



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

AGENDA

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.

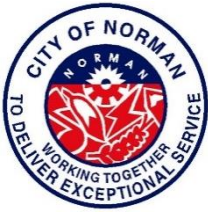
ROLL CALL

ACTION ITEMS

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-5: DP GAMBLE HOMES REQUESTS A VARIANCE TO SECTION 36-514(C)(1)(A) OF 8' TO THE REQUIRED 25' FRONT YARD SETBACK, AND A VARIANCE TO SECTION 36-514(C)(2)(C) OF 3' TO THE REQUIRED 20' OF DISTANCE BETWEEN A GARAGE WHICH FACES A STREET TO FRONT PROPERTY LINE FOR THE PROPERTY LOCATED AT 1817 INGLENOK DRIVE.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/5/2025

REQUESTER: Danny Gamble

PRESENTER: Justin Fish, Planner I

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BOA-2526-5: DP GAMBLE HOMES REQUESTS A VARIANCE TO SECTION 36-514(C)(1)(A) OF 8' TO THE REQUIRED 25' FRONT YARD SETBACK, AND A VARIANCE TO SECTION 36-514(C)(2)(C) OF 3' TO THE REQUIRED 20' OF DISTANCE BETWEEN A GARAGE WHICH FACES A STREET TO FRONT PROPERTY LINE FOR THE PROPERTY LOCATED AT 1817 INGLENOOK DRIVE.

APPLICANT	Danny Gamble
LOCATION	1817 Inglenook Drive
ZONING	R-1, Single-Family Dwelling District
REQUESTED ACTION	Variance to Section 36-514(c)(1)(a) of 8' to the required 25' front yard setback and a variance to Section 36-514(c)(2)(c) of 3' to the required 20' of distance between a garage which faces a street to front property line
SUPPORTING DATA	Location Map and Aerials Application with Attachments Variance Request Site Plan Approved Building Permit Site Plan Topography Map Site Visit Photo

SYNOPSIS:

This application concerns a single-family dwelling that was constructed 17.2' from the front property line. The construction proceeded pursuant to a permit issued for a site plan

demonstrating the home would be built in compliance with the 25' setback. The actual placement has resulted in an encroachment of 7.8' from the front property line. Additionally, this encroachment into the front setback resulted in the garage having a distance of only 17.26' from the front property line rather than the required 20'. This has resulted in an encroachment of 2.74' from the front property line. The requested variances were advertised before Staff received an updated survey of the subject property. The values shown on the survey will be used throughout the Staff report so the Board may narrowly tailor their decision.

The requested variances as advertised are as follows:

1. A variance to Section 36-514(c)(1)(a) of 8' to the required 25' front yard setback.
2. A variance to Section 36-514(c)(2)(c) of 3' to the required 20' of distance between a garage which faces a street to the front property line.

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

APPLICABLE ZONING ORDINANCE PROVISIONS:

Section 36-514(c)(1)(a):

(c)(1) *Front yard.*

- a. **The minimum depth of the front yard shall be 25 feet.**

Section 36-514(c)(2)(c):

(c)(2) *Side yard.*

- c. **In no case shall a garage which faces a street be located closer than 20 feet to that street property line.**

VARIANCE CRITERIA PER NCC SECTION 36-570(k):

A variance is a "relaxation of the terms of" the Zoning Ordinance that may be allowed where it is not contrary to the public interest and literal enforcement would result in **unnecessary hardship** to the applicant. For the purposes of the Norman Zoning ordinance, "the term 'hardship' means a hardship peculiar to the property of the applicant that is **of such a degree of severity that its imposition is not necessary to carry out the spirit of this chapter and that would amount to substantial and unnecessary waste of the property.** From the terms of this ordinance, a variance shall not be granted by the Board of Adjustment unless and until the required hardship has been demonstrated based upon evaluation of the following factors:

- (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.

Where **hardship and uniqueness** are demonstrated, variances **must be narrowly tailored** so as to only alleviate the hardship and not confer special privileges upon the applicant.

Where an applicant cannot establish entitlement to a variance under the terms of the Zoning Ordinance, the applicant has the option of pursuing the project as alternatively-approved zoning pursuant to a PUD, Planned Unit Development, or SPUD, Simple Planned Unit Development.

Additionally, the existence or non-existence of protest by neighboring property owners may present facts that can be considered in establishing the necessary variance factors, namely and second and fourth above, but is not dispositive in any case.

