CITY OF NORMAN, OK
BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, October 28, 2026 at 4:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

   BOARD OF ADJUSTMENT MEETING MINUTES OF AUGUST 26, 2026.

DISCUSSION ITEMS

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2627-4: CLIFFORD & MICHELLE MARSH REQUEST A VARIANCE OF 5.7’ TO THE REQUIRED 25’ FRONT YARD SETBACK TO SECTION 36-514(C)(1) FOR A PRINCIPAL BUILDING FOR THE PROPERTY LOCATED AT 1919 PIN OAK CIRCLE.

MISCELLANEOUS COMMENTS

ADJOURNMENT

CITY OF NORMAN, OK
BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, August 26, 2026 at 4:30 PM

MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Wednesday, August 26, 2026 at 4:30 PM. Notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Curtis McCarty called the meeting to order at 4:30 p.m.

ROLL CALL

PRESENT
Chairman Curtis McCarty
Board Member Ben Bigelow
Secretary Brad Worster
Vice Chair James Howard
Board Member Eric Williams
Board Member Matt Graves
Board Member Taylor Davis

STAFF PRESENT
Laci Witcher, Permit Technician
Logan Gray, Planner II
Beth Muckala, Assistant City Attorney III
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II

GUEST PRESENT
Sara Werneke, Old Home Rescue, Representative for 434 Chautauqua Ave.
Brittany Smith-Patneaude, 6295 Vinson Ln. Noble, OK 73068
Tricia Smith, 4300 Pudner Ln. Noble, OK 73068

MINUTES

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

   BOARD OF ADJUSTMENT MEETING MINUTES OF JULY 22, 2026.

   Motion made by Board Member Davis, **Seconded** by Secretary Worster.
   Voting Yea: Chairman McCarty, Board Member Bigelow, Secretary Worster, Board Member Williams, Board Member Graves, Board Member Davis
   Voting Abstaining: Vice Chair Howard.

The motion was approved.

DISCUSSION ITEMS

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2627-1: NINA PARKER REQUESTS A VARIANCE OF 2' 8 ½" TO THE REQUIRED 5-FOOT SIDE YARD SETBACK TO SECTION 36-514(C)(2) FOR AN ACCESSORY BUILDING FOR THE PROPERTY LOCATED AT 434 CHAUTAUQUA AVENUE.

Staff Presentation

Logan Gray, Planner II, presented the staff report.

Mr. McCarty asked if a certified survey had been submitted.

Mr. Gray responded no, they did not receive one.

Applicant Presentation

Sara Werneke, representative of the applicant, explained the idea of the project is to give the home a historically appropriate and compatible garage to replace the existing one. Due to the current flooring, the garage cannot be used for vehicular purposes right now. Ms. Werneke also stated if they moved the structure down into the site, it would be difficult to navigate.

Public Comments

Mr. Bigelow asked if there was going to be a new foundation poured. Ms. Werneke replied yes. Mr. Bigelow asked if there was any reason why the structure could not be moved or shifted onto the property to meet the requirements. Ms. Werneke replied no, it was just because of vehicular access in and out.

Mr. Davis stated to comply, the structure would need to be moved closer to the house or down and further back. Ms. Werneke replied yes that it would have to be moved south and go back far to the west.

Mr. McCarty noted the property had not been surveyed, making it difficult to determine the property lines. He suggested moving the structure south to maintain the five-foot side yard setback and west toward the alley to provide adequate vehicle access. Ms. Werneke stated she could have a surveyor come to the property if needed.

Board of Adjustment Discussion

Mr. Bigelow stated he agreed with Mr. McCarty discussion with the applicant.

Mr. Howard said he noticed the position of the vehicles within the garage as its being designed right now is a misnomer. He also said the vehicles could enter from the alleyway safely and the structure needs to be moved to maintain the setback.

Motion made by Board Member Bigelow, **Seconded** by Secretary Worster.
Voting Yea: Board Member Davis
Voting Nay: Chairman McCarty, Board Member Bigelow, Secretary Worster, Vice Chair Howard, Board Member Williams, Board Member Graves

The motion failed 6-1.

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2627-3: GREG & TRICIA SMITH REQUEST A SPECIAL EXCEPTION TO PERMIT A MOBILE HOME TO SERVE AS A TEMPORARY SECOND DWELLING TO RELIEVE A MEDICAL HARDSHIP FOR THE PROPERTY AT 4300 PUDNER DRIVE.

Staff Presentation

Logan Gray, Planner II, presented the staff report.

Applicant Presentation

Brittany Smith-Patneaude, the applicant, explained her mother's declining health has prompted her to request the special exception so she can be more available and responsive to her mother's needs.

Public Comments

There were no public comments.

Board of Adjustment Discussion

No discussion amongst the Board.

Motion made by Secretary Worster, **Seconded** by Board Member Bigelow.
Voting Yea: Chairman McCarty, Board Member Bigelow, Secretary Worster, Vice Chair Howard, Board Member Williams, Board Member Graves, Board Member Davis

The motion passed unanimously 7-0.

MISCELLANEOUS COMMENTS

Lora Hoggatt, Planning Services Manager, informed the Board the City is updating its development code, including zoning and subdivision regulations, and requested the Board's input if any.

ADJOURNMENT

The meeting was adjourned at 4:52 p.m.

Passed and approved this _____day of _____ 2026.

Secretary, Board of Adjustment _____

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/28/2026

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2627-4: CLIFFORD & MICHELLE MARSH REQUEST A VARIANCE OF 5.7' TO THE REQUIRED 25' FRONT YARD SETBACK TO SECTION 36-514(C)(1) FOR A PRINCIPAL BUILDING FOR THE PROPERTY LOCATED AT 1919 PIN OAK CIRCLE.

