



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, January 24, 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, January 24, 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.

Chair Curtis McCarty called the meeting to order at 4:30 p.m.

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

ROLL CALL

PRESENT

Brad Worster
Micky Webb
Ben Bigelow
James Howard
Curtis McCarty

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Justin Fish, Planner I
Kelly Abell, Planner I
Roné Tromble, Admin. Tech. IV
Beth Muckala, Asst. City Attorney

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1. Election of Officers for 2024

Motion made by Bigelow, seconded by Webb, to re-elect the current slate of officers: Chair - Curtis McCarty, Vice Chair - James Howard, and Secretary - Brad Worster, for 2024.

Voting Yea: Worster, Webb, Bigelow, Howard, McCarty

The motion to re-elect the current slate of officers for 2024 passed by a vote of 5-0.

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MINUTES

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the December 6, 2023 Board of Adjustment Meeting.

Motion made by Worster, seconded by Bigelow, to approve the Minutes of the December 6, 2023 Board of Adjustment meeting, as presented.

Voting Yea: Worster, Bigelow, Howard, McCarty

Abstaining: Webb

The motion to approve the December 6, 2023 minutes as presented passed by a vote of 4-0.

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ACTION ITEMS

3. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2324-9: Sheridan Homes, L.L.C. requests a Variance to 36-519(d)(4)(a) for a lot smaller than 5,000 sq. ft.; a Variance to 36-519(d)(1) of 5' to the 25' front yard setback; a Variance to 36-519(d)(3) of 10' to the 20' rear yard setback; a Variance to 36-519(d)(2) of 5' to the required 5' east side setback; and a Variance to 36-519(d)(4)(b) of 11% to the 40% building coverage, for property located at 3608 Havenbrook Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Aerial Photo
5. Application

PRESENTATION BY STAFF:

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

Mr. Bigelow asked if the other houses on this street have a zero lot line on one side. Ms. Navarro indicated that is correct.

Mr. Howard asked why they are asking for variances, rather than rezoning. Ms. Muckala explained this is a unique set of circumstances relating to the history of the zoning, but all of the requests within this are to development standards; it is not asking for a use change.

Mr. McCarty asked if the ordinance requirements for RM-6 have changed since this area was originally platted. Ms. Navarro explained that in 1981 the developer asked for a PUD, so they changed the development standards. The subject lot was not included in the PUD because it was going to be used for a parking lot, which was never developed.

PRESENTATION BY THE APPLICANT:

Abdi Malakouti, representing Sheridan Homes, L.L.C., explained their request. The plat shows that Lot 134 is exactly the same as the other lots, with a 20' building line in the front and 10' building line in the back. Lot 134 was not included in the approval letter from the City of Norman in 1981. 3700 Havenbrook Street was about 51.7% coverage.

Mr. McCarty asked if there are 10' setbacks between the existing houses. Mr. Malakouti responded affirmatively.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Motion made by Webb, seconded by Worster, to approve all five variances as requested in BOA-2324-9.

Voting Yea: Worster, Webb, Bigelow, Howard, McCarty

The motion to approve BOA-2324-9 as requested passed by a vote of 5-0.

Mr. McCarty noted the 10-day appeal period before the decision is final.

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MISCELLANEOUS COMMENTS

Calendars of the 2024 meeting schedule were distributed.

Mr. Bigelow asked whether there has been any contact from the people that withdrew the application at the December meeting. Ms. Muckala reported that Mr. Fulkerson had spoken to her with some questions, and indicated he would be back in touch if he had more questions or wanted to submit again. He does not currently have an active application.

Ms. Navarro introduced our two new planners, Justin Fish and Kelly Abell.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:46 p.m.

Secretary, Board of Adjustment