



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 2/28/2024

REQUESTER: Candace & Chris Dragg

PRESENTER: Justin Fish, Planner I

ITEM TITLE: 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.

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| APPLICANT | Candace & Chris Dragg |
| LOCATION | 3817 Danfield Lane |
| ZONING | R-1, Single-Family Dwelling District |
| REQUESTED ACTION | Variance of 7% to 36-514(c)(7) from 65% to 72% impervious coverage to allow addition of a swimming pool |
| SUPPORTING DATA | Location Map Application with attachments Site Plan |

SYNOPSIS: The applicant wishes to construct a swimming pool in their backyard, but the applicant has reached the maximum 65% impervious coverage limit. The property is zoned R-1, Single-Family Dwelling District, and the applicant is requesting one variance:

1. A variance to increase the maximum impervious coverage of 65% by 7% (72%).

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.

Please see the attached justification from the applicant.

DISCUSSION: The subject property has met the impervious surface maximum of 65% set by the R-1, Single-Family Dwelling District. The applicant wishes to increase this limit by 7% in an effort to construct a swimming pool. Inground swimming pools are not subject to setback requirements. The proposed swimming pool does not encroach on the 10' utility easement along the rear of the property.

The drainage/detention solution for this development is based on a maximum impervious coverage of 65%.

CONCLUSION: Staff forwards this request for BOA-2324-11 to the Board of Adjustment for consideration.