APPLICANT	Clifford and Michelle Marsh
LOCATION	1919 Pin Oak Circle
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variance of 5.7' to the required 25' front yard setback, Section 36-514(c)(1), for an addition to the principal structure.
SUPPORTING DATA	Detailed Justification Form Boundary Survey Site Plan Aerial Photography Location Map

SYNOPSIS:

This application is for a variance of 5.7' to the required 25' front yard setback of the R-1, Single-Family Dwelling District, Section 36-514(c)(1), for a 102 SF addition to the existing single-family dwelling at 1919 Pin Oak Cir. The proposed addition is an expansion of the existing primary bathroom.

APPLICABLE ZONING ORDINANCE PROVISIONS:

Section 36-514(c)(1)

Front yard. All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:

a. **The minimum depth of the front yard shall be 25 feet.**
b. When a lot has double frontage, the front yard requirements shall be provided on both streets, unless a limits of no access has been established across the rear of the lot.

VARIANCE CRITERIA PER NCC SECTION 36-570(k):

A variance is a "relaxation of the terms of" the Zoning Ordinance that may be allowed where it is not contrary to the public interest and literal enforcement would result in **unnecessary hardship** to the applicant. From the terms of this ordinance, a variance shall not be granted by the Board of Adjustment unless and until:

(1) An applicant shall submit to the Board of Adjustment a written application indicating:
  (a) That **special conditions and circumstances exist that are peculiar to the land, structure, or building** involved and are not applicable to other lands, structures, or buildings in the same district;
  (b) That the literal interpretation of the provisions of this ordinance would deprive the applicant of **rights commonly enjoyed by other properties in the same district** under the terms of this ordinance;
  (c) That the special conditions and circumstances **do not result from the actions of the applicant**;
  (d) That granting the variances requested **will not confer on the applicant any special privilege** that is denied by this ordinance to other lands, structure, or buildings in the same district;

No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts, shall be considered grounds for the issuance of a variance.

Where an applicant has demonstrated an unnecessary hardship, variances should be narrowly tailored by the Board of Adjustment so as to only alleviate the hardship and not confer special privileges upon the applicant.

DISCUSSION:

The applicant wishes to expand the existing primary bathroom by 102 SF, which would encroach on the 25' front yard setback by 5.7'. The proposed addition meets the 5' side yard setback requirement and would not exceed the allowed 65% impervious coverage amount.

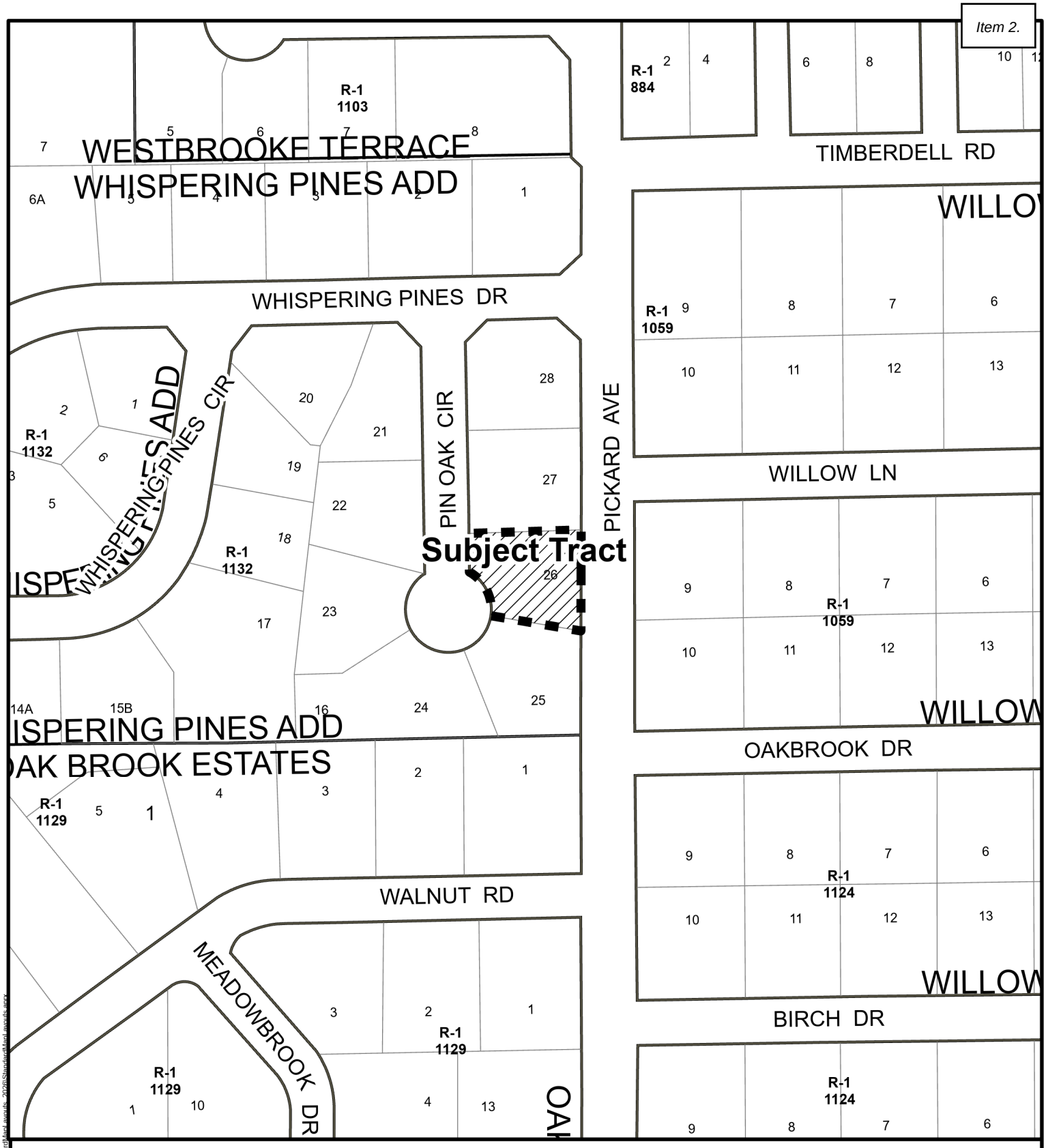
The applicant claims that the bathroom's current layout requires updating to better utilize the space, and that the proposed addition would add value to the dwelling. The applicant also claims that while the addition could be located on the south side of the house to comply with the front yard setback, doing so would require costly and extensive relocation of mechanical equipment and an approximately 145 SF shed.