DISCUSSION:

The subject property is located within the Summit Valley Addition. This Addition, like the subject property, consists of single-family properties zoned R-1, Single-Family Dwelling District. The applicant applied for a building permit in late March of 2025 based upon a site plan that demonstrates complete compliance with the two provisions that are the subject of the applicant's variance requests herein. The permit application was reviewed and approved by City Staff. During construction, the home was built encroaching on the 25' front yard setback by 7.8'. City Staff discovered the encroachment while inspecting driveway compliance on September 10, 2025. As a result of this encroachment, the home no longer had the required 20' of space between the garage and the front property line, resulting in a second encroachment. Applicant was informed of these violations on September 11, 2025.

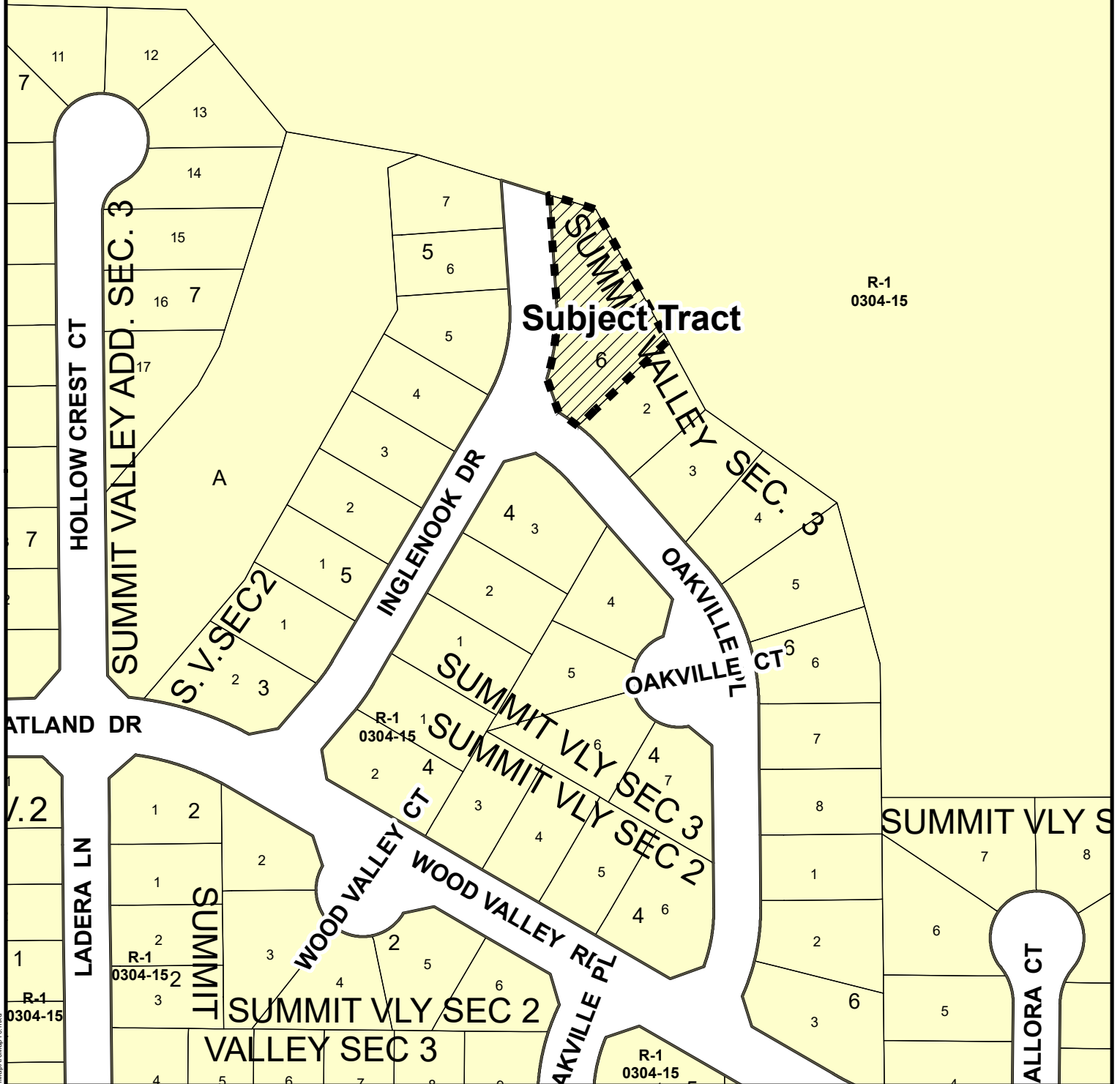
The applicant's submission materials state topography and the shape of the lot as factors for the requested variances. Staff evaluation shows the topography on this parcel does slope quite excessively along the north and east side of the property. This slope does impact the amount of buildable space on the subject parcel. A map using the City's most recent topography data and a picture from a site visit to the subject parcel by City Staff are attached for reference. The shape of the subject lot is atypical; however, it is large enough to provide sufficient space for a single-family dwelling while meeting the minimum setbacks for the R-1, Single-Family Dwelling District, as the applicant's initial site plan demonstrated. The applicant's submissions also concede that the encroachments resulted from "an honest miss" and that their actions "w[ere] not malicious." Applicant further states that a literal interpretation of the provisions of the Ordinance would create a situation where the owner would not be able to continue construction or obtain a Certificate of Occupancy. However, the applicant's materials do not

