



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, February 28, 2024 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, February 28, 2024. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at [Agendas/Minutes | City of Norman Oklahoma Meetings \(municodem meetings.com\)](#) in excess of 24 hours prior to the beginning of the meeting.

Members: Brad Worster, Micky Webb, Curtis McCarty, Ben Bigelow, James Howard

Vice Chair James Howard called the meeting to order at 4:30 p.m.

ROLL CALL

PRESENT

Brad Worster
Micky Webb
James Howard

ABSENT

Ben Bigelow
Curtis McCarty

A quorum was present.

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Justin Fish, Planner I
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 January 24, 2024 Board of Adjustment meeting.

Motion made by Worster, seconded by Webb, to approve the minutes of the January 24, 2024 Board of Adjustment meeting as presented.

Voting Yea: Worster, Webb, Howard

The motion to approve the minutes of the January 24, 2024 Board of Adjustment meeting as presented was approved by a vote of 3-0.

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ACTION ITEMS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2324-11: CANDACE AND CHRIS DRAGG REQUEST A VARIANCE OF 7% TO 36-514(c)(7) FROM 65% TO 72% IMPERVIOUS COVERAGE TO ALLOW THE ADDITION OF A SWIMMING POOL FOR PROPERTY LOCATED AT 3817 DANFIELD LANE.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Application with Attachments
4. Site Plan

PRESENTATION BY STAFF: Justin Fish reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT: Chris Dragg, 3817 Danfield Lane, presented their request so they can build a pool. They have the smallest lot in Brookhaven 40 and are located on a cul-de-sac. They are requesting an additional 372 sq. ft. of impervious area. They will be removing some of the existing concrete. He presented a petition in support of the requested variance, signed by eight neighbors. His nextdoor neighbor currently covers 72%. The house across the street is at 71%. A property around the corner is at 74%.

Mr. Howard asked about the walkways around the house. Mr. Dragg explained that on the west is not a walkway, but is 14" of angled concrete to help channel water where it is supposed to go.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mr. Worster commented that he thinks it is a good plan. He feels that pools aren't quite the same as concrete because they can hold a little bit of water, even though the code says it's impervious. He does not see a problem with this application.

Motion made by Worster, seconded by Webb, to approve BOA-2324-11 as presented.

Voting Yea: Worster, Webb, Howard

The motion to approve BOA-2324-11 as presented was approved by a vote of 3-0.

Mr. Howard informed the applicant of the 10-day appeal period before the decision is final.

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3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2324-12: CAITLIN & DAMIEN HAWKINS REQUEST A VARIANCE OF 80' TO 36-512(d)(4) FOR A LOT LESS THAN 330' WIDE (APPROXIMATELY 250') LOCATED AT 3400 132ND AVENUE S.E.

This item has been withdrawn.

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4. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2324-13: TOBY JAY TOWNSEND REQUESTS VARIANCES TO 36-516(c)(3) OF 1' TO THE 5' SIDE YARD SETBACKS FOR BOTH SIDES, AND TO 516(c)(4) OF 25' TO THE 50' REQUIRED WIDTH AND 10' TO THE REQUIRED 35' STREET FRONTAGE, AND TO 516(c)(5) OF APPROXIMATELY 443 SQ. FT. TO THE 5,000 SQ. FT. REQUIRED FOR A SINGLE-FAMILY DWELLING FOR A LEGAL NON-CONFORMING LOT LOCATED AT 914 E. COMANCHE STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Application with Attachments
4. Site Plan

PRESENTATION BY STAFF: Justin Fish reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT: Jay Townsend, the applicant, explained his process finding a piece of property for his home. The property is very long. He is requesting 4' side setbacks, which will allow a 17' wide house. In a house that narrow, every inch matters.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mr. Worster commented that if the side setback variance is granted they will still have to meet the building code and fire ratings.

Motion made by Webb, seconded by Worster, to approve BOA-2324-13 as requested.

Voting Yea: Worster, Webb, Howard

The motion to approve BOA-2324-13 as requested was approved by a vote of 3-0.

Mr. Howard informed the applicant of the 10-day appeal period before the decision is final.

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MISCELLANEOUS COMMENTS

Ms. Tromble reminded the Board of the Special Meeting on March 6, 2024 at 3:00 p.m. Mr. Howard noted he will be out of town and will not be present at that meeting.

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ADJOURNMENT

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

Secretary, Board of Adjustment