



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) David Caddell Const Inc Keith and Carol Reames	ADDRESS OF APPLICANT 4703 Westlakes Dr Norman 73072
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) David Caddell 405-640-1867	EMAIL ADDRESS Caddellhomes@gmail.com
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Legal Description of Property: 806 S Lahoma  
Parsons Lot 28-29 B1K6

Requests Hearing for:  
CENTRAL NORMAN ADMINISTRATIVE DELAY

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

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

SIGNATURE OF PROPERTY OWNER(S):  
Keith E. Reames Jr

ADDRESS AND TELEPHONE:  
4005 Castlerock Rd  
Norman, OK  
405-570-0258

OFFICE  
USE  
ONLY

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-20-17

Date Submitted:  
\_\_\_\_\_  
Checked by:  
\_\_\_\_\_



FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 3-20-17

March 20, 2017

RE: Update and Addition  
806 S. Lahoma  
Norman, OK

David Caddell Homes is requesting on behalf of Keith and Carol Reames permission to update and add on to their personal residence located at 806 S. Lahoma. They purchased the home intending to remodel before the moratorium went into effect. They intend to stay consistent in their building materials for the update of the interior and add a master bath and closet. Attached are the building plans for this project.

This project will be used for a single-family residence and will maintain the integrity of core Norman. Although we respect the moratorium and understand its necessity, we feel our project should receive permission to proceed.

Respectively,

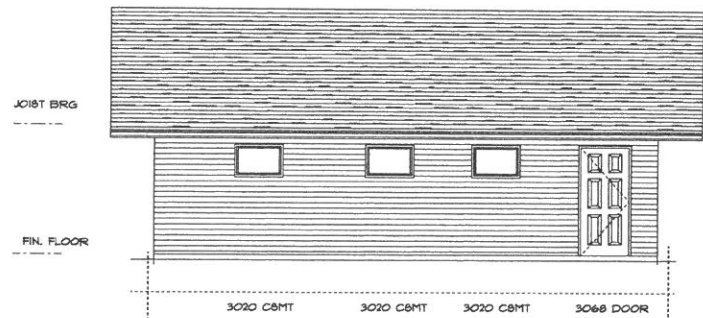
A handwritten signature in black ink that reads "David Caddell".

David Caddell  
President  
David Caddell Homes

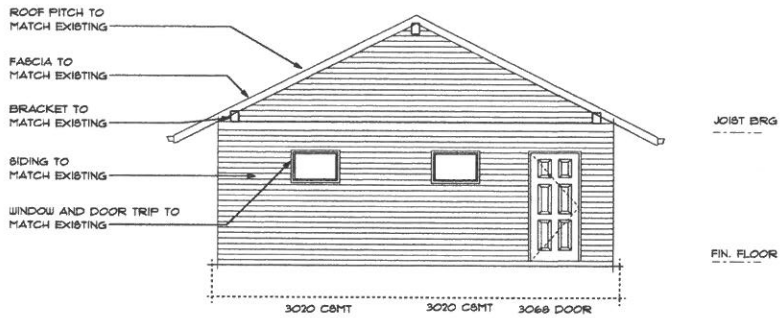


EAST ELEVATION  
1/4" = 1'-0"

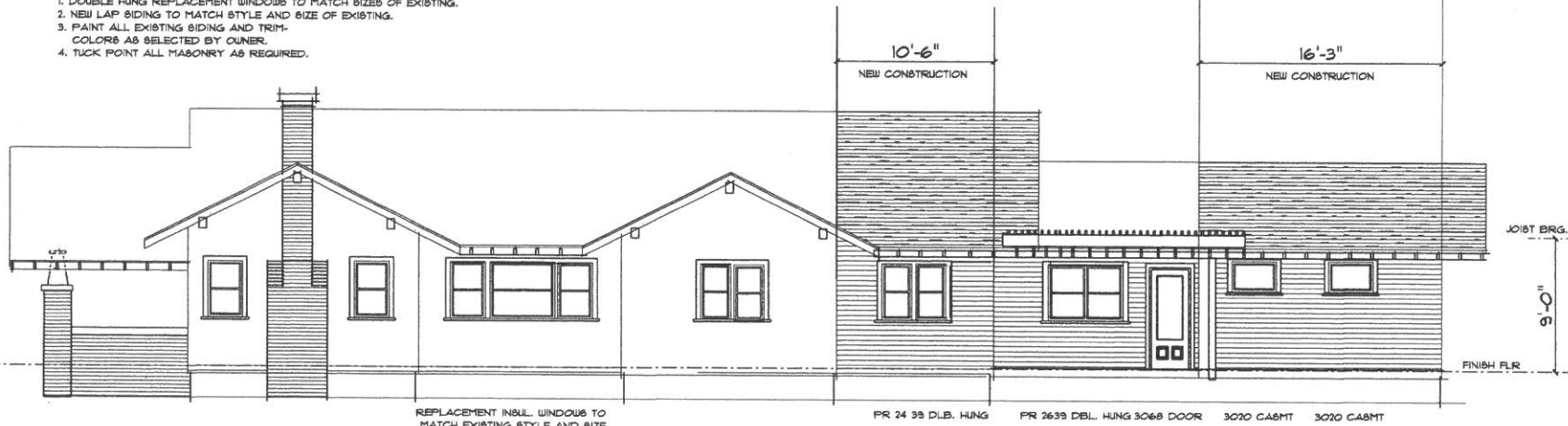
- CONSTRUCTION NOTES:
1. DOUBLE HUNG REPLACEMENT WINDOWS TO MATCH SIZES OF EXISTING.
  2. NEW LAP SIDING TO MATCH STYLE AND SIZE OF EXISTING.
  3. PAINT ALL EXISTING SIDING AND TRIM-COLORS AS SELECTED BY OWNER.
  4. TUCK POINT ALL MASONRY AS REQUIRED.



