

## BOARD OF ADJUSTMENT MINUTES

**FEBRUARY 24, 2021**

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session via Video Conference and in City Council Chambers of the Norman Municipal Complex, 201 West Gray, at 4:30 p.m., on Wednesday, February 24, 2021. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> in excess of 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 4:42 p.m.

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Item No. 2, being:

### **ROLL CALL**

MEMBERS PRESENT  
via Video Conference

Curtis McCarty  
Rick Roberts  
Andrew Seamans

MEMBERS ABSENT

Brad Worster  
Mike Thompson

A quorum was present via Video Conference.

STAFF PRESENT  
in person unless noted

Lora Hoggatt, Planning Services Manager  
Roné Tromble, Recording Secretary  
Kelvin Winter, Code Compliance Supervisor  
(Video)  
Elisabeth Muckala, Asst. City Attorney (Video)

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Item No. 6, being:

**BOA-2021-18 – ALPHA CHI OMEGA HOUSING CORPORATION, PSI CHAPTER REQUESTS VARIANCES TO 22:431.5(2) FOR REDUCED NUMBER OF PARKING SPACES; 22:422.5(3)(G) TO INCREASE IMPERVIOUS AREA; 22:431.8 TO REDUCE LANDSCAPING; 22:431.8(2)(B) TO REDUCE STREET LANDSCAPING; 22:431.8(3) TO REDUCE LANDSCAPING ON PARKING LOT ISLANDS, FOR NEW CONSTRUCTION ON PROPERTY LOCATED AT 1115 COLLEGE AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

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

**PRESENTATION BY STAFF:**

Ms. Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

**PRESENTATION BY THE APPLICANT:**

Matt Siebert, representing the applicant (via Video) – Here is just an overview of the property, just to get you all familiar with the property. It's 1115 College. A couple images of the existing house; this is from the southwest corner, another one from the southeast of the existing parking lot, existing house. This is the proposed design of the west elevation – the front that will face College. This is a site plan with proposed parking lot, proposed house location. We have 87 beds planned, which means we are required to have 87 parking spots by the Zoning Ordinance. With this layout, we have 77 shown. There is currently an existing agreement with Kappa Sigma house directly west for 10 spots; we look to keep that agreement with them for the additional 10 that we're required. We're adding sidewalks on the south and on the east property lines. Eliminating two curb cuts – there is currently a drive on the west side; we're eliminating that. And we're to one curb cut on the west and then the parking lot has two curb cuts on the east and we're eliminating one and just having the single curb cut there on the north. Next we've done a review of the dumpster approach from the garbage truck, so that's what we've proposed there to show that we can do that – they can get the dumpster and then back up and then exit on that north side. This is the historical impervious area; we're about 37,400 square feet. The proposed is about 6,000 square feet more – it's 43,380. We are detaining that in the parking lot on the northeast corner and not providing additional storm sewer drainage more than the historical area with this new layout. Proposed landscape plan. We are asking for three variances, in addition to the parking reduction – we're asking for a variance on the north property line, the east property line, and the south property line. We are keeping two of the existing trees on the south, and then adding three trees to compliment those that are there. This is another view from the southwest corner, looking back toward the northeast of the house. I'll take any questions.

Mr. McCarty – So the impervious increase you plan to detain that water in your parking lot. Currently you have no detention on-site or anything. So you're actually increasing detention on-site?

Mr. Siebert – There is no detention and there also is no storm sewer in this area of town. So all of the storm we are either sheet flowing across the drive and detaining it. We are detaining it in the parking lot, and then we're using concrete slope walls for our downspouts in the yard. So the impact to everything off our property – we're not increasing the storm drainage from the historical square footage. Does that answer your question?

Mr. McCarty – It does. Thank you.

Ms. Hoggatt – I do have one other comment. I forgot to say earlier, this has already gone to Planning Commission for their special use, just to bring the zoning into compliance. So your approval would be kind of contingent on City Council. It will not be on the City Council agenda until Board of Adjustment has made a determination. So if you did not approve all of these variances, then they would have to go back to Planning Commission with a SPUD request do all these things as part of their zoning.

Mr. Siebert – There's quite a bit of history on this. We have actually been working with staff since 2018, when we first did the layout, and were of the understanding, based on input from staff, that these variances we could get through the special use. It wasn't until we applied to the Planning Commission that it came to light that we were a bit out of order. It wasn't intentional. We've tried to do everything we could to get our ducks in a row since. But that's kind of what happened and why we're a little bit out of order.

Mr. Roberts – I have a question in reference to this parking area. You're going to be short approximately 10 spots, then you have the agreement with the other sorority. But is that a contractual agreement or a handshake? Is this something that could be withdrawn?

Mr. Siebert – They have had up to 15 spaces in the past. They currently have 10. They rent them. Anything can happen, but it's been an agreement for multiple years. They have more parking than they need. It's directly to the west. Yes, it could happen, but it's been an agreement that's been in place for several years, so it's not something we perceive.

Mr. McCarty – I looks like a lot of forethought has gone into this – parking lots and fraternities and sororities over there, which I'm involved in – one in particular. There's a lot of extra parking generally, so the parking doesn't bother me so much. You've increased impervious surface and have a solution for it, so it sounds like a lot of good planning has gone into your project, so I'm fine with that.

**AUDIENCE PARTICIPATION:**

None

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

*Curtis McCarty moved to approve the Variances requested in BOA-2021-18 as presented. Rick Roberts seconded the motion.*

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

|        |  |
|--------|--|
| YEAS   | Curtis McCarty, Rick Roberts, Andrew Seamans |
| NAYS   | None   |
| ABSENT | Brad Worster, Mike Thompson                  |

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

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

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