

BOARD OF ADJUSTMENT MINUTES

DECEMBER 2, 2020

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in City Council Chambers of the Norman Municipal Complex, 201 West Gray, at 4:30 p.m., on Wednesday, December 2, 2020. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at www.normanok.gov/content/board-agendas in excess of 24 hours prior to the beginning of the meeting.

Item No. 1, being:

CALL TO ORDER

Chairman Andrew Seamans called the meeting to order at 4:30 p.m.

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Item No. 2, being:

ROLL CALL

MEMBERS PRESENT

Brad Worster
Curtis McCarty
Mike Thompson
Rick Roberts
Andrew Seamans

MEMBERS ABSENT

None

A quorum was present.

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Roné Tromble, Recording Secretary
Elisabeth Muckala, Asst. City Attorney

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Item No. 3, being:

APPROVAL OF MINUTES OF THE NOVEMBER 4, 2020 REGULAR MEETING

Brad Worster moved to approve the minutes of the November 4, 2020 Regular Meeting as presented. Rick Roberts seconded the motion.

There being no further discussion, a vote was taken with the following result:

| | |
|--------|--|
| YEAS | Brad Worster, Curtis McCarty, Mike Thompson, Rick Roberts, Andrew Seamans |
| NAYS | None |
| ABSENT | None |

Ms. Tromble announced that the motion to approve the November 4, 2020 Board of Adjustment Regular Meeting Minutes as presented passed by a vote of 5-0.

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Item No. 4, being:

BOA-2021-10 – GEM PROPERTIES, L.L.C. REQUESTS A VARIANCE TO 22:420.2(4)(D) TO ALLOW THE CONSTRUCTION OF A STRUCTURE WITH A LOT WIDTH LESS THAN 330' AT THE BUILDING LINE (247') ON PROPERTY LOCATED AT 6750 EAST CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

Gene Mask, the applicant, 1201 Wandering Oaks Lane – What we're looking at here is a piece of agricultural property that's been divided in a way that doesn't meet code, but it does have existing structures on it. As owners of the property, we would like to remove existing structures and put in the center, set back far enough out of harm's way of eyes – no eyesores. We're going to nice landscaping and everything. We just want to put a nice little structure in the back there and utilize the property. If we go back any further, it's just going to be an exorbitant amount of money to invest, and we'd rather put that money in the building and then you guys can have an increased revenue for tax dollars for the city.

1. Mr. Worster – It looks like there was already a structure there, so you're basically going back in – maybe not the exact same footprint, but the same general area?

Mr. Mask – Yes. It's right on top of that and it's actually more central. We tried to put it right in the center, as far from the east/west as we could. It's like 300' back in there and you've got trees and everything in the front; you can't even see it from the street.

2. Mr. Roberts – Will this variance affect any neighbors, as far as encroaching on their property lines or obstructing their views or anything like that?

Mr. Mask – No. To be honest with you, there's a lot out there – I don't even know how small it is – with an old mobile home and a piece-of-junk car sitting right by the street out in front of mine. My thought is we want to go in there and clean this up. There's some other old structures that need to come down. This has an old mobile home that needs to come out. If anything, it's going to look better when we're done. It won't encroach on any of the property lines. We're right dead center where we want to put out building. Like I said, there is that old mobile home there and we're going to get it out of there and make it look better.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Brad Worster moved to approve the Variance requested in BOA-2021-10 as presented. Mike Thompson seconded the motion.

There being no further discussion, a vote was taken with the following result:

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|--------|---|
| YEAS | Brad Worster, Curtis McCarty, Mike Thompson, Rick Roberts, Andrew Seamans |
| NAYS | None |
| ABSENT | None |

Ms. Tromble announced that the motion, to approve the Variance as requested, passed by a vote of 5-0.

Mr. Seamans noted that there is a 10-day appeal period before the decision is final.

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Item No. 5, being:

BOA-2021-11 – FRED AND CAROLYN WALDEN REQUEST A SPECIAL EXCEPTION UNDER 22:441(7)(G) TO ALLOW CONSTRUCTION OF A CARPORT ON PROPERTY LOCATED AT 3301 36TH AVENUE N.E.

This item appears on the agenda because notice was published and set to the surrounding property owners. The item has been withdrawn because the structure does not meet the criteria to be considered as a carport.

No action is needed.

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Item No. 6, being:

BOA-2021-12 – BUD BROTHERS DISPENSARY REQUESTS A VARIANCE TO 18:412(3) TO ALLOW THE ADDITION OF A DIGITAL SIGN TO THE EXISTING SIGN POLE FOR PROPERTY LOCATED AT 1100 NORTH PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Postponement Memo
2. Location Map

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mike Thompson moved to postpone BOA-2021-12 to the January 27, 2021 meeting. Rick Roberts seconded the motion.

There being no further discussion, a vote was taken with the following result:

| | |
|--------|--|
| YEAS | Brad Worster, Curtis McCarty, Rick Roberts, Andrew Seamans |
| NAYS | None |
| ABSENT | Mike Thompson |

Ms. Tromble announced that the motion, to postpone BOA-2021-12 to the January 27, 2021 meeting, passed by a vote of 5-0.

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Item No. 7, being:

MISCELLANEOUS COMMENTS OF THE BOARD OF ADJUSTMENT AND STAFF

1. Ms. Muckala – I'm sure you were thrilled to receive a 10-page memo by email. I just want to say it's not to give you homework; it's not to keep you from calling me if you do have a question. It was really overdue kind of housekeeping issue. I hope it's helpful and useful to you. Please do give me calls if you have questions. If you want us to find any case law guidance on any particular issue or anything that you see come in front of you that looks unique, I'm happy to do that as well.


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Item No. 8, being:

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:37 p.m.

PASSED and ADOPTED this 27th day of January, 2021.



Board of Adjustment