



**CITY OF NORMAN, OK**  
**BOARD OF ADJUSTMENT MEETING**  
Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069  
Wednesday, September 24, 2025 at 4:30 PM

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## 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 27, 2025.

### DISCUSSION ITEMS

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-2: HOME CREATIONS, INC., APPEALS THE DENIAL OF FLOODPLAIN PERMIT APPLICATION NO. 716 FOR THE PROPOSED BURN PIT IN THE BISHOP CREEK FLOODPLAIN NEAR EAGLE CLIFF WEST SUBDIVISION.

***The applicant requests postponement to the March 25, 2026 Board of Adjustment meeting.***

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-4: STEPHEN TEEL REQUESTS A VARIANCE TO SECTION 36-514(D)(1) OF 5' TO THE REQUIRED 10' SIDE YARD SETBACKS ADJACENT TO A THREE-STORY ADDITION ON THE SOUTHWEST PORTION OF THE PROPERTY LOCATED AT 490 ELM AVENUE.

### MISCELLANEOUS COMMENTS

### ADJOURNMENT



**CITY OF NORMAN, OK**  
**BOARD OF ADJUSTMENT MEETING**  
Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069  
Wednesday, August 27, 2025 at 4:30 PM

## MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room A at the Development Center, on Wednesday, August 27, 2025 at 4:30 PM. Notice of the agenda of the meeting was posted at the Development Center at 225 N. Webster Ave, 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 4:34 p.m.

### ROLL CALL

#### BOARD MEMBERS PRESENT

Brad Worster  
Curtis McCarty  
Matt Graves  
Ben Bigelow

#### BOARD MEMBERS ABSENT

Micky Webb  
James Howard  
Eric Williams

#### STAFF PRESENT

Jane Hudson, Planning & Community Development Director  
Justin Fish, Planner I  
Beth Muckala, Assistant City Attorney III  
Whitney Kline, Admin Tech IV

#### GUESTS PRESENT

Randy & Susan Hornburger, 10600 E. Franklin Road, Norman, OK  
Sean Rieger, 136 Thompson Drive, Norman, OK

### MINUTES

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

BOARD OF ADJUSTMENT MEETING MINUTES OF JULY 23, 2025.

**Motion** by Mr. Worster to approve the minutes of the July 23, 2025 Board of Adjustment regular meeting; **Second** by Mr. Graves.

***The motion passed unanimously with a vote of 4-0.***

## DISCUSSION ITEMS

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-2: HOME CREATIONS, INC., APPEALS THE DENIAL OF FLOODPLAIN PERMIT APPLICATION NO. 716 FOR THE PROPOSED BURN PIT IN THE BISHOP CREEK FLOODPLAIN NEAR EAGLE CLIFF WEST SUBDIVISION.

***The applicant requests postponement to the September 24, 2025 Board of Adjustment meeting.***

**Motion** by Mr. Worster to postpone BOA-2526-2 to the September 24, 2025 Board of Adjustment meeting; **Second** by Mr. Bigelow.

***The motion passed unanimously with a vote of 4-0.***

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-3: RANDY AND SUSAN HORNBURGER REQUEST A VARIANCE TO 36-512(D)(1) OF 19' TO THE REQUIRED 100' FRONT YARD SETBACK FROM THE CENTERLINE OF A PUBLIC STREET FOR AN EXISTING ACCESSORY BUILDING, AND A VARIANCE TO 36-512(D)(1) OF 20' TO THE REQUIRED 100' FRONT YARD SETBACK FROM THE CENTERLINE OF A PUBLIC STREET FOR AN EXISTING ADDITION TO THE HOME AT THE PROPERTY LOCATED AT 10600 E. FRANKLIN ROAD.

### Staff Presentation

Justin Fish, Planner I, presented the staff report.

Beth Muckala, Assistant City Attorney III, outlined the variance criteria for the Board.

### Applicant Presentation

Randy Hornburger, applicant, explained the existing conditions of the project and presented the board with photos of the project.

Mr. McCarty asked if Mr. Hornburger had hired someone for the garage addition. Mr. Hornburger confirmed he had used a contractor.

Mr. McCarty then asked how Mr. Hornburger determined the house was 100 feet from the property line. Mr. Hornburger said he measured it himself.

