



STAFF REPORT
Board of Adjustment
April 18, 2024

Item No. IV.B. 8.

Case No. 15580: Request of Ken Fitzsimmons on behalf of Josh Farmer and Jennifer Aycock for a variance to side yard setback regulations in the R-1 Single Family Residential District, located at 823 Northwest 31st Street.

I. GENERAL INFORMATION

A. CASE HISTORY:

This is a new application.

B. EXISTING ZONING AND LAND USE:

Subject site	R-1/ Residential
North:	R-1/Residential
South:	R-1/Residential
East:	R-1/Residential
West:	R-1/Residential

C. ZONING ORDINANCE:

The applicant requests the following variances to Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended:

Article VI, Section 6100.3, Table 6100.2 concerning setback regulations in the yard and bulk standards table for residential districts.

II. SUMMARY OF APPLICATION

The applicant is asking relief from the corner lot 15' side yard setback from Francis Avenue.

III. STATUTORY STANDARDS

In order for a variance to be granted in accordance with State Statute requirements, the applicant must prove:

- (a) The application of the Ordinance to the particular piece of property would create an unnecessary hardship;
- (b) Such conditions are peculiar to the particular piece of property involved;

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- (c) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance or Comprehensive Plan; and
- (d) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

The applicant has submitted the following information to address the statutory standards:

See attached statutory standards and exhibits.

V. PLANNING DEPARTMENT REVIEW

In order for this variance to be granted, the required statutory standards listed above must be satisfied, as determined by a majority vote of the Board from information provided in this staff report, and/or evidence presented at the hearing by the applicant, Board Members, or others, in support or protest of the application.

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