



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, May 24, 2023 at 4:30 PM

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, May 24, 2023. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> in excess of 24 hours prior to the beginning of the meeting.

Chair Curtis McCarty called the meeting to order at 4:34 p.m.

ROLL CALL

PRESENT

Brad Worster
Micky Webb
James Howard
Curtis McCarty

ABSENT

Ben Bigelow

A quorum was present.

STAFF PRESENT

Melissa Navarro, Planner I
Lora Hoggatt, Planning Services Manager
Roné Tromble, Admin. Tech. IV
Beth Muckala, Asst. City Attorney

MINUTES

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the April 26, 2023 Board of Adjustment Meeting.

Motion by Micky Webb, seconded by James Howard, to approve the minutes of the April 26, 2023 Board of Adjustment meeting as presented.

Voting Yea: Worster, Webb, Howard, McCarty

The motion to approve the minutes of the April 26, 2023 Board of Adjustment meeting as presented passed by a vote of 4-0.

*

ACTION ITEMS

2. 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.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Motion by Micky Webb, seconded by Brad Worster, to postpone BOA-2223-11 to the June 28, 2023 meeting.

Voting Yea: Worster, Webb, Howard, McCarty

The motion to postpone BOA-2223-11 to the June 28, 2023 Board of Adjustment meeting passed by a vote of 4-0.

*

3. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2223-16: Jerry Turner requests a Variance of 9' to 36-514(d)(2), to allow an accessory building in excess of the height of the principal building for property located at 3710 NW Della Street.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

Brandon Pennel, 3710 NW Della Street, reviewed the request, provided photos of the property and nearby properties, and provided a support signed by three adjoining neighbors. The property is larger than many of the lots in the area, at approximately 2 acres. The proposal is to place the new structure 30' from the rear property line and 30' from the west property line.

Mr. Worster asked about the height of the proposed structure. Mr. Pennel responded that he asked for a 9' variance, but may not need that much. He may need to elevate the new structure. The neighbor with the building with the red roof in the photos has 16' walls.

Mr. McCarty commented that there are a number of buildings in the area taller than the houses, and he doesn't recall any of them coming to the Board for a variance.

Mr. McCarty commented that the location of the proposed building 30' from the property line will make it not seem as steep to a neighbor; an accessory building could be closer to the property line. Mr. Pennel added that he would like to add some height to the existing house at some point in the future.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mr. Worster asked if this seems appropriate in the neighborhood. Mr. Howard lived in the neighborhood. It had a rural feel. There were several similar buildings in the area that didn't seem inappropriate. There is redevelopment of the area happening, with multiple stories and higher pitched roofs.

Mr. Webb looked at the property, and the proposal seems appropriate for the area.

Mr. Howard asked about the history of the neighborhood. Ms. Muckala reported that the Marlatt Addition was annexed into the City as R-1. Mr. Howard commented that part of the area was built before it was annexed.

Motion by Micky Webb, seconded by James Howard, to approve BOA-2223-16 as requested.

Voting Yea: Worster, Webb, Howard, McCarty

The motion to approve BOA-2223-16 as requested passed by a vote of 4-0.

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

*

MISCELLANEOUS COMMENTS - None

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:57 p.m.

Secretary, Board of Adjustment