



City of Broken Arrow

Request for Action

File #: 17-2662, Version: 1

**Broken Arrow Downtown Advisory Board
Meeting of: 09-12-2017**

To: Chairperson and Board Members
From: Department of Development Services
Title: Presentation and possible approval of an exterior renovation of Sander's Barber Shop located at 111 E Commercial Street, east of the southeast corner of Main Street and Commercial Street

Background:

The applicant, Sharon Petrik, has submitted an application for a proposed exterior remodel of Sander's Barber Shop located at 111 E. Commercial Street. The property is located east of the southeast corner of Main Street and Commercial Street.

The proposed exterior remodel includes removing the existing façade and installing a gray-color stucco finish to the bottom portion of the building and a corresponding accent color cement board above the storefront. In addition, the applicant proposes to update existing windows with new, energy efficient glass and provide updates to the interior of the upstairs apartments with new paint and wood laminate flooring.

This property is zoned DM (Downtown Mixed Use) and is an existing non-conforming structure in the downtown area. Section 5.8.C.4 of the Zoning Ordinance states that brick shall be the primary building material along with masonry accents as traditionally found in the downtown. The age of the structure and overhang of the second level over the sidewalk make adding brick material to the façade of the structure difficult and a possible safety hazard. Section 8.2.A of the Zoning Ordinance states that non-conforming structures can remain, so long as the non-conforming factors are not increased.

Staff has reviewed the application and proposed building materials and finds that the proposed remodel does not increase the non-conformity.

Cost: \$0

Prepared By: Amanda Yamaguchi, Staff Planner, Plan Development

Reviewed By: Development Services Department
Legal Department
Economic Development Coordinator

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

Coordinator

Attachments: **Existing Conditions**
 Section 5.8.C.4
 Zoning Ordinance Section 8.2.A

Recommendation:

To recommend the approval of the exterior renovation of Sander's Barber Shop at 111 East Commercial Street.