



City of Broken Arrow

Request for Action

File #: 17-1941, Version: 1

Broken Arrow Downtown Advisory Board

Meeting of: 3-14-2017

To: Chairperson and Board Members

From: Office of the City Manager

Title: Presentation, discussion and possible recommendation for approval of a detached garage at 424 East Elgin, 1 lot, 0.30 acres, R-3, located approximately one-third mile south of Kenosha Street, one-third mile west of 9th Street

Background:

The applicant has submitted for review and approval, a sample image for a new 1,200 square foot detached garage. The proposed structure is located adjacent to an existing one-story home at 424 East Elgin Street, located approximately one-third mile south of Kenosha Street and one-third mile west of 9th Street. The property is platted as Lots 11 and 12, Block 7 of the College Addition to Broken Arrow, consists of 0.30 acres and is zoned R-3.

The proposed detached garage meets all setback requirements and, in combination with the existing home, does not exceed the maximum lot coverage for the R-3 district. This property is located on a corner lot with access to both Elgin Street and 4th Street. The applicant is proposing to create and access point from 4th Street to the garage.

Chapter 5.8.D.2 of the Zoning Ordinance requires the development of new structures to be generally compatible in appearance with other existing structures on the block. The applicant's proposed building materials include wood siding painted to match the color of the existing house and composite shingle roof. Surrounding properties have shingle roofs, a variety of siding types, including vinyl, stucco, and wood.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner

**Reviewed By: Development Services Department
Legal Department
Norman Stephens**

Approved By: Norman Stephens, Assistant to the City Manager / Economic Coordinator

Development

**Attachments: Aerial Map
Conceptual Site Plan
Front Building Elevation**

College Addition to the City of Broken Arrow Plat

Recommendation:

Recommend approval of the detached garage for 424 East Elgin as presented.