



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/23/2025

REQUESTER: Dan Glenn

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-1: DAN GLENN REQUESTS A VARIANCE TO 36-514(C)(1)(A) OF 3' TO THE REQUIRED 25' FRONT YARD SETBACK TO ALLOW FOR A FRONT PORCH, AND A VARIANCE TO 36-514(C)(2)(A) OF 2' TO THE REQUIRED 5' SIDE YARD SETBACK TO ALLOW THE DWELLING STRUCTURE TO BE LOCATED 3' FROM THE PROPERTY LINE AT THE PROPERTY LOCATED AT 510 W. EUFAULA STREET.

APPLICANT	Dan Glenn
LOCATION	510 W Eufaula Street
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variances to Section 36-514(c)(1)(a) of 3' to the required 25' front yard setback and Section 36-514(c)(2)(a) of 2' to the required 5' side yard setback
SUPPORTING DATA	Location Map Application with attachments Site Plan

SYNOPSIS: The applicant is requesting two variances for an existing legal non-conforming single-family home along W Eufaula Street. The variances being requested are as follows:

1. A variance to Section 36-514(c)(1)(a) of 3' to the required 25' front yard setback.
2. A variance to Section 36-514(c)(2)(a) of 2' 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):

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 applicant requests a variance to the front and side yard setbacks for the existing single-family home along W Eufaula Street. The original home, constructed in 1940, was built 3' from the west property line, resulting in a legal non-conforming structure under the current City of Norman Zoning Ordinance. The requested variance of 2' to the required 5' side yard setback would allow legal non-conforming status for the existing structure. Additionally, the applicant has requested a variance of 3' to the required 25' front yard setback to construct a covered porch on the front of the existing single-family home along W Eufaula Street. Currently, the home has an uncovered stoop that does not provide protection from the elements. This uncovered stoop is 22' 6" from the front property line. Uncovered, open stoops are permitted to project into the required front yard setback by 5'. The proposed covered porch will sit 22' from the front property line.

CONCLUSION: Staff forwards this request for variances to Sections 36-514(c)(1)(a) and 36-514(c)(2)(a) and BOA-2526-1 to the Board of Adjustment for consideration.