



Legislation Text

File #: R-1617-120, **Version:** 1

RESOLUTION R-1617-120: 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 BATHROOM, UTILITY ROOM, PORCH, AND NEW DETACHED GARAGE TO AN EXISTING FAMILY HOME AT 428 CHAUTAUQUA AVENUE AND PAVING THE EXISTING GRAVEL DRIVEWAY.

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 a bath and utility area addition, porch, pave existing gravel driveway and new detached garage to an existing single family home 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 428 Chautauqua Lot 7 Block 1 Ross Addition as shown on the location map. This lot is zoned R-1, Single Family Dwelling District located in the Chautauqua Historic District.

Per the applicant's request submitted to the City Clerk, the application is to build a bath and utility area to the existing single family home and add a back porch, pave the existing gravel driveway and build a 528 square foot garage.

The lot is approximately 9,250 square feet, and the existing house is 1,311 square feet; the bath, utility addition and porch total an additional 502 square feet. The Norman Historic District Commission (HD) approved the addition and porch on the May 1, 2017 HD meeting.

The proposed detached garage is 528 square feet and the existing 10 foot wide gravel driveway will be paved; the HD application for this portion of this proposal was submitted on May 12, 2017 and is pending HD approval at the next HD commission meeting on June 5, 2017. The garage is not a residential structure, therefore, it is not subject to the Administrative Delay if approved by the HD Commission in June.

The home, garage and paving meets the requirements of the setbacks and building coverage; building coverage with the addition, porch and garage is 23% of the 40% allowed for buildings and the paving is at 14% of the 25% allowed for paving. Total impervious coverage is at 37% of the allowed 65%.

The applicant's letter stated they intend to improve the existing structure in accordance with the HD regulations.

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