Mr. McCarty also inquired about the accessory building, inquiring when it was built and whether it was permanent. Mr. Hornburger stated it was built in 2010 and is not a permanent structure.

Mr. McCarty stated the property has two structures that were built without meeting code requirements, and with no building permit. He noted that the applicant's lack of understanding about permit rules complicates the matter.

Board members acknowledged the case was difficult but emphasized their duty to enforce zoning regulations.

Mr. Bigelow asked about the outcome if the request were denied. Ms. Muckala explained the structures would be out of compliance, leading to a violation notice and a requirement to relocate the buildings.

**Motion** by Mr. Worster to approve BOA-2526-3 as submitted; **Second** by Mr. Bigelow.

The motion fails unanimously with a vote of 0-4. Mr. Bigelow, Mr. McCarty, Mr. Graves, and Mr. Worster voted against.

### **MISCELLANEOUS COMMENTS**

There were no miscellaneous comments.

### **ADJOURNMENT**

The meeting was adjourned at 5:08 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Secretary, Board of Adjustment





## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 09/24/2025

**REQUESTER:** Home Creations, Inc.

**PRESENTER:** Jason Murphy, Stormwater Program Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-2: HOME CREATIONS, INC., APPEALS THE DENIAL OF FLOODPLAIN PERMIT APPLICATION NO. 716 FOR THE PROPOSED BURN PIT IN THE BISHOP CREEK FLOODPLAIN NEAR EAGLE CLIFF WEST SUBDIVISION.

*The applicant requests postponement to the March 25, 2026 Board of Adjustment meeting.*

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## CITY OF NORMAN, OK STAFF REPORT

**MEETING DATE:** 09/24/2025

**REQUESTER:** Stephen Teel

**PRESENTER:** Lora Hoggatt, Planning Services Manager

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-4: STEPHEN TEEL REQUESTS A VARIANCE TO SECTION 36-514(D)(1) OF 5' TO THE REQUIRED 10' SIDE YARD SETBACKS ADJACENT TO A THREE-STORY ADDITION ON THE SOUTHWEST PORTION OF THE PROPERTY LOCATED AT 490 ELM AVENUE.

<b>APPLICANT</b>	Stephen Teel
<b>LOCATION</b>	490 Elm Avenue
<b>ZONING</b>	R-1, Single-Family Dwelling District
<b>REQUESTED ACTION</b>	Variance to Section 36-514(d)(1) of 5' to the required 10' side yard setbacks adjacent to a 3-story addition on the southwest portion of the property
<b>SUPPORTING DATA</b>	<p>Location map and aerials</p> <p>Cleveland County Assessor Property Card</p> <p>Application with attachments</p> <p>Site Plan</p>

### **SYNOPSIS:**

This application concerns a proposed addition to an existing single-family dwelling that is three stories in height. The applicant is requesting a variance to allow 5' side yard setbacks rather than the required 10' minimum side yard setbacks for a 3-story structure.

The variances being requested are as follows:

1. A variance to Section 36-514(d)(1) of 5' to the required 10' side yard setbacks for a 3-story structure, applicable to the primary dwelling addition.

The application, site plan, and the variance justification form provided by the applicant are attached for your review. Also attached, and provided by City Staff, are available aeriels relating to the property, which provide greater detail regarding the structure at issue.

### **APPLICABLE ZONING ORDINANCE PROVISIONS:**

#### **Section 36-514(c)(2)(a):**

(c)(2) *Side yard.*

- a. Except as hereinafter provided in NCC 36-515 and 36-544, **there shall be a side yard on each side of a principal building which shall have a width of not less than five feet**; unattached, one-story buildings of accessory use, including ADUs, shall be set back five feet from any side lot line; provided, however, that accessory buildings shall not be required to set back more than three feet from the interior side lot line when all parts of said building are located not more than 50 feet from the rear property line or rear utility easement line.

#### **Section 36-514(d)(1):**

(d) *Height regulations.*

1. Except, as provided in NCC 36-546, no building shall exceed two stories in height. **A three-story building may be constructed if the side yards are increased an additional five feet.**

### **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 subject property is located directly north of the University of Oklahoma and backs up directly to the Chautauqua Historic District. The property's deed establishes that applicant took ownership in August 1992. In 2001, the applicant applied for two separate Lot Line Adjustments (LLA). A third LLA was completed in 2023. Between approximately 2001 and late 2003, the applicant constructed addition(s) to the dwelling structure on the property. All previous additions have been evaluated by staff and staff has confirmed that the structure currently satisfies applicable development standards for the property, including impervious coverage and setbacks. No LLA had an effect on the location of the south property line at issue in this variance request.