address the applicant's option to reconstruct the dwelling as represented in its building permit submittal.

After review of the variance submittal materials, City Staff found that the justification listed for the requested variances does not meet the hardship criteria outlined in the Zoning Ordinance. Cost incurred remedying a mistake is not a factor that indicates grounds for the issuance of a variance. Staff notes that the applicant has been presented with the option to pursue a rezoning from R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development. Where a variance is not available under the Code, the City's Zoning Ordinance allows a property owner to request specialized zoning, including specific setback allowances, as set forth in the applicable SPUD Narrative and Site Plan.

CONCLUSION:

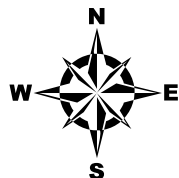
Staff recommends denial of this request for a variance to Section 36-514(c)(1)(a) and Section 36-514(c)(2)(c) and BOA-2526-5.



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.



October 7, 2025

0 75 150 Ft.

 Subject Tract



Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA

Item 1.

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

APPLICANT(S) DP Gamble Homes	ADDRESS OF APPLICANT PO Box 921 Norman, OK 73070
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) Danny Gamble [REDACTED] Mike Brown [REDACTED]	EMAIL ADDRESS [REDACTED]
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Legal Description of Property: (UNLESS THE LEGAL DESCRIPTION IS A SIMPLE LOT AND BLOCK, THE LEGAL DESCRIPTION MUST BE PROVIDED IN A WORD DOCUMENT EMAILED TO CURRENT.PLANNING@NORMANOK.GOV)

1817 Inglenook Dr Norman, OK 73070 Lot1 Blk 6 Summit Valley 3

Requests Hearing for:

☒ VARIANCE from Chapter 36, Section 514(C)(1)(A) and 514(C)(2)(C)

☐ SPECIAL EXCEPTION to _____

Detailed Justification for above request (refer to attached Review Procedures and justify request according to classification and essential requirements therefor). For any variance, the "Detailed Justification of Variance Request" form must be completed and attached:

We are seeking a variance to CH36-514(C)(1)(A), front building setback by a distance of 8' (8ft), at the deepest point, as well as a seeking a variance to CH36-514(C)(2)(C) for a distnace of 3'(3ft), for the length between the garage door and front property line.

SIGNATURE OF PROPERTY OWNER(S):

Owener, AKD Investments

ADDRESS AND TELEPHONE:

Owner, AKD Investments

PO Box 921 Norman, OK 73070

405-207-8306

OFFICE
USE
ONLY

- ☐ Application & Detailed Justification Form
- ☐ Proof of Ownership
- ☐ Certified Ownership List and Radius Map
- ☐ Site Plan
- ☐ Filing Fee of
- ☒ Emailed Legal Description in Word Document

☐ VARIANCE from Chapter _____,

Section _____

☐ SPECIAL EXCEPTION to _____

Date Submitted: _____

Checked by: _____



BOARD OF ADJUSTMENT

DETAILED JUSTIFICATION OF VARIANCE REQUEST

Item 1.

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:

The condition/circumstance exists due to the odd shape of the lot, with excessive slope/utilities and an honest miss of the front building setback line. The North side excessive slope/utility location provide a difficult building footprint.

Attest

DPG

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 interpretation of the ordinances we are seeking a variance on would prevent the homeowner to be able to continue construction and to obtain a C/O from the City of Norman. This would prevent them from becoming a valued member of the Summit Valley community

Attest

DPG

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

While the lot proves to have a difficult building footprint due to aforementioned North side slope and utilities, the miss of the front building setback was not intentional, the original submitted site plan met all city requirements, however due to the missed setback we are requesting a variance to Ch36-514(C)(1)(A) of 8'(8Ft), which is the deepest point of encroachment, as well as seeking a variance of 3'(3ft) to CH36-514(C)(2)(C), for the garage distance to the front property line. We are seeking these so the future homeowners can enjoy the house without any undue hardship, and become great members of the Summit Valley and Norman community.

