



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, January 25, 2023 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 25, 2023. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> 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.

ROLL CALL

PRESENT

Brad Worster
Micky Webb
Ben Bigelow
James Howard
Curtis McCarty

A quorum was present.

STAFF PRESENT

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

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1. Election of Officers for 2023

Motion by Webb, seconded by Worster, to elect the following slate of officers for 2023: Chair - Curtis McCarty; Vice-Chair - James Howard; Secretary - Brad Worster.

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

The motion to elect Chair - Curtis McCarty; Vice-Chair - James Howard; and Secretary - Brad Worster for 2023, carried by a vote of 5-0.

MINUTES

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the November 30, 2022 Regular Board of Adjustment Meeting.

Motion made by Webb, seconded by Bigelow, to approve the minutes of the November 30, 2022 Board of Adjustment meeting.

Voting Yea: Worster, Webb, Bigelow, McCarty

Abstaining: Howard

The motion to approve the November 30, 2022 Board of Adjustment minutes passed by a vote of 4-0.

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ACTION ITEMS

3. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2223-10: Hymer Hall #4, L.L.C. and Carol A. Iman request a Variance to 22:431.4 (1)(a), the Exterior Appearance requirements, for an addition to an existing building at 1300 Lindsey Plaza Drive.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Application with Attachments

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Bigelow asked for clarification whether the building or the development began before 2005. Ms. Hoggatt indicated both.

PRESENTATION BY THE APPLICANT:

1. Rudy Hymer, one of the building owners, presented the request.
2. Mr. Webb commented he would like to see some masonry on both parts of the building. He is not in favor of the current request.
3. Mr. Hymer responded that they have built other buildings in close proximity that are masonry; the reason for the request is to keep the addition in conformity with the existing building.
4. Mr. Howard asked if there are other buildings in the area that are not masonry. Mr. Hymer responded there is a metal building across the street behind another building.
5. Mr. McCarty asked if they have considered a masonry wainscoting around both buildings. Greg Iman responded that they have not considered that; the metal on the building is a decorative U-shaped metal.
6. Mr. Bigelow asked why the roof line is not matching the existing building. Mr. Iman responded that they were going to raise the ceiling on that side to include loft space.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mr. Bigelow asked if an addition of this size would require the whole building to be brought up to code. Ms. Muckala read from 22:419, Non-Conforming Uses; 22:431.4, Exterior Appearance, applies to all new construction after October 28, 2005.

Mr. McCarty commented a compromise to put some masonry on the front façade would help the Board be able to look at the request more favorably. Mr. Worster suggested a square footage requirement to be spread across the existing structure and the addition so the whole front looked the same.

Mr. Hymer agreed that the front needs to look the same. The back faces an alley. The sides are so close to the other building that it's not really visible to anyone. For aesthetic purposes the front needs to look the best. They would be willing to do something in the front. They will look at it. He asked for a postponement to the February meeting.

Motion made by Webb, seconded by Bigelow, to postpone BOA-2223-10 to the February 22, 2023 meeting.

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

The motion to postpone BOA-2223-10 to the February 22, 2023 meeting passed by a vote of 5-0.

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MISCELLANEOUS COMMENTS

Ms. Hoggatt introduced Melissa Navarro, the new Planner who will be working with Board of Adjustment items.

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ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:51 p.m.

Secretary, Board of Adjustment