The dwelling as currently constructed meets the required 5' side yard setback. However, with the proposed three-story addition to the south side of the dwelling, the side yard setbacks of the addition must be increased by an additional 5' to a total of 10'. The applicant states in submitted materials they wish to continue the south elevation by constructing the three-story addition in line with the existing two-story facade, which is constructed 5' from the south property line. The northwest corner of the addition is proposed at 5' from the side property line.

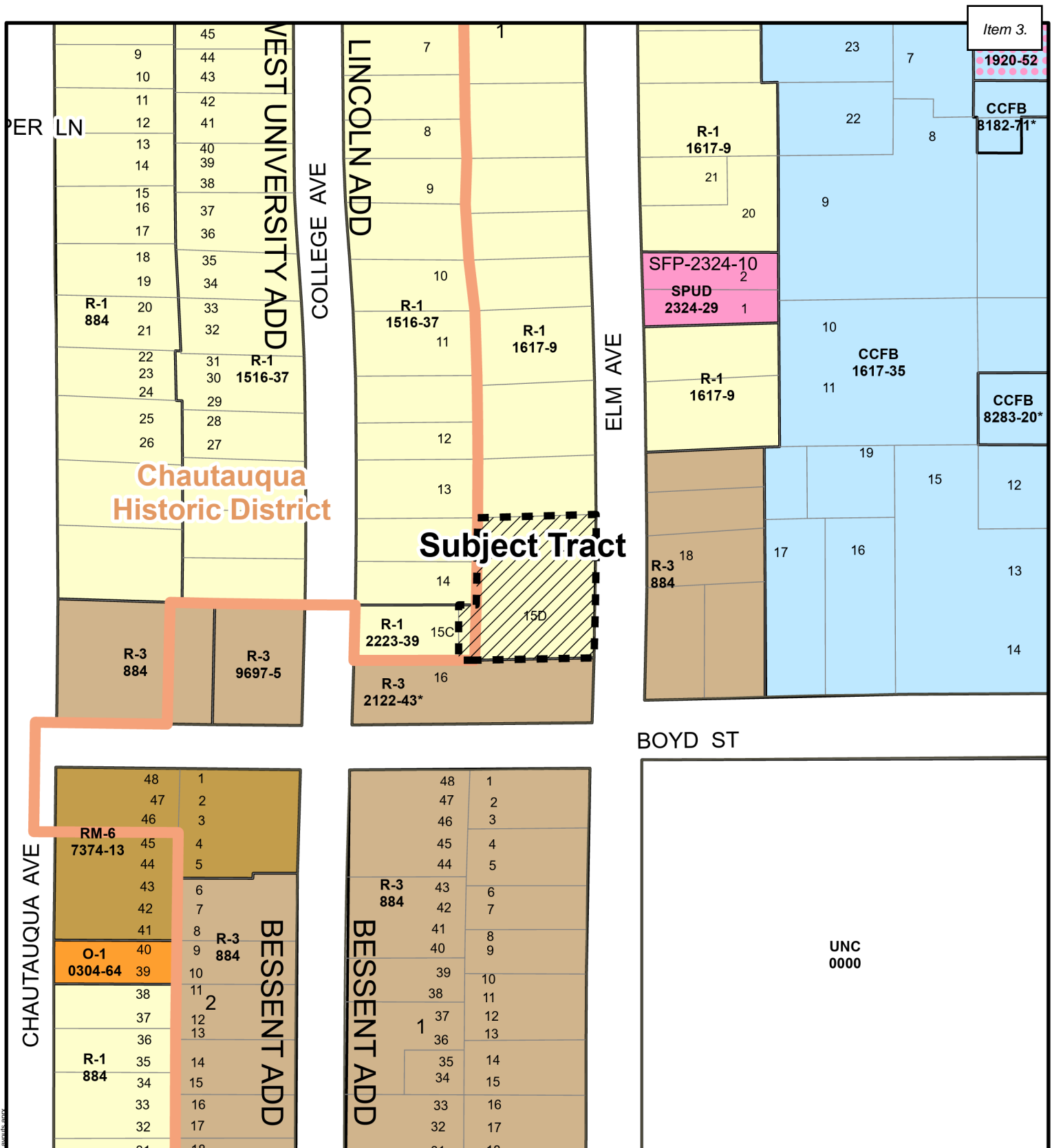
According to attached county records, the current parcel (after LLAs) is more than half an acre in size. The current dwelling structure is 9,019 square feet in size with seven bedrooms and five full bathrooms. The applicant's proposed construction would add a "private library and reading lounge." In the submissions, applicant's representative asserts that the addition "is not a gratuitous addition [and] is integral to the identity and narrative of the home." Applicant requests the three-story height in order to encapsulate a restored double-decker bus within the interior of the addition.

