



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/04/2024

REQUESTER: Randy Phillips & Teresa Phillips

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-08: RANDOLPH AND TERESA PHILLIPS REQUEST A VARIANCE TO 36-514(d)(2) TO ALLOW ACCESSORY BUILDING WHICH EXCEEDS HEIGHT OF PRINCIPAL BUILDING BY 4 FEET. (5405 NW PIONEER CIRCLE)

APPLICANT	Randy Phillips & Teresa Phillips
LOCATION	5405 Pioneer Cir NW
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variance of 4' in height to construct an accessory building that exceeds the primary structure in height.
SUPPORTING DATA	Location Map Application with attachments Site Plan

SYNOPSIS: The applicant is seeking the approval of a variance to construct an accessory storage building for an RV. The variance would apply to the height discrepancy between the primary structure (14') and the proposed accessory building (~17'). The variance being requested is as follows:

1. A variance of 4' in total height between the primary structure and proposed accessory structure.

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 existing single-family home on the subject lot has a total height of 14'. The accessory building has a height of 17' at its peak. The applicant is requesting 4' rather than 3' to accommodate any changes in the total height of the proposed accessory building as a result of the foundation.

The subject lot is larger than typical R-1 lots with 1.24 acres. The proposed accessory building will be located 25' from the east property line.

CONCLUSION: Staff forwards this request for a variance and BOA-2425-08 to the Board of Adjustment for consideration.