



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 9/25/2024

REQUESTER: Elizabeth Greenhaw

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-05: ELIZABETH GREENHAW REQUESTS A VARIANCE TO 36-514(c)(2)(b) OF 10' TO THE 20' SIDE YARD SETBACK REQUIRED FOR A CORNER LOT FOR PROPERTY LOCATED AT 1001 CLASSEN BOULEVARD.

APPLICANT	Elizabeth Greenhaw
LOCATION	1001 Classen Blvd
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variance to the 36-514 (c)(2)(b) of 10' to the required 20' side yard setback on the North property line for the construction of a new home.
SUPPORTING DATA	Location Map Application with attachments Site Plan

SYNOPSIS: The applicant is seeking the approval of a variance for the construction of a single family home. The applicant demolished the previous home on this property. The owners now wish to build back at a 10' side yard setback. The variance being requested is as follows:

1. A variance of 10' to the required 20' side 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 previous home on the subject property was constructed in 1930 with a 0' north side yard setback and an approach off of Ferrill St. The proposed single-family home would sit at a 10' north side yard setback and remove the approach off of Ferrill St. The approach will be moved to provide access off of the rear alley. As the subject property is not backing up to another corner lot, with setbacks taken into account, this leaves 25' of width left for the owner to construct a new home out of the total 50' of width.

CONCLUSION: Staff forwards this request for a variance and BOA-2425-05 to the Board of Adjustment for consideration.