The applicant's submission materials state structural alignment, architectural integrity, and the height of the Hillel Foundation building at 494 Elm Avenue, south of the subject property, as justification for the requested variances and references a letter of support from that adjacent neighbor. Staff notes that Hillel's use, height or adjacent location to applicant's property are not unusual or unique, as it is common for residential use to abut office or commercial uses, particularly along the boundary of University property.

The applicant's submissions also indicate that "similar nonconforming setbacks are found throughout this historic neighborhood." City Staff were able to locate several properties that appeared to have one or more setback encroachments. Regardless, other non-conforming structures in the same district may not be considered as grounds for the issuance of a variance.

### **CONCLUSION:**

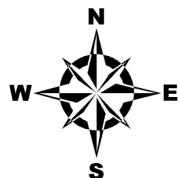
Staff forwards this request for a variance to Section 36-514(d)(1) and BOA-2526-4 to the Board of Adjustment for consideration.



# Location Map



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.



September 4, 2025

0 75 150 Ft.



Subject Tract



Application for Variance or Special Exception  
**BOARD OF ADJUSTMENT**

Case No. BOA Item 3.

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

**APPLICANT(S)**  
Stephen Teel

**ADDRESS OF APPLICANT**  
490 Elm Ave, Norman OK 73069

**NAME AND PHONE NUMBER OF CONTACT PERSON(S)**  
Catherine Gilarranz (405) 513.3129  
Mark Krittenbrink (405) 641.8780

**EMAIL ADDRESS**  
[catherineg@karc-llc.com](mailto:catherineg@karc-llc.com)  
[mark@karc-llc.com](mailto:mark@karc-llc.com)

**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)*

A parcel of land being a part of the South 17.5 feet of the East 137.5 feet of Lot Thirteen (13) and the East 137.5 feet of lots Fourteen (14) and Fifteen (15), in Block One (1), of LINCOLN ADDITION, to the City of Norman, Cleveland County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of Lot Sixteen (16), in Block One (1), of said Lincoln Addition; Thence North, along the East line of said Lots Thirteen (13), Fourteen (14) and Fifteen (15), a distance of 165.0 feet to the point lying 17.5 feet North of the Southeast Corner of said Lot Thirteen (13); Thence West and parallel to the North line of said Lot Fourteen (14), a distance of 137.5 feet; Thence South, parallel with the East line of said Thirteen (13), Fourteen (14) and Fifteen (15), a distance of 165.0 feet to the point on the South line of said Lot Fifteen (15); Thence East, along said South line, a distance of 137.5 feet to the point of beginning. Referred to as Lot Fifteen (15) Also Known As Lot Fifteen B (15B), in the Lot Line Adjustment Filed Book 3305, Page 235. (See Word Document Emailed)

**Requests Hearing for:**

- ☐ VARIANCE from Chapter 36, Section 514 (d)(1)
- ☐ SPECIAL EXCEPTION to N/A

**Detailed Justification for above request** (refer to attached Review Procedures and justify request according to classification and essential requirements therefor). For any variance, the "Detailed Justification of Variance Request" form must be completed and attached:

Request for a variance to maintain 5-foot side yard setbacks on both property lines for the proposed third-floor addition at 490 Elm Avenue. The property is uniquely impacted by the City's historic designation of 485 College after purchase, which shifted planned development onto 490 Elm. The addition is a private library and educational space, not speculative use. The adjacent south neighbor, the Hillel Foundation, has provided a formal letter of support. The owner also controls the north property at 485 College ensuring no impact to residential neighbors. This request is narrowly limited to side setbacks; all other zoning requirements are fully met. The variance preserves the intent of the code by protecting light, air, and privacy while correcting a City-created hardship.