Attest

DPG

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:

If granted these variances, the homeowner would not gain any type of privilege over any neighbors or neighboring property, homeowner would actually be forgoing driveway space.

Attest

DPG



CERTIFICATION OF OWNERSHIP

Case No. BOA Item 1.

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

DATE: 10/20/25

I, Danny Gamble, hereby certify and attest that I am the owner, or that I have an option to purchase the following described property in the City of Norman:

AND, I further certify and attest that this legal description describes accurately the property requested for rezoning.

AND, I accept billing for the cost of publishing legal notice in the NORMAN TRANSCRIPT.

Owner's Signature: [Signature]

Address: PO Box 921 Norman, OK 73070

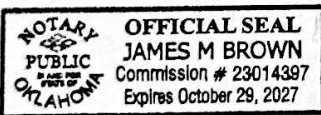
Agent's Signature: _____

Address: _____

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 20 day of October, 2025, personally appeared Danny Gamble, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL)



My commission expires: 10/29/2027

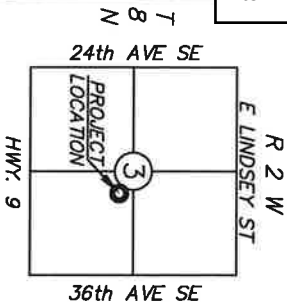
Notary Public [Signature]

I hereby accept this Certification of Ownership in lieu of a deed or other legal document showing proof of ownership.

