

**BOARD OF ADJUSTMENT MINUTES**

**MAY 28, 2014**

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in Conference Room D of the Norman Municipal Building A, 201-A West Gray, at 4:30 p.m., May 28, 2014. 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 Andrew Seamans called the meeting to order at 4:30 p.m.

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Item No. 2, being:

**ROLL CALL**

MEMBERS PRESENT

Hank Ryan  
Cindy Deckard  
Todd Marple  
Tom Ballenger  
Andrew Seamans

MEMBERS ABSENT

None

A quorum was present.

STAFF PRESENT

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

\* \* \*

Item No. 3, being:

**APPROVAL OF MINUTES OF THE APRIL 23, 2014 REGULAR MEETING**

*Cindy Deckard moved to approve the minutes of the April 23, 2014 Regular Meeting as presented. Todd Marple seconded the motion.*

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

YEAS	Hank Ryan, Cindy Deckard, Todd Marple, Andrew Seamans
NAYS	None
ABSTAIN	Tom Ballenger

Ms. Tromble announced that the motion to approve the April 23, 2014 Minutes as presented passed by a vote of 4-0-1.

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Item No. 4, being:

**BOA-1314-18 – WILDWOOD COMMUNITY CHURCH REQUESTS A VARIANCE TO SEC. 18-506 OF THE SIGN CODE OF APPROXIMATELY 20' TO THE 25' SETBACK FOR REPLACEMENT OF THE EXISTING SIGN WITH A NEW SIGN IN THE SAME GENERAL LOCATION BUT PERPENDICULAR TO 24<sup>TH</sup> AVENUE N.E. FOR PROPERTY LOCATED AT 1501 24<sup>TH</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Location Map
3. Applicant's Statement of Justification
4. Rendering of Proposed Sign
5. Site Plan
6. Photos of Site

**PRESENTATION BY STAFF:**

Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. There were no filed protests on this application.

Mr. Ryan asked if the berms are under the control of the applicant, and could be lowered if they so desired? Mr. Stenis responded affirmatively.

**PRESENTATION BY THE APPLICANT:**

Mark Robinson, representing the applicant – Thanks for taking the time to look over our request. Wayne has done a great job in laying out the rationale and reasons for our request for the variance. Largely, we just want to be a good neighbor to Hall Park. We want to be able to produce a sign that would look in harmony with the neighborhood and not a more commercial area. We tried to pattern the sign after the Hallbrooke entrance, which is really the only other thing out there that has a sign of any kind. It would be similar to that in size and structure, landscaped around it, not internally illuminated but externally illuminated to have minimum impact on the neighborhood while still giving us visibility to the street. So that was our primary reason and we have been working with the staff to make this request.

**AUDIENCE PARTICIPATION:**

None

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

*Todd Marple moved to grant the Variance as requested. Tom Ballenger seconded the motion.*

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

YEAS	Hank Ryan, Cindy Deckard, Todd Marple, Tom Ballenger, Andrew Seamans
NAYS	None

Ms. Tromble announced that the motion to grant the Variance as requested passed by a vote of 5-0. Chairman Seamans noted that there is a ten-day appeal period before the decision is final and a permit can be issued.

\* \* \*

Item No. 5, being:

**MISCELLANEOUS DISCUSSION**

Hank Ryan commented that on February 26 of this year the Board granted a special exception at 523 East Main Street, BOA-1314-13. He believes the special exception that was granted is not being conformed to and that the non-conformance is significant. The owner's representative was adamant that they just wanted what everyone else had, and that was a single driveway. They have done a double driveway. They have not done what they showed in their request.

Ms. Connors indicated she will have Code Enforcement take a look at it.

Mr. Ryan requested that staff notify the property owner and their representative of the substantial non-conformance, and that the matter be put on the agenda for the next meeting in June. He hopes that would give them time to bring it into conformance. If they choose not to bring it into conformance, then the Board should be apprised of what potential remedies are, and whether those include rescinding the granted special exception.

Ms. Connors will have some research done through Code Enforcement and the Legal Department.

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Item No. 6, being:

**ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 4:43 p.m.

PASSED and ADOPTED this 25<sup>TH</sup> day of JUNE, 2014.

  
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Board of Adjustment