

BOARD OF ADJUSTMENT MINUTES

JUNE 27, 2018

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray, at 4:30 p.m., on Wednesday, June 27, 2018. 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.

* * *

Item No. 2, being:

ROLL CALL

MEMBERS PRESENT

Brad Worster
Mike Thompson
Andrew Seamans

MEMBERS ABSENT

Curtis McCarty
James Howard

A quorum was present.

STAFF PRESENT

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

* * *

Item No. 3, being:

APPROVAL OF MINUTES OF THE MAY 23, 2018 REGULAR MEETING

Mike Thompson moved to approve the minutes of the May 23, 2018 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, Mike Thompson, Andrew Seamans
NAYS	None
ABSENT	Curtis McCarty, James Howard

Ms. Tromble announced that the motion to approve the May 23, 2018 Board of Adjustment Regular Meeting Minutes as presented passed by a vote of 3-0.

* * *

Item No. 4, being:

BOA-1718-16 – RYAN AND HILLARY PITTS REQUEST A VARIANCE TO THE 7,000 SQUARE FOOT LOT SIZE REQUIREMENT TO ALLOW FOR THE ADDITION OF A GARAGE APARTMENT ON PROPERTY ZONED R-1, SINGLE FAMILY DWELLING DISTRICT, AND LOCATED AT 1414 GEORGE AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

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

Chairman Seamans announced that the applicant has requested postponement of this item to the July 25, 2018 meeting.

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mike Thompson moved to postpone BOA-1718-16 to the July 25, 2018 meeting. Brad Worster seconded the motion.

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

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

Ms. Tromble announced that the motion, to postpone this item to the July 25, 2018 meeting, passed by a vote of 3-0.

* * *

Item No. 5, being:

BOA-1718-17 – ADAM ADKINS REQUESTS A VARIANCE TO THE 25' FRONT YARD AND 5' SIDE YARD SETBACKS TO ALLOW THE HOUSE AND CARPORT TO BE REBUILT AND STAY WITHIN THE EXISTING FOOTPRINT FOR PROPERTY ZONED R-1, SINGLE FAMILY DWELLING DISTRICT, AND LOCATED AT 320 N. UNIVERSITY BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Application with Attachments
4. Aerial Photo

PRESENTATION BY STAFF:

Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. Staff supports the variance as requested. No written protests or support letters were received.

Mr. Worster – In the comments, they say a permit would need to be in the exact same location. Assuming that's the way the verbiage is in the floodplain ordinance, or could they get away with the exact same footprint size in virtually the same location?

Mr. Stenis – I double checked on that just the other day and, yes, it has to be in the same location.

Mr. Worster – Could we issue a variance to the location?

Ms. Connors – No. If we move the location, then the Flood Plain Permit Committee would have to hear a change, so this board doesn't have jurisdiction over that.

PRESENTATION BY THE APPLICANT:

Adam Adkins, 1878 Rolling Hills, the applicant, was available to answer questions.

Doug Cubberly, 400 S. Crawford, representing the applicant – We don't have any further additions to Mr. Stenis's report. We would ask that you support this application. We can't use the land without the floodplain permit, and we can't get a floodplain permit without this variance.

Mr. Worster – You're putting a carport back where the carport was?

Mr. Adkins – Yes, same exact location. The new house will be two stories.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mike Thompson moved to approve the Variance as requested. Brad Worster seconded the motion.

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

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

Ms. Tromble announced that the motion, to approve the Variance as requested, passed by a vote of 3-0.

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

* * *

Item No. 6, being:

MISCELLANEOUS COMMENTS

1. Mr. Thompson indicated that he will not be available for the July meeting.

* * *

Item No. 7, being:

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:38 p.m.

PASSED and ADOPTED this 25th day of July, 2018.


Board of Adjustment