



Legislation Text

File #: R-1617-89, **Version:** 1

RESOLUTION R-1617-89: 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 DEMOLITION APPLICATION FOR THE DEMOLITION OF DILAPIDATED STRUCTURES LOCATED AT 114 WEST HUGHBERT STREET.

BACKGROUND: Council passed Resolution R-1617-72 on January 10, 2017, creating a six-month Temporary Administrative Delay for residential demolition and new construction within the Central Norman Study Area. Further, R-1617-72 allows for an appeal process, which is the purpose for this resolution. An application for demolition of a dwelling on the property at 112-114 West Hughbert Street was submitted by the owner and was denied by staff due to the property being located within the Central Norman Study Area in which the Temporary Administrative Delay applies.

DISCUSSION: 112-114 West Hughbert Street is located immediately East of the railroad tracks on the south side of the street west of Jones Avenue as shown on the location map. There are two separate dwellings on the property, one addressed as 112 West Hughbert Street and the other as 114 West Hughbert Street. Only the dwelling at 114 West Hughbert Street and an accessory structure in the rear that has been used for storage are intended for demolition in the application submitted.

The dwelling to be demolished at 114 West Hughbert Street and the storage shed in the rear of the property have been dilapidated for several years and have been broken into and used by vagrants. Currently, there are open code violations for Health and Unsecured Structures at the property. The previous owner installed new windows and a door but the interior is uninhabitable. In 2013, the process for condemnation of the structures began, but was halted for legal reasons after the property owner died, then ownership of the property changed two more times. The current owner is Aaron Stiles d.b.a. Venture, LLC who submitted the application for demolition of the structures described.

The current zoning of R-2 only allows one single-family dwelling per lot. R-2 also allows a two-family dwelling or a single family dwelling and garage apartment. This property currently has two single-family dwellings on it. Both dwellings were built in 1946 prior to the initial zoning ordinances being adopted in 1954, which is the reason that the second structure is currently a legal non-conforming use. Demolition of the one dwelling at 114 W. Hughbert Street will bring this property back into compliance with only one single-family dwelling remaining on the property. A second single-family dwelling cannot be replaced on this lot.

STAFF RECOMMENDATION: Staff recommends approval of the appeal of the demolition application in R-1617-89 to allow the demolition of the dwelling at 114 West Hughbert Street and the accessory structure used for storage at the rear of the property because these structures are non-conforming uses and they have become a public nuisance.