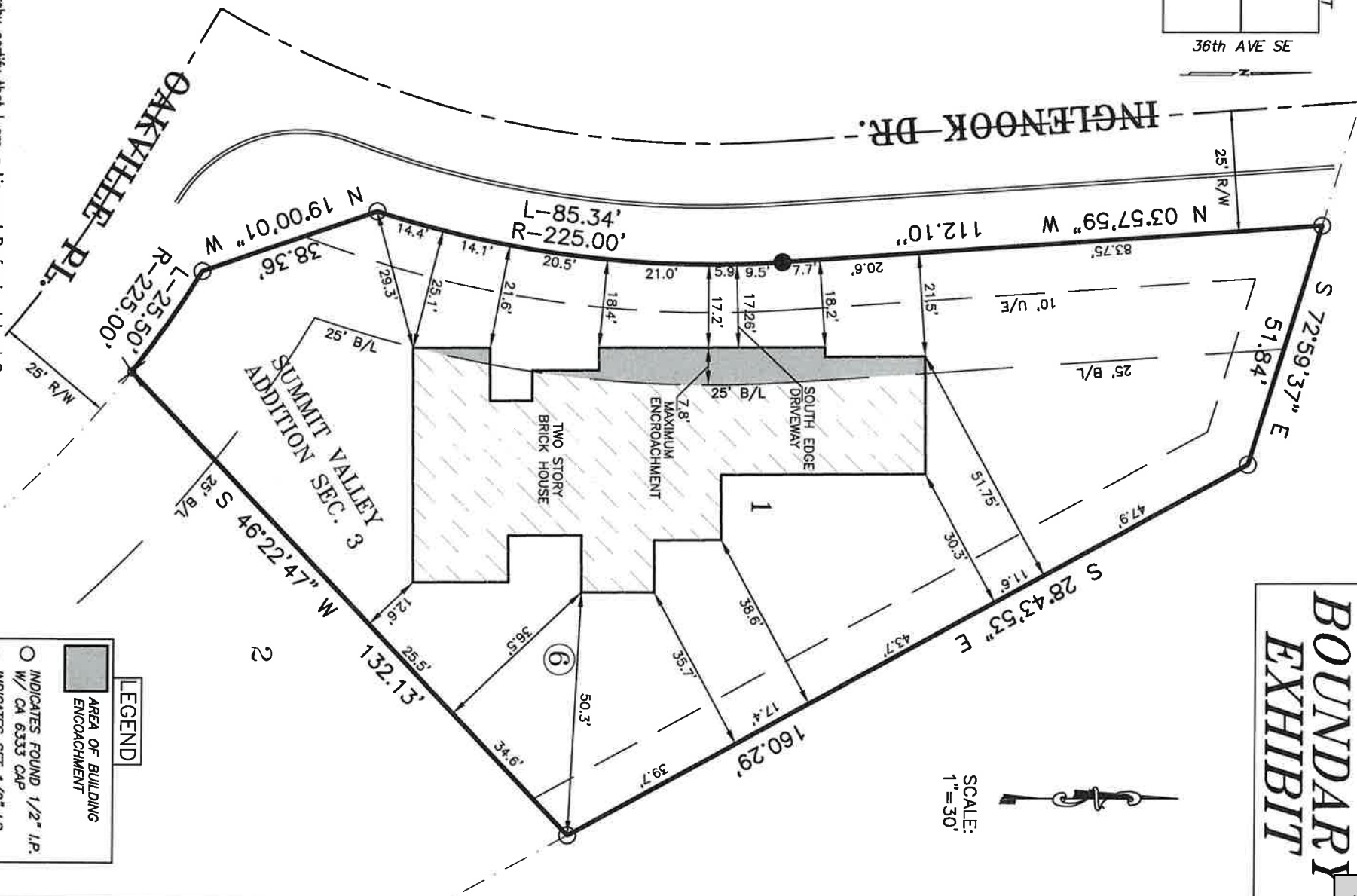
Signature: _____

Title: _____

CITY OF NORMAN



SCALE:
1"=30'



LEGEND

- AREA OF BUILDING ENCROACHMENT
- INDICATES FOUND 1/2" I.P. W/ CA 6333 CAP
- INDICATES SET 1/2" I.P. W/ CA 6333 CAP
- INDICATES FOUND MAG W/ TAG CA 6333
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY

LEGAL DESCRIPTION

ALL of Lot One (1) in Block Six (6) of SUMMIT VALLEY ADDITION SECTION 3, a platted subdivision to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, said plat recorded in Book 25, Pages 244 & 245.

Said tract containing 18,613 square feet, or 0.43 acres, more or less.

Property address: 1817 Inglenook Dr
Prepared for: DP Gamble Homes
Date of last site visit: 09-15-25

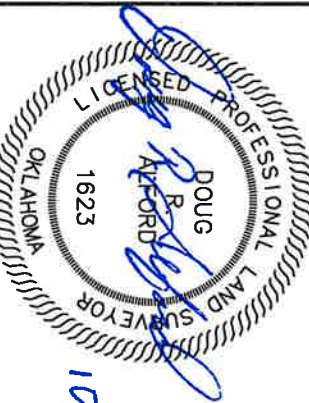
The Basis of Bearing for the purpose of this survey are the bearings as shown on the recorded plat of SUMMIT VALLEY ADDITION, SECTION 3, Norman, Cleveland County, Oklahoma.

This survey was done without the benefit of a Title Commitment, therefore all easements and encumbrances may not be shown hereon.

All distances shown hereon fall within the positional tolerances as defined by the Oklahoma State Minimum Standards, unless noted otherwise.

This survey conforms to the regulations for Land Boundary Surveys, as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Professional Land Surveyors.

I, Doug R. Alford, do hereby certify that I am a Licensed Professional Land Surveyor and that the map hereon represents a survey made under my supervision on 28th day of October, 2025, and that all monuments as shown thereon actually exist and their relative positions are correctly shown.



10/28/25

**ACCURATE POINTS
SURVEYING**

Project Number: APS 25230
FILE LOCATION: L:\Survey\2025 ALTA & BDVS\1817 Inglenook Dr BD\dwg

REVISIONS: C.A. # 6333 - Expires June 30, 2026
10-28-25 2119 Riverwalk Drive #162, Moore, OK 73160
Added bld. dims Office: 405-735-2810 - Fax: 405-735-2811