Staff believes that while inconvenient, relocating these features to accommodate an addition on the south side of the dwelling is still a viable option and does not constitute a hardship. Additionally, staff does not believe there are any conditions unique to the subject property that

would necessitate placing the addition within the 25’ front yard setback, and that doing so would confer a privilege to the applicant that is not afforded to other property owners within the R-1, Single-Family Dwelling District.

CONCLUSION:

Staff recommends denial of this request for a 5.7’ variance to Section 36-514(c)(1) and BOA-2627-4.



Location Map

Subject Tract

September 1, 2026

0 75 150 Ft.

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

BOARD OF ADJUSTMENT

FUNCTION AND REVIEW PROCEDURES

(Re 3)

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 -- (405) 307-7112 Phone

FUNCTION

The Board of Adjustment of the City of Norman is composed of five citizens of the community appointed by the Mayor for three-year terms. In the enforcement of the Zoning Ordinance, the powers of the Board are in three specific areas:

- Decide APPEALS where it is alleged that an administrative official has made an error in the enforcement of the Ordinance;
- Hear and decide SPECIAL EXCEPTIONS as provided in the Zoning Ordinance and Sign Code;
- Hear and authorize VARIANCES as provided in the Zoning Ordinance and Sign Code.

APPEALS — 36-570(f)

Appeals of Administrative Decisions are filed on a separate form which is available in the Planning Department.

SPECIAL EXCEPTIONS — 36-570(g)-(i)

The Board of Adjustment is empowered to grant special exceptions for certain uses that are specifically enumerated in the Zoning Code (Chapter 36), Section 570(g). The Board's power to grant Special Exceptions is limited to the following instances:

(a) To permit the extension of a zoning district boundary where a lot under one ownership is divided into more than one district;
(b) To interpret the provisions of the ordinance where the maps of an area do not agree with the actual street layout;
(c) To grant certain exceptions to the off-street parking requirements of the Ordinance;
(d) To permit new structures to be built in the designated floodway of the Flood Hazard District on lots which are surrounded by lots with existing structures below the base flood level (a Flood Plain Permit is also required);
(e) To allow the continued use of a legal non-conforming gravel driveway and/or parking area within the Central Core Area;
(f) To permit a mobile home to serve as a temporary second dwelling to relieve a medical hardship;
(g) To allow construction and maintenance of Residential Carports.

The Sign Regulations (Chapter 28) grants the Board of Adjustment power to grant special exceptions enumerated in Section 28-905.

VARIANCES

Under Chapter 36, in each zoning district the Zoning Ordinance makes certain requirements for the height of structures, lot area, open space, setbacks and landscaping.

Under Chapter 28, the Sign Regulations makes certain requirements for the height, setback, number and size of signs.

MINOR VARIANCES have a separate application form and requirements.

Conditions for Justification of a Variance Request:

The ordinance recognizes that in certain unique instances, the strict enforcement of the provisions of the ordinance would result in undue hardship to the property owner. Therefore, the Ordinance authorizes the Board of Adjustment to grant Variances (i.e., a relaxation of the strict provisions of the Zoning Ordinance that deal with the height of structures and the area and size of yards and open space, but not the maximum permitted sign area), if the property owner can show that:

- There are special conditions or circumstances peculiar to the land or structure involved;
- The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights enjoyed by others in the same district;
- The special conditions or circumstances do not result from the actions of the applicant; and
- The granting of the Variance will not confer special privileges on the applicant that are denied to other lands and/or structures in the same district.

The Ordinance authorizes the Board of Adjustment to grant variances from the Sign Regulations (Chapter 28) if the applicant can, in addition to the items above, also show the following:

- There are special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structure or other matters on right-of-way, which would substantially restrict the effectiveness of the sign in question; provided, however, that such special circumstances or conditions must be peculiar to the particular business or enterprise to which the applicant desired to draw attention and do not apply generally to all businesses or enterprises;
- The variance would be in general harmony with the purposes of the code, and specifically would not be injurious to the neighborhood in which the business or enterprise to which the applicant desired to draw attention is located;
- The variance is the minimum one necessary to permit the applicant to reasonably draw attention to his business or enterprise.

In the granting of a variance, the burden is upon the applicant to show that he meets each of the requirements listed above. Applications for appeals, special exceptions, and variances are available in the Planning Department office. Assistance for completing these applications will be provided by the Planning staff.

BOARD OF ADJUSTMENT

FUNCTION AND REVIEW PROCEDURES

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 - (405) 307-7112 Phone

Applications for appeals, special exceptions, and variances are available in the Planning Department office. Assistance for completing these applications will be provided by the Planning staff.

