

BOARD OF ADJUSTMENT MINUTES

JANUARY 23, 2013

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in the North Conference Room of the Norman Municipal Building, 201-A West Gray, at 4:30 p.m., January 23, 2013. 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

Vice Chair Margaret Farmer called the meeting to order at 4:30 p.m.

Item No. 2, being:

ROLL CALL

MEMBERS PRESENT

Andrew Seamans
Margaret Farmer
Hank Ryan
Tom Sherman (arrived at 5:00 p.m.)

MEMBERS ABSENT

None

A quorum was present.

STAFF PRESENT

Susan Connors, Director, Planning & Community
Development
Wayne Stenis, Planner II
Jane Hudson, Principal Planner
Leah Messner, Assistant City Attorney
Roné Tromble, Recording Secretary

Item No. 3, being:

ELECTION OF OFFICERS FOR 2013

Hank Ryan nominated the following slate of officers for 2013: Chairman – Andrew Seamans; Vice Chair – Margaret Farmer; Secretary – Hank Ryan. Margaret Farmer seconded the nominations.

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

YEAS

Margaret Farmer, Hank Ryan, Andrew Seamans

NAYS

None

NOT PRESENT

Tom Sherman

The slate of officers nominated for 2013 was adopted by a unanimous vote of 3-0.

Chairman Andrew Seamans assumed control of the meeting.

Item No. 4, being:

APPROVAL OF MINUTES OF THE DECEMBER 12, 2012 REGULAR MEETING.

Chairman Seamans noted two corrections to the minutes. On page 6, the reference should be to "EIFS" and on the last page his name is spelled incorrectly.

Hank Ryan moved to approve the minutes of the December 12, 2012 Regular Meeting as corrected. Margaret Farmer seconded the motion.

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

YEAS	Margaret Farmer, Hank Ryan, Andrew Seamans
NAYS	None
NOT PRESENT	Tom Sherman

Chairman Seamans announced that the motion to approve the December 12, 2012 Minutes as corrected passed by a vote of 3-0.

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Item No. 5, being:

BOA-1213-08 – BRENT SWIFT/MAVERICK DEVELOPMENT REQUESTS A VARIANCE TO THE INTENSITY OF USE TO ALLOW AN INCREASE FROM SIX TO EIGHT UNITS AND REQUESTS A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REQUIREMENTS TO ALLOW A REDUCTION FROM 14 SPACES TO 12 SPACES FOR PROPERTY LOCATED AT 720 W. BOYD STREET.

ITEMS SUBMITTED FOR THE RECORD

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

Ms. Farmer asked the location of the parking spaces. Mr. Stenis explained that there are two handicapped spaces on the alley, along with some regular spaces, and the other spaces are on the south side.

Mr. Ryan asked whether there would be additional lot coverage. Mr. Stenis indicated that no additional coverage is proposed.

PRESENTATION BY THE APPLICANT

Hans Butzer, the architect for the project, indicated that they are trying to preserve the historic qualities of the building, but still have enough units to make the project viable. With the proposal for 8 units and 12 parking spaces they have a 1.5 parking ratio.

Mr. Ryan asked if the building is in the Chautauqua Historic District. Mr. Swift indicated that it is, and they have taken the project through that process.

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT

Hank Ryan moved to approve the Variance to the intensity of use to allow an increase from six to eight units, and to approve the Special Exception to the off-street parking requirements to allow a reduction from 14 spaces to 12 spaces, with the added condition that the Special Exception for the parking will expire if the existing building is destroyed or removed. Margaret Farmer seconded the motion.

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

YEAS	Margaret Farmer, Hank Ryan, Andrew Seamans
NAYS	None
NOT PRESENT	Tom Sherman

Chairman Seamans announced that the motion to grant the Variance and Special Exception passed by a vote of 3-0.

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Item No. 6, being:

BOA-1213-09 – NATHAN AND ANGELA POARCH REQUEST A VARIANCE TO THE 20' REAR YARD SETBACK FOR PROPERTY LOCATED AT 1721 CINDERELLA AVENUE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Applicant's Statement of Justification
4. Attachment 2

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. The minimum variance needed is 8'9.5".

PRESENTATION BY THE APPLICANT

Nathan Poarch, the applicant, stated that the most economical way to add onto the existing house is for the proposed addition on the east side. The north part of the lot currently serves as their yard and will continue to do so.

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT

Hank Ryan moved to approve a Variance of 9' to the rear yard setback. Margaret Farmer seconded the motion.

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

YEAS	Margaret Farmer, Hank Ryan, Andrew Seamans
NAYS	None
NOT PRESENT	Tom Sherman

Chairman Seamans announced that the motion to grant the Variance passed by a vote of 3-0.

Item No. 7, being:

BOA-1213-10 – SIGMA PHI EPSILON FRATERNITY (KRITTENBRINK ARCHITECTURE, L.L.C.) REQUESTS A VARIANCE OF APPROXIMATELY 3' TO THE 20' FRONT YARD SETBACK ALONG COLLEGE AVENUE FOR PROPERTY LOCATED AT 701 COLLEGE AVENUE.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Applicant's Statement of Justification
4. 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.

Mr. Ryan commented, with regard to condition #3 in the staff report, that the applicants changed their address from Brooks Street to College Avenue, thus creating the setback problem. The scale of the house is not close to the scale of the Kappa House across the street.

PRESENTATION BY THE APPLICANT

Mark Krittenbrink, the architect and representing the applicant, said there is no record of when the address for the property was changed from Brooks Street to College Avenue. The structure is massive with big columns. Under the proposal, they would take the columns down and construct a one-story entrance to the building, which should make it visually more compatible with the surrounding neighborhood.

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT

Margaret Farmer moved to approve the Variance of approximately 3' to the 20' front yard setback. Hank Ryan seconded the motion.

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

YEAS	Margaret Farmer, Hank Ryan, Andrew Seamans
NAYS	None
NOT PRESENT	Tom Sherman

Chairman Seamans announced that the motion to grant the Variance passed by a vote of 3-0. He noted the 10-day appeal period before construction can be started.

Mr. Sherman arrived at this point in the meeting. He had been detained due to a meeting in Oklahoma City and traffic on his return.

Item No. 8, being:

MISCELLANEOUS DISCUSSION

Ms. Tromble noted that she had distributed updates to the Zoning Code; they incorporate changes to allow crematoriums in certain zoning districts, and update the map references in the Flood Hazard District.

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Item No. 9, being:

ADJOURNMENT

There being no further business, Chairman Seamans adjourned the meeting at 5:02 p.m.

PASSED and ADOPTED this 27th day of February, 2013.

Henry G. Seamans ~~ES~~ SECRETARY
Board of Adjustment