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

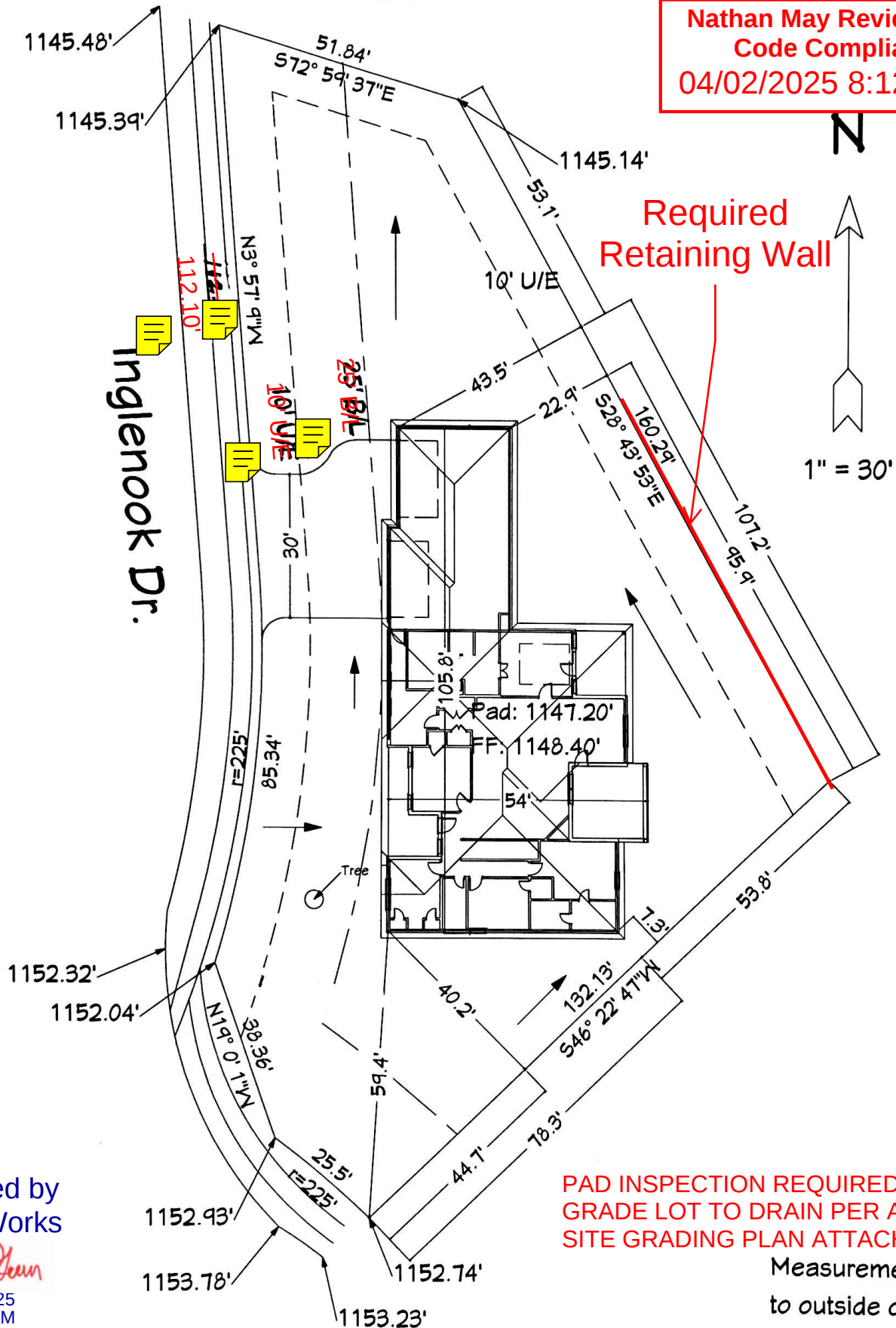
Staff Submitted

Site Plan Approved With Building Permit

Address: 2817 Inglenook Drive
Legal: Lot 1 Block 6
Addition: Summit Valley 3

Item 1.

Nathan May Reviewed for
Code Compliance
04/02/2025 8:12:52 AM



Approved by
Public Works

Lauren Dean

03/31/2025
8:19:09 AM

PAD INSPECTION REQUIRED
GRADE LOT TO DRAIN PER APPROVED
SITE GRADING PLAN ATTACHED

Measurements are
to outside of street

Nathan May Reviewed for Code Compliance

Staff Submitted

Floor Plan Approved With Building Permit

A door to the exterior or a window that has a clear opening of a minimum 5 sq-ft for grade level installations or 5.7 sq-ft minimum for other areas.

Window opening height minimum :	24"
Window Opening Width minimum:	20"
Sill Height maximum:	44"

If a window is operable and is more than 72" above grade on the exterior side, then the window sill should be a minimum of 24" above the finished floor. Refer to exceptions in R312.1 of the IRC.

Solid Core door required with a self closing device required between a garage and the residence.

Carbon Monoxide Alarm Required.

Smoke Detector Required:
Hardwired with battery backup.

Safety Glazing required in walls and enclosures for showers, tubs, pools and similar where the bottom edge of the glazing is less than 60" from the floor or walking surface

Glazing within 24" of a door in the same wall plane or where the door swings towards the glass in a perpendicular wall are to be safety glass.