SIGNATURE OF PROPERTY OWNER(S):

ADDRESS AND TELEPHONE:

490 ELM AVE, NORMAN OK 73069  
(405) 409.4347

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- ☐ Application & Detailed Justification Form  
☐ 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: \_\_\_\_\_





# BOARD OF ADJUSTMENT

## DETAILED JUSTIFICATION OF VARIANCE REQUEST

Item 3.

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:

Yes, the property at 490 Elm Avenue is uniquely positioned in both physical context and adjacent use. The requested variance applies to the south side, which directly abuts the Hillel Foundation, a student center serving OU students. This adjacent property is not residential and is currently completing a two-story building with minimal window openings on its north elevation. Similarly, the proposed addition at 490 Elm includes no windows on its south side. The usual zoning concerns tied to increased height, such as impacts to residential privacy, views, or natural light, are entirely negated in this case. There is no other house in the area that shares these conditions, and importantly, the Hillel Foundation has provided written support for the variance. The addition will serve as a private educational library and cultural space within a distinctively designed residence that includes a two-story atrium. The applicant also owns the rear parcel, minimizing any broader external impact. These unique architectural and contextual factors clearly distinguish this case from typical residential conditions within the same district.

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:

Yes, enforcing the 10-foot side yard setback would impose unreasonable constraints that are not consistently applied to other properties in the same district. The Elm Street area is within a historic neighborhood where lot divisions over time have resulted in numerous nonconforming conditions. There are multiple nearby examples of homes that do not meet current setback requirements due to these longstanding configurations. Furthermore, the adjacent property is a commercial building of equal or greater scale, reinforcing that the proposed massing and placement are contextually appropriate. Requiring the upper floors to step back would disrupt the structural alignment and reduce usable program space, effectively depriving the applicant of full and reasonable use of the property, a right clearly enjoyed by others in the immediate area.

Attest

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

Yes, the special conditions arise from the unique zoning context and physical character of the site, not from any action by the applicant. The applicant has consistently complied with all city regulations, including maintaining the original five-foot south side yard setback throughout the evolution of the home. The adjacent commercial development and the property's proximity to non-residential uses are pre-existing conditions that shape the site's constraints. No exemptions have been previously requested or granted. The proposed design is a measured and thoughtful response to these inherited conditions, not an attempt to overbuild or circumvent code. In fact, similar nonconforming setbacks are found throughout this historic neighborhood, further affirming the legitimacy of this request.

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:

Yes, granting this variance does not confer any special privilege to the applicant, but rather supports a use and form that is fully consistent with the surrounding context. The neighborhood includes numerous examples where setback enforcement has been adjusted, particularly for side and front yard encroachments. The adjacent commercial building already reaches three stories, and the proposed addition's massing aligns appropriately. In this case, allowing the requested massing enables the new addition to align seamlessly with the existing home's façade, preserving architectural continuity and ensuring the expansion reads as a natural, integrated part of the original structure — not as an afterthought. This request reflects a continuity of precedent in the district and does not exceed what others have been allowed. Rather than a privilege, it is a context-sensitive adjustment in keeping with long-standing neighborhood patterns.

Attest



# BOARD OF ADJUSTMENT

## DETAILED JUSTIFICATION OF VARIANCE REQUEST

Item 3.

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.

Updated 9.22.25

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:

The property is uniquely impacted by the historic designation of the adjacent lot at 485 College, which restricted redevelopment originally intended across both properties. This shifted necessary square footage onto 490 Elm. The site also directly abuts a commercial building, making its conditions different from typical residential parcels.

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:

Strict enforcement of 10-foot side setbacks on both sides would prevent reasonable use of the property. Similar properties in this historic area do not uniformly meet current setbacks, and many enjoy comparable massing without such restrictions.

Attest

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

The constraints arise from City action, the historic designation of 485 College after its purchase and from the pre-existing commercial adjacency. The applicant has consistently complied with all prior codes and setbacks.

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:

The request is limited to side yard setback relief for the third story. All other zoning requirements are met. The adjustment allows alignment with the existing house and neighborhood context, ensuring the addition reads as an integrated, appropriate part of the property.

