



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/25/2025

REQUESTER: Glenn Secrest

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-16: GLENN SECREST REQUESTS A VARIANCE TO 36-514(C)(2)(A) OF 3' TO THE REQUIRED 5' MINIMUM SIDE YARD SETBACK TO ALLOW FOR A GARAGE ADDITION 2' FROM THE EAST SIDE PROPERTY LINE FOR THE PROPERTY LOCATED AT 2682 BRENTWOOD DRIVE.

APPLICANT	Glenn Secrest
LOCATION	2682 Brentwood Dr.
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variance of 3' to the required 5' minimum side yard setback.
SUPPORTING DATA	Location Map Application with attachments Site Plan

SYNOPSIS: The applicant is requesting a single variance to construct a garage addition on the east side of their existing Single-Family home. The variance being requested is as follows:

1. A variance of 3' to the required minimum 5' 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 proposed garage addition on the east side of the house would provide parking space for two cars side by side, allowing for ease of use and protection from the elements. The home does not currently have a garage that is accessible by vehicle. The request for a 3' variance to the required 5' side yard setback would require that the portion of the building within the 5' side yard setback be fire-rated. The proposed garage would also necessitate the removal of several doors and windows, triggering additional requirements from the building code to maintain an adequate amount of egress and ingress.

CONCLUSION: Staff forwards this request for a variance and BOA-2425-16 to the Board of Adjustment for consideration.