



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) <i>Carl R Dean</i>	ADDRESS OF APPLICANT <i>1028 W. Brooks Norman, OK 73069</i>
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) <i>Carl Dean - 401 7075 Michael Dean - 202 4102</i>	EMAIL ADDRESS <i>mizeiose@aol.com michael@the405agency.com</i>
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Legal Description of Property: *Lincoln S17.5' of W/2 LOT 13 and N32.5 of W/2 Lot 14 BIK 1*

Requests Hearing for:

CENTRAL NORMAN ADMINISTRATIVE DELAY

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

Please see attached

Application # 17-00000598 ACCESSORY GARAGE

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

SIGNATURE OF PROPERTY OWNER(S):
[Signature]

ADDRESS AND TELEPHONE:
*1028 W. Brooks
Norman, OK 73069
401-7075 or 202-4102*

OFFICE
USE
ONLY

FILED IN THE OFFICE
OF THE CITY CLERK
ON 3-3-17 *BH*

Date Submitted: _____

Checked by: _____



The City of
NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

March 3, 2017

RE: Resolution R-1617-72, Temporary Administrative Delay – 477 College Avenue

***E-Mail Notification**

Carl & Michael Dean
1028 W. Brooks
Norman, OK 73069

Dear Mr. Dean,

I am notifying you today that your recent applications for permit of a new single-family home and accessory garage at 477 College Avenue have been denied. These applications were submitted after City Council adopted a "Temporary Administrative Delay". This Administrative Delay is for, among other things, all applications for new residential/accessory structures 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 the 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 written notification of the determination.

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.

Please feel free to contact me if you have any further questions.

Sincerely,

Susan F. Connors, AICP
Director, Planning & Community Development

cc: City Clerk

With all due respect to the City Council's decision to enact an Administrative Delay, we request that you will grant an appeal for this Single Family Home. The current owner-applicant (hereinafter referred to as applicant) purchased the property at 477 College on January 12th, 2016 with the intent of improving said property by constructing a Craftsman-style bungalow home with a detached two-car garage. Due to severe structural issues, it was determined the existing structures on the property could not be improved. The applicant spent several months meeting with architects to design a home that complements the other homes in the neighborhood. The applicant then filed a setback variance request with the Board of Adjustments. Following the meeting with the Board of Adjustments, the applicant consulted with the architect to make adjustments consistent with the Board's recommendations. A demolition permit was issued for the existing structures in late October and demolition took place in mid-November.

The applicant has taken the opinions of the City Council and neighbors into consideration. It is his intent to preserve the integrity of the neighborhood by designing and constructing a single-family home that complements the other properties in the surrounding area. The zoning of this area has already been downgraded to R-1. This single-family structure was designed within those parameters. As you can see in attached plans and images, the meticulously designed home consists of three bedrooms, two living areas, five bathrooms, and an office/study. The master bedroom suite runs contiguously through half the downstairs and the living areas have been designed to positively influence family living and entertaining. A large front porch has been included to help foster a sense of community and a place to get to know neighbors. The Craftsman design elements have been chosen because they are similar to the existing homes in the immediate area. It was also designed to seamlessly replace the former single-family home with detached structure by using an almost identical footprint.

Due to the aforementioned facts, the applicant feels this new structure protects the public's health, safety and general welfare, improves the use and is in harmony with the existing character of Central Norman, and will positively impact the values of the property and the neighboring property. With the time it took for property inspections and determinations, architectural design(s), and Board of Adjustments meetings and demolition, this arduous planning process took a better part of a year. This caused the project to fall into the previously unknown intent of the Administrative Delay that was enacted on January 10th, 2017. We hope the City Council will take all of this into consideration and will see the value in granting this appeal for this home.

Thank you for your consideration.

477 COLLEGE AVENUE - NORMAN, OKLAHOMA

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THIS SET OF PLANS IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS.