Attest





Cleveland County Oklahoma Assessor's Office

Account #: 194240 / Parcel ID: NC29LINCL 1  
15D001  
490 ELM AVE

**CURRENT** TEEL, STEPHEN G  
490 ELM AVE  
NORMAN OK 73072

Staff Submitted

Current Market Value  
\$1,640,298

KEY INFORMATION

Tax Year	2025		
Land Size	0.55060	Land Units	AC
Class	Urban Reside	School District	NORMAN CITY 29
Section	31	Township	9
Range	2W	Account Type	Residential
Legal Description	LINCOLN LT 15D BLK 1		
Mailing Address	TEEL, STEPHEN G, 490 ELM AVE, NORMAN, 73072, 73072		

ASSESSMENT DETAILS

Land Value	\$178,578
Improvement Value	\$1,461,720
Market Value	\$1,640,298
Taxable Value	\$1,339,891
Gross Assessed Value	\$160,786
Exemptions	\$1,000
Net Assessed Value	\$159,786
<a href="#">View Taxes for R0194240</a>	

RESIDENTIAL

RESIDENTIAL BUILDING (1)

Type	0009	Description	2½ Story	Quality	Very Good
Stories	2.5	Condition	Good	Year Built	1930
Interior	Drywall	Exterior Walls	Frame Brick Veneer	Full Baths	1
Additional Full Bath	4	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	5.00	Roof Type	Gable	Bedrooms	7
Roof Cover	Comp Shingle	Foundation	Concrete Slab	Floor Cover	Allowance
Cooling	Central H/A		Total Finished Area	9,019	

SALES

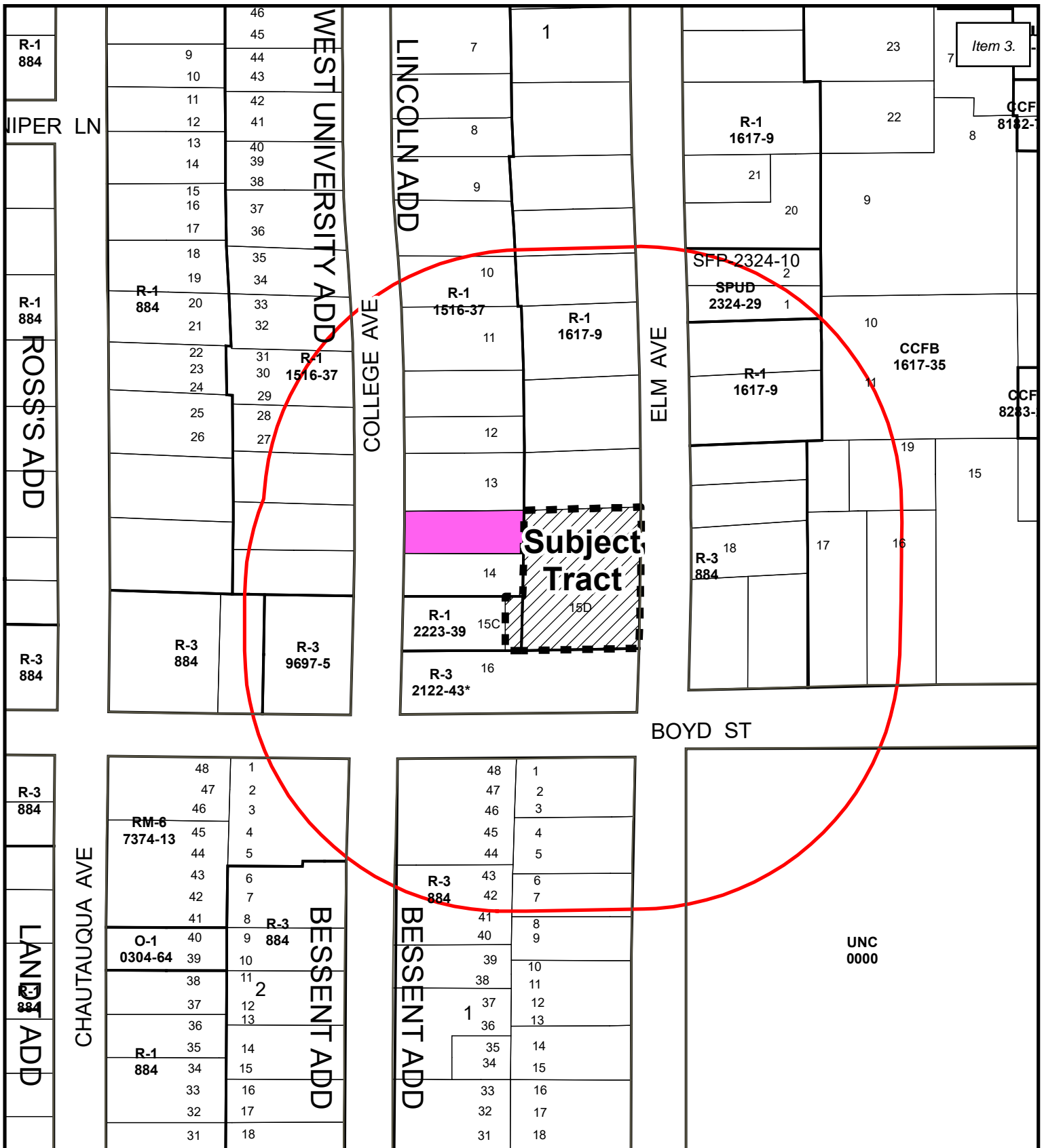
SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
08/25/2023	-	6583	583	LLA	-	LLA

