



CITY OF NORMAN, OK
BOARD OF ADJUSTMENT MEETING
Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069
Wednesday, January 22, 2025 at 4:30 PM

AGENDA

AMENDED

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

1. ELECTION OF OFFICERS FOR 2025.

MINUTES

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

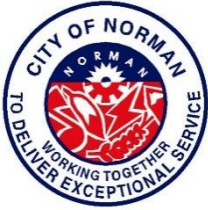
BOARD OF ADJUSTMENT MEETING MINUTES OF DECEMBER 4, 2024.

ACTION ITEMS

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-09: DP GAMBLE HOMES REQUEST A VARIANCE TO 36-514(C)(3) OF 10' TO THE 20' REAR YARD SETBACK FOR AN ATTACHED COVERED PATIO FOR THE PROPERTY LOCATED AT 4607 WINNER CIRCLE.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK
BOARD OF ADJUSTMENT MEETING
225 N Webster, Development Center, Conference Room A
Wednesday, December 04, 2024 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, December 04, 2024 at 4:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Vice Chair James Howard called the meeting to order at 4:30pm.

ROLL CALL

PRESENT
Brad Worster
Micky Webb
Ben Bigelow
James Howard

ABSENT
Curtis McCarty

STAFF PRESENT
Lora Hoggatt, Planning Services Manager
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney
Whitney Kline, Admin Tech IV

MINUTES

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

BOARD OF ADJUSTMENT MEETING MINUTES OF OCTOBER 23, 2024.

Motion by Mr. Bigelow to approve the minutes from the October 23, 2024 Board of Adjustment meeting; **Second** by Mr. Webb.

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

ACTION ITEMS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-08: RANDOLPH AND TERESA PHILLIPS REQUEST A VARIANCE TO 36-514(d)(2) TO ALLOW ACCESSORY BUILDING

WHICH EXCEEDS HEIGHT OF PRINCIPAL BUILDING BY 4 FEET. (5405 N PIONEER CIRCLE)

Item 2.

ITEMS SUBMITTED FOR THE RECORD:

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

Staff Presentation

Justin Fish, Planner I, reviewed the staff report.

Applicant Presentation

There was no applicant presentation.

Public Comments

There were no public comments.

Board of Adjustment Discussion

Mr. Worster asked if there have been any other approvals for items with similar requests. Staff responded, one was approved last year.

Motion by Mr. Worster to approve BOA-2425-08; **Second** by Mr. Webb.

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

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 4:36pm.

Secretary, Board of Adjustment



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/22/2025

REQUESTER: DP Gamble Homes

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2425-09: DP GAMBLE HOMES REQUEST A VARIANCE TO 36-514(C)(3) OF 10' TO THE 20' REAR YARD SETBACK FOR AN ATTACHED COVERED PATIO FOR THE PROPERTY LOCATED AT 4607 WINNER CIRCLE.

APPLICANT	DP Gamble Homes
LOCATION	4607 Winners Circle
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variance of 10' to the required 20' minimum rear yard setback to construct an attached covered patio.
SUPPORTING DATA	Location Map Application with attachments Site Plan

SYNOPSIS: The applicant is seeking the approval of a variance to construct a single-family home with an attached covered patio. The proposed patio would be located on the rear of the home and project into the rear yard of the subject property, encroaching into the required 20' rear yard setback by 10'. As a result, the applicant is seeking a single variance, as follows:

1. A variance of 10' to the required 20' rear yard setback.

The application, site plan, and the variance justification form are attached for your review.

VARIANCE CRITERIA PER SECTION 570(k):

A variance from the terms of this ordinance shall not be granted by the Board of Adjustment unless and until:

- (1) An applicant shall submit to the Board of Adjustment a written application indicating:

- (a) That special conditions and 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;
- (b) That the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
- (c) That the special conditions and circumstances do not result from the actions of the applicant;
- (d) That granting the variances requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the same district;

No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

DISCUSSION: The original home located on the subject property was constructed in 1983. This home was destroyed in a house fire in April of 2024. In November of 2024, the applicant applied for a building permit with the City of Norman to reconstruct the home. The plans submitted by the applicant featured an attached covered patio located on the rear of the home. This attached covered patio would cause the home to project into the required 20' rear yard setback found in the R-1, Single-Family Dwelling District. To work around this 20' rear yard setback, the applicant changed the proposed attached covered patio to a detached covered patio. Due to this change, the structure was considered an accessory structure and a building permit was issued.

