



Legislation Text

File #: R-1617-114, **Version:** 1

RESOLUTION R-1617-114: 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 PERMIT APPLICATION FOR A SINGLE FAMILY HOME WITH A CONNECTED COVERED PATIO TO THE GARAGE WITH LIVING AREA ABOVE THE GARAGE AT 823 SOUTH LAHOMA AVENUE.

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 single family home with a connected covered patio and garage with living area above the garage was submitted on April 24, 2017 and denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION: The subject property is located at 823 S. Lahoma Lot 2 of Block 7 in Parsons 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 to build a bungalow style single family home with a connected covered patio to the garage with a living space above the garage. The lot is approximately 9,250 square feet, and the house and connected patio to the garage total 5,274 square feet. The existing gravel driveway will be paved. The home, covered patio, garage and paving meets the requirements of the building coverage; building coverage is at 40% of the 40% allowed for buildings and the paving is at 22% of the 25% allowed for paving. Total coverage is at 62% of the allowed 65%. All required setbacks are met.

The garage is attached to the main dwelling by the connected covered patio, therefore the garage is considered part of the main structure and not considered an accessory building. The living space above the garage is allowed per the Zoning Code 22:450.

Section 22:450-Definitions (2) ACCESSORY.

A use, building, structure, part of a building, or part of a structure which is subordinate to, and the use of which is incidental to, that of the main building, structure, or use on the same lot, including a private garage. If a building otherwise qualified as an accessory building is attached to the main building by a common wall or roof, such building shall be considered part of the main building. Accessory buildings include, but are not limited to, barns, sheds, guest houses without cooking, private garages, and servant's quarters. Accessory uses include customary house occupations, the keeping of pets, off-street parking and loading facilities. Live entertainment, when offered in conjunction with an otherwise unrelated legal commercial use, will be considered accessory use when it constitutes no more than 10 percent of the gross monthly revenue of the establishment. Uses accessory to apartment houses include prepackaged food and toiletries stores, subject to the provisions of Section 421.1.6 (d) of this Code. (O-0102-51).

The applicant's letter stated they obtained this lot in November 2016 with hopes to build their family home at this location because they want their son to attend McKinley Elementary. They will build their home to fit the architectural style and character of the neighborhood.

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