


O-1617-10

Miller Neighborhood

**PROTEST SIGNATURES**

If you would like to tell the city council to find a better solution than the proposed downzoning please sign below and return to me in the enclosed self-addressed stamped envelope.

I protest the proposed down-zoning in the Miller area:


Property owner signature: 

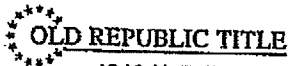
Printed name: Russell S. Kaplan

Property Address: 816 S. Miller

Date: 10/27/16

# 2  
New Owner  
See attached  
Warranty Deed

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/27/16 



4040 N. TULSA  
Oklahoma City, OK 73112

Joint Tenancy  
WARRANTY DEED  
(Corporation)

State of Oklahoma  
Cleveland County  
Documentary Stamps  
\$390.00



KNOW ALL MEN BY THESE PRESENTS:

That DUTCHER INVESTMENT PROPERTIES LLC an Oklahoma Limited Liability Company, a corporation, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto RUSSELL KAPLAN AND EMILY D. KAPLAN, HUSBAND AND WIFE, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated Cleveland County, State of Oklahoma, to-wit:

Lots SIX (6), SEVEN (7), EIGHT (8), and NINE (9), in Block THIRTEEN (13), of CLASSEN-MILLER ADDITION, in Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:  
RUSSELL KAPLAN

816 MILLER AVE, NORMAN, OK, 73069

4503 Chalkar Ct. Norman OK 73072

TAXES TO:  
BOKF, NA DBA BANK OF OKLAHOMA  
4005 NW EXPRESSWAY STE 100  
OKLAHOMA CITY OK 73116

together with all the improvements thereon, and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.  
Signed and delivered this 25th day of October, 2016.

DUTCHER INVESTMENT PROPERTIES, LLC, an  
Oklahoma Limited Liability Co.

BY:

EMILY D. KAPLAN, MEMBER/MANAGER

STATE OF OKLAHOMA }  
COUNTY OF CLEVELAND } ss

Before me, a Notary Public in and for this state, on this 10.25.16, personally appeared EMILY D. KAPLAN, MEMBER/MANAGER, of DUTCHER INVESTMENT PROPERTIES LLC, an Oklahoma Limited Liability Company, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)

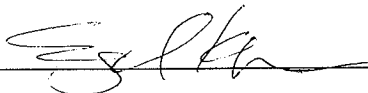
Signature Of Notary Public Or Other Official

File # 16191817

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON

***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***


I object to the proposed down-zoning in the Miller area:

Property Owner Signature: 

Printed name: EMILY DUTCHER KAPLAN for  
Dutcher Investment Prop.

Property Addresses: 816 S. Miller #2  
319 Castro #103

10/10/16

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

If you would like to tell the city council to find a better solution than the proposed downzoning please sign below and return to me in the enclosed self-addressed stamped envelope.

I protest the proposed down-zoning in the Miller area:

Property owner signature: Misty Hodge

Printed name: Misty Hodge

Property Address: 218 E. Duffy St.

Date: 10-14-16

I signed petition to downzone, but  
have changed my mind. Thanks you  
for your time.

#7  
Previously  
supported

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

***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: ~~DARR~~ Darryl Inbody Rabenn L. Inbody  
10/1/16 10/1/16

Printed name: DARRYL Inbody Rabenn L. Inbody

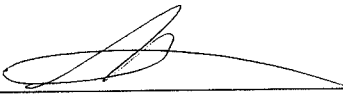
Property Addresses: <sup>#11</sup> 203 E. Duffy <sup>#25</sup> 203½ E. Duffy 106 E. Keith St.  
<sup>#26</sup> 106½ E. Keith <sup>#60</sup> vacant lot 102 Maple <sup>#59</sup> 104-104½ Maple,  
<sup>#110</sup> 610 S. Crawford <sup>#174</sup> 208 E. Fenell St.  
Outside Subject  
Tract

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

(fo)

***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area:

Property Owner Signature:  10/11/16

Printed name: Sam Haralson

Property Addresses: 103 E. Kieth St.  
and 0 E. Kieth St.

# 28 & 29

Signature verification  
needed

Gerald W. Haralson  
- deceased

Not counted


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



If you would like to tell the city council to find a better solution than the proposed downzoning please sign below and return to me in the enclosed self-addressed stamped envelope.