REVIEW PROCEDURES

Formal application for review by the Norman Board of Adjustment is accomplished by presenting the following to the Planning Department twenty-one (21) days prior to the meeting date (fourth Wednesday of each month, except November and December):

- completed Application form (copies attached)
- copy of Deed to land, or executed Certificate of Ownership
- Plot Plan
- Filing Fee
  - Appeals $150.00
  - Special Exceptions and Variances $200.00
- Certified Ownership List containing names and addresses of all property owners of record within three hundred (300) feet of the applicant's property. (Sample forms are attached.) A Radius Map will be furnished to the applicant by the Planning Department GIS office (366-5316) delineating the three hundred foot notice area after a deed has been presented. That radius should be increased in one hundred (100) foot increments until fifteen (15) separate parcels are notified, or 1,000 feet, whichever comes first. *The list must be current and certified by a registered professional engineer, an attorney, a bonded abstractor, or a registered land surveyor.*

After the Application and required materials are filed, Legal Notice of the application will be published in the NORMAN TRANSCRIPT, not less than fifteen (15) days before the scheduled meeting of the Board of Adjustment. Planning staff will prepare the Legal Notice and provide you with a copy, as well as emailing the Notice to the NORMAN TRANSCRIPT. **YOU ARE RESPONSIBLE FOR THE COST OF PUBLICATION**. Also at that time every property owner within three hundred (300) feet of the property under review will be notified by letter of the application. These owners and any other citizen may protest the application if they so desire.

The Planning Department staff will research and analyze the application and prepare a Staff Report with recommendation, which will be provided to members of the Board and to each applicant or their agent.

The regular meeting of the Board of Adjustment is usually held on the fourth Wednesday of each month in the Norman Municipal Building Conference Room (201-A West Gray) at 4:30 p.m. (No meeting is scheduled during November, and the December meeting is moved earlier in the month to accommodate the holidays.)

At the public hearing on the application which is held by the Board, the Planning staff will introduce the application, and the applicant and any interested citizens will have the opportunity to speak to the Board concerning the application.

The concurring vote of three (3) members of the Board is necessary to decide in favor of an application. Minutes of the Board meeting are kept as a public record filed in the office of the City Clerk. Minutes are normally approved at the next regular meeting of the Board of Adjustment. **Recourse from the decision of the Board of Adjustment must be taken by appeal to the District court within ten (10) days after the meeting at which the Board's decision was rendered.** If no appeal is filed within ten days of the meeting, the Board's decision is considered final.

Application for Variance or Special Exception

BOARD OF ADJUSTMENT

Case No. Item 2.

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

APPLICANT(S)	ADDRESS OF APPLICANT
Clifford C. and Michelle B. Marsh	1919 Pin Oak Circle Norman, OK 73072
NAME AND PHONE NUMBER OF CONTACT PERSON(S)	**EMAIL ADDRESS**
Cliff Marsh [redacted]	[redacted]

Legal Description of Property: *(UNLESS THE LEGAL DESCRIPTION IS A SIMPLE LOT AND BLOCK, THE LEGAL DESCRIPTION MUST BE PROVIDED IN A WORD DOCUMENT EMAILED TO CURRENT.PLANNING@NORMANOK.GOV)*

Lot Twenty-six (26), in Block One (1), of WHISPERING PINES ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Requests Hearing for:

☒ VARIANCE from Chapter 36, Section 514 (c)(1) Front yard setback

☐ SPECIAL EXCEPTION to _____

Detailed Justification for above request (refer to attached Review Procedures and justify request according to classification and essential requirements therefor):

VARIANCE OF 5.7' TO SECTION 36-514(c)(1)

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

SIGNATURE OF PROPERTY OWNER(S):

Clifford C. Marsh

Michelle B. Marsh

ADDRESS AND TELEPHONE:

1919 Pin Oak Circle

Norman, OK 72072

[redacted]

OFFICE USE ONLY

- ☐ Application
- ☐ Proof of Ownership
- ☐ Certified Ownership List and Radius Map
- ☐ Site Plan
- ☐ Filing Fee of $_____
- ☐ Emailed Legal Description in Word Document

☐ VARIANCE from Chapter _____,

Section _____

☐ SPECIAL EXCEPTION to

_____

Date Submitted: _____

Checked by: _____

11

03202023

CERTIFICATION OF OWNERSHIP

Case No. BOA- Item 2.

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 — (405) 307-7112 Phone

DATE: Aug 22, 2026

I, Clifford C. Marsh, hereby certify and attest that I am the owner, or that I have an option to purchase the following described property in the City of Norman:

Lot Twenty-six (26), in Block One (1), of WHISPERING PINES ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

AND, I further certify and attest that this legal description describes accurately the property requested for rezoning.

AND, I accept billing for the cost of publishing legal notice in the NORMAN TRANSCRIPT.

Owner's Signature: [signature]

Address: 1919 Briar Oak Cir. Norman

Agent's Signature: William Caldwell

Address: 2909 Trailridge Dr, Norman

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 22 day of August, 2026, personally appeared [signature], to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL) LATISHA MARIE CHRISTY
Notary Public - State of Oklahoma
Commission Number 26000978
My Commission Expires Jan 30, 2030

My commission expires: Jan 30, 2030

Latisha Marie Christy
Notary Public

I hereby accept this Certification of Ownership in lieu of a deed or other legal document showing proof of ownership.

Signature: Latisha Marie Christy

Title: Banker

CITY OF NORMAN

022316 rnt

BOARD OF ADJUSTMENT
DETAILED JUSTIFICATION OF VARIANCE REQUEST

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 -- (405) 307-7112 Phone

Revised 08/23

Please attach additional sheets, as necessary.