NORTH ELEVATION  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"

DATE: 7-19-2015  
REVISION DATES:  
DRAWN: D. BOECK

dib architects, pc  
922 schulze drive, norman, ok 73074  
PHONE: (405) 919-8242 boecktech@gmail.com

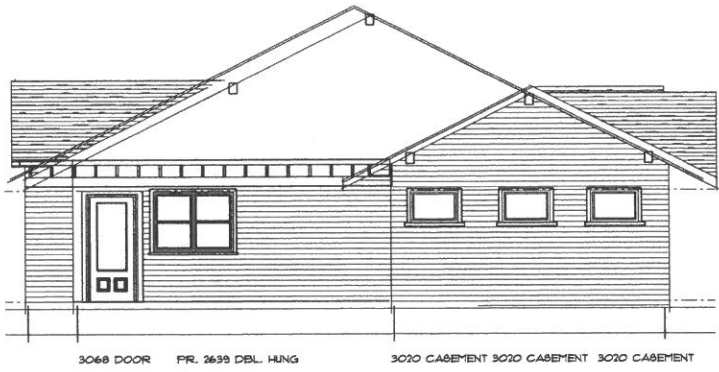


MASTER BEDROOM SUITE ADDITION AND REMODEL FOR  
KEITH AND CAROL BEAMES  
806 LAHOMA AVENUE  
NORMAN, OK 73069

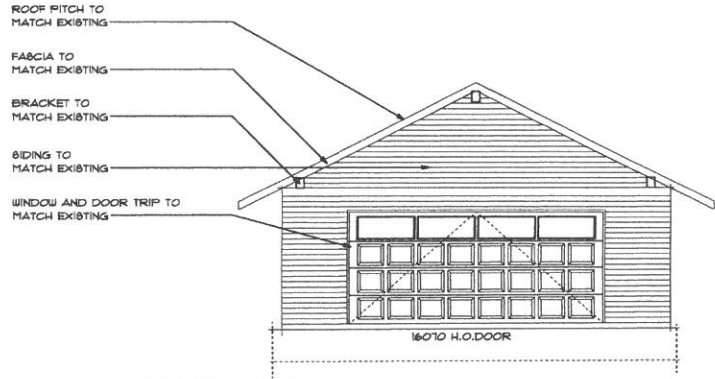
JOB NO.

SHEET

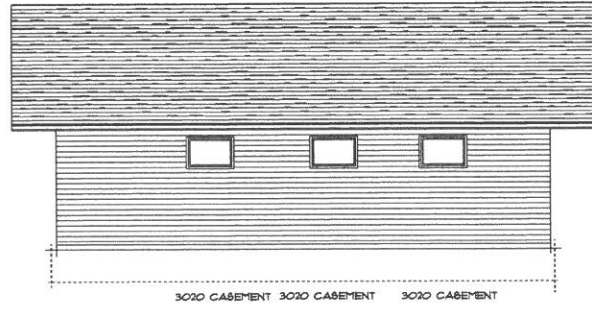
A 3.0



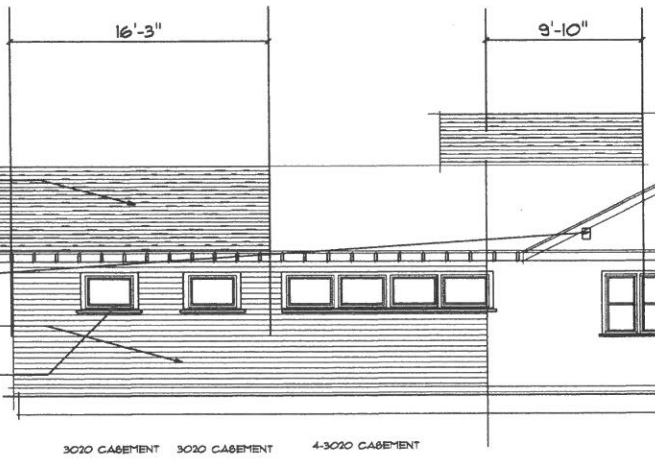
WEST ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"

- CONSTRUCTION NOTES:
1. DOUBLE HUNG REPLACEMENT WINDOWS TO MATCH SIZES OF EXISTING.
  2. NEW LAP SIDING TO MATCH STYLE AND SIZE OF EXISTING.
  3. PAINT ALL EXISTING SIDING AND TRIM-COLORS AS SELECTED BY OWNER.
  4. TUCK POINT ALL MASONRY AS REQUIRED.
  5. ALL NEW OVERHANGS TO MATCH EXISTING.

ALL REPLACEMENT WINDOWS TO BE INSULATED DOUBLE HUNG AND MATCH EXISTING SIZE

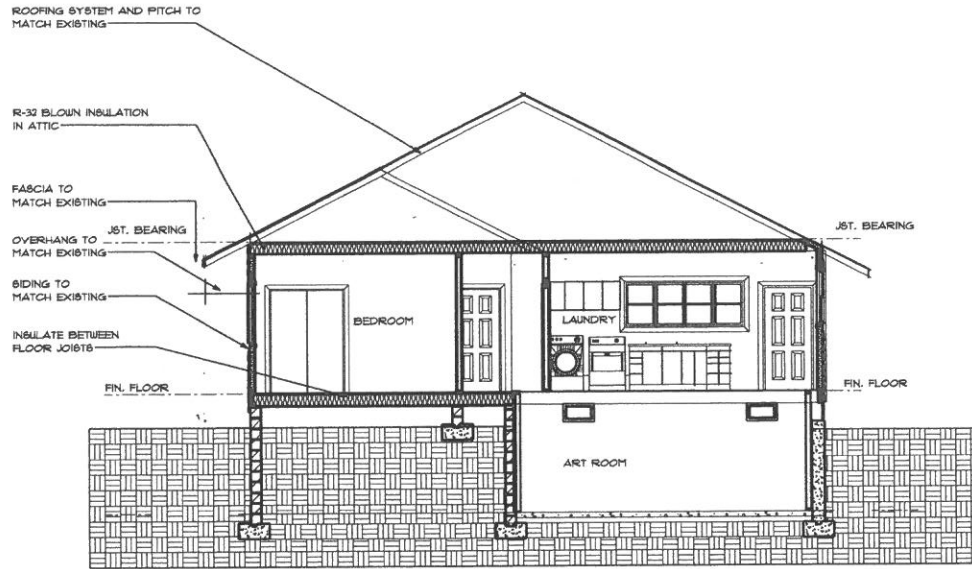
J&T BEARING  
FIN. FLOOR  
J&T BEARING  
FIN. FLOOR