The applicant is now seeking a variance of 10' so that they may attach the previously approved detached covered patio to the single-family home. Due to the unique design of the lot, the combined front and rear setbacks of 45' leave approximately 40' total of buildable depth on the lot. The proposed project will still meet all other setback and coverage requirements.

CONCLUSION: Staff forwards this request for a variance and BOA-2425-09 to the Board of Adjustment for consideration.



BOARD OF ADJUSTMENT DETAILED JUSTIFICATION OF VARIANCE REQUEST

Item 3.

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:

There is a special circumstance for the building involved. Previous house on lot burned, and due to flaw in city code homeowner could have detached back porch that is 11' from rear boundary, due to easement. With a granted variance homeowner would only move porch to 10' from rear property line and tie in minimal gap between "detached" back porch and home.

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:

The current city code allows for a detached porch with no minimum gap in between primary structure and the porch the literal interpretation deprives the homeowner of an attached back porch by the slightest of margins.

Attest

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

The applicant already has approved plans to build residence with a detached porch that meets all requirements from the City that will be 11' from the back property line, we ask the board of adjustment grant a variance to code 36-514 (C)(3) of 10' in order for us to make this back porch attached to the primary structure. If granted back porch will be tied in to main structure and be 10' from back property line, instead of the already approved 11' for detached structure

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:

Granting this variance will not give the application any special privilege over any other property.

Attest

A-2
1339

PUD
9798-23

Item 3.

ASHTON GROVE ADD. SEC. 1

ROCK CREEK RD

RE
1857

GRAND VIEW

HILLSIDE

A-1
8384-122

Subject Tract

WINNERS

R-1

7778-46

PADDOCK

STABLE DR.

ROCK CREEK POLO CLUB

R-1

8283-28

BROOKFIELD

R-1

8283-28

TROPHY CLUB

TROPHY DRIVE

TROPHY CLUB

BROOKHAVEN 17TH

R-1

7172-41

HIDDEN

R-1

7172-41

48TH AVE NW

A-2
1339

BOULEVARD

ROCK CREEK POLO CLUB

LEBACK

RM-6/PUD

7980-34

RM-6/PUD

8889-4

ROCK CREEK POLO CLUB

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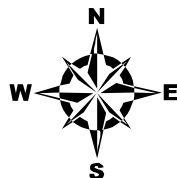
ROCK CREEK POLO CLUB

ROCK CREEK POLO CLUB

Location Map



Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



January 3, 2025

0 150 300 Ft.



