



Legislation Details (With Text)

File #: R-1617-121 **Version:** 1 **Name:** 821 W Brooks Admin Delay Appeal
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Title: RESOLUTION R-1617-121: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A BUILDING PERMIT APPLICATION TO ADD A MASTER BEDROOM, BATHROOM, AND PATIO TO AN EXISTING SINGLE FAMILY HOME AT 821 WEST BROOKS STREET.

Sponsors:

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Attachments: 1. Text File R-1617-121, 2. R-1617-121, 3. Location Map, 4. Photograph Brooks, 5. Admin Appeal Brooks, 6. Board of Adjustment Letter, 7. Site Plan Brooks, 8. Permit App Brooks, 9. R-1617-72

Date	Ver.	Action By	Action	Result
5/23/2017	1	City Council		

RESOLUTION R-1617-121: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A BUILDING PERMIT APPLICATION TO ADD A MASTER BEDROOM, BATHROOM, AND PATIO TO AN EXISTING SINGLE FAMILY HOME AT 821 WEST BROOKS STREET.

BACKGROUND: City Council adopted Resolution No. 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 this resolution. Application for an addition of a master bedroom, bath and patio was submitted on May 12, 2017 and denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION: The subject property is located at 821 W. Brooks Lot 10, Block 3, Landts Addition as shown on the location map. This lot is zoned R-1, Single Family Dwelling District.

Per the applicant's request submitted to the City Clerk, the application is for an addition to the existing home for a master bedroom suite, and a covered patio. The lot is 8,227 square feet, with the proposed addition of 809 square feet the total building coverage is 23% of the 40% allowed for buildings, and the existing paving is 6% of the allowed 25%; total coverage is 29% of the allowed 65%.

On March 22, 2017 the Board of Adjustment approved a variance of 3 feet to the 20 foot rear yard setback to allow for this building addition and a variance of approximately 8 feet to the 25 foot front yard setback to allow for a covered porch and steps. All other setback requirements are met for this addition.

The applicant's letter states they reside in the residence and are building the addition with the same character as the existing home.

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