Special conditions or circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same district:

Refer: Attached sheet, Item 1

Attest

The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district:

Refer: Attached sheet, Item 2

Attest

The special conditions or circumstances do not result from the actions of the applicant:

Refer: Attached sheet, Item 3

Attest

Granting of the Variances requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same district:

Refer: Attached sheet, Item 4

Attest

DETAILED JUSTIFICATION OF VARIANCE REQUEST

Item 1 – Special conditions exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same district:

This is not a special condition that is only applicable to this property and probably occurs numerous times in cul-de-sacs in this district. But prohibiting the applicant from encroaching the Front Yard Building Line would result in undue hardship and added construction expenses that are unnecessary.

The obvious expansion area would be to the South side, however the existing air conditioner condenser and swimming pool equipment on concrete pads and a 16'x8' storage shed on a concrete pad already occupy the expansion space.

Relocating air conditioner condensers involve extending or relocating copper refrigerant lines, rerouting dedicated electrical circuits with possible thicker gauge wire and pouring new concrete pads.

Relocating all the swimming pool equipment is more involved. Trenches for the suction, return and gas lines must be dug from the pool to the new location and then everything properly reconnected. Pumps, filters, heaters and other components must move to their new location on a new concrete pad.

Item 2 – The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district:

The applicant should adhere to the provisions of the Ordinance like all other properties in the same district. But the Board of Adjustment is the tool and the process for all properties to ask for a relaxation of the strict provisions of the Ordinance. We do not believe that approval of this Variance would grant the applicant any rights that could not be granted to other properties.

The added construction expense and the inability to find additional space in the back yard for these relocated items is the basis for this Variance. The applicants would like to expand their primary Bathroom 6'-0" to the West. This would encroach the existing 25' Building Line by 5.7'. A Boundary Survey performed by VMI in June 2026 shows the existing Primary bathroom to be currently located .3' behind the 25' Building Line.

Item 3 – The special conditions or circumstances do not result from the actions of the applicant:

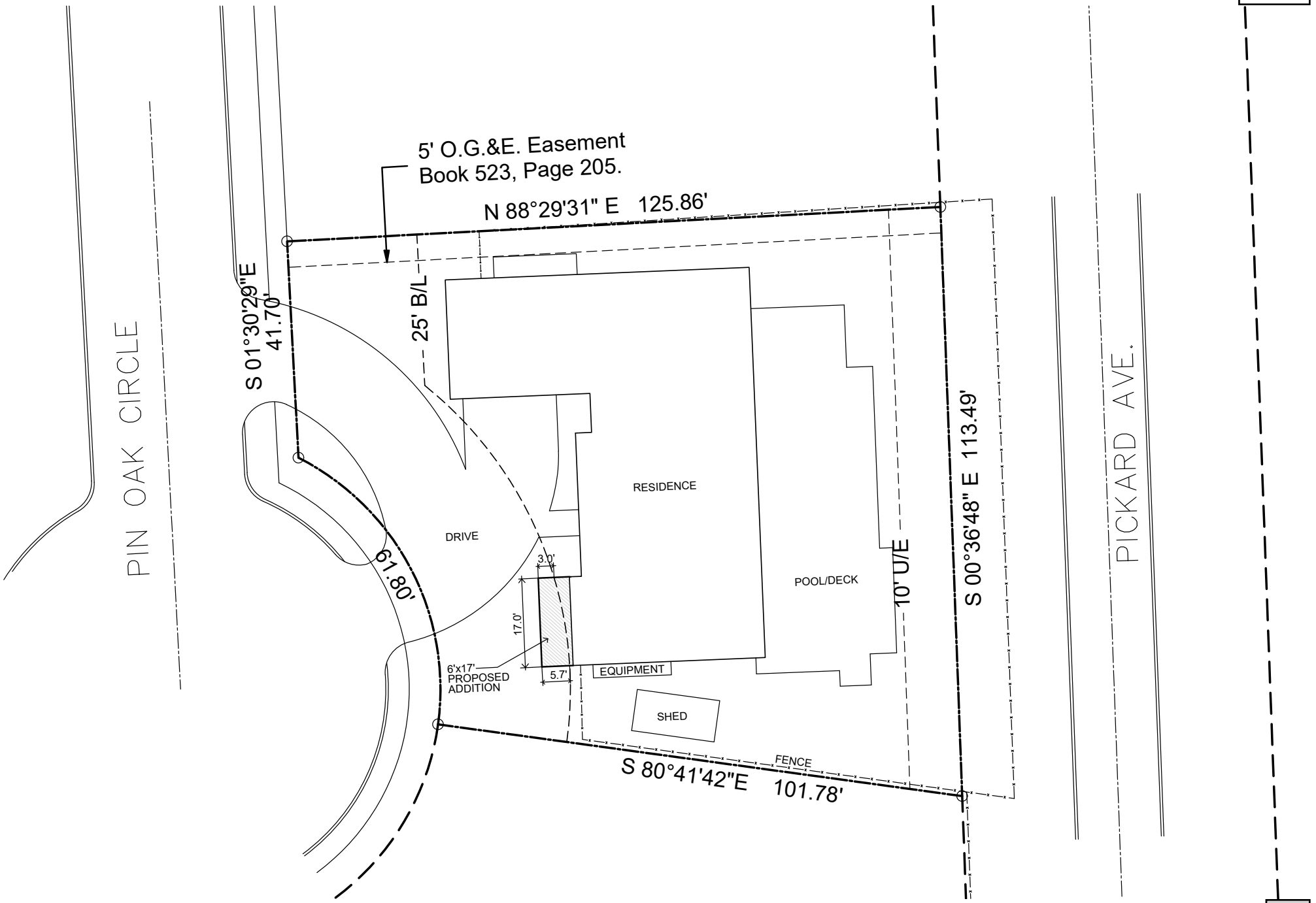
The Marsh Residence was originally constructed in 1980 and was not occupied by the applicant until 2020. The applicants are respectfully asking for permission to expand their Primary Bathroom on the ground floor approximately 102 square feet. The current 80's style bathroom layout needs updating and better utilization of space. This added value to their home is very much in line with the rest of the neighborhood.