DATE: 1/1/2017

SCALE: 1/8" = 1'-0"

DEAN HOUSE — 477 COLLEGE AVE

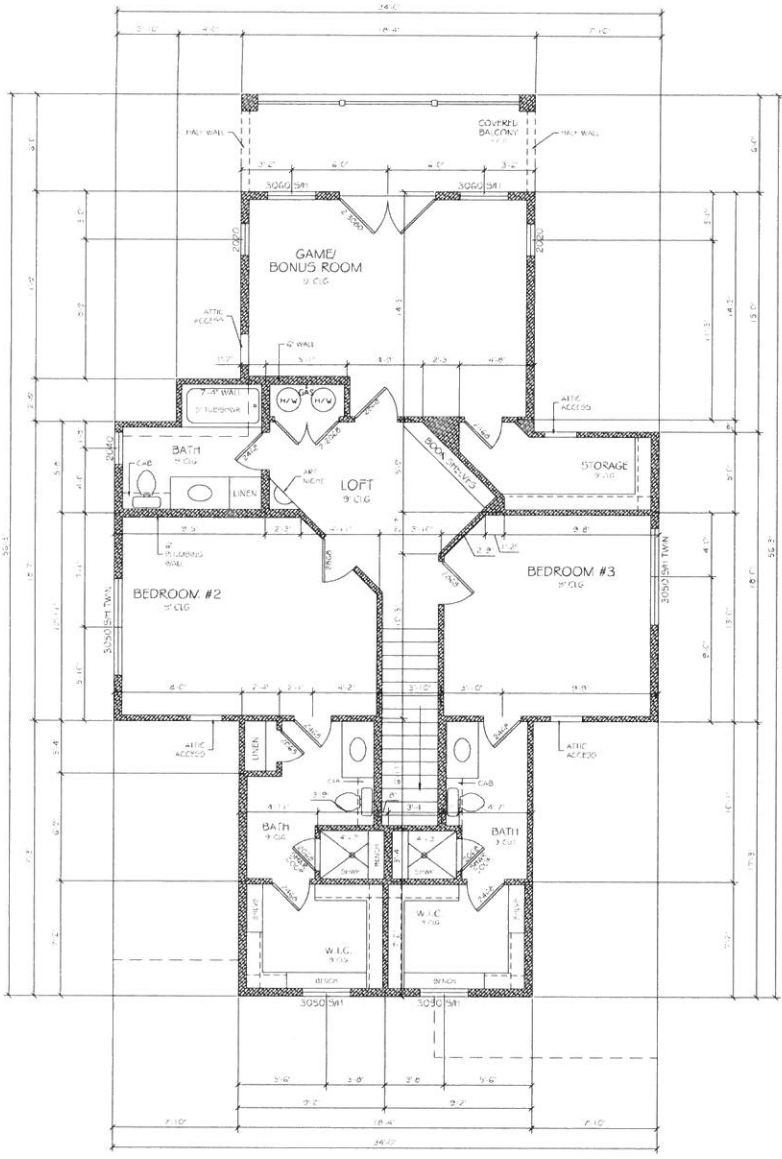
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE OWNER.
3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

TOTAL FRAME:	29'0" x 31'0"
FIRST FLOOR FRAME:	18'0" x 31'0"
SECOND FLOOR FRAME:	18'0" x 31'0"
COVERED PORCH:	8'0" x 8'0"
COVERED PATIO:	8'0" x 8'0"
COVERED BALCONY:	8'0" x 8'0"

