

BOARD OF ADJUSTMENT MINUTES

AUGUST 23, 2017

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 West Gray, at 4:30 p.m., on Wednesday, August 23, 2017. 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 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
James Howard
Andrew Seamans

MEMBERS ABSENT

None

A quorum was present.

STAFF PRESENT

Susan Connors, Director, Planning & Community
Development
Wayne Stenis, Planner II
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney

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Item No. 3, being:

APPROVAL OF MINUTES OF THE JULY 26, 2017 REGULAR MEETING

James Howard moved to approve the minutes of the July 26, 2017 Regular Meeting as presented. Brad Worster seconded the motion.

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

YEAS

Brad Worster, Curtis McCarty, James Howard,
Andrew Seamans

NAYS

None

ABSENT

None

Ms. Tromble announced that the motion to approve the July 26, 2017 Minutes as presented passed by a vote of 4-0.

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Item No. 4, being:

BOA-1718-3 – RICHIE AND MICHELLE BOHACH REQUEST A VARIANCE OF 25' TO THE 50' REAR YARD SETBACK FOR PROPERTY LOCATED AT 5201 EAST TECUMSEH ROAD TO ALLOW CONSTRUCTION OF A GARAGE IN THE NORTHEAST CORNER OF THE PROPERTY.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. Staff has noted a different location which would not require the variance, but does not object to the variance as requested because of the reasons stated. No protests were received.

Mr. Worster asked about the lot and the certificate of survey. Mr. Stenis explained that the property was originally two lots part of an addition, and there was a lot line adjustment that combined two vertical lots into one rectangular lot. Mr. Worster asked if there were any setbacks on the certificate of survey. Mr. Stenis indicated it is zoned A-2 and would require the setbacks in that zone.

PRESENTATION BY THE APPLICANT:

Richie Bohach, the applicant – We simply want to build a 30x40 garage to replace where the previous carport was. Access to the garage would be beneficial where it is. If we put it out on the south side of the property, it is a 100+ yard walk out to the garage. Obviously in inclement weather conditions, that's a long way for somebody to get to their car. It's just an ideal spot. It puts it behind the house, out of view from the road. It doesn't become an obstacle between the house and the road. The way the driveway runs down to the house at such an angle, to meet the 25 variance and not extend into the middle of the driveway, it has to go way out south on the property. All the rest of the topography and the land is all draining down to the pond. It would require a lot of dirt work to put it out in front of the house.

Mr. McCarty asked about the location staff suggested. Michelle Bohach said it would be way away from the house. She would probably get a golf cart to go from the house to the garage.

Mr. Bohach – We'd have to change all the angle of the drive coming in. I think there's an aerial view of it. If you look, it comes at a really odd angle down to the house. It doesn't square with the property line. If we have to do that, that's what we would do. Ideally, it would be great to put it right where the carport was in the past.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Curtis McCarty moved to grant the Variance as requested. James Howard seconded the motion.

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

YEAS	Brad Worster, Curtis McCarty, James Howard, Andrew Seamans
NAYS	None
ABSENT	None

Ms. Tromble announced that the motion, to grant the variance as requested, passed by a vote of 4-0.

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

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Item No. 5, being:

MISCELLANEOUS COMMENTS

Mr. Howard asked if staff has looked into the issue of lot coverage, building size versus impervious area. Ms. Connors indicated staff has not looked at that issue.

Mr. Seamans noted that the Board still needs one member. Ms. Connors indicated that they have not had any applications. Mr. McCarty stated that they have now received an application. Ms. Connors hopes an appointment will be made in September.

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Item No. 6, being:

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:40 p.m.

PASSED and ADOPTED this 27th day of September, 2017.



Board of Adjustment