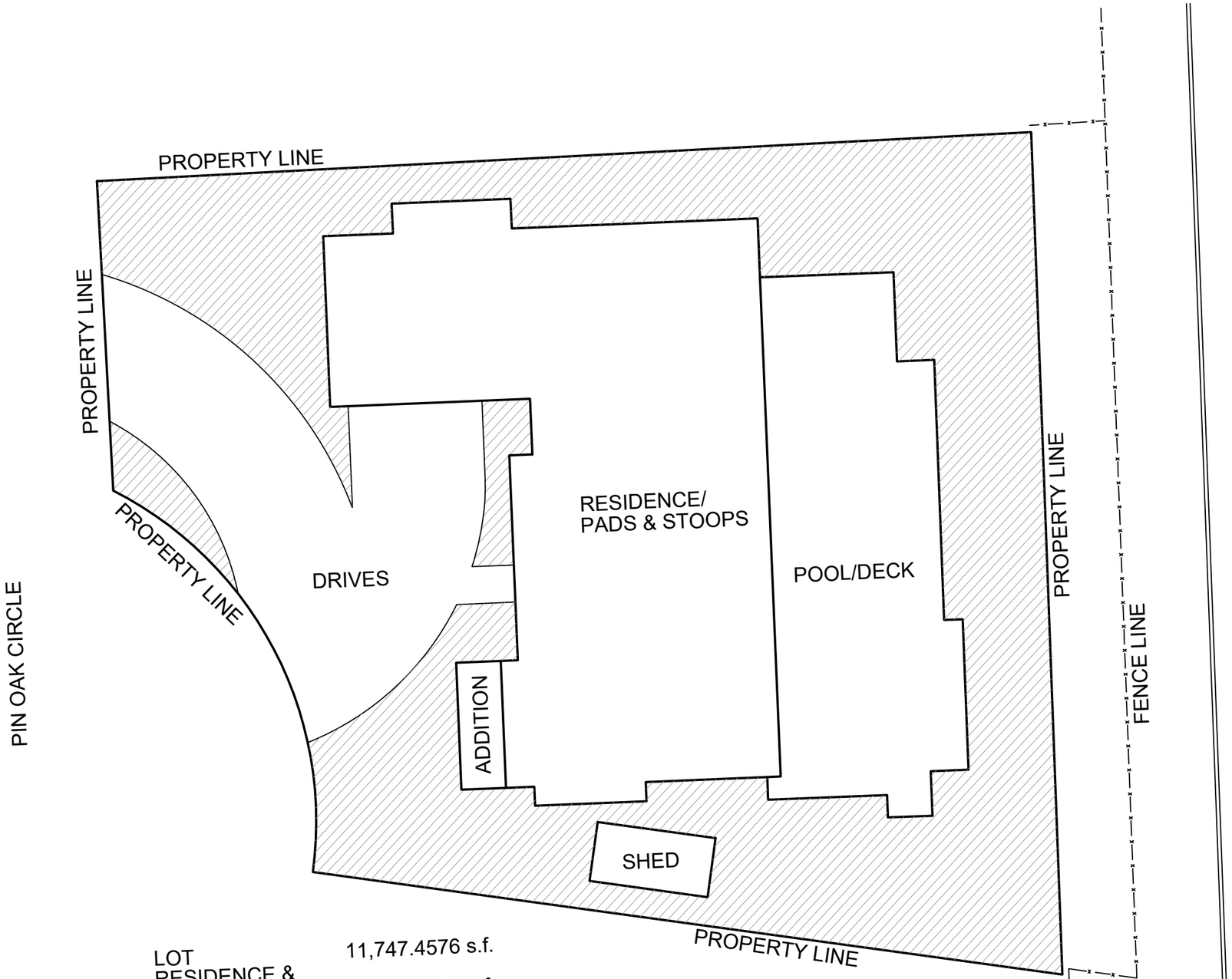
Item 4 – Granting of the Variance requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same district:

Granting of this Variance is unique because of the home's location on the cul-de-sac and the miniscule impact on the neighboring homes.

And because the residence is located on a cul-de-sac, this proposed expansion area is set back and not visible while driving South down Pin Oak Circle. In fact, it cannot be seen until you are directly in front of the house. The gable-end bathroom would be extruded out 6' with all the same materials, colors and roof slopes. In addition, all the existing and rotting rough cedar gable beams would be replaced and new landscaping installed. The existing concrete drive would not be disturbed either.

This Variance, if approved, would increase the square feet and total valuation of the house without negatively impacting anyone on the street. This would not confer on the applicant any special privileges that could not be granted to other properties. The addition would blend in perfectly with the existing residence, further enhancing Whispering Pines Addition.


PIN OAK CIRCLE
5' O.G.&E. Easement
Book 523, Page 205.
N 88°29'31" E 125.86'
S 01°30'29"E
41.70'
25' B/L
RESIDENCE
DRIVE
61.80'
3.0'
17.0'
6'x17'
PROPOSED
ADDITION
5.7'
EQUIPMENT
POOL/DECK
10' U/E
S 00°36'48" E 113.49'
SHED
FENCE
S 80°41'42"E 101.78'
PICKARD AVE.



