

BOARD OF ADJUSTMENT MINUTES

OCTOBER 24, 2012

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in the City Council Chambers of the Norman Municipal Building, 201 West Gray, at 4:30 p.m., October 24, 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 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
Hank Ryan
Howard Saxion
Tom Sherman

MEMBERS ABSENT

Andrew Seamans

A quorum was present.

STAFF PRESENT

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

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Item No. 3, being:

APPROVAL OF MINUTES OF THE SEPTEMBER 26, 2012 REGULAR MEETING.

Margaret Farmer moved to approve the minutes of the September 26, 2012 Regular Meeting as submitted. Hank Ryan seconded the motion.

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

YEAS

Margaret Farmer, Hank Ryan, Howard
Saxion, Tom Sherman

NAYS

None

ABSENT

Andrew Seamans

Chairman Sherman announced that the motion to approve the September 26, 2012 Minutes passed by a vote of 4-0.

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Item No. 4, being:

BOA-1213-04 – JEFFREY AND MAUREEN CROOK REQUEST A VARIANCE OF 20' TO THE 30' PLATTED BUILDING LINE ALONG EMELYN STREET FOR THE EXISTING HOUSE AND A VARIANCE OF 3.5' TO THE 5' SIDEYARD SETBACK REQUIRED IN THE R-3, MULTI-FAMILY DWELLING DISTRICT, FOR THE EXISTING GARAGE, FOR PROPERTY LOCATED AT 1004 SOUTH MILLER AVENUE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Applicant's Statement of Justification
4. Photos of the House and Garage
5. Aerial Photo
6. GIS Map
7. Site Plan
8. Mortgage Survey
9. Amended Plat
10. Replat

PRESENTATION BY STAFF

Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. The plat was amended in 1961, at which time no building lines were included, and a variance for the house is unnecessary. There were no protests filed on this variance request.

PRESENTATION BY THE APPLICANT

Sean Rieger, representing the applicants – Thank you to Mr. Stenis for making us aware that we didn't need the variance for the house setback. The garage, as far as we know, is original in 1927; we don't really know. We think probably it has been there all this time. It is an historic district. We simply want to retain what is there. There are no plans to do anything new; no plans to move anything or change anything. I'm happy to answer any questions you have.

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT

Hank Ryan moved to approve the Variance as requested for the existing garage structure, and it will not be effective for any new or substantial refurbishment of the existing structure. Margaret Farmer seconded the motion. The variance to the 30' platted setback for the house is not necessary.

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

YEAS	Margaret Farmer, Hank Ryan, Howard Saxion, Tom Sherman
NAYS	None
ABSENT	Andrew Seamans

Chairman Sherman announced that the motion to grant the Variance passed by a vote of 4-0.

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Item No. 5, being:

BOA-1213-05 – PHI KAPPA SIGMA BUILDING ASSOCIATION REQUESTS A VARIANCE TO THE ALLOWED IMPERVIOUS SURFACE AREA FOR PROPERTY LOCATED AT 736 ELM AVENUE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Applicant's Statement of Justification
4. Aerial Photo
5. Site Plan

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; an email in support of this request was received from Jane Barrett, Beta Theta House Corporation Treasurer.

Ms. Farmer asked what the drainage solution is. Mr. Stenis suggested that the applicant may be able to answer that question; it is his understanding it is built into the parking lot.

PRESENTATION BY THE APPLICANT

Mark Krittenbrink, representing the applicant – The overage from the higher percentage of impervious material will be addressed in engineering in the site plan to retain that same amount of water in the parking lot; it will be retention within the parking lot. It will not alter the flow into the neighborhood; it will be the same as if the percentage was not increased. There are two small additions to the building – a stair tower at the southwest corner and a stair tower at the northwest corner, and a very small one-story addition for a handicapped bathroom and a handicapped living unit. This house used to have a big dining hall built in the back which collapsed; they scraped that, which allows this project to move forward. There is currently one gentleman that lives in the house as a caretaker, but it is pretty much vacant and an eyesore. It is right across from the University and this will clean it up. We thought we were in total compliance until we went in for a permit and Robert Betts said he needed to get a turning radius. We had proposed paving blocks that grass can grow through on the front, but the Fire Chief said they weren't comfortable with that approach; this is the approach they asked for.

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT

Hank Ryan moved to approve the Variance to the allowed impervious surface area up to 70%, rather than the request 69.58%, for ease of determining numbers and to provide a little bit of wiggle room if necessary. Margaret Farmer seconded the motion.

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

YEAS	Margaret Farmer, Hank Ryan, Howard Saxion, Tom Sherman
NAYS	None
ABSENT	Andrew Seamans

Chairman Sherman announced that the motion to grant the Variance passed by a vote of 4-0. He noted the 10-day appeal period before construction can be started; the applicant may apply for their building permit immediately.

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 4:52 p.m.

PASSED and ADOPTED this 12th day of December, 2012.

Howard Saxton, Secretary
Board of Adjustment