Safety Glass required when adjacent to stairways, landings and ramps within 36" of the top of the walking surface and glass is 36" or closer horizontal of the walking surface.

Safety Glass required when adjacent to stairways within 60" horizontally of the bottom tread in any direction when glass is less than 36 inches above the landing.

Safety Glass Required if all of the following apply:

- * Glazing area is larger than 9 sq-ft.
- * Bottom Edge of Glazing is within 18" of the floor
- * Glass is within 36" of a walking surface.

Fireplace, Hearth and Chimney shall comply with all code requirements and manufacturer installation instructions.

Stairs must meet all requirements of the adopted building codes of the City of

Water heater to be minimum 18" above finished floor

2nd Floor

Owens Plan
Side Garage

st Yeneer:

Second Floor:

Total Yeneer:

Best Living:

Total Living:

concrete

name:

DATE:

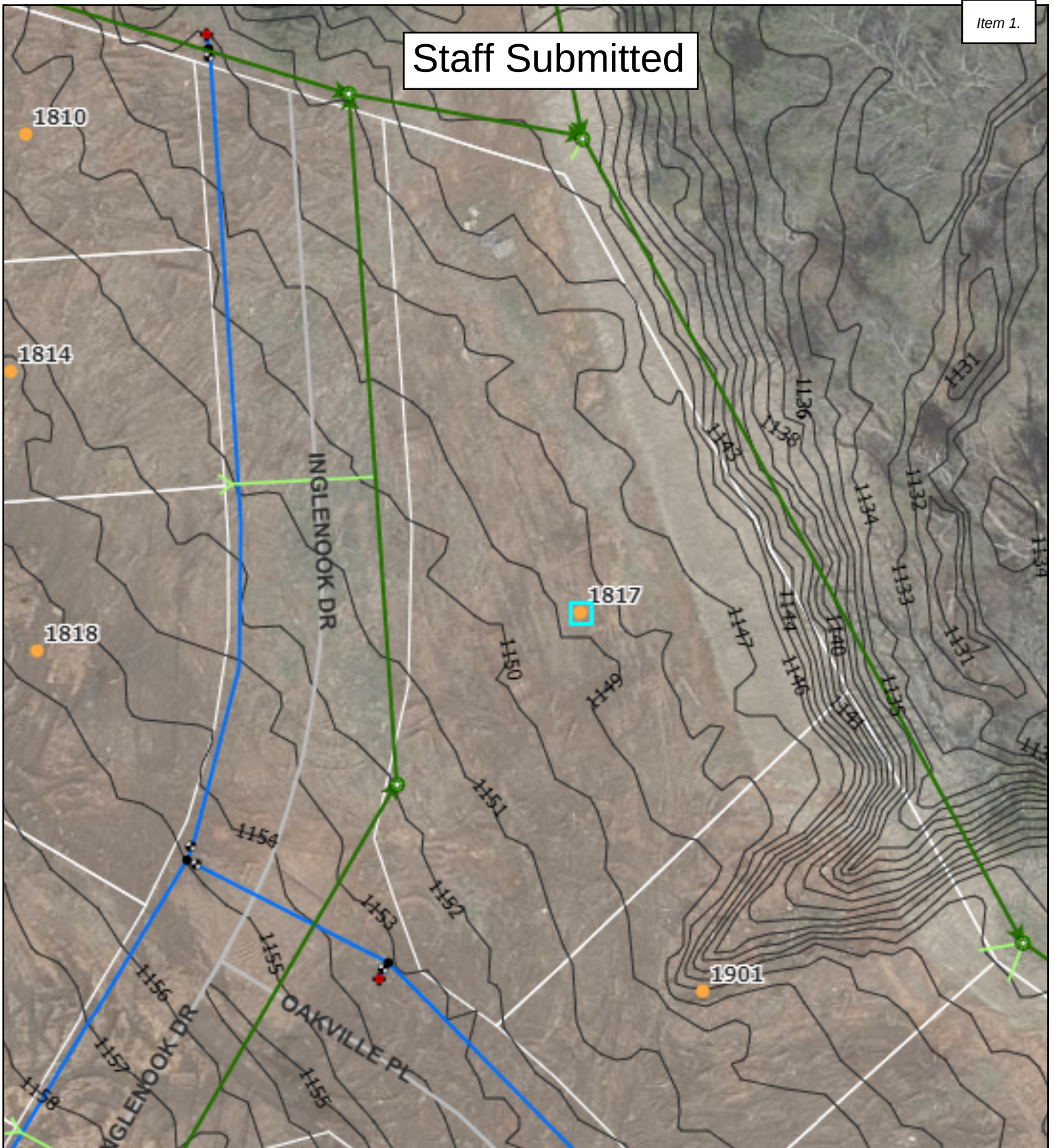
1/18/24

SCALE:

SHIFT:

P-1

Staff Submitted



Topography Map
1817 Inglenook Dr

Staff Submitted

Item 1.

