



Legislation Text

File #: R-1617-91, **Version:** 1

RESOLUTION R-1617-91: 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 NEW SINGLE FAMILY HOME BUILDING PERMIT APPLICATION LOCATED AT 477 COLLEGE 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. Resolution R-1617-91 brings the appeal forward for Council's consideration. Applications for a new single-family house and detached accessory garage at 477 College Avenue were submitted on February 24th and were denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION: The subject property is located on the east side of College Avenue, just north of the College Avenue and Boyd Street intersection, as shown on the location map. This lot is located in the recent "College Avenue Downzoning", from R-3, Multi-Family Dwelling District to R-1, Single Family Dwelling District, adopted by City Council in June of 2016.

The applicant states he purchased the home in January of 2016. The applicant submitted an application to the Board of Adjustment in May of 2016 for a 5' variance to the side yard setback for a portico and a variance of 1' to the 10' width of a driveway, to construct a Craftsman Style Bungalow to fit with the neighborhood. These variance requests were denied by Board of Adjustment. With the denial of the proposed design at Board of Adjustment the applicant consulted with the architect to make adjustments to the house and accessory structure consistent with the Board's recommendations. Then the applicant applied for a demolition permit in October of 2016, which was issued in November of 2016. The demolition of all structures has occurred so the lot is currently vacant.

The building permit application submitted for the house lists 2,892 square feet of living area. The plans submitted for the permit detail a master bedroom, bathroom and connecting office space downstairs. There is also a ¾ bath downstairs off the living room area. Upstairs there are two bedrooms with connecting bathrooms and a third bedroom with an adjacent bathroom in the hall. The proposal is for a 2-car garage, 608 square feet. There is a single drive to the garage in the rear of the lot with adequate paving to allow for cars backing out of the garage. Total impervious area is at the maximum allowed, 65%, and the two structures cover 39%, the maximum allowed is 40%.

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