



BOARD OF ADJUSTMENT

DETAILED JUSTIFICATION OF VARIANCE REQUEST

City of Norman Planning & Community Development - 225 N. Webster Avenue - Norman, OK 73069 -- (405) 307-7112 Phone

Revised 08/23

Please attach additional sheets, as necessary.

Special conditions or 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:

Please see attached sheet for full justification

Attest

The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district:

Please see attached sheet for full justification

Attest

The special conditions or circumstances do not result from the actions of the applicant:

Please see attached sheet for full justification

Attest

Granting of the Variances requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same district:

Please see attached sheet for full justification

Attest

Barker Garage - 434 Chautauqua Avenue, Norman, OK 73069

Background

The Barker Garage, located at 434 Chautauqua Avenue in the Chautauqua Historic District, is a one-story, single-car garage/carport in the Craftsman/Bungalow architectural style with an asphalt shingled front gable roof and exposed rafter tails. The garage half of the building is clad in wood #117 (double teardrop) siding, 1x wood corner boards and trim, 2 wood fixed windows (1 in the north elevation and 1 in the south elevation), and a 9-lite wood pedestrian door in the south elevation. It also has a non-historic aluminum paneled garage door in the east (front) elevation, plywood floor, and a brick foundation. The carport half of the building is open but for the gable end (facing west) and east third of the exterior which is also clad in wood #117 (double teardrop) siding. In the south wall section, there is an additional 9-lite wood pedestrian door with a Craftsman style exterior wall sconce. The remaining portion of the carport is open on the sides with wood posts and bridging at the bottom. This section has a slightly lower roofline than the enclosed portion of the structure. The drive from the alley to under the carport is gravel.

Built between 1903 and 1940, the Chautauqua Historic District is a tree-lined district of stately residences that once housed university deans, faculty, and other prominent individuals who helped shape the city's early development. Its growth was closely tied to that of the city itself. Architecturally, the district is highly eclectic — bungalows are prominently represented, but Tudor Revival and Minimal Traditional styles are also quite prevalent, alongside fine examples of Prairie, Colonial Revival, Spanish Eclectic, Neoclassical Revival, and even one Queen Anne home. More than 70% of the houses feature paved driveways to the left or right that lead to an outbuilding at the rear of the property, and many share a driveway with a neighboring house. Attached garages or carports are rare, and houses do not sit at a consistent setback from the street. All streets in the district are lined with parkways and sidewalks on both sides, with paved walkways leading from the sidewalk to each front door. Though the Chautauqua Historic District is not listed in the National Register of Historic Places, the district has been determined eligible for listing (Consensus DOE; Criterion C; 07/11/1990).



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Special conditions or 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:

The existing garage/carport sits approximately 31-inches from the north fence line/presumed property line, roughly 110-feet from Chautauqua Avenue to the east, roughly 50-feet from the alley to the west, and has a 12'-7" x 42'-2" (536 sqft) footprint. The garage/carport is in poor condition; racking to the south, has a framed floor, has a brick "foundation", rotten structural and cladding materials, and is currently unusable for vehicles, necessitating the need for a new garage.

The south wall of the garage/carport is approximately in line with the north wall of the westernmost section of the main house and is only about 7.5-feet from the west edge of the back deck of the main house. The deck stairs project past the east (front) facade of the garage/carport. Additionally, the mass of the main house encroaches to the north, making the driveway off Chautauqua Avenue less than 8-feet wide and from the east, the east (front) facade of the garage is about half-obsured by the northeast projection of the main house. The east (roughly 110-feet) driveway wraps around the main house and eventually angles south and opens up to 10-feet wide to meet the garage door. A 4-foot tall white picket fence lines the short south run of the driveway between the southeast corner of the garage and the northwest corner of the main house. The west gravel driveway off the alley does the same thing, but in a shorter (roughly 50-feet) run.

Due to the site constraints and the need to keep the east (front) facade of the garage in the same plane for historic preservation purposes, we are seeking a variance to keep the garage in the same location, which is inside of the five-foot side property line easement. To accommodate this, the north wall of the new garage will be fire-rated.

The literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district:

According to HP City Staff, other property owners have secured variances due to similar situations. As such, not granting this variance would deprive this particular property owner's rights that have been enjoyed by others, even if it is not common.



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The special conditions or circumstances do not result from the actions of the applicant:

The special conditions and circumstances of the site were established when the property was constructed in 1930 and nothing that the current property owners have done.

Granting of the Variances requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same district:

According to HP City Staff, other property owners have secured variances due to similar situations. As such, granting this variance would not confer special privileges to this particular property owner.



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