LOT	11,747.4576 s.f.
RESIDENCE & POOL/DECK	4882.5133 s.f.
DRIVES	1602.0216 s.f.
SHED	128.00 s.f.
ADDITION	102.00 s.f.
TOTAL IMPERVIOUS SURFACE COVERAGE	57.157%


BEFORE
lumion
Ryan Walker


AFTER
lumion
Ryan Walker


BEFORE
lumion


AFTER
lumion


BEFORE
lumion

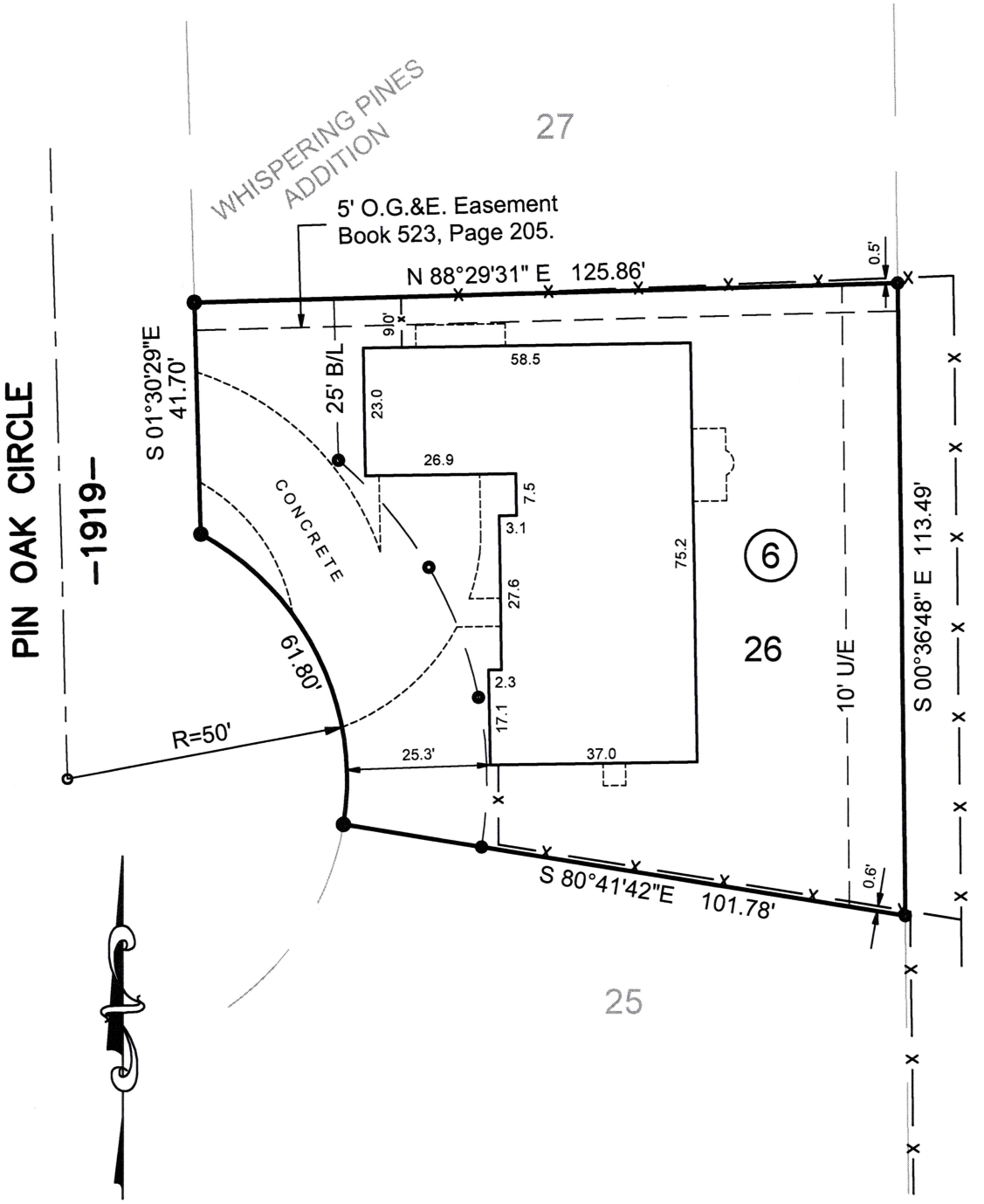

AFTER
lumion


BEFORE
lumion


AFTER
lumion

NO. 2601080

BOUNDARY SURVEY



SCALE: 1"= 30'

● DENOTES PINS SET WITH CAP

BEARING REFERENCE: ASSUMED THE PLATTED BEARINGS OF WHISPERING PINES ADDITION.

LEGEND

U/E	EASEMENT
B/L	BUILDING LINE
	CONCRETE
X	FENCE
	WOOD DECK

NOTE:This Boundary Survey meets the Oklahoma Minimum Standards for the practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors.

CA-4853 Expires: 06-30-2027

VMI
1530 SW 89th St., Suite C-2, Oklahoma City, Oklahoma 73159
(405) 691-0077 - (405)691-0023 Fax
Mortgage Inspections - Elevations - Boundary Surveys
www.vmisurvey.com office@vmisurvey.com

SURVEY NO.	2601080	SCALE:	1" = 30'
FILE NO.			
CLIENT:	Buddy Caldwell		
ADDRESS:	1919 Pin Oak Circle, Norman, OK		
COUNTY:	Cleveland		
DATE:	06-30-2026	SHEET 1 OF	26

SURVEYOR'S CERTIFICATE FOR BOUNDARY SURVEY

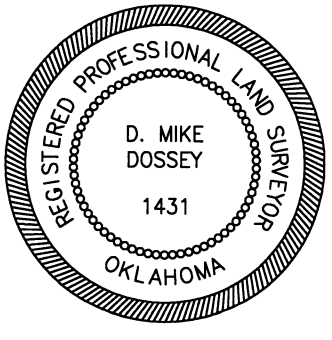
I, D.Mike Dossey, a Registered Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the following described property, to wit;

LEGAL DESCRIPTION:

