

Variance Request notes:

Petitioner:

Ronald Whiting
1036 N Kenwood Drive
Broken Arrow, OK 74012

This proposal letter is to request and substantiate the request to grant of a Variance for a residence at **1036 N Kenwood Drive, also known as 1036 N Kenwood Ave** in Broken Arrow. The Variance requested is to allow the residential home be recorded as built in 1950 over setback lines and added onto sometime in the 1960's over setback lines. The latest public record of note is an aerial photo on record in the City of Planning and Zoning from 1975 showing the roof line is there as it appears today in 2016.

The variance request is a requirement of the lender of a party that wishes to purchase my property to live there. I was not aware of the issues with selling a home until the survey and lending company made me aware. I've owned this home since 1994 and have not added onto the square footage of this home. I have remodeled the interior of the home and had the city inspect some of that work performed when it was required.

Since discovery of the setback lines has been brought to my attention I have made inquiry with the lender, title company representatives, and the City of Broken Arrow to find out everything we can about the property and the variance request procedures. I've met with Farhad Daroga, Brent Murphy, and Ray Whitley at City Hall on Monday June 27, 2016 to discuss all of the research and requirements for this property to help me to find out what could be done to record this home as legally set on the property.

This property has a 30 foot setback that appears to have been in effect when the actual building was first constructed in 1950. The survey done in May 31, 2016 shows that on the east end of the home the living room and both original bedrooms are over that 30 foot setback lines. The west side of the home shows that another bedroom and laundry room set over the 30 foot setback line as well. There was a variance application withdrawn sometime in 1967 or 1969 regarding a carport addition but it was never official filed or made part of public record. The property does not obstruct any street views of block any public access.

I've attached the Mortgage Inspection Report Survey, an aerial photo in public record from March 1975, and plot drawings from 6/24/1948 for the Kenwood Addition Record No 844.831, as well as a copy of my deed from 1994 as research documentation I've been able to compile to help you decide on the variance.

Thank you for your time and consideration,

Ronald Whiting
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