



CITY OF NORMAN, OK
BOARD OF ADJUSTMENT MEETING
Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069
Wednesday, June 25, 2025 at 4:30 PM

MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room A at the Development Center, on Wednesday, June 25, 2025 at 4:30 PM and notice of the agenda of the meeting was posted at the Development Center at 225 N. Webster Ave, 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 4:32 p.m.

ROLL CALL

BOARD MEMBERS PRESENT

Brad Worster
Curtis McCarty
Micky Webb
James Howard
Eric Williams

BOARD MEMBERS ABSENT

Ben Bigelow
Matt Graves

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney III
Whitney Kline, Admin Tech IV
Greg Clark, Development Services Manager

GUESTS PRESENT

Glenn & Michelle Secrest, 2682 Brentwood Drive, Norman, OK
Betty & Kenneth White, 2674 Brentwood Drive, Norman, OK
Tim Eisel, Eisel Roofing & Construction
Ben Lacourse & Gunner Joyce, Rieger Sadler Joyce Law Firm

MINUTES

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

BOARD OF ADJUSTMENT MEETING MINUTES OF MAY 28, 2025.

Motion by Mr. Worster to approve the minutes from the May 28, 2025 Board of Adjustment regular meeting; **Second** by Mr. Howard.

The motion passed unanimously with a vote of 5-0.

ACTION ITEMS

The Board heard Item 3 before Item 2 due to applicant request.

- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-16:** GLENN SECREST REQUESTS A VARIANCE TO 36-514(C)(2)(A) OF 3' TO THE REQUIRED 5' MINIMUM SIDE YARD SETBACK TO ALLOW FOR A GARAGE ADDITION 2' FROM THE EAST SIDE PROPERTY LINE FOR THE PROPERTY LOCATED AT 2682 BRENTWOOD DRIVE.

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Tim Eisel, Representative of the Applicant, explained the proposed project.

Mr. Howard asked whether the detached structure in the back right corner of the lot could be used as a garage. Glenn Secrest, the homeowner, responded the building is a shop that was placed by the previous owner and not intended to be used as a garage.

Public Comments

Betty White, 2674 Brentwood Drive, Norman, OK (protest)

Board of Adjustment Discussion

Mr. McCarty asked if there were egress issues associated with the proposed garage location. Mr. Eisel explained they had worked with City staff and there were no issues in regard to egress to the bedrooms that are located on the east side of the property.

Mr. Williams asked what roofing material would be used for the garage. Mr. Eisel stated metal roofing will be used to match the addition that was added onto the existing single-family home on the property.

Mr. McCarty asked if the two accessory structures had been addressed since they do not meet the accessory structure requirements or side/rear yard setbacks. Mr. McCarty further asked if these needed to be included with the variance.

Mr. Fish explained the existing structures have different setback requirements because they are accessory structures. A variance is not the proper request or solution for a structure in an easement; the applicant would need to receive Consent to Encroach from City Council.

Motion by Mr. Webb to approve BOA-2425-16; **Second** by Mr. Howard.

The motion failed with a vote of 2-3. Mr. Howard, Mr. Worster, and Mr. Williams voting against.

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-15: RUSSELL AND EMILY KAPLAN REQUEST A VARIANCE TO 36-514(C)(4) OF 5' TO THE REQUIRED 50' MINIMUM LOT WIDTH TO ALLOW FOR A LOT 45' IN WIDTH AT THE PROPERTY LOCATED AT 816 MILLER AVENUE

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Ben Lacourse, Representative of the Applicant, explained the proposed project.

Public Comments

There were no public comments.

Board of Adjustment Discussion

Motion by Mr. Worster to approve BOA-2425-15; **Second** by Mr. Howard.

The motion passed unanimously with a vote of 5-0.

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 4:55 p.m.

Passed and approved this _____ day of _____ 2025.

Secretary, Board of Adjustment