



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/22/2025

REQUESTER: DP Gamble Homes

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-09: DP GAMBLE HOMES REQUEST A VARIANCE TO 36-514(C)(3) OF 10' TO THE 20' REAR YARD SETBACK FOR AN ATTACHED COVERED PATIO FOR THE PROPERTY LOCATED AT 4607 WINNER CIRCLE.

APPLICANT	DP Gamble Homes
LOCATION	4607 Winners Circle
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variance of 10' to the required 20' minimum rear yard setback to construct an attached covered patio.
SUPPORTING DATA	Location Map Application with attachments Site Plan

SYNOPSIS: The applicant is seeking the approval of a variance to construct a single-family home with an attached covered patio. The proposed patio would be located on the rear of the home and project into the rear yard of the subject property, encroaching into the required 20' rear yard setback by 10'. As a result, the applicant is seeking a single variance, as follows:

1. A variance of 10' to the required 20' rear yard setback.

The application, site plan, and the variance justification form are attached for your review.

VARIANCE CRITERIA PER SECTION 570(k):

A variance from the terms of this ordinance 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.

DISCUSSION: The original home located on the subject property was constructed in 1983. This home was destroyed in a house fire in April of 2024. In November of 2024, the applicant applied for a building permit with the City of Norman to reconstruct the home. The plans submitted by the applicant featured an attached covered patio located on the rear of the home. This attached covered patio would cause the home to project into the required 20' rear yard setback found in the R-1, Single-Family Dwelling District. To work around this 20' rear yard setback, the applicant changed the proposed attached covered patio to a detached covered patio. Due to this change, the structure was considered an accessory structure and a building permit was issued.

The applicant is now seeking a variance of 10' so that they may attach the previously approved detached covered patio to the single-family home. Due to the unique design of the lot, the combined front and rear setbacks of 45' leave approximately 40' total of buildable depth on the lot. The proposed project will still meet all other setback and coverage requirements.

CONCLUSION: Staff forwards this request for a variance and BOA-2425-09 to the Board of Adjustment for consideration.