depending on your current improvements, adding a bedroom, bathroom or other additions may all be restricted with an R1 zoning designation versus your existing R3 zoning. With a reclassification to R1, resale values will be diminished according to real estate experts and the City of Norman. All of this is in the name of preserving our neighborhood which has evolved slowly for over 75 years and should continue to do so.

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If you are in favor of preserving our neighborhood but oppose having your property rights seized by City Council without compensation or due process please join us by signing this petition to oppose the rezoning proposed in the attached letter. You may indicate your opposition to rezoning your property from R3 to R1 by signing below and writing the address of your property below your signature.

Seizing property rights should be the last resort, not the first. Thanks you for your support in opposing this rezoning effort.

Signed letters can be mailed or placed in the mailbox at 473 Elm Avenue, Norman, Oklahoma 73069 and should be received prior to September 17, 2016. You are also encouraged to write or email your Ward Representative expressing your opposition. Feel free to call or email with questions or comments.

Sincerely,

Tim Sparks
C: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman 405-321-5036
mj.s.bookman@gmail.com

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

471 Elm LLC
Printed Name: Mary Jo (Stone) Bookman
Signature: Mary Jo (Stone) Bookman
Address: 471 & 471 1/2 Elm Avenue
Norman, Oklahoma
Date: September 18, 2016 73069
#119

LETTER OF SUPPORT OR PROTEST

I, Timothy B. Sparks (NAME), am the Managing Member (OWNER, MANAGING MEMBER, TRUSTEE, AGENT, OR OTHER TITLE) of Chispas Rentals, LLC (LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which owns the property located at 473, 475, 477 (ADDRESS). As such, I am authorized to sign a letter of protest or support. I am

- ☒ OPPOSED TO Elm Park Downzoning
☐ IN SUPPORT OF
(Please check one)

the proposed rezoning of property generally located along ELM AVE/PARK DR.

Timothy B. Sparks
SIGNATURE

#120

FILED IN THE OFFICE
OF THE CITY CLERK
ON 11/3/16

REZONING NOTICE LETTER

Greetings from Norman.

You may be already aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL home owners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification. This group's petition has already secured over 50% of the signatures required by the City of Norman for the issue to be formally brought forward to the Zoning Commission.

How does downzoning from R3 to R1 affect you? In short, it means you may not be able to make improvements to your existing home as you like. Depending on your current improvements, adding a bedroom, bathroom or other additions may all be restricted with an R1 zoning designation versus your existing R3 zoning. With a reclassification to R1, resale values will be diminished according to real estate experts and the City of Norman. All of this is in the name of "preserving our neighborhood" which has evolved slowly with the current zoning for over 75 years and I believe should continue to be allowed to do so.

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Sincerely,

Tim Sparks
 O: 972-899-2467 or tspark@clmmatrix.com
 MJ Bookman

Printed Name: Timothy B. Sparks, Debra L. SparksSignature: Timothy B. Sparks Debra L. SparksProperty Address: 473, 475, 477 ElmDate: 9/19/16

#120

FILED IN THE OFFICE
 OF THE CITY CLERK
 ON 11/3/16 10

REZONING NOTICE LETTER

Greetings from Norman,

You may be already aware that a few neighbors have recently organized a petition and campaign to rezone a large swath of neighborhoods North and West of the OU campus. While their intentions are noble, "to preserve the integrity of the structures" in our neighborhood, there are many other ways to achieve this same goal. Unfortunately, a draconian approach has been taken which, if successful, will result in ALL homeowners being forced to relinquish their existing R3 property rights without compensation to a much more restrictive R1 zoning classification. This group's petition has already secured over 51% of the signatures required by the City of Norman for the issue to be formally brought forward to the Zoning Commission.

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Sincerely,

Tim Sparks

O: 972-899-2467 or tsparks@clmmatrix.com
MJ Bookman

Printed Name: Stephen Teel

Signature: [Signature]

Property Address: 490 E 7th Ave.

Date: 9/13/2016

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

#121

In favour of retaining R 3 Zoning

Please sign your full name with complete address below:

Christopher Alan J. [Signature]

418 ELM AVE

NORMAN OK 73069

9/16/16

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/6/16

See Protest letter
#137