



CITY OF NORMAN, OK
BOARD OF ADJUSTMENT MEETING
Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069
Wednesday, August 27, 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, August 27, 2025 at 4:30 PM. Notice of the agenda of the meeting was posted at the Development Center at 225 N. Webster Ave, 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 4:34 p.m.

ROLL CALL

BOARD MEMBERS PRESENT

Brad Worster
Curtis McCarty
Matt Graves
Ben Bigelow

BOARD MEMBERS ABSENT

Micky Webb
James Howard
Eric Williams

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney III
Whitney Kline, Admin Tech IV

GUESTS PRESENT

Randy & Susan Hornburger, 10600 E. Franklin Road, Norman, OK
Sean Rieger, 136 Thompson Drive, Norman, OK

MINUTES

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

BOARD OF ADJUSTMENT MEETING MINUTES OF JULY 23, 2025.

Motion by Mr. Worster to approve the minutes of the July 23, 2025 Board of Adjustment regular meeting; **Second** by Mr. Graves.

The motion passed unanimously with a vote of 4-0.

DISCUSSION ITEMS

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-2: HOME CREATIONS, INC., APPEALS THE DENIAL OF FLOODPLAIN PERMIT APPLICATION NO. 716 FOR THE PROPOSED BURN PIT IN THE BISHOP CREEK FLOODPLAIN NEAR EAGLE CLIFF WEST SUBDIVISION.

The applicant requests postponement to the September 24, 2025 Board of Adjustment meeting.

Motion by Mr. Worster to postpone BOA-2526-2 to the September 24, 2025 Board of Adjustment meeting; **Second** by Mr. Bigelow.

The motion passed unanimously with a vote of 4-0.

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-3: RANDY AND SUSAN HORNBURGER REQUEST A VARIANCE TO 36-512(D)(1) OF 19' TO THE REQUIRED 100' FRONT YARD SETBACK FROM THE CENTERLINE OF A PUBLIC STREET FOR AN EXISTING ACCESSORY BUILDING, AND A VARIANCE TO 36-512(D)(1) OF 20' TO THE REQUIRED 100' FRONT YARD SETBACK FROM THE CENTERLINE OF A PUBLIC STREET FOR AN EXISTING ADDITION TO THE HOME AT THE PROPERTY LOCATED AT 10600 E. FRANKLIN ROAD.

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Beth Muckala, Assistant City Attorney III, outlined the variance criteria for the Board.

Applicant Presentation

Randy Hornburger, applicant, explained the existing conditions of the project and presented the board with photos of the project.

Mr. McCarty asked if Mr. Hornburger had hired someone for the garage addition. Mr. Hornburger confirmed he had used a contractor.

Mr. McCarty then asked how Mr. Hornburger determined the house was 100 feet from the property line. Mr. Hornburger said he measured it himself.

Mr. McCarty also inquired about the accessory building, inquiring when it was built and whether it was permanent. Mr. Hornburger stated it was built in 2010 and is not a permanent structure.

Mr. McCarty stated the property has two structures that were built without meeting code requirements, and with no building permit. He noted that the applicant's lack of understanding about permit rules complicates the matter.

Board members acknowledged the case was difficult but emphasized their duty to enforce zoning regulations.

Mr. Bigelow asked about the outcome if the request were denied. Ms. Muckala explained the structures would be out of compliance, leading to a violation notice and a requirement to relocate the buildings.

Motion by Mr. Worster to approve BOA-2526-3 as submitted; **Second** by Mr. Bigelow.

The motion fails unanimously with a vote of 0-4. Mr. Bigelow, Mr. McCarty, Mr. Graves, and Mr. Worster voted against.

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 5:08 p.m.

Passed and approved this _____ day of _____ 2025.

Secretary, Board of Adjustment