



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING - SPECIAL MEETING

Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069
Wednesday, November 05, 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, November 05, 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 4:30 p.m.

ROLL CALL

BOARD MEMBERS PRESENT

Curtis McCarty
Micky Webb
Ben Bigelow
James Howard
Matt Graves

BOARD MEMBERS ABSENT

Brad Worster
Eric Williams

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Justin Fish, Planner I
Laci Witcher, Permit Technician
Beth Muckala, Assistant City Attorney III
Logan Gray, Planner II

GUESTS PRESENT

Danny Gamble
Michael Brown
Cody Fuller
Rita Owen
Paul Owen

Mr. Gamble acknowledged his mistake, stating he believed this was a reasonable variance request, and assured the Board it would not happen again.

Mr. Howard inquired about how rezoning would impact himself and the client.

Mr. Gamble responded the delay in the rezoning process was the reason.

Mr. Graves suggested it would be appropriate to approve the variance based on the mistake rather than pursuing rezoning.

Mr. McCarty asked staff whether rezoning a single lot to a PUD or SPUD was an option within a residential R-1 neighborhood.

Ms. Muckala responded yes, while it is not a typical process, it can be done.

Mr. McCarty and Ms. Muckala discussed the legal requirements for establishing a PUD and SPUD.

Mr. McCarty asked Mr. Gamble whether his foundation contractor reported any problems with the house fitting properly. Mr. Gamble replied no issues were mentioned and he was told everything was fine.

Mr. McCarty advised Mr. Gamble to include additional measurements on future site plans to help avoid similar issues.

Mr. Gamble said he has always avoided mistakes in the past and assured the Board that no one would intentionally create such a situation.

Mr. McCarty asked what their plan was for the retaining wall.

Mr. Gamble stated the project is proceeding as planned, but construction was halted after the setback issue was discovered, and work will not continue until the issue is resolved.

Mr. McCarty inquired about the stage of construction, and Mr. Gamble replied interior carpentry is in progress while exterior masonry is complete.

Mr. McCarty asked whether curving the sidewalk would help prevent blockage, and Mr. Gamble confirmed this was their intended plan.

Mr. Bigelow expressed appreciation to the applicant for acknowledging his mistake but noted concern that approving the variance could set a precedent affecting future development.

Mr. McCarty asked Ms. Muckala whether the situation would establish a legal precedent. She replied each case is evaluated individually and does not automatically create precedent.

Public Comments

Rita Owen, the prospective homebuyer, noted a creek runs behind and alongside the property, meaning any future development would require a bridge. She asked the Board to take this into consideration before their final vote.