I protest the proposed down-zoning in the Miller area:

Property owner signature:



Printed name:

Russell Kaplan

Property Address:

113 Keith St. #111

Date:

11/1/16

# 30  
New owner  
See attached  
warranty deed

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/1/16





State of Oklahoma

Cleveland County  
Documentary Stamps  
\$281.25

Doc#: R 2016 36832  
Bk&Pg: RB 5612 0101 - 0101  
Filed: 11-01-2016 BP  
10:34:16 AM WD  
Cleveland County, OK



OLD REPUBLIC TITLE

4040 N. TULSA  
Oklahoma City, OK 73112

WARRANTY DEED  
(Statutory Form - Corporation)

KNOW ALL MEN BY THESE PRESENTS:

That MICHAEL T HINES and ERIN G HINES, husband and wife, a corporation, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto RUSSELL KAPLAN, party(IES) of the second part, the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

\*A MARRIED MAN

Lots TWENTY-NINE (29) and THIRTY (30), in  
Block FIVE (5), of  
CLASSEN-MILLER ADDITION, to  
Norman, Cleveland County, Oklahoma,  
according to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO:  
RUSSELL KAPLAN  
111/13 E KEITH ST, NORMAN, OK, 73069

TAXES TO:  
RUSSELL KAPLAN  
111/13 E KEITH ST, NORMAN, OK, 73069

together with all the improvements thereon, and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 31st day of October, 2016.

MICHAEL T HINES  
  
ERIN G HINES

STATE OF OKLAHOMA )  
COUNTY OF CLEVELAND ) ss

10.31.16

This instrument was acknowledged before me on this \_\_\_\_\_, by MICHAEL T HINES and ERIN G HINES, husband and wife.

Notarial Stamp Or Seal (Or Other Title Or Rank) \_\_\_\_\_ Signature Of Notary Public Or Other Official

File # 16191494



***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area:

Property Owner Signature:

*James Dragg Donna Dragg*

Printed name:

*James Dragg 10/3/16 Donna Dragg 10/3/16*

Property Addresses:

*115 E. Keith St*

#31

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

*PO*

***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: *Larry E Lessmann* 10-3-16

Printed name: Larry Lessmann

Property Addresses: 600 Miller Avenue

I previously signed the petition supporting the rezoning.

After gaining additional information, I have reconsidered.

If there is such a mechanism, I wish to have my name removed from the petition.

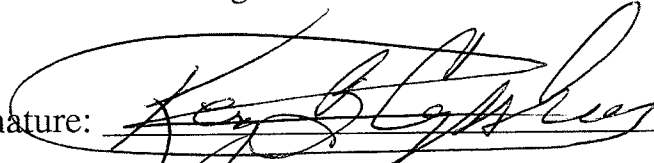
#38  
Previously supported

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

***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area:

Property Owner Signature:



10-3-16

Printed name:

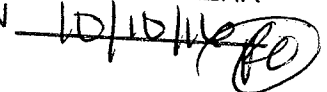
Kerry Blake Carshaw

Property Addresses:

118 CASTRO

#41

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON

10/10/16 

*Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!*

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: 


Printed name: Russell S. Kaplan

Property Addresses: 112 Castro

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10/10/16

#42

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

***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: Sylvia A. Sparks 10-3-16

Printed name: SYLVIA A. SPARKS

Property Addresses: 108 Castro

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#43  
Previously signed  
support petition

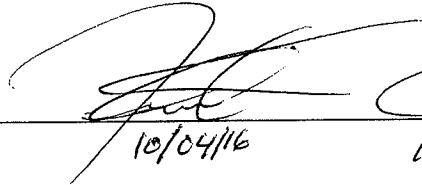
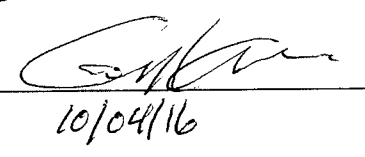
FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/10/16

Pro

*Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!*

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: \_\_\_\_\_

   
10/04/16 10/04/16

Printed name: \_\_\_\_\_


FIRASAT U. KHAN & GHAZALA J. KHAN

Property Addresses: \_\_\_\_\_

106 CASTRO NORWOOD

Apt C 918-408-7089

#44

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

LETTER OF SUPPORT OR PROTEST

I, Barbara A Ross (NAME), am the managing partner (OWNER, MANAGING MEMBER, TRUSTEE, AGENT, OR OTHER TITLE) of Ross & Ross Investments, LLC (LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which owns the property located at 107 Castro, 505 & 504 Jones (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 MILLER NEIGHBORHOOD. (Ordinance No. O-1617-10)

Barbara G. Ross  
SIGNATURE

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 11/3/16 (13)

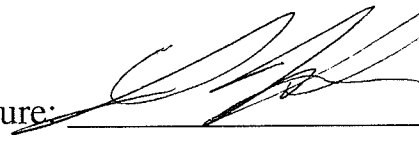
#46:47



***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area?

Property Owner Signature:

 10/3/16

Printed name:

Louis Halper

Property Addresses:


108 Maple Lane

Norman, Ok

73069

# 57

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON

10/10/16 

*Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!*

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: Rex R. Moore III 10/2/16

Printed name: Rex R. Moore III

Property Addresses: 314 Castro St

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#114

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

(P20)

