

## BOARD OF ADJUSTMENT MINUTES

JULY 25, 2012

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in the Multi-Purpose Room of the Norman Municipal Building, 201 West Gray, at 4:30 p.m., July 25, 2012. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at [www.normanok.gov/content/board-agendas](http://www.normanok.gov/content/board-agendas) at least 24 hours prior to the beginning of the meeting.

Item No. 1, being:

### CALL TO ORDER

Chairman Tom Sherman called the meeting to order at 4:30 p.m.

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Item No. 2, being:

### ROLL CALL

MEMBERS PRESENT

Margaret Farmer  
Jim Ruhl  
Hank Ryan  
Howard Saxion  
Tom Sherman

MEMBERS ABSENT

None

A quorum was present.

STAFF PRESENT

Susan Connors, Director, Planning & Community  
Development  
Wayne Stenis, Planner II  
Roné Tromble, Recording Secretary

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Item No. 3, being:

### APPROVAL OF MINUTES OF THE JUNE 27, 2012 REGULAR MEETING.

*Hank Ryan moved to approve the minutes of the June 27, 2012 Regular Meeting as submitted.  
Howard Saxion seconded the motion.*

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

YEAS

Margaret Farmer, Jim Ruhl, Hank Ryan, Howard  
Saxion, Tom Sherman

NAYS

None

ABSENT

None

Chairman Sherman announced that the motion to approve the June 27, 2012 Minutes passed by a vote of 5-0.

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Item No. 4, being:

**BOA-1213-01 – GARY AND KIMBERLY GREEN REQUEST A VARIANCE OF APPROXIMATELY 16' TO THE 25' SIDE YARD SETBACK TO ALLOW AN ADDITION TO THE EXISTING HOUSE AT 115 84<sup>TH</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Applicant's Statement of Justification
4. Site Plan
5. Sketch of Proposed Addition
6. Topographic Map
7. Photos
8. Support Letter

**PRESENTATION BY STAFF**

Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. There were no protests filed on this variance request, and one letter of support was received.

**PRESENTATION BY THE APPLICANT**

Mike Barnett, the builder for the applicants, and the applicants were available to answer questions.

**DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT**

*Howard Saxion moved to approve the Variance as requested of approximately 16' to the 25' side yard (north) setback to allow an addition to the existing house. Margaret Farmer seconded the motion.*

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

YEAS	Margaret Farmer, Jim Ruhl, Hank Ryan, Howard Saxion, Tom Sherman
NAYS	None
ABSENT	None

Chairman Sherman announced that the motion to grant the Variance passed by a vote of 5-0. He noted the 10-day appeal period before construction can be started; the applicant may apply for their building permit immediately.

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Item No. 5, being:

**BOA-1213-02 – THOMAS AND LISA RUSSELL REQUEST A VARIANCE OF APPROXIMATELY 2' TO THE 5' SIDE YARD SETBACK TO ALLOW THE EXPANSION AND ATTACHMENT OF AN EXISTING DETACHED GARAGE TO THE HOUSE AT 115 NANTUCKET BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Applicant's Statement of Justification
4. Site Plan
5. Plat
6. Photos
7. Aerial Photo
8. Photos
9. Support Letter

**PRESENTATION BY STAFF**

Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. There were no protests filed on this variance request, and one letter of support was received.

**PRESENTATION BY THE APPLICANT**

Curtis McCarty, representing the applicant, was available to answer questions.

Ms. Farmer asked if the new RV garage will be in front of the existing RV garage. Mr. McCarty explained that the new RV garage will basically connect all of the garages together. Once it is attached to the house, it changes the required side yard setback. The PUD allows a 3' setback for accessory buildings. The neighbor to the west likes the idea of the addition, because it will give them more privacy for their pool. To comply with the 5' setback, they would have to tear down their existing garage and rebuild it, which would be expensive.

Chairman Sherman pointed out that the new structure won't be as wide as the existing RV garage.

Mr. Stenis tried to research standard dimensions for doors, and did not find any adopted standard. However, the minimum door width available on vendor websites is 12'.

Ms. Farmer asked if there are windows on the west side of the house. Mr. McCarty indicated there are not, although there are dormer windows upstairs. Although the garage structure will be tall, it will not be as high as the existing house. The new garage will match the house.

**DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT**

*Hank Ryan moved to approve a Variance of approximately 2' to the 5' side yard (west) setback to allow the expansion and attachment of an existing detached garage to the house. Howard Saxion seconded the motion.*

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

YEAS	Margaret Farmer, Jim Ruhl, Hank Ryan, Howard Saxion, Tom Sherman
NAYS	None
ABSENT	None

Chairman Sherman announced that the motion to grant the Variance passed by a vote of 5-0. He noted the 10-day appeal period before construction can be started; the applicant may apply for their building permit immediately.

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Item No. 6, being:

**MISCELLANEOUS DISCUSSION**

None


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Item No. 7, being:

**ADJOURNMENT**

There being no further business, Chairman Sherman adjourned the meeting at 4:48 p.m.

PASSED and ADOPTED this 26 day of September, 2012.

  
Board of Adjustment