Lot Twenty-six (26), in Block One (1), of WHISPERING PINES ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

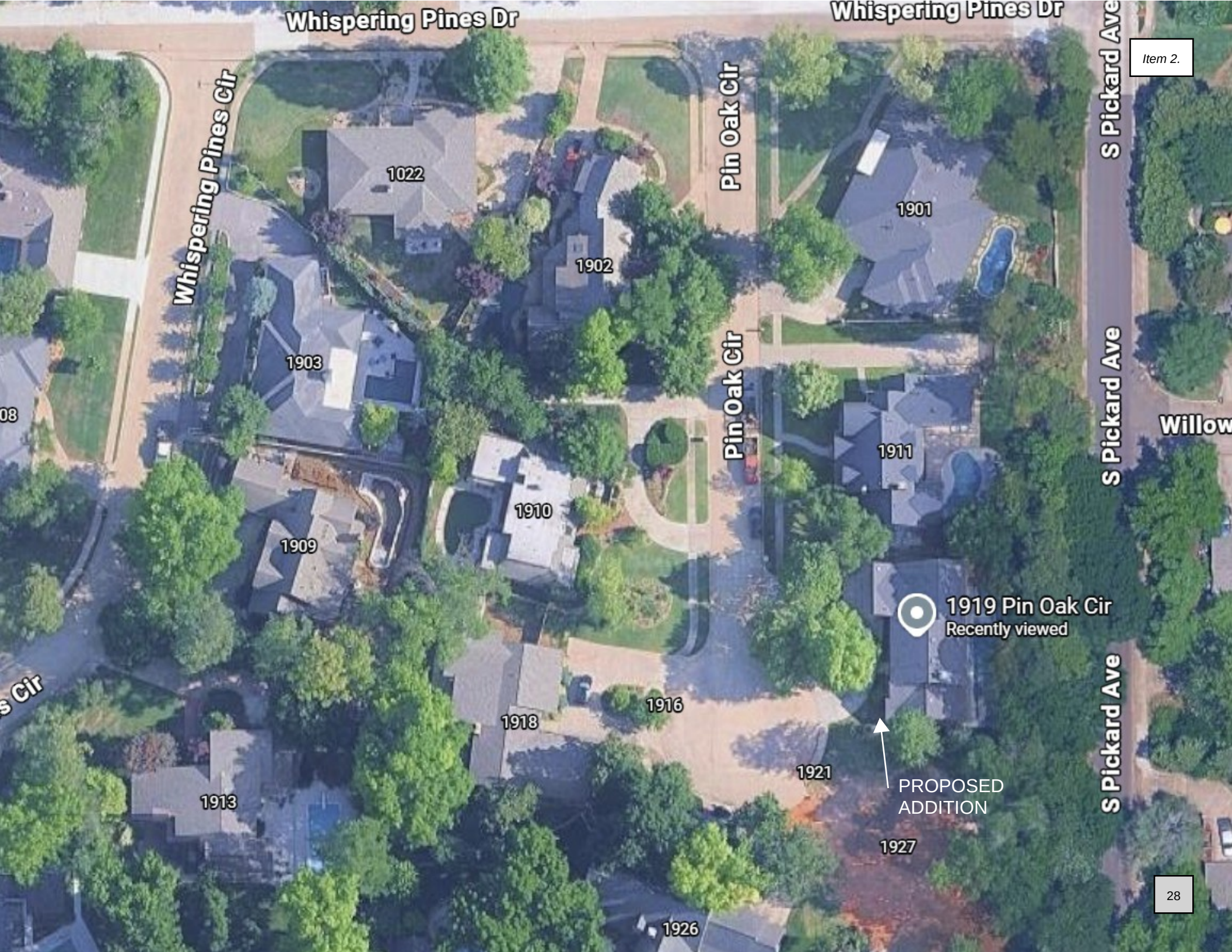
Property Address: 1919 Pin Oak Circle, Norman, OK

as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 30th day of June, 2026.



D. Mike Dossey, RPLS No. 1431

REVISION DATES:			SHEET 2 OF


Whispering Pines Dr
Whispering Pines Dr
Whispering Pines Cir
Pin Oak Cir
Pin Oak Cir
S Pickard Ave
S Pickard Ave
S Pickard Ave
Willow
1022
1902
1901
1903
1911
1910
1909
1919 Pin Oak Cir
Recently viewed
1916
1918
1921
1913
PROPOSED
ADDITION
1927
1926


Whispering Pines Dr


910


1910


Proposed
Addition


Proposed
Addition


1919
Proposed
Addition


Proposed
Addition


Proposed
Addition


Shed
Pool Equipment &
HVAC Condenser

FILED IN THE OFFICE
OF THE CITY CLERK
ON 10/23/26-EW

City of Norman Board of Adjustment

Re: Formal Objection to Setback Variance – 1919 Pin Oak Circle

Dear Members of the Board of Adjustment:

I am writing to formally object to the requested 5.7-foot variance from the required 25-foot front yard setback at 1919 Pin Oak Circle.

My wife and I own the adjacent vacant lot, which we may eventually develop as our personal residence. Our property is a pie-shaped lot located at the end of a cul-de-sac, with limited street frontage and already restricted sightlines. We are concerned that allowing the proposed addition to extend farther into the required setback would further diminish the openness and views from our property, potentially affecting its value and our future enjoyment of the lot.

We believe the existing setback requirements serve an important purpose in maintaining appropriate spacing and preserving neighborhood character. We also question whether sufficient hardship exists to justify an exception to these established requirements.

For these reasons, we respectfully request that the Board of Adjustment deny the proposed variance.

Please include this objection in the official record for the October 28, 2026 hearing.

Thank you for your consideration.

Sincerely,

Blake Thompson

10/23/2026

Date