Subject Tract

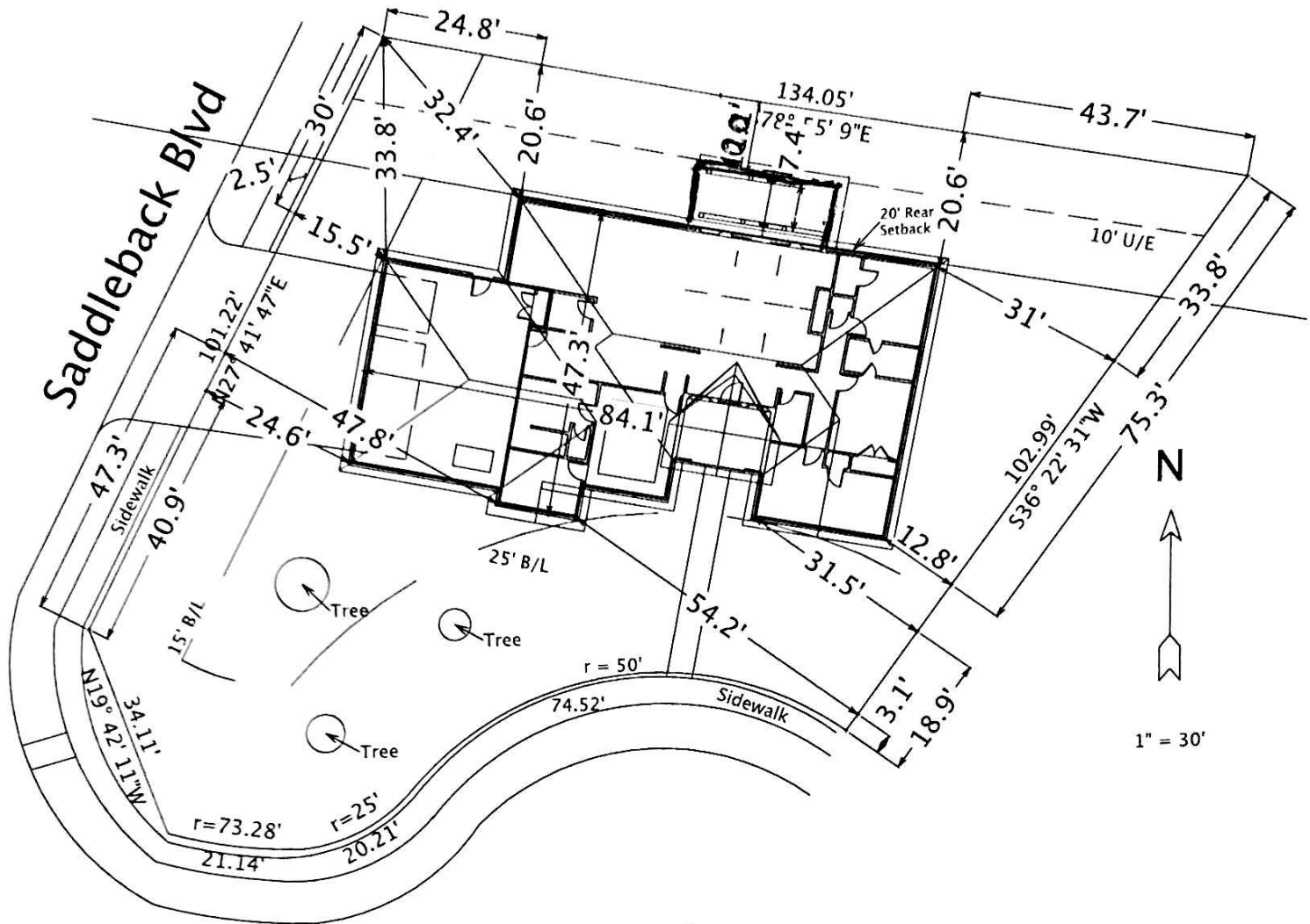


Zoning

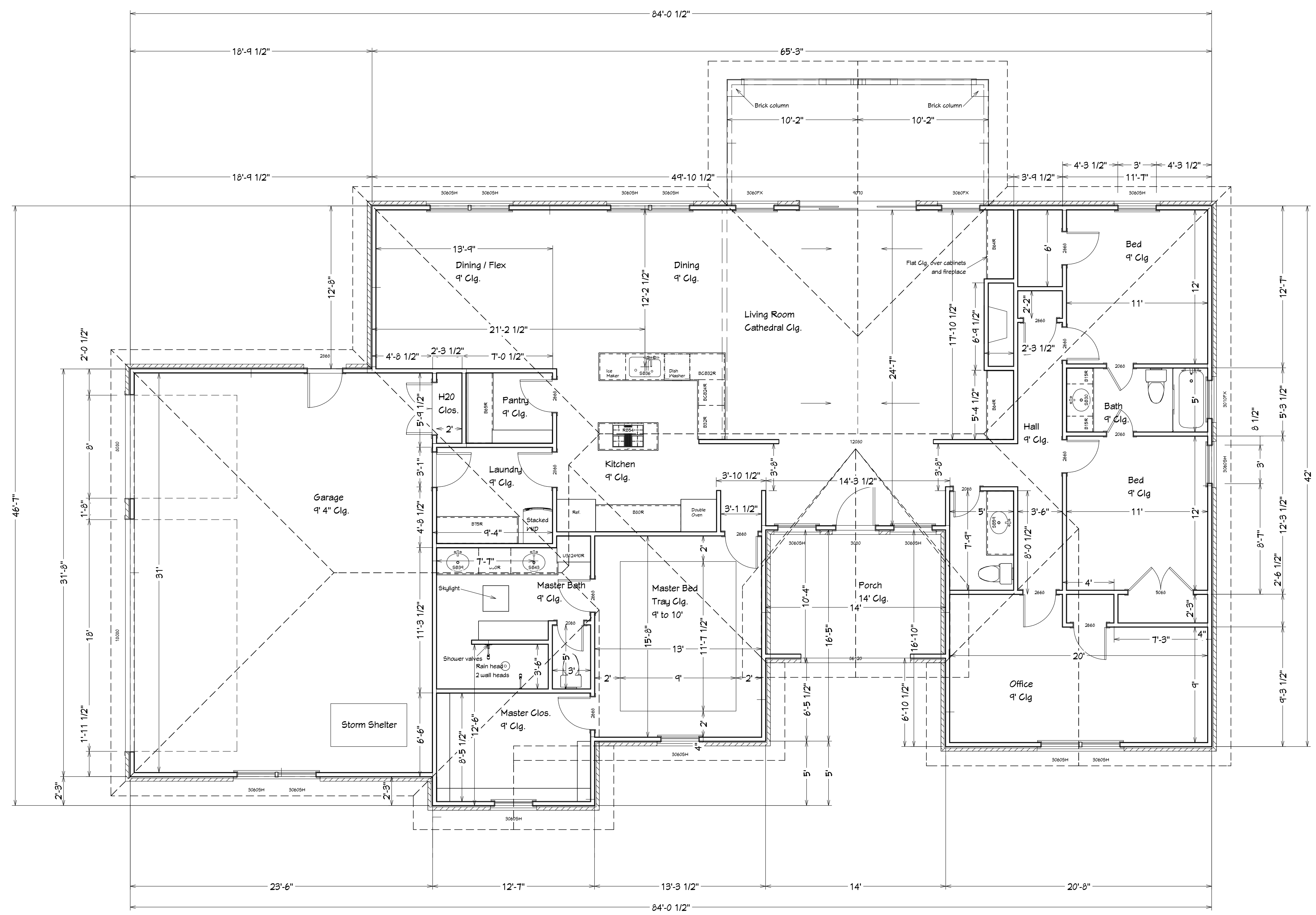
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DP GAMBLE HOMES, INC.
PO BOX 921
NORMAN, OK 73070
405-207-8306

Address: 4607 Winners Circle
Legal: Lot 23 Block 3
Addition: Rock Creek Polo Club



Winners Circle



NUMBER	DATE	REVISION BY	DESCRIPTION

McCaffrey Custom

- Veneer: 2490
- Living: 2325
- Garage: 732
- Concrete: 3057
- Und. Roof: 3501

DRAWINGS PROVIDED BY:

