



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 04/23/2025

**REQUESTER:** Annette Wood

**PRESENTER:** Justin Fish, Planner I

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-11: ANNETTE WOOD REQUESTS A VARIANCE TO 36-512(D)(1) OF 12' TO THE MINIMUM 100' FRONT SETBACK FROM THE CENTER OF E. ALAMEDA DR. TO ALLOW FOR A SINGLE-FAMILY HOME, A VARIANCE TO 36-512(D)(3) OF 20' TO THE MINIMUM 50' REAR YARD SETBACK TO ALLOW FOR A SHOP BUILDING, AND A VARIANCE TO 36-512(D)(3) OF 35' TO THE MINIMUM 50' REAR YARD SETBACK TO BRING AN EXISTING SHED INTO CONFORMITY FOR THE PROPERTY LOCATED AT 9610 E. ALAMEDA DR.

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**APPLICANT**

Annette Wood

**LOCATION**

9610 E Alameda Dr

**ZONING**

A-2, Rural Agricultural District

**REQUESTED ACTION**

Variance to Section 36-512(d)(1) of 12' to the required 100' minimum front yard setback from the center line of a public road. Variance to Section 36-512(d)(3) of 20' to the required 50' minimum rear yard setback. Variance to Section 36-512(d)(3) of 35' to the required 50' rear yard setback.

**SUPPORTING DATA**

Location Map

Application with attachments

Site Plan

**SYNOPSIS:** The applicant is requesting three variances to aid in redeveloping the subject lot. The applicant proposes constructing a new single-family home and a large detached accessory structure. Several buildings, with the exception of two existing sheds, will be removed from the subject property as part of the redevelopment process. As a result, the applicant is seeking three variances, as follows:

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1. A variance to Section 512(d)(1) of 12' to the required minimum 100' front setback from the center line of the Public Street or road.
2. A variance to Section 36-512(d)(3) of 20' to the required minimum 50' rear yard setback.
3. A variance to Section 36-512(d)(3) of 35' to the required minimum 50' rear yard setback.

The application, site plan, and 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 triangular shape and relatively small size, is a unique physical feature of the subject lot that, when considering the required setbacks of the A-2, Rural Agricultural District, leaves less than average buildable area for a lot in this zoning district. To the west and south of the subject property are conservation easements for Lake Thunderbird State Park, land owned by the Federal Government.

**CONCLUSION:** Staff forwards this request for variances to Section 36-512 and BOA-2425-11 to the Board of Adjustment for consideration.