



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/23/2025

REQUESTER: Teresa Borum

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONENT OF BOA-2425-13: TERESA BORUM REQUESTS A VARIANCE TO 36-544(E) OF 17' 3" TO THE MINIMUM 20' SIDE YARD SETBACK FOR A CORNER LOT TO ALLOW FOR A DETACHED COVERED WALKWAY ALONG THE WEST SIDE OF THE EXISTING HOME, AND A VARIANCE TO 36-516(C)(1) OF 20' TO THE MINIMUM 25' FRONT YARD SETBACK TO ALLOW FOR A DETACHED COVERED WALKWAY ALONG THE NORTH SIDE OF THE EXISTING HOME AND THE PLACEMENT OF A SHED ON THE EAST SIDE OF THE PROPERTY LOCATED AT 602 E ACRES ST.

APPLICANT	Teresa Borum
LOCATION	602 E Acres St
ZONING	R-2, Two-Family Dwelling District
REQUESTED ACTION	Variance to Section 36-544(e) of 17' 3" to the required 20' minimum side yard setback for a corner lot. Variance to Section 36-516(c)(1) of 20' to the required 25' minimum front yard setback. Variance to Section 36-516(c)(1) of 10' to the required 25' front yard setback.
SUPPORTING DATA	Location Map Application with attachments Site Plan

SYNOPSIS: The applicant is requesting three variances in order allow further development of the subject lot. The applicant proposes constructing a detached wrap-around covered walkway and a single shed. The variances requested are as follows:

1. A variance to Section 36-544(e) of 17' 3" to the required minimum 20' side yard setback for a corner lot.

2. A variance to Section 36-516(c)(1) of 20' to the required minimum 25' front yard setback.
3. A variance to Section 36-516(c)(1) of 20' to the required minimum 25' front 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 subject lot sits on the corner of E Acres St and Findlay Ave, where an existing duplex constructed in 1920 is located. This duplex does not meet the current setbacks for the R-2, Two-Family Dwelling District; however, due to its time of construction, it is considered a legal, non-conforming structure. The applicant is requesting three variances to conduct a series of improvements to the property. The applicant is requesting one variance of 20' to the required 25' front yard setback so they may construct a 12' x 24' shed on the east side of the property. The two remaining variances are requested to support the construction of a detached covered walkway. This detached walkway will wrap around the perimeter of the dwelling and redirect water from the dwelling.

The triangular shape of the lot is a unique physical feature that, when considering the required setbacks, leaves less than average buildable area for a lot of its size. Due to the narrowing of the subject property from west to east, much of the eastern portions cannot meet the required setbacks under the current zoning district.

CONCLUSION: Staff forwards this request for variances to Section 36-544(e) and Section 36-516(c)(1) and BOA-2425-13 to the Board of Adjustment for consideration.