

May 9<sup>th</sup>, 2022

TO: City of Broken Arrow  
Board of Adjustment

FROM: Harold Hechinger  
Property Owner  
7911 S Juniper Place Broken Arrow OK, 74011

SUBJECT: Application to the Board of Adjustment

Attached is our application for a Variance at 7911 S Juniper Place.

In accordance with the City of Broken Arrow's Zoning Ordinance, we meet the variance requirement as follows:

1. There are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.

*Condition meet. The slope of the property, shifting of the soil, and previous soil erosion is present. Moving the house five feet helps mitigate this issue. The lot is narrower, which puts the house closer to where the hill slopes off.*

2. The unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.

*Condition meet. Other houses in the neighborhood have a smaller slope gradient.*

3. Such physical circumstances or conditions were not created by the applicant.

*Condition meet. The applicant has not performed any modification to the property. Additionally, the house has to meet certain criteria to fit within the covenants of the development, and out of the applicant's control. (ex: square footage)*

4. Because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this Ordinance.

*Condition meet. As stated previously in number 1.*

5. The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.

*Condition meet. We are moving the setback line five feet closer to the street.*

6. The variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of this Ordinance that are in question.

*Condition meet. We are asking for a minimal five feet closer to the street. This results in a setback of 20 feet instead of 25 feet.*

We therefore respectfully submit our application for Variance at this location.

Sincerely,



Harold Hechinger  
Property Owner

*Seramy Holm*

Builder and Representative

Holm: *Sweet Home Construction LLC.*

CITY OF BROKEN ARROW

MAY 09 2022

RECEIVED