***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: Marsha Buckley 10/4/16

Printed name: MARSHA BUCKLEY

Property Addresses: 702 CLASSEN ~~BLVD.~~  
NORMAN, OK 73071

#118  
See attached  
verification

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

LETTER OF SUPPORT OR PROTEST

I, MICHAEL R. BUCKLEY (NAME), am the  
MANAGING PARTNER (OWNER, MANAGING MEMBER,  
TRUSTEE, AGENT, OR OTHER TITLE) of BUCKLEY LLC  
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which  
owns the property located at 702 CLOSSEN (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 MILLER  
NEIGHBORHOOD. (Ordinance No. O-1617-10)

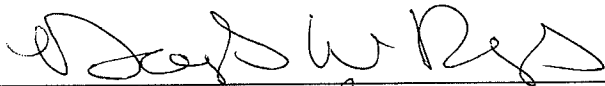
Michael Buckley  
SIGNATURE

#118

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

***Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!***

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: <sup>10/3/16</sup> 

Printed name: <sup>10/3/16</sup> Douglas W. Rogers / Megan Rogers

Property Addresses: 301 Keith

Norman, OK 73069

\_\_\_\_\_  
\_\_\_\_\_

#128

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



Dear Mr. Bierman,

Thank you sending your signature in opposition to the proposed downzoning of your property at 310 Keith. I am enclosing a copy of the letter you signed on Oct. 1<sup>st</sup> that was postmarked Oct. 8<sup>th</sup>.

The city staff has informed me that they also received information from the applicant that you signed in support of their proposal.

In order for your vote of opposition to be heard by the city council, please sign the statement at the bottom of the page.

Thank you!

Russ Kaplan  
Owner 112 Castro

I would like to remove my signature in support of the proposed downzoning from R3 to R1 from the record and replace it with my signature in opposition of the downzoning.

Larry Bierman  
(sign)

11/2/2016  
(date)

Larry Bierman  
(printed name)

#132  
Previous/yr  
supported

Owner 310 E. Keith St.

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

*Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!*

I object to the proposed down-zoning in the Miller area:

Property Owner Signature: Larry Bierman 10/01/16

Printed name: LARRY BIERMAN

Property Addresses: 310 Keith Norman St 23069

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#132  
Previously signed  
Support  
Not counted

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/27/16 (P)

Dear Ms. Leja,

Thank you sending your signature in opposition to the proposed downzoning of your properties at 820 Classen, 327 Duffy and 325 Duffy. I am enclosing a copy of the letter you signed for me on or about Oct. 3<sup>rd</sup>.

The city staff has informed me that they also received information from the applicant that you signed in support of their proposal.

In order for your vote of opposition to be heard by the city council, please sign the statement at the bottom of the page.

Thank you!



Russ Kaplan

Owner 112 Castro, 816 and 816 ½ S. Miller

I would like to remove my signature in support of the proposed downzoning from R3 to R1 from the record and replace it with my signature in opposition of the downzoning.



(sign)

10/24/16

(date)

ELISABETH LEJA

(printed name)

Owner 820 Classen, 325 Duffy, 327 Duffy

#141

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/27/16





LETTER OF SUPPORT OR PROTEST


I, Kathryn Morris (NAME), am the  
(OWNER, MANAGING MEMBER,  
TRUSTEE, AGENT, OR OTHER TITLE) of K9 N Consulting LLC  
(LLC, CORP, OWNER, TRUST, OR OTHER OWNERSHIP ENTITY) which  
owns the property located at 321 E Duff (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 MILLER  
NEIGHBORHOOD. (Ordinance No. O-1617-10)

  
SIGNATURE


# 142

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 10/26/16 

If you would like to tell the city council to find a better solution than the proposed downzoning please sign below and return to me in the enclosed self-addressed stamped envelope.

I protest the proposed down-zoning in the Miller area:

Property owner signature:



Printed name:

Kathryn Morris

Property Address:

321-E Duffy

Date:

10-21-2016

#142

If you would like to tell the city council to find a better solution than the proposed downzoning please sign below and return to me in the enclosed self-addressed stamped envelope.

I protest the proposed down-zoning in the Miller area:

Property owner signature: Linda S. Clawson

Printed name: Linda Clawson

Property Address: 317 E Duffy

Date: 11/2/16

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

#143

*Tell the city council how you feel about this change! Even if you signed in favor of the down-zoning initially, now is your opportunity to change your mind. For your voice to be heard by the Planning Commission before it goes to city council please mail this right away!*


I object to the proposed down-zoning in the Miller area:

Property Owner Signature:  10.3.16

Printed name: Mr. Thorpe Stallings Jr  
Blanchard Professional Services LLC

Property Addresses: 311 / 315 & 315 1/2 E Duff  
Norman OK (All multi / All houses)

#144

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

If you would like to tell the city council to find a better solution than the proposed downzoning please sign below and return to me in the enclosed self-addressed stamped envelope.

I protest the proposed down-zoning in the Miller area:

Property owner signature:

Frank Allen Orebaugh

Printed name:

Frank Allen Orebaugh

Property Address:

102 E Castro

Date:

10-25-16

I am switching from support  
to protest of R1.

#145  
Previously  
supported

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

(20)