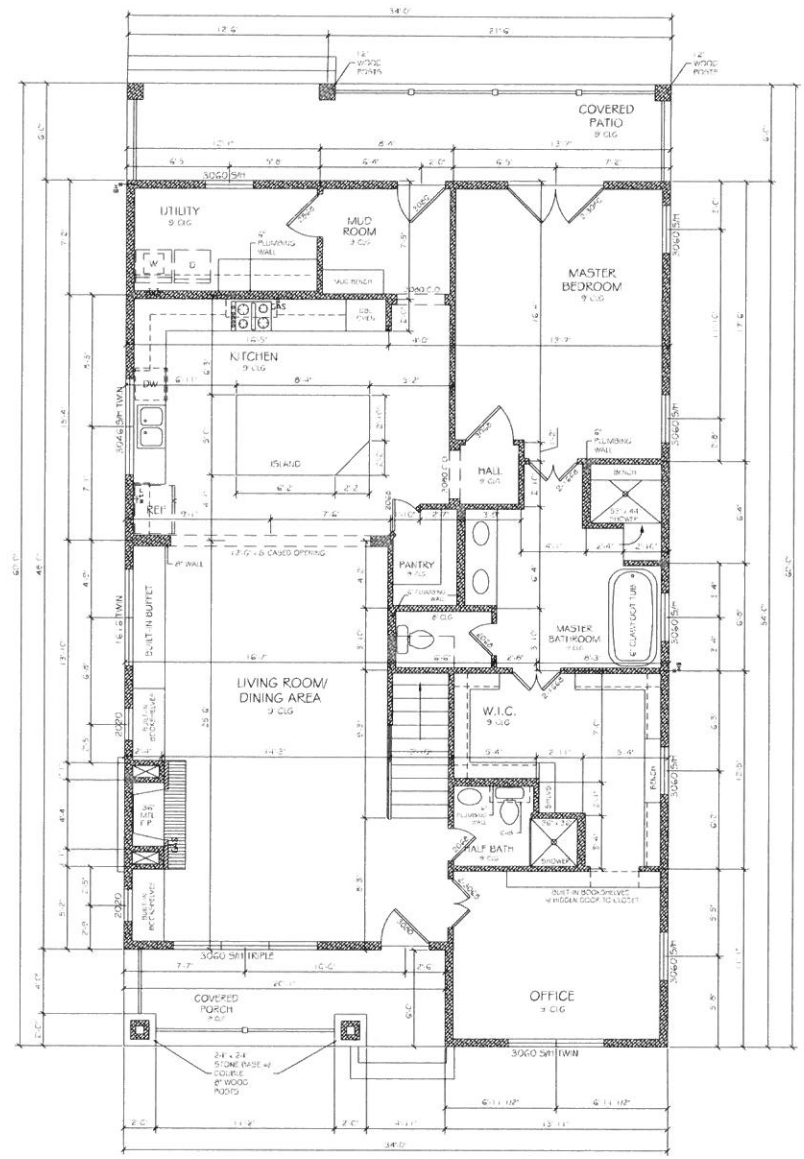
20000 VAN DUSEN, STE. 20072
 NEWPORT, OR 97131
 TEL: 541-313-1777
 www.premierplans.com



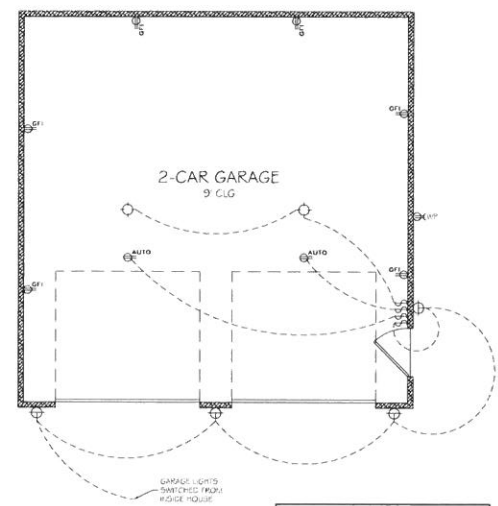
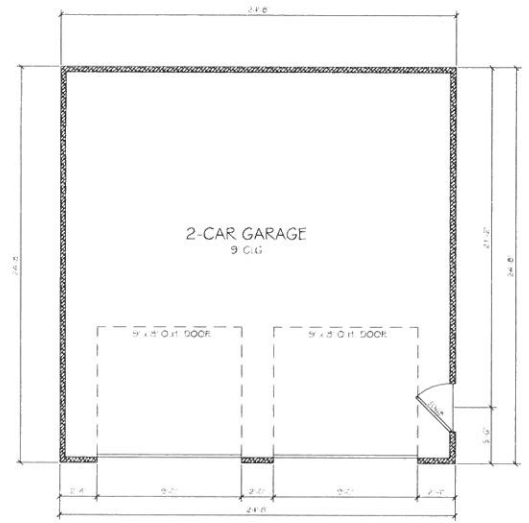
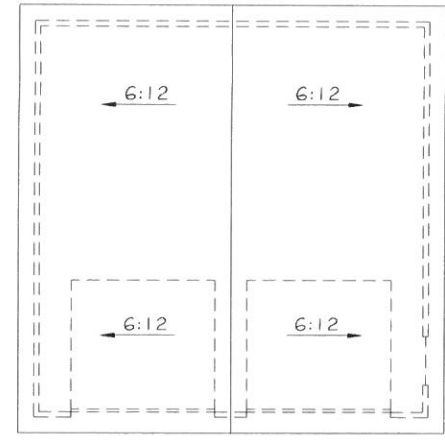
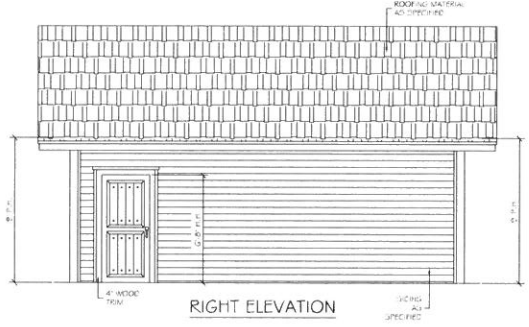
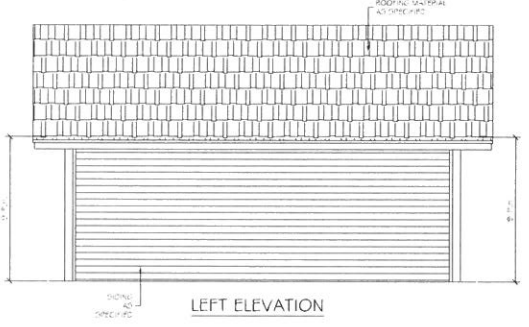
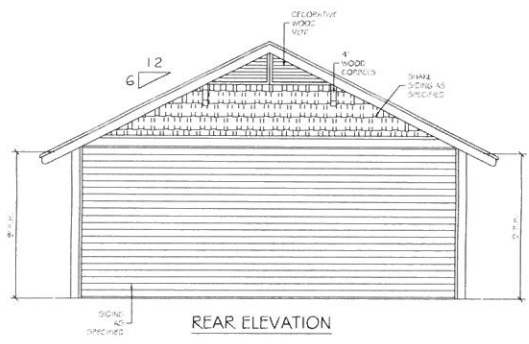
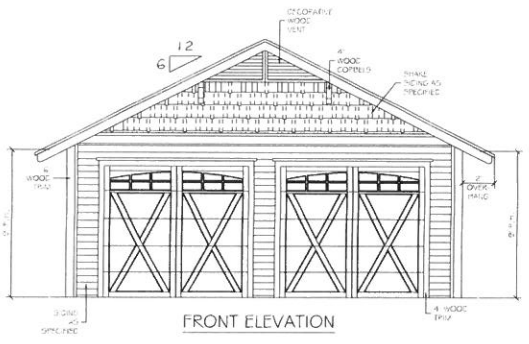
FLOOR PLAN



