



# CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Wednesday, September 27, 2023 at 4:30 PM

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## MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, at 4:30 p.m., on Wednesday, September 27, 2023. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at [Agendas/Minutes | City of Norman Oklahoma Meetings \(municodemeetings.com\)](#) in excess of 24 hours prior to the beginning of the meeting.

Chair Curtis McCarty called the meeting to order at 4:32 p.m.

### ROLL CALL

#### PRESENT

Brad Worster  
Micky Webb  
Ben Bigelow  
James Howard  
Curtis McCarty

A quorum was present.

#### STAFF PRESENT

Lora Hoggatt, Planning Services Manager  
Roné Tromble, Admin. Tech. IV  
Beth Muckala, Assistant City Attorney  
AshLynn Wilkerson, Assistant City Attorney

### MINUTES

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the August 23, 2023 Board of Adjustment Meeting.

Motion made by Webb, seconded by Bigelow, to approve the Minutes of the August 23, 2023 Board of Adjustment meeting as presented.

Voting Yea: Worster, Webb, Bigelow, Howard, McCarty

The motion to approve the August 23, 2023 Board of Adjustment Minutes as presented passed by a vote of 5-0.

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## **ACTION ITEMS**

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2324-6: Dr. Greg Emmert requests a Variance to 36-547(a)(1), the exterior appearance requirements, for property located at 1134 McGee Drive.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Application with Attachments

### **PRESENTATION BY STAFF:**

Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

Mr. Bigelow asked what the City defines as masonry materials. Ms. Hoggatt responded that it “includes brick, slump-faced or decorative concrete masonry unit, stucco, concrete (poured in place, pre-cast or tilt-wall) with aggregate, sandblasted or textured coating finish, stone, rock or other structural material of equal durability and architectural effect. Smooth-faced CMU” is not permitted.

**PRESENTATION BY THE APPLICANT:** None

### **AUDIENCE PARTICIPATION:**

Jim Seifried, 1723 Lancaster Circle, commented that the homes in the area are brick. He believes Dr. Emmert will do a good job with the structure. His concern is that the prior owner of the building told him that he didn't use the upstairs of the building because of mold. His concern is with mold being released into the neighborhood during the construction process, as well as humans and animals using the building. He was also concerned that telephone poles will be blocking some of the parking spaces. He noted that he is not objecting to the proposal.

Mr. Howard asked if he had any concerns about the exterior finishes. Mr. Seifried said his only concern is with mold being released if they have to break into the building. He believes the materials will be a compliment to the current facility, as long as they get rid of the cinder block.

### **DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:**

Mr. McCarty commented that EIFS is a replacement for stucco. He added that the Board doesn't have any control over any demo or the mold.

Mr. Bigelow asked what the actual finish is going to be. Mr. Worster said he thought metal panels was their first preference, followed by EIFS.

Mr. McCarty suggested postponement and ask the applicant to come with a presentation.

Mr. Howard asked for clarification from staff on EIFS. Ms. Hoggatt responded that EIFS is allowed. The applicant initially wasn't sure what exterior finish they wanted to use.

Ms. Muckala recommended getting input from the applicant. She would not recommend approving EIFS, since it is an approved material, and no variance would be needed for that finish.

Motion made by Bigelow, seconded by Howard, to postpone the Variance to the exterior appearance requirements in BOA-2324-6 to the October 25, 2023 meeting.

Voting Yea: Worster, Bigelow, Howard, McCarty

Voting Nay: Webb

The motion to postpone BOA-2324-6 to the October 25, 2023 meeting passed by a vote of 4-1.

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3. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2324-7: Steven R. Center, Jr. requests a Special Exception to permit a mobile home to serve as a temporary second dwelling to relieve a medical hardship for property located at 10009 143rd Avenue N.E.

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Application with Attachments

**PRESENTATION BY STAFF:**

Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

**PRESENTATION BY THE APPLICANT:** Steven Center, the applicant, was available to answer questions but did not make a presentation.

**AUDIENCE PARTICIPATION:** None

**DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:**

Motion made by Bigelow, seconded by Howard, to approve the special exception to allow a mobile home to serve as a temporary second dwelling to relieve a medical hardship, as requested in BOA-2324-7.

Voting Yea: Worster, Webb, Bigelow, Howard, McCarty

The motion to approve BOA-2324-7 as requested was adopted by a vote of 5-0.

Mr. McCarty noted there is a ten-day appeal period before the decision is final.

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4. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2223-11: James Hardwick requests Special Exception to permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record (36-570(g)(2)(a)) for Lot One, Block One, of Amended Plat of SOUTH LAKE ADDITION Section 7, located at 1900 Ann Branden Boulevard.

This item has been withdrawn by the applicant. No action is required.

#### **MISCELLANEOUS COMMENTS**

Ms. Muckala introduced AshLynn Wilkerson who will be the newest attorney in their office.

Ms. Muckala provided a brief update on the NextEra appeal which was filed in District Court. The City has filed an answer, and the record on appeal can now be finalized since the minutes have been approved; that should be filed this week.

#### **ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 4:55 p.m.

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Secretary, Board of Adjustment