



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/23/2024

REQUESTER: Ideal Homes of Norman, LP

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-07: IDEAL HOMES OF NORMAN, LP REQUESTS A MINOR VARIANCE FOR A SMALL PORTION OF ONE CORNER OF THE HOUSE WHICH ENCROACHES 0.8' INTO THE SIDE SETBACK (4.2' FROM THE SOUTH PROPERTY LINE) FOR PROPERTY LOCATED AT 409 SONORA LANE.

GENERAL INFORMATION

APPLICANT	Ideal Homes of Norman, LP
LOCATION	409 Sonora Lane
ZONING	Planned Unit Development, PUD O-0607-51
REQUESTED ACTION	Minor Variance for the southeast corner which encroaches into the 5' side yard setback by 0.8'
SUPPORTING DATA	Location Map Application with attachments Site Plan Plat map

SYNOPSIS: The applicant is seeking approval of a variance to bring the existing single-family home into conformity. The variance being requested is as follows:

1. A variance of 0.8', or 9.6", to the required 5' side yard setback.

The application, site plan, and the variance justification form are attached for your review.

VARIANCE CRITERIA PER SECTION 570(k)(6):

A minor variance may be granted by the Board of Adjustment for an encroachment upon any required building setback line when that encroachment represents approximately ten percent of the required yard or involves only a minor portion of the structure.

- a) A minor variance may be granted only upon a finding by the Board of Adjustment that the application of the ordinance to the particular property would create an unnecessary hardship, that there are peculiar conditions of the property which contributed to the encroachment, and relief, if granted, would not cause detriment to the surrounding properties or the public good, or impair the purposes and intent of the ordinance.

DISCUSSION: The subject property is located in the Little River Trails PUD, Planned Unit Development. The single family home was constructed in October of 2023. This home went through the city’s review process to obtain a building permit. The site plan submitted as part of the original building permit showed the corner of the house in question at the required 5’ side yard setback. However, when the home was constructed it was built with the southwest corner encroaching the 5’ side yard setback by 9.6”.

As stated in the zoning ordinance “A minor variance may be granted by the Board of Adjustment for an encroachment upon any required building setback line when that encroachment represents approximately ten percent of the required yard or involves only a minor portion of the structure.” As shown on the submitted site plan, a minor portion of the structure is within the setback.

CONCLUSION: Staff forwards this request for a minor variance and BOA-2425-07 to the Board of Adjustment for consideration.