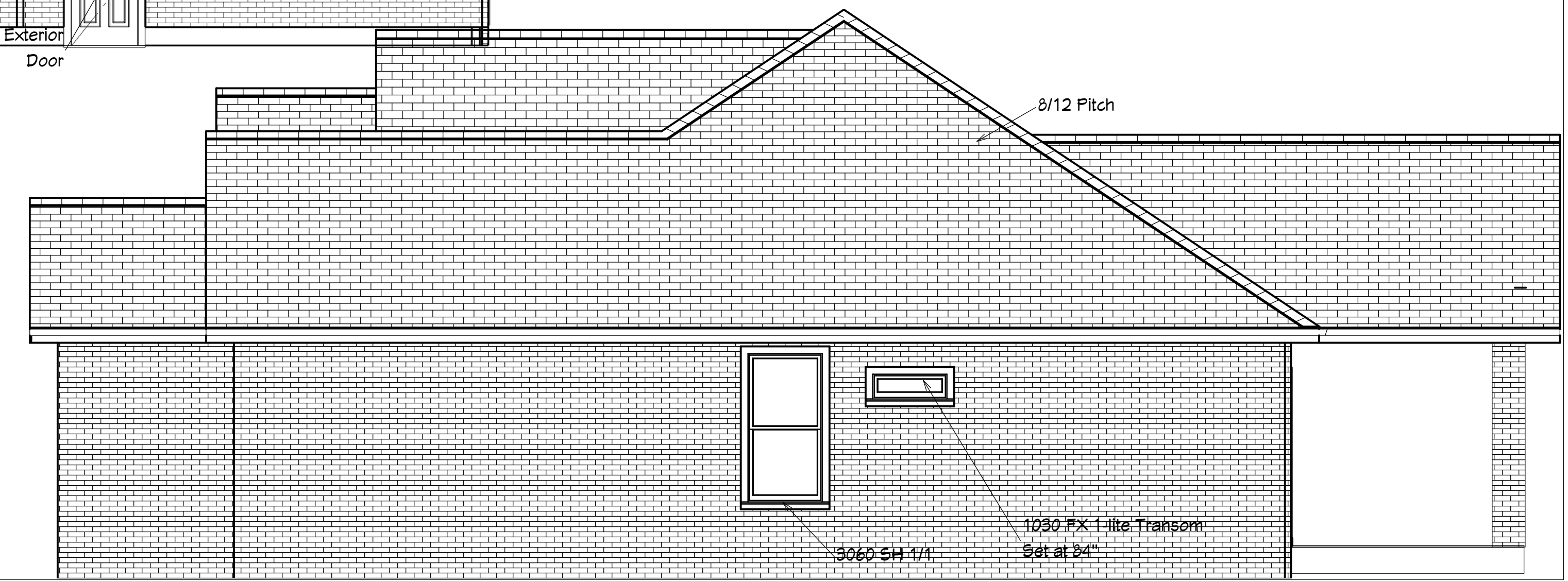
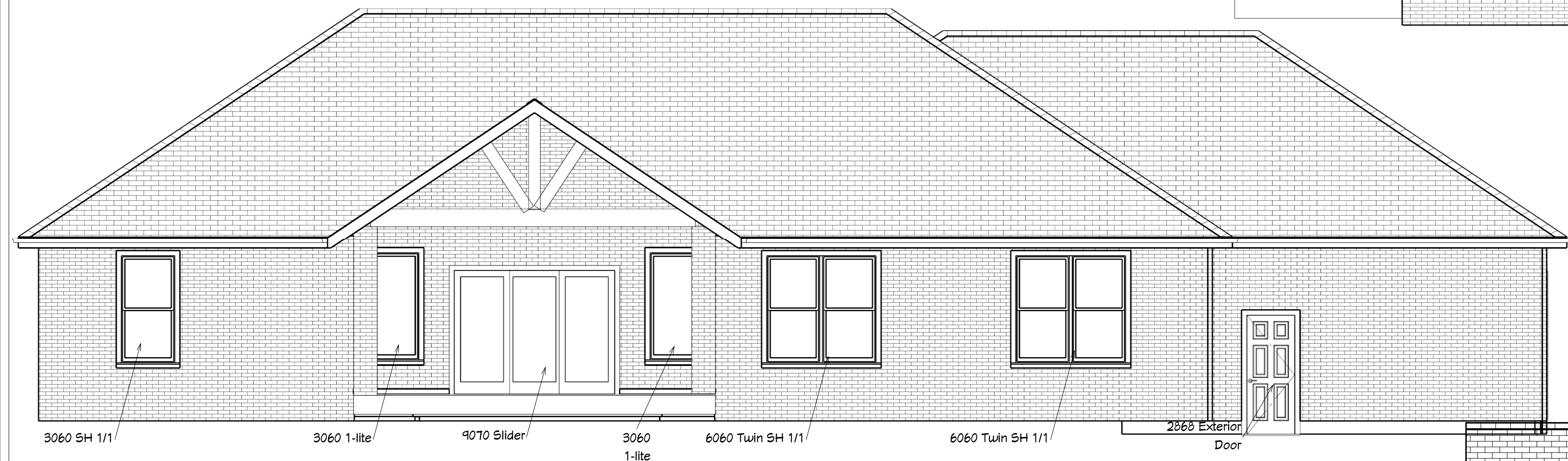
