

BOARD OF ADJUSTMENT MINUTES

AUGUST 26, 2015

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., August 26, 2015. 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

Hank Ryan
Brant Alexander
Kristen Dikeman
Andrew Seamans

MEMBERS ABSENT

Curtis McCarty

A quorum was present.

STAFF PRESENT

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

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Item No. 3, being:

APPROVAL OF MINUTES OF THE JUNE 24, 2015 REGULAR MEETING

Hank Ryan moved to approve the minutes of the June 24, 2015 Regular Meeting as presented. Brant Alexander seconded the motion.

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

YEAS

Hank Ryan, Brant Alexander, Kristen Dikeman,
Andrew Seamans

NAYS

None

ABSENT

Curtis McCarty

Ms. Tromble announced that the motion to approve the June 24, 2015 Minutes as presented passed by a vote of 4-0.

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Item No. 4, being:

BOA-1516-1 – RIC AND ROB UHLES REQUEST A VARIANCE OF APPROXIMATELY 3 SQUARE FEET TO THE 7,000 SQUARE FOOT LOT AREA REQUIREMENT TO ALLOW A TWO-FAMILY DWELLING IN THE R-3, MULTI-FAMILY DWELLING DISTRICT, FOR PROPERTY LOCATED AT 215 E. BOYD STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Application
4. Aerial Photo
5. Plat

PRESENTATION BY STAFF:

Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. Staff supports the request for a variance. No protests were received on this item.

PRESENTATION BY THE APPLICANT:

Ric Uhles, the applicant – We're asking for a small variance – 5/100 of a foot. I think the intent was for the lots there to be 140 feet deep. I've heard all sorts of reasons why that is short. But that's what we're requesting. It has been done on two other properties there at 205 and 301 E. Boyd.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Hank Ryan moved to approve the Variance as requested. Brant Alexander seconded the motion.

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

YEAS	Hank Ryan, Brant Alexander, Kristen Dikeman, Andrew Seamans
NAYS	None
ABSENT	Curtis McCarty

Ms. Tromble announced that the motion to approve the Variance 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:

BOA-1516-2 – COLLISION WORKS OF NORMAN, L.L.C. REQUESTS A SPECIAL EXCEPTION TO PERMIT THE EXTENSION OF THE I-1, LIGHT INDUSTRIAL DISTRICT, WHERE THE BOUNDARY LINE OF A DISTRICT DIVIDES A LOT IN SINGLE OWNERSHIP AS SHOWN OF RECORD, FOR PROPERTY LOCATED AT 531 HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Application and Letter of Justification
4. Aerial Photo/Site Plan

PRESENTATION BY STAFF:

Mr. Stenis reviewed the staff report, a copy of which is filed with the minutes. Staff supports the request for a special exception as submitted because it does not adversely affect the public interest. No protests were received on this item.

Mr. Ryan asked if this request is for just the proposed new buildings, or for the entire lot. Mr. Stenis explained that the request is for the entire lot to be the same zoning. They are not requesting any zoning change to any other lot.

PRESENTATION BY THE APPLICANT:

J.W. Dansby, representing the applicant – The applicant has obtained building permits for both new buildings. They have almost completed construction on the middle building and are just starting on the south building.

Mr. Ryan asked how long it would take to complete construction. Mr. Dansby responded a year. They are almost ready to call for a final inspection on the middle building. He can't imagine it taking more than 60 days, but he believes if there is going to be a time limit it should be a year.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Hank Ryan moved to approve the Special Exception to allow Lot D of Block 1 to all have the I-1 zoning. Kristen Dikeman seconded the motion.

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

YEAS	Hank Ryan, Brant Alexander, Kristen Dikeman, Andrew Seamans
NAYS	None
ABSENT	Curtis McCarty

Ms. Tromble announced that the motion to approve the Variance 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. 6, being:

MISCELLANEOUS COMMENTS

None

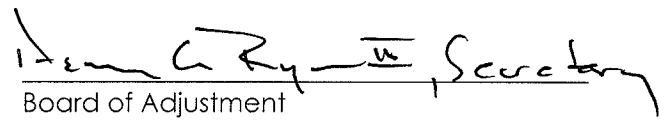
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Item No. 7, being:

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:48 p.m.

PASSED and ADOPTED this 23rd day of September, 2015.


Board of Adjustment