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
AC	Acres	Residential	0.55060	\$178,578





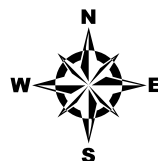


# Protest Map



2.0% Protest Within Notification Area

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.



0 100 200 Feet

September 19, 2025

-  Subject Tract
-  Notification Area
-  Protest



Thursday, Sept. 18, 2025

City of Norman, Planning and Community Development Department

225 N. Webster Ave.

Norman, OK 73072

RE: Steven Teel, Request for Variance, 490 Elm Ave

Dear Lora Haggett:

We live at 477 College Ave so own property backing onto Mr. Teel's property. We vigorously protest the requested variance. That three-story addition would be very close our house even without a variance. Run-off is an enormous problem on College Ave because Mr. Teel's lot has no planting or grass to absorb runoff in the back of the house. More roofs even closer to our house will cause flooding.

We're not willing to give Mr. Teel "the benefit of the doubt" because he has not lived up to promises he's made about either his property on 490 Elm or the one on he owns at 485 College Avenue that is in the historic district. That house has never met the historic district rules about fencing, grass and driveways in the front of the house. And it is in poor repair.

We built our new house in Chautauqua Historic District in 2017, immediately before that district was extended to College Avenue. We ensured we followed every rule about having the same footprint as the old house, the appearance of the front yard, planting trees to support the College Avenue canopy, and adopting scale and design to mesh with neighborhood.

Mr. Teel's plans endanger the neighborhood character and will make a water problem worse. We do not approve of his request for a variance.

Sincerely,



Anne Hyde and Jim McCall

477 College Ave

Norman, OK 73069

[Anne.hyde1858@gmail.com](mailto:Anne.hyde1858@gmail.com) and [jtmccall1960@hotmail.com](mailto:jtmccall1960@hotmail.com)

719-338-9643

FILED IN THE OFFICE  
OF THE CITY CLERK  
ON 09/19/25 -2W



Board of Adjustment  
Norman, OK

July 15, 2025

To Whom it May Concern:

My name is Kasi Shelton, and I am the Executive Director and Registered Agent of Hillel at The University of Oklahoma, located at 494 Elm Ave., Norman, OK 73069. Our Hillel owns the property directly south of 490 Elm Avenue and 485 College Avenue (the subject property). Mr. Teel has met with us to review his proposed renovations and shown us his plans.

He informed us that he will ask the Board of Adjustments to allow for a three-story structure, to be built five feet from his property line, adjacent to our property. We are in support of both adjustments and believe that this will be improvement to the area. Please feel free to contact me if you have any questions or concerns.

Sincerely,

*Kasi Shelton*

Kasi Shelton

Executive Director

Hillel at The University of Oklahoma

[executivedirector@ouhillel.org](mailto:executivedirector@ouhillel.org)

Oklahoma Hillels  
494 Elm Ave., Norman, OK 73060  
331 S. College Ave, Tulsa, OK 74104  
(405) 321-3703