SECOND FLOOR

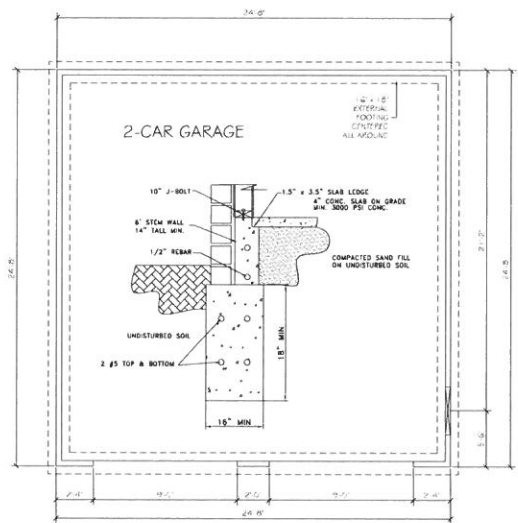


FIRST FLOOR



ELECTRICAL/LIGHTING SYMBOLS

	110V WEATHER PROOF-NO FAULT
	110V GROUND FAULT INTERCEPTOR
	BRACKET LIGHT
	WALL MOUNTED BRACKET LIGHT
	SWITCH



1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND FINISHES ARE TO BE AS SPECIFIED.
 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS ON THE SITE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND STRUCTURES.

DATE: 2/16/24

SCALE: 1/4" = 1'-0"

DEAN HOUSE — 477 COLLEGE AVE

608 SQ. FT.

GARAGE FRAME:

608 SQ. FT.

3000 VAN DER BEEK ST. SUITE 200
 NORMAN, OK 73072
 TEL: 405-871-1117 FAX: 405-871-1118
 WWW.PLANETPLAN.COM

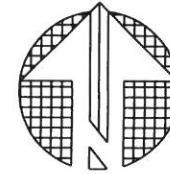
PREFERRED PLANS, LLC

GARAGE PLAN

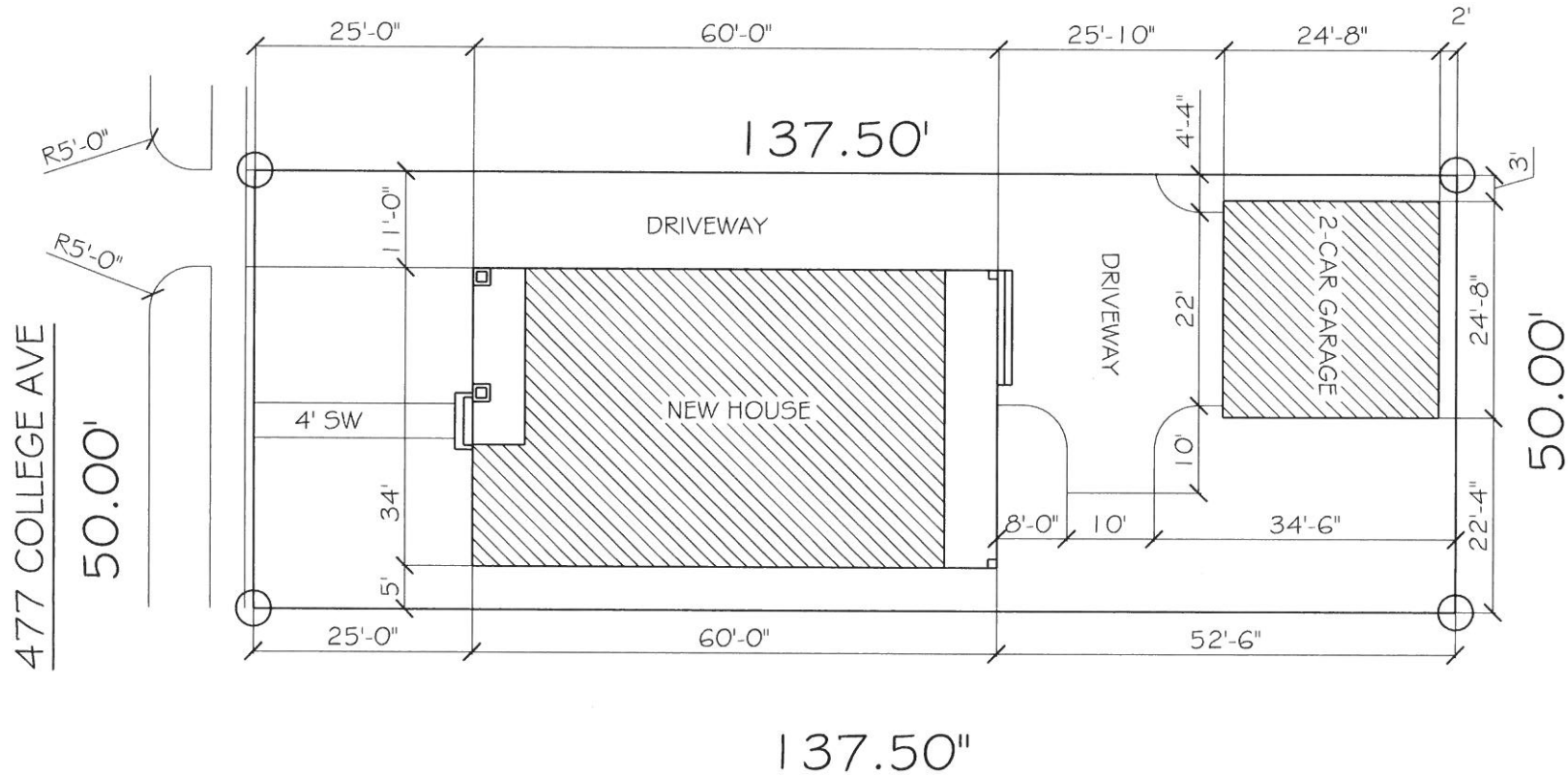
LOT COVERAGE

LOT SIZE-	6875 SQ FT
BUILDING FOOTPRINT (INCLUDING PORCH/PATIO)-	2075 SQ FT
NEW CONCRETE (DRIVEWAY AND SIDEWALK)-	1768 SQ FT
GARAGE-	608 SQ FT
COVERAGE-	4451 SQ FT

64.74% COVERAGE



SCALE: 1" = 20'



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DATE: 2/11/2017

SCALE: 1/8" = 1'-0"

DEAN HOUSE
477 COLLEGE AVE

2500 VAN BUREN, STE. 2002
NORMAN, OK 73072
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www.preferredplans.us



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PLOT PLAN
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