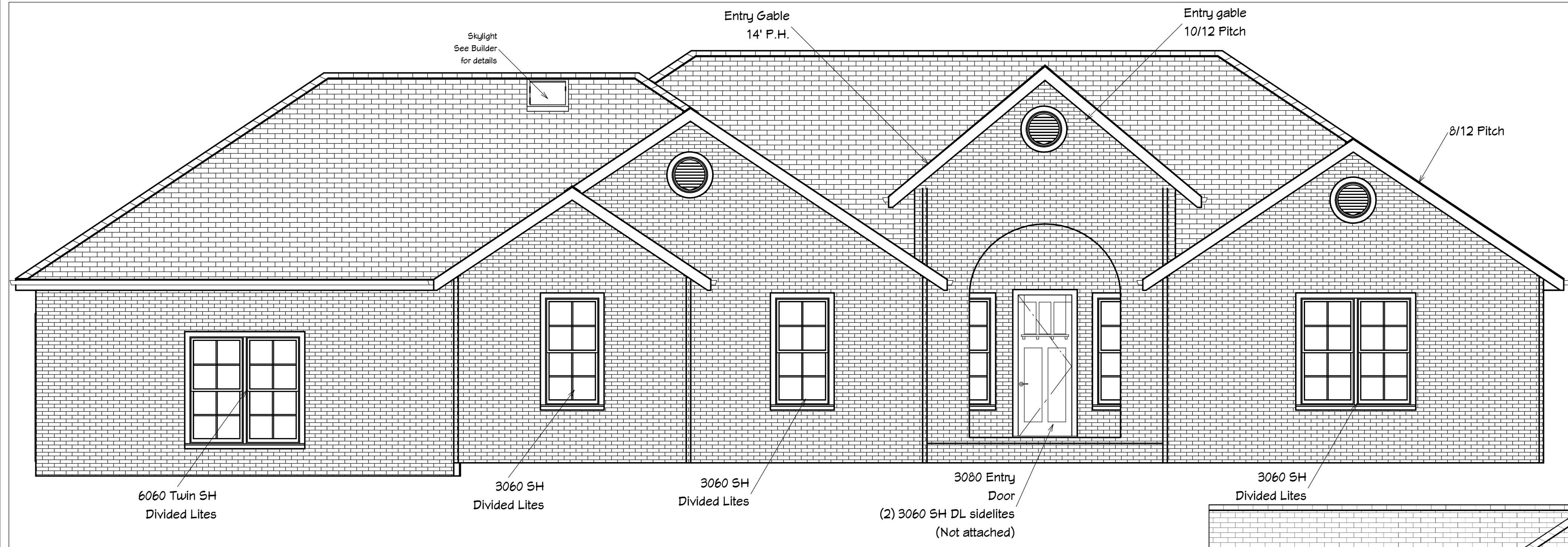
DATE:

11/7/24

SCALE:

SHEET:

P-1



NUMBER	DATE	REVISION BY	DESCRIPTION

McCaffrey Custom

Veneer:
2490
Living:
2325
Garage:
732
Concrete:
3057
Und. Roof:
3501

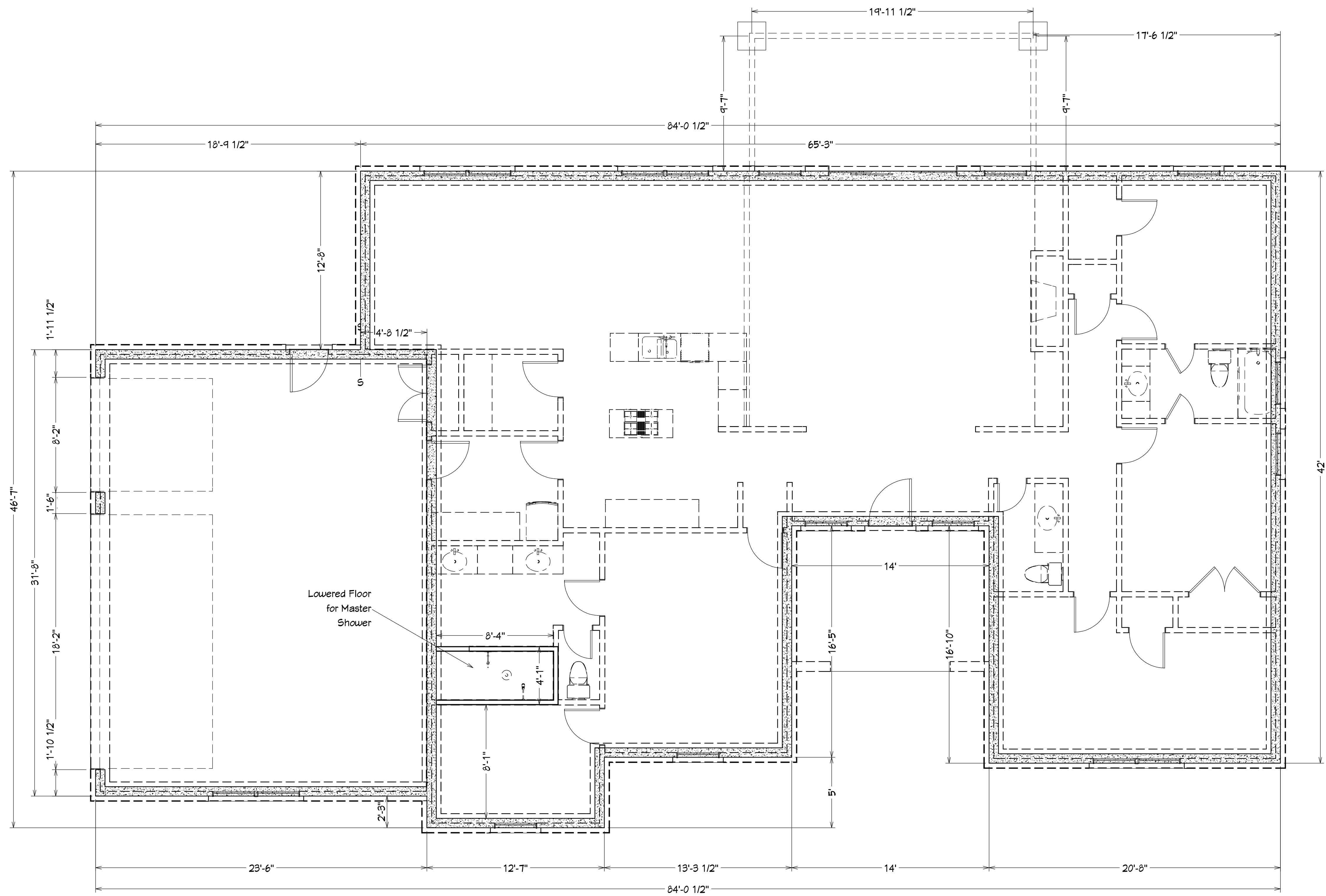
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DATE:

11/7/24

SCALE:

SHEET:



Foundation

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

McCaffrey Custom

Veneer:
2490
Living:
2325
Garage:
732
Concrete:
3057
Und. Roof:
3501

DRAWINGS PROVIDED BY:

DATE:

11/7/24

SCALE:

SHEET: