



Legislation Text

File #: R-1617-136, **Version:** 1

RESOLUTION R-1617-136: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF PERMIT APPLICATIONS FOR THE DEMOLITION OF A SINGLE FAMILY HOME AND CONSTRUCTION OF A DUPLEX WITH A REAR PARKING AREA AT 218 EDDINGTON 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 the demolition of a single family home and construction of a duplex was submitted on June 5, 2017 and denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION: The subject property is located at 218 Eddington Street, Lots 3 and 4, of Block 2 in State University Addition as shown on the location map. This lot is zoned R-3, Multi-Family Dwelling District.

Per the applicant's request submitted to the City Clerk, the application is to remove or demolish the existing home to build a duplex. The lot is 7,000 square feet; the total building footprint is 2,048 square feet and all other surfaces and paving is 2,467 square feet which includes the existing gravel driveway that is proposed to be paved. The building permit application indicates that the duplex and paving meets the coverage and setback requirements; building and paving coverage is at 64% of the 65% allowed and the front setback is 25 feet, side yards are 5 feet and the rear setback is 20 feet. Each unit will have four bedrooms.

This request is located within the recently adopted Center City Form Based Code (CCFBC) area and is designated as Townhouse/Small Apartment. The applicant's request is to build under the existing R-3, Multi-Family Dwelling District regulations to keep the front setback at 25 feet which is identical to all the existing and newly constructed homes on the south side of this block. The applicant is making this request before the CCFBC regulations go into effect on June 23, 2017 so this site will not be the only house with a reduced front setback on this side of the entire block. This site is one of two original single family homes remaining on the south side of this block. The applicant currently owns the single family home with a newly constructed garage apartment directly west of this site, and is currently in the process of restoring the existing single family bungalow style home. Directly to the east of this site is a parking lot that covers the front yard with two back to back four-plex units which are at the 25 foot front setback.

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