



Legislation Details (With Text)

**File #:** R-1617-98    **Version:** 1    **Name:** Admin Delay - 806 S Lahoma  
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**File created:** 4/6/2017    **In control:** Planning Commission  
**On agenda:** 4/11/2017    **Final action:** 4/11/2017  
**Title:** RESOLUTION 1617-98: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A PERMIT APPLICATION FOR A NEW ADDITION THAT INCLUDES A MASTER BEDROOM, CLOSET AND BATHROOM AT 806 SOUTH LAHOMA AVENUE.

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**Attachments:** 1. Text File Lahoma, 2. Admin Appeal, 3. R-1617-98, 4. Admin Delay Resolution

Date	Ver.	Action By	Action	Result
4/11/2017	1	City Council		

**RESOLUTION 1617-98:** A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A PERMIT APPLICATION FOR A NEW ADDITION THAT INCLUDES A MASTER BEDROOM, CLOSET AND BATHROOM AT 806 SOUTH LAHOMA AVENUE.

**BACKGROUND:** City Council adopted Resolution R-1617-72 on January 10, 2017, creating a six-month Temporary Administrative Delay for residential building, demolition, paving, platting or rezoning applications within the Central Norman Study Area. Further, R-1617-72 allows for an appeal process, which is the purpose for these two resolutions. A building permit application for an addition to an existing single family home was submitted for a master bedroom, closet and bathroom located at 806 S. Lahoma Avenue. The permit application was submitted on March 8, 2017 and denied by staff due to the property being located within the Temporary Administrative Delay area.

**DISCUSSION:** The subject property is located at 806 S. Lahoma Avenue in the Parsons Addition, Lots 28 and 29, Block 6. These lots are zoned R-1, Single Family Dwelling District.

Per the applicant’s request submitted to the City Clerk, the applicant purchased the home as their personal residence with the intention to remodel and construct an addition to the home. This home was purchased prior to the date City Council adopted the Administrative Delay for this area of Norman. The applicants are proposing a master bedroom, closet and bathroom to be added to the rear part of the home. The addition will be consistent with the architecture of the home; the applicants stated the property will be used as a single family residence and maintain the integrity of core Norman.

These lots total 9,012 square feet, impervious coverage is allowed up to 65% for all structures and paved area; 40% for structures and 25% paved area. Currently, the existing buildings total 3,376 square feet, the proposed addition is 565 square feet, which is 3,941 square feet of building coverage; this brings the building coverage to 44%. The applicant submitted their appeal application to the City Clerk’s office prior to staff calculating coverage; therefore, staff is processing their request with the knowledge the applicant will be required to apply for a variance to Board of Adjustment for the 4% over the allowed coverage prior to issuance of a building permit.

This request is submitted to City Council for their consideration in accordance with the appeal process approved in R-1617-72.

