CITY OF NORMAN, OK
BOARD OF ADJUSTMENT MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, August 26, 2026 at 4:30 PM

MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Wednesday, August 26, 2026 at 4:30 PM. Notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

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

ROLL CALL

PRESENT
Chairman Curtis McCarty
Board Member Ben Bigelow
Secretary Brad Worster
Vice Chair James Howard
Board Member Eric Williams
Board Member Matt Graves
Board Member Taylor Davis

STAFF PRESENT
Laci Witcher, Permit Technician
Logan Gray, Planner II
Beth Muckala, Assistant City Attorney III
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II

GUEST PRESENT
Sara Werneke, Old Home Rescue, Representative for 434 Chautauqua Ave.
Brittany Smith-Patneaude, 6295 Vinson Ln. Noble, OK 73068
Tricia Smith, 4300 Pudner Ln. Noble, OK 73068

MINUTES

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

   BOARD OF ADJUSTMENT MEETING MINUTES OF JULY 22, 2026.

   Motion made by Board Member Davis, **Seconded** by Secretary Worster.
   Voting Yea: Chairman McCarty, Board Member Bigelow, Secretary Worster, Board Member Williams, Board Member Graves, Board Member Davis
   Voting Abstaining: Vice Chair Howard.

The motion was approved.

DISCUSSION ITEMS

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2627-1: NINA PARKER REQUESTS A VARIANCE OF 2' 8 ½" TO THE REQUIRED 5-FOOT SIDE YARD SETBACK TO SECTION 36-514(C)(2) FOR AN ACCESSORY BUILDING FOR THE PROPERTY LOCATED AT 434 CHAUTAUQUA AVENUE.

Staff Presentation

Logan Gray, Planner II, presented the staff report.

Mr. McCarty asked if a certified survey had been submitted.

Mr. Gray responded no, they did not receive one.

Applicant Presentation

Sara Werneke, representative of the applicant, explained the idea of the project is to give the home a historically appropriate and compatible garage to replace the existing one. Due to the current flooring, the garage cannot be used for vehicular purposes right now. Ms. Werneke also stated if they moved the structure down into the site, it would be difficult to navigate.

Public Comments

Mr. Bigelow asked if there was going to be a new foundation poured. Ms. Werneke replied yes. Mr. Bigelow asked if there was any reason why the structure could not be moved or shifted onto the property to meet the requirements. Ms. Werneke replied no, it was just because of vehicular access in and out.

Mr. Davis stated to comply, the structure would need to be moved closer to the house or down and further back. Ms. Werneke replied yes that it would have to be moved south and go back far to the west.

Mr. McCarty noted the property had not been surveyed, making it difficult to determine the property lines. He suggested moving the structure south to maintain the five-foot side yard setback and west toward the alley to provide adequate vehicle access. Ms. Werneke stated she could have a surveyor come to the property if needed.

Board of Adjustment Discussion

Mr. Bigelow stated he agreed with Mr. McCarty discussion with the applicant.

Mr. Howard said he noticed the position of the vehicles within the garage as its being designed right now is a misnomer. He also said the vehicles could enter from the alleyway safely and the structure needs to be moved to maintain the setback.

Motion made by Board Member Bigelow, **Seconded** by Secretary Worster.
Voting Yea: Board Member Davis
Voting Nay: Chairman McCarty, Board Member Bigelow, Secretary Worster, Vice Chair Howard, Board Member Williams, Board Member Graves

The motion failed 6-1.

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2627-3: GREG & TRICIA SMITH REQUEST A SPECIAL EXCEPTION TO PERMIT A MOBILE HOME TO SERVE AS A TEMPORARY SECOND DWELLING TO RELIEVE A MEDICAL HARDSHIP FOR THE PROPERTY AT 4300 PUDNER DRIVE.

Staff Presentation

Logan Gray, Planner II, presented the staff report.

Applicant Presentation

Brittany Smith-Patneaude, the applicant, explained her mother's declining health has prompted her to request the special exception so she can be more available and responsive to her mother's needs.

Public Comments

There were no public comments.

Board of Adjustment Discussion

No discussion amongst the Board.

Motion made by Secretary Worster, **Seconded** by Board Member Bigelow.
Voting Yea: Chairman McCarty, Board Member Bigelow, Secretary Worster, Vice Chair Howard, Board Member Williams, Board Member Graves, Board Member Davis

The motion passed unanimously 7-0.

MISCELLANEOUS COMMENTS

Lora Hoggatt, Planning Services Manager, informed the Board the City is updating its development code, including zoning and subdivision regulations, and requested the Board's input if any.

ADJOURNMENT

The meeting was adjourned at 4:52 p.m.

Passed and approved this _____day of _____ 2026.

Secretary, Board of Adjustment _____