



Legislation Text

File #: O-1819-7, **Version:** 1

CONSIDERATION OF ORDINANCE O-1819-7 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING A FIFTY-FIVE FOOT (55') PLATTED BUILDING LINE AND ESTABLISHING A FORTY-NINE FOOT (49') BUILDING LINE LOCATED IN LOT EIGHT (8), BLOCK ONE (1) OF WILLOW BROOK ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (914 TIMBERDELL ROAD)

BACKGROUND: The City is in receipt of a letter dated July 9, 2018, from Alan Cheshier, agent for the owner, requesting closure a fifty-five-foot (55') platted front building line and establishing a forty-nine-foot (49') front building line for a residential property located at 914 Timberdell, Lot 8, Block 1, Willow Brook Addition. The final plat for Willow Brook Addition was filed of record with the Cleveland County Clerk on December 17, 1956. An existing structure located on the property has been demolished and a new single family residential building is being constructed on the site. The above building line is in conflict with the new proposed structure.

DISCUSSION: The 55' front building line was established with the final plat of Willow Brook Addition. Through researching the files, there is no information as to why the 55' was established for the properties fronting Timberdell. The remainder of the blocks within the Willow Brook Addition established more typical twenty-five foot (25') front building lines. The garage of the proposed single family structure, approximately 25' feet of the total frontage of the home, will extend 6' past the platted 55' front building line. The remainder of the home will be well behind the existing 55' front building line. The proposed 49' front building line should not be a detriment to the large front yards within the block and the home will retain the large front yard that is consistent with the homes on the street. Planning Commission, at its meeting of August 9, 2018, recommended adoption.

RECOMMENDATION: Based upon the above information, staff supports the request for the removal of a platted 55' front building line and establishing a 49' front building line for Lot 8, Block 1, Willow Brook Addition.