



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 1/28/2026

REQUESTER: Brad Ashford

PRESENTER: Logan Gray, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-9: BRAD ASHFORD REQUESTS A VARIANCE TO SECTION 36-514(D)(2) TO ALLOW AN ACCESSORY BUILDING WHICH EXCEEDS THE HEIGHT OF THE PRINCIPAL BUILDING BY 6 FEET FOR THE PROPERTY LOCATED AT 2640 OSBORNE DRIVE.

APPLICANT	Brad Ashford
LOCATION	2640 Osborne Dr
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variance to Section 36-514(d)(2) to allow an accessory building which exceeds the height of the principal building by 6'
SUPPORTING DATA	Location map and aerals Application with attachments Site Plan Building Elevations

SYNOPSIS:

This application concerns a proposed accessory building. The applicant is requesting a variance of 6' to allow an accessory building (20') which exceeds the height of the principal building (14') on the lot.

The variance being requested is as follows:

1. A variance to Section 36-514(d)(2) of 6' to allow an accessory building which exceeds the height of the principal building.

The application, variance justification form, site plan, and building elevations provided by the applicant are attached for review. Also attached, and provided by City Staff, are available aeriels relating to the property.

APPLICABLE ZONING ORDINANCE PROVISIONS:

Section 36-514(d)(2):

Any accessory building, including an ADU, shall not exceed a wall height of ten feet unless the required side and rear yard setbacks are increased by one foot for each additional foot of wall height above ten feet; provided, however, that **no accessory building shall exceed the height of the principal building to which it is accessory.**

VARIANCE CRITERIA PER NCC SECTION 36-570(k):

A variance is a “relaxation of the terms of” the Zoning Ordinance that may be allowed where it is not contrary to the public interest and literal enforcement would result in **unnecessary hardship** to the applicant. From the terms of this ordinance, a variance 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.

Where an applicant has demonstrated an unnecessary hardship, variances should be narrowly tailored by the Board of Adjustment so as to only alleviate the hardship and not confer special privileges upon the applicant.

DISCUSSION:

The subject property, 2640 Osborne Drive, is located in the Normandy Acres First subdivision. The existing single-family dwelling was constructed in 1961 and there are currently no accessory buildings on the property. The applicant proposes a 1,200 SF accessory building with an overall height of 20'. The proposed accessory building meets all setback and coverage requirements of the R-1, Single-Family Dwelling District.

The proposed accessory building's height of 20' exceeds the height of the property's principal building by 6'. The applicant's submission materials state that a 20' height is necessary to

accommodate modern building designs and truss systems, functional interior space for the use and storage of vehicles and tools, modern garage door heights, and structural load requirements.

The applicant further states that the relatively low, 14' profile of the principal building is the only factor preventing the placement of an accessory building that would otherwise be allowed and may be found throughout Norman. While similarly sized accessory buildings are common throughout Norman, an accessory building of 20' in height would not be allowed on most of the lots surrounding the subject property, where few principal building heights exceed 20'. If allowed, the proposed accessory building would be taller than most of the surrounding single-family dwellings.

CONCLUSION:

Staff recommends denial of this request for a variance to Section 36-514(c)(3) and BOA-2526-09.