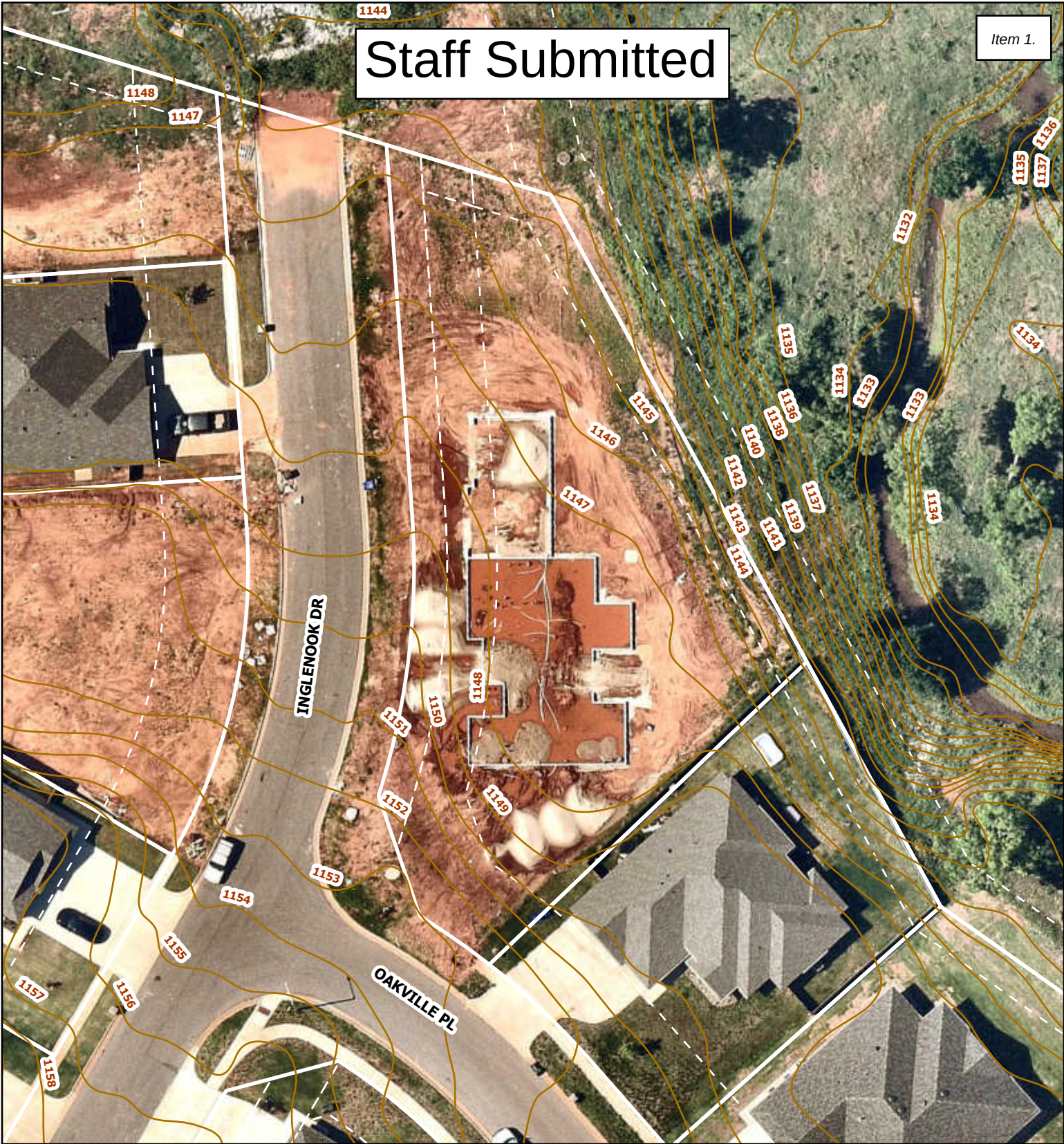


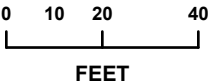
Photo Site Plan
1817 Inglenook Dr
NearMap Photo



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



1 INCH = 40 FEET



2023 Contours

Easement

Parcel