DATE: 7-19-2015  
REVISION DATES:  
DRAWN: D. BOECK

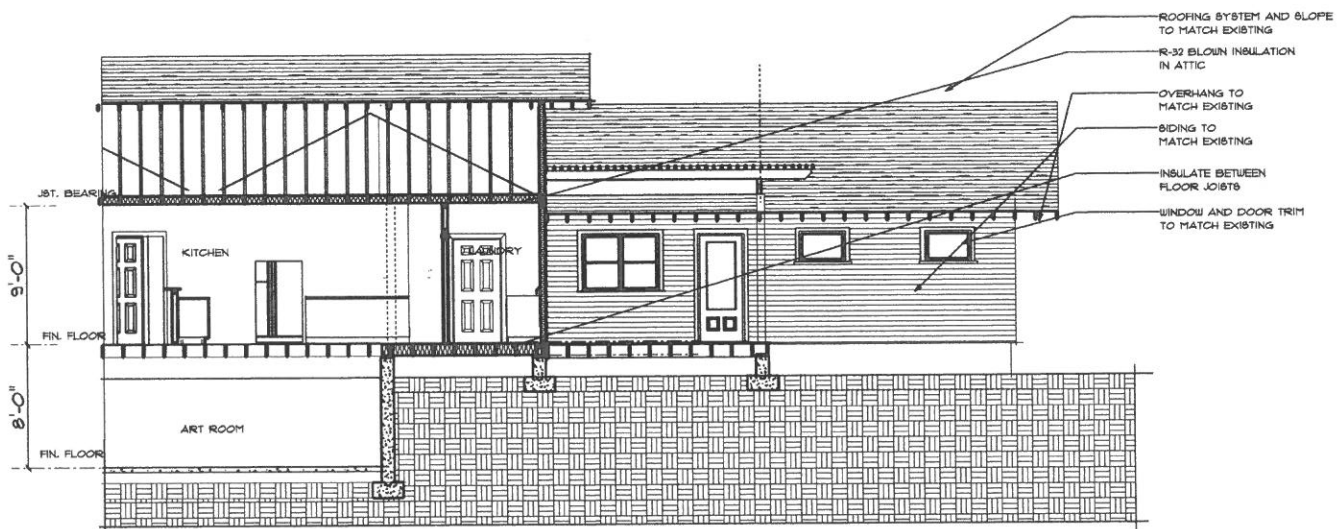
**djb architects, pc**  
922 schultz drive norman, ok 73074  
PHONE: (405) 919-9242 boeckitec@gmail.com

MASTER BEDROOM SUITE ADDITION AND REMODEL FOR  
KEITH AND CAROL REAMES  
806 LAHOMA AVENUE  
NORMAN, OK 73069

JOB NO.  
SHEET  
A 3.1



SECTION BB  
1/4" = 1'-0"



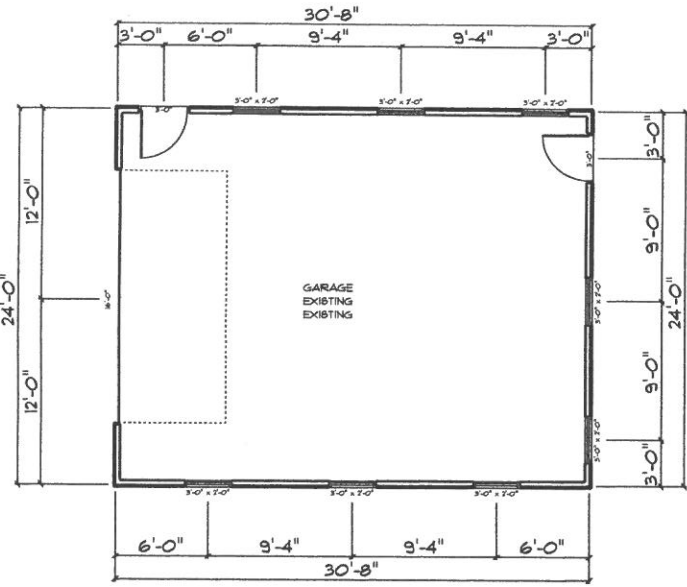
SECTION AA  
1/4" = 1'-0"

DATE: 7-19-2015  
REVISION DATES:  
DRAWN: D. BOECK

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922 schulze drive - norman, ok 73071  
PHONE: (405) 943-8242  
boeckdib@gmail.com

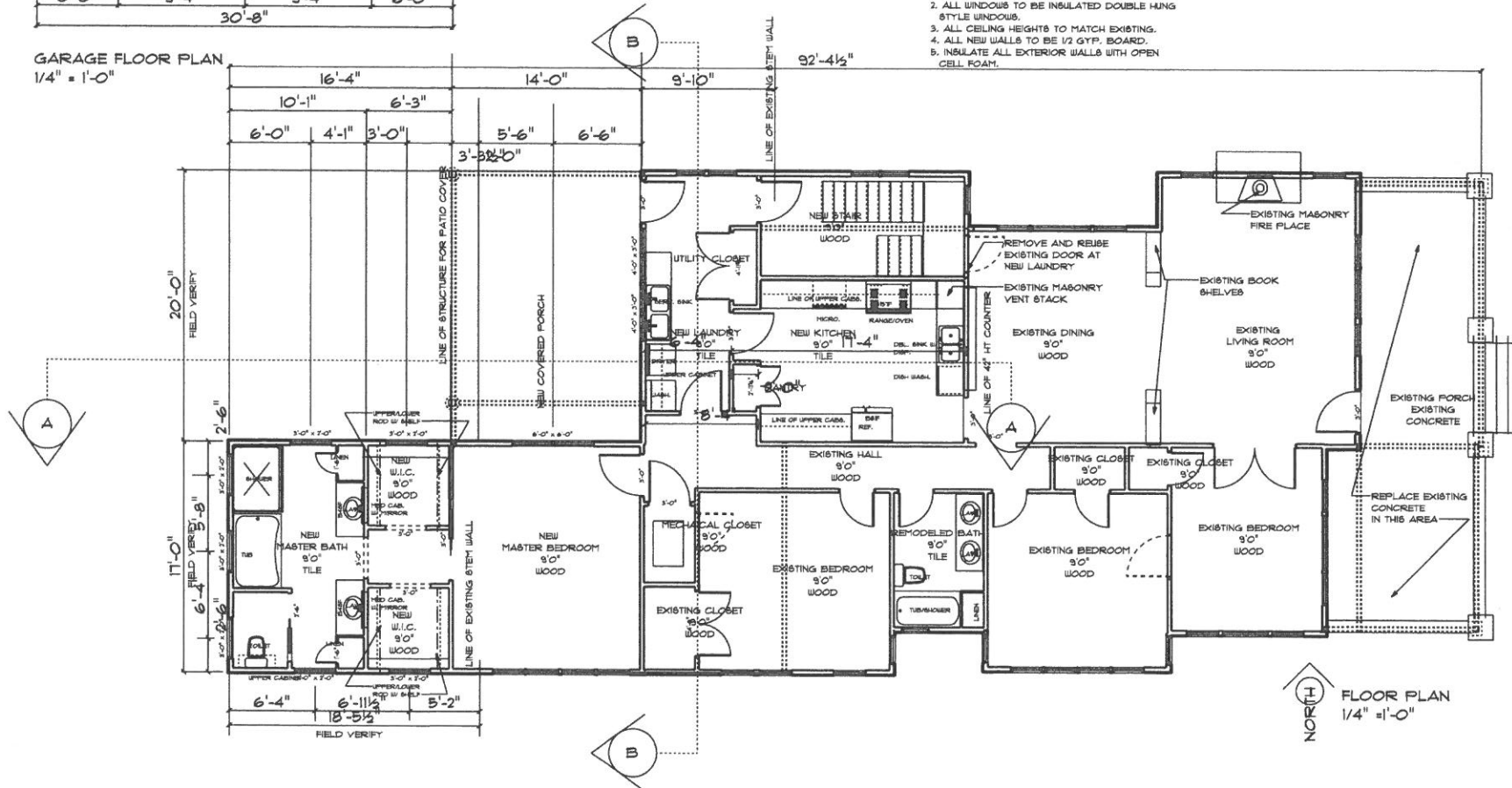
**MASTER BEDROOM SUITE ADDITION AND REMODEL FOR KEITH AND CAROL REAMIE**  
806 LAHOMA AVENUE  
NORMAN, OK 73069

JOB NO.  
SHEET  
**A 4.0**



**GARAGE FLOOR PLAN**  
1/4" = 1'-0"

- NOTE:
1. ALL WINDOW AND EXTERIOR DOOR DIMENSIONS AND NOTES LOCATED ON EXTERIOR ELEVATIONS
  2. ALL WINDOWS TO BE INSULATED DOUBLE HUNG STYLE WINDOWS.
  3. ALL CEILING HEIGHTS TO MATCH EXISTING.
  4. ALL NEW WALLS TO BE 1/2 GYP. BOARD.
  5. INSULATE ALL EXTERIOR WALLS WITH OPEN CELL FOAM.



**FLOOR PLAN**  
1/4" = 1'-0"  
NORTH

**dib architects, pc**

922 schultz drive - norman, ok 73074  
PHONE: (405) 919-9242    boecktek@gmail.com

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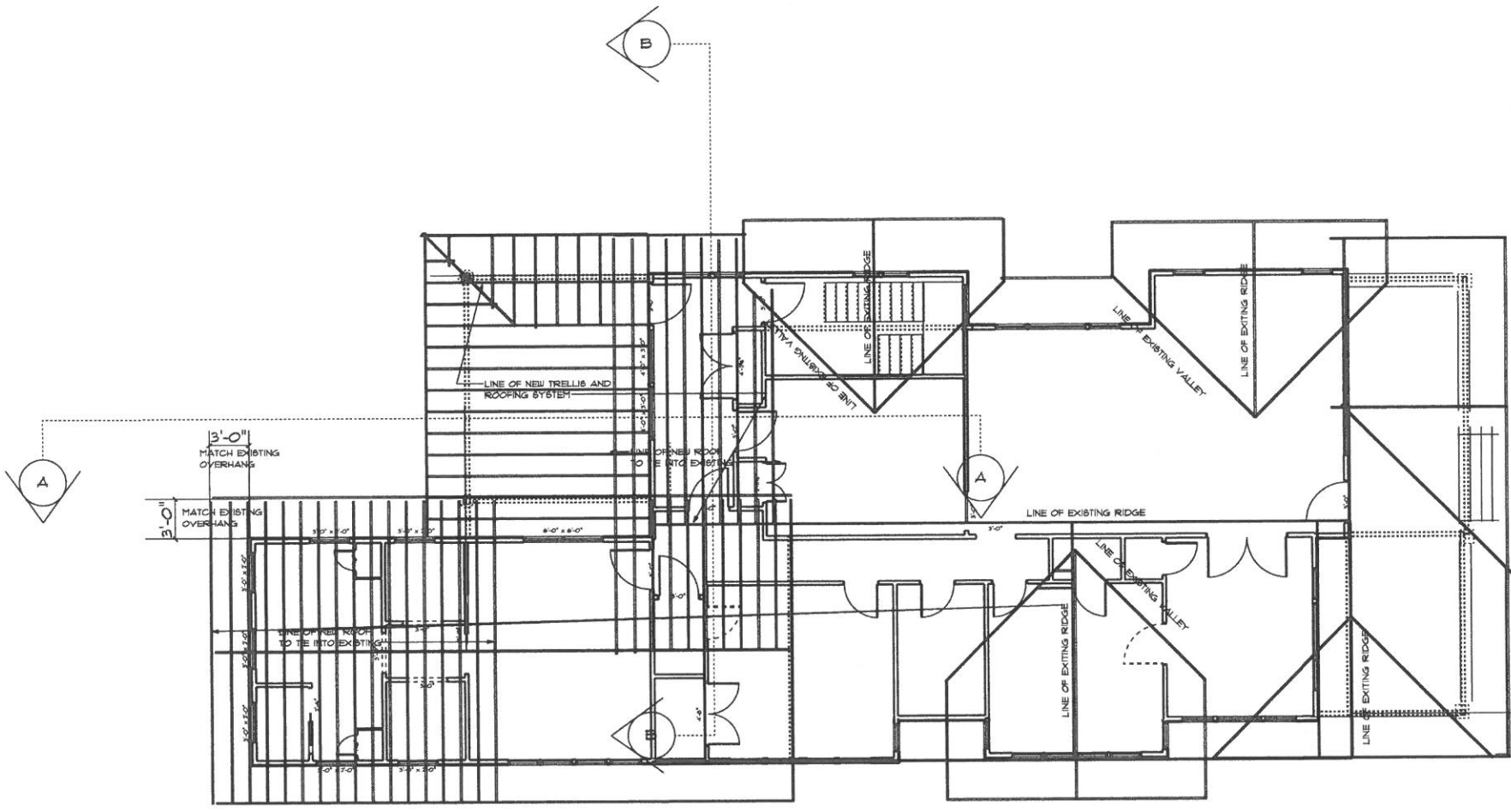
**MASTER BEDROOM SUITE ADDITION AND REMODEL FOR  
KEITH AND CAROL REAMES  
806 LAHOMA AVENUE  
NORMAN, OK 73069**

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DATE: 7/19/2015  
REVISION DATES:  
DRAWN: D. BECK

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JOB NO.  
SHEET  
**A 2.2**



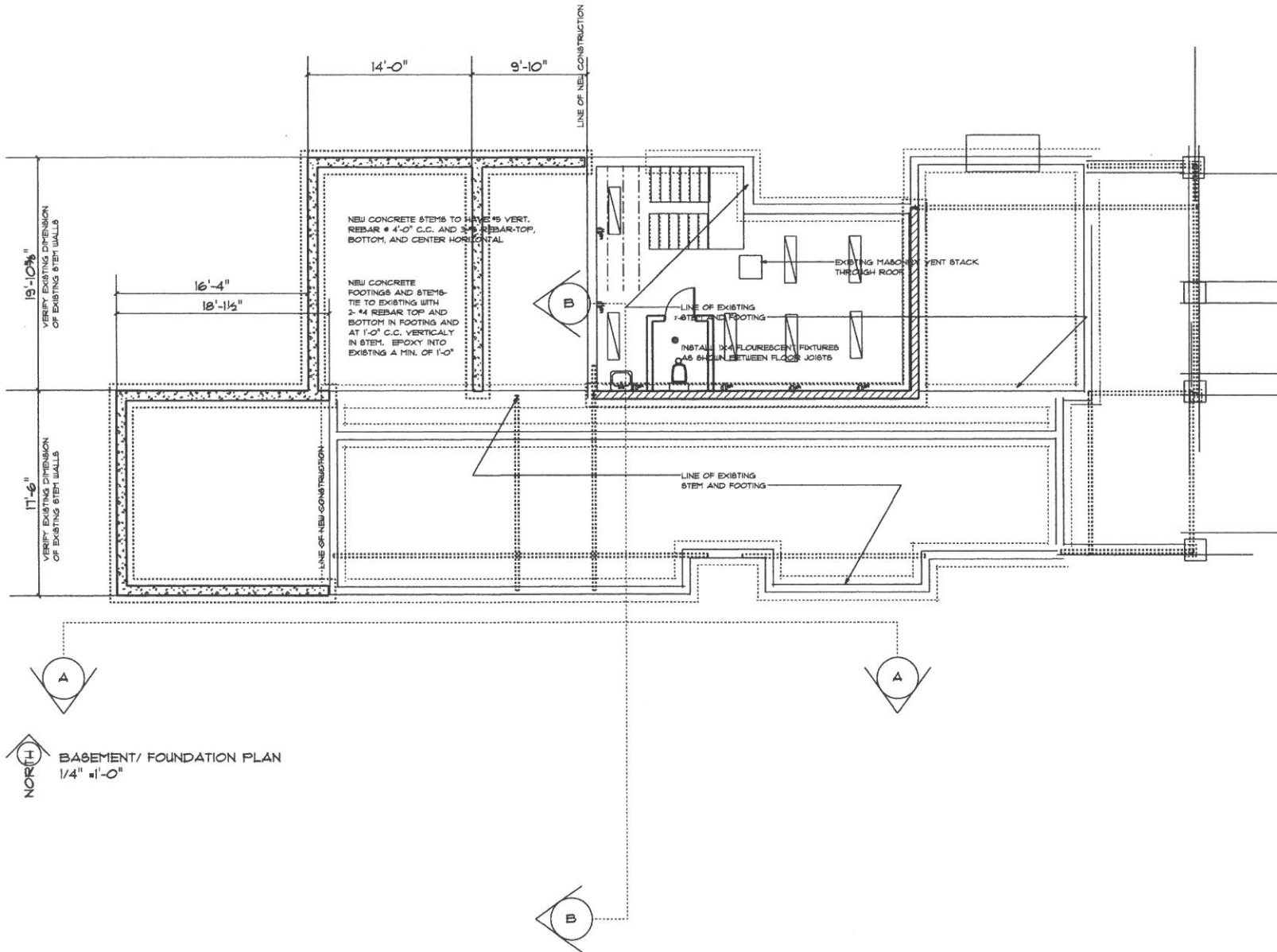
NORTH  
 FLOOR PLAN  
 1/4" = 1'-0"

DATE: 7-19-2015  
 REVISION DATES:  
 DRAWN: D. BOECK

dlb architects, pc  
 922 schulte drive norman, ok 73071  
 PHONE: (405) 918-8242 boecktext@gmail.com

MASTER BEDROOM SUITE ADDITION AND REMODEL FOR  
 KEITH AND CAROL REAMES  
 806 LAHOMA AVENUE  
 NORMAN, OK 73069

JOB NO.  
 SHEET



**NORTH**  
 BASEMENT/ FOUNDATION PLAN  
 1/4" = 1'-0"

JOB NO.

SHEET

A 2.0

MASTER BEDROOM SUITE ADDITION AND REMODEL FOR

KEITH AND CAROL REAMES  
 806 LAHOMA AVENUE  
 NORMAN, OK 73069

dlb architects, pc

922 schulze drive norman, ok 73071



















PHONE: (405) 919-9242

boeckel@smail.com

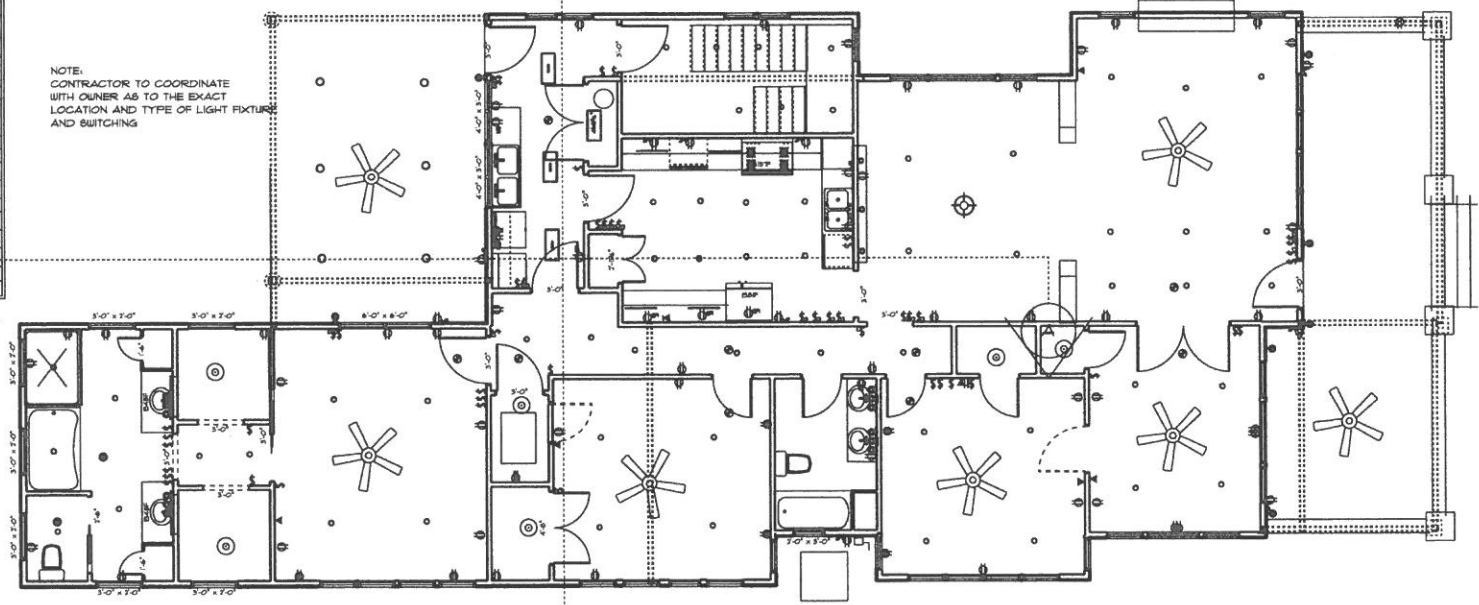
DATE: 7-19-2015  
 REVISION DATES:

DRAWN: D. BOECK



ELECTRICAL	COUNT	SYMBOL
ceiling fan 0 blocked 01	7	
ceiling light 4 inch	57	
ceiling light 6 inch	6	
ceiling dash round	6	
ceiling luminaire 02	4	
ceiling light 05	1	
pendant globe	3	
UNDER COUNTER LIGHT	4	
1/4" connection	8	
box	2	
outlet	47	
outlet gfi	3	
smoke detector	3	
light recessed	8	
switch	27	
switch 3 way	23	
wall mounted 03 1 light	7	
wall mounted 03 3 lights	3	

NOTE:  
 CONTRACTOR TO COORDINATE  
 WITH OWNER AS TO THE EXACT  
 LOCATION AND TYPE OF LIGHT FIXTURE  
 AND SWITCHING



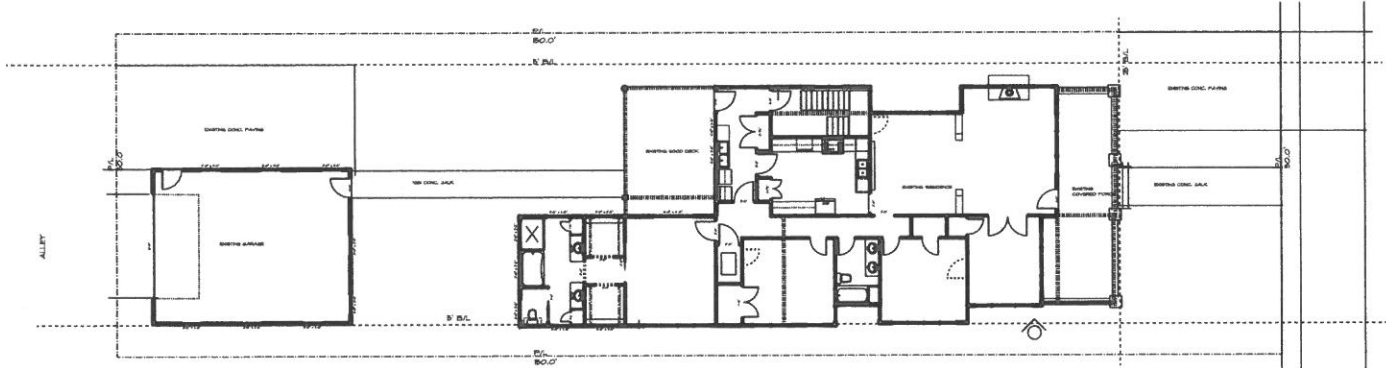
NORTH  
 ELECTRICAL FLOOR PLAN  
 1/4" = 1'-0"

DATE: 7-19-2015  
 REVISION DATES:  
 DRAWN: D. BOECK

dib architects, pc  
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 PHONE: (405) 919-8242 boeckdib@gmail.com

MASTER BEDROOM SUITE ADDITION AND REMODEL FOR  
 KEITH AND CAROL REAMES  
 806 LAHOMA AVENUE  
 NORMAN, OK 73069

JOB NO.  
 SHEET  
 A 2.2



SITE PLAN  
7' = 30.0'

SITE INFORMATION	
SITE SQUARE FEET	5,013.0 SF
BUILDING UNDER ROOF INCLUDING GARAGE AND FRONT PORCH	3,025.0 SF
PAVING AND OPEN PORCH	1,014.0 SF
% OF BUILDING COVERAGE	41 %
% OF TOTAL BUILDING AND PAVING COVERAGE	54%

CA  
NORTH LAJUNTA

JOB NO.

SHEET

A 2.2

MASTER BEDROOM SUITE ADDITION AND REMODEL FOR  
KEITH AND CAROL REAMES  
806 LAHOMA AVENUE  
NORMAN, OK 73069



dlb architects, pc

922 schulze drive norman, ok 73074

PHONE: (405) 919-8242 bobecktext@email.com

DATE: 7-19-2015  
REVISION DATES:

DRAWN: D. BOECK



# Construction Permit Application

## 1 & 2 Family Dwelling & Related Residential Construction

RECEIVED  
Department Services  
MAR 08 2017

Permit No. 17-794

City of Norman Development Services Division 201 W. Gray St., Bldg. A Norman, OK 73069 (405) 366-5339 Permits (405) 366-5445 Fax

PROJECT ADDRESS <u>806 S. Lahoma</u>	BLOCK	LOT	Time <u>2:00</u> By <u>17</u>	<input type="checkbox"/> SUBDIVISION <input type="checkbox"/> NRCOS* <input type="checkbox"/> WARRANTY DEED (SEE ATTACHED)	LOT LINE ADJUSTMENT REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES # _____
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CONTACT NAME <u>David Caddell</u>	PHONE # <u>405-640-1867</u>	Valuation <u>\$ 245,000</u>
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OWNER NAME: <u>Keith and Carol Reames</u>	CONTRACTOR: <u>David Caddell Const. Inc</u>
ADDRESS: <u>4005 Castlerock Rd</u>	ADDRESS: <u>4703 Westlakes Dr</u>
CITY: <u>Norman</u> STATE: <u>OK</u> ZIP: <u>73073</u>	CITY: <u>Norman</u> STATE: <u>OK</u> ZIP: <u>73072</u>
PHONE #: _____ FAX: _____	PHONE #: <u>405-364-2743</u> FAX: <u>405-366-6021</u>
CELL PHONE #: <u>405-570-0258</u>	CELL PHONE #: <u>405-640-1867</u>
E-MAIL ADDRESS: <u>keith.reames@gmail.com</u>	E-MAIL ADDRESS: <u>Caddellhomes@gmail.com</u>

PROJECT DESCRIPTION

<input type="checkbox"/> Single Family Detached	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Storage Building	<input type="checkbox"/> Carport
<input type="checkbox"/> Townhome	<input type="checkbox"/> Remodel	<input type="checkbox"/> Garage/Shop	<input type="checkbox"/> Paving, Right of Way/Driveway
<input type="checkbox"/> Two Family Home (Duplex)	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Cabana	<input type="checkbox"/> Paving, Private
<input type="checkbox"/> Guesthouse	<input type="checkbox"/> Storm Shelter	<input type="checkbox"/> Barn	<input type="checkbox"/> Other _____
<input type="checkbox"/> Garage Apartment	<input type="checkbox"/> Fire Repair		

Lot Area:	Project Area*: <u>565</u>	Living area*:	Paving Area*:
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Water Solution:	<input type="checkbox"/> New Meter: Size _____	<input checked="" type="checkbox"/> Existing Meter	Sewer Solution:	<input type="checkbox"/> New Public Sewer Tap	<input checked="" type="checkbox"/> Existing Public Sewer Tap
	<input type="checkbox"/> New Well	<input type="checkbox"/> Existing Well		<input type="checkbox"/> New Septic/Other	<input type="checkbox"/> Existing Septic

If this project includes:  ELECTRICAL  MECHANICAL  PLUMBING/GAS THEN SEPARATE PERMITS ARE REQUIRED

The granting of a permit or approval of plans shall not be construed as permission to violate any federal, state or local laws. Special notice is hereby given that additional requirements, notices and regulations will be printed on the permit and plans and that all additional requirements, notices and regulations and all laws and ordinances governing this type of work will be complied with whether specified herein or not. Special notice is also hereby given that this permit becomes null and void if the authorized work or construction is not commenced, is suspended or abandoned after work is commenced, or if no inspections are obtained within a 6 month period. This permit requires final inspections and a Certificate of Completion or Certificate of Occupancy.

Signature: I agree to abide by all laws and ordinances governing this type of work whether specified herein or not and hereby certify that I have read and examined this application and know the same to be true and correct.

Printed Name: David Caddell E-mail: caddellhomes@gmail.com

Signature: [Signature]  Owner  Agent of Owner  Contractor Date: \_\_\_\_\_

Notice: Application must include two (2) copies of a site plan, floor plan and all elevations drawn to City standards. Projects using septic systems as a sewer solution must provide a soil profile test. A soil profile test is provided by the Department of Environmental Quality, Purcell, Oklahoma, (405) 527-8738. Projects not in platted areas, subdivisions or with a NRCOS must provide a copy of the warranty deed. Warranty deeds may be purchased at the Cleveland County Court House, Norman, Oklahoma, (405) 366-0240.

NOTICE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. MAIL OR DELIVER TO: Building Permits & Inspections (405)366-5339 Permits 201 W. Gray St., Bldg A (405)366-5333 Inspections Norman, OK 73069 (405)366-5445 Fax

Lot size area _____ sf Project area _____ sf Living area _____ sf # of units _____ # of stories _____ Req'd Parking _____ <b>Building Footprint</b> Existing _____ sf New/Proposed _____ sf Total Coverage _____ sf % Bldg Coverage _____ % <b>Paving/Other</b> Existing _____ sf New/Proposed _____ sf Total Coverage _____ sf % Paving Coverage _____ %	<b>Total Impervious Coverage:</b> _____ % <b>Total Impervious Coverage:</b> Must be less than 65 % and paving can be no more than 50% Front Yard, or 70% Front Yard with 3 car garage. Total _____ % Front _____ %	Water System _____ Sewer System _____ <b>Easements:</b> 1 _____ 2 _____ 3 _____ 4 _____ <b>Setbacks:</b> Front _____ Rear _____ Right _____ Left _____ Date of CO (if applicable) _____	Engineering Permit _____ Park No. _____ Ward _____ Census Tract _____ Census Block _____ Zoning _____ Flood Zone _____ Historic District _____ Core Area _____ Special Planning Area _____ <b>Total Fees \$</b> _____ <b>Plan Rev \$</b> _____ (DUE AT SUBMITTAL) <b>Balance Due \$</b> _____	<b>Building Official :</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans <b>Public Works/Engineering:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans <b>Planning:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans <b>HD/Code Official:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A See Notes on: <input type="checkbox"/> Permit <input type="checkbox"/> Plans
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# Construction Permit Application

## Residential Construction, 1 & 2 Family Dwellings

Permit No. \_\_\_\_\_

City of Norman Development Services Division, 201 W. Gray St., Bldg. A, Norman, OK 73069 (405) 366-5339 Permits (405) 366-5445 Fax

### IMPERVIOUS COVERAGE AREA

Worksheet completed by: \_\_\_\_\_ Applicant \_\_\_\_\_ City Staff

#### PROJECT ADDRESS

*806 S. Lahoma*

#### BUILDING AREA UNDER ROOF

The area of a lot covered by buildings or roofed areas, but not including ground level paving, landscaping or open recreational facilities.  
Cannot exceed 40% of total lot area.

A. Lot Area:	<i>280</i>	_____	sf
B. Project Area:		_____	sf
C. Living Area:		_____	sf
Building Footprints:			
D. Existing Structures:		_____	sf
E. New/Proposed:		_____	sf
F. Total Building Coverage: (D+E)		_____	sf
G. % Total Building Coverage: (F÷A)		_____	% of lot
H. TOTAL BUILDING IMPERVIOUS COVERAGE ON LOT			_____ sf

#### PAVING/OTHER

This includes sidewalks, driveways, uncovered patios, decks, air conditioning equipment pads, and other impervious improvements.  
Cannot exceed 65% (including all structures) total impervious coverage of lot area. All water must drain away from buildings on this site and not impact adjacent properties.

I. Paving/Other Impervious Areas:			
1. Existing:		_____	sf
2. New/Proposed:		_____	sf
J. Total Paving/Other Impervious Coverage:		_____	sf
K. % Paving Coverage: (J÷A)		_____	%
L. TOTAL ALL TYPES IMPERVIOUS COVERAGE ON LOT: (F+J)			_____ sf
M. TOTAL OF ALL TYPES OF IMPERVIOUS COVERAGE ON LOT: (L÷A)			_____ % of Lot

#### \*DEFINITIONS

Project Area - the total square footage of the bricked or sided and under roof area within a structure, including second floor, garage, patio, and porch, where applicable.

Living Area - the total heated and cooled square footage of bricked or sided area within a structure.

Paving Area - the total "non-building" impervious area of a property, including swimming pool, uncovered patio/porch, sidewalks, and driveways on private property, where applicable

NRCOS - Norman Rural Certificate of Survey; inquiries should be addressed to the Development Coordinator, Public Works, (405) 366-5458.

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_