

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, March 17, 2021 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

Original agenda filed in the Office of the City Clerk at 1:06 PM on the 5th day of March, 2021.

All Board of Adjustment Members attended in person.

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Kathy Lippert		Present	
Robert Slater		Present	
Edward Clements		Present	
John Covington		Present	
Larry Herzel		Present	

3. Minutes
 - a. December 16, 2020 Minutes

MOTION: Covington moved to approve the December 16, 2020 minutes as presented. Herzel seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Covington
SECONDER:	Larry Herzel
AYES:	Lippert, Slater, Clements, Covington, Herzel

4. Public Hearing

Discussion, Consideration and possible approval of the following:

- a. PUBLIC HEARING: Case No. BOA 2021-01, for which the applicants at 1209 Mulberry Lane are seeking a 15' variance to the rear setback and a 2'9" variance to the west side yard setback.

BACKGROUND

BOA 2021-01 - 1209 Mulberry Lane

The property is R-1-60.

The applicants desire to build an addition to the main dwelling and an accessory structure. For the proposed construction, the applicants are seeking a 15' variance to the rear setback, leaving a 10' setback. For the construction, the applicant is also seeking a 2'9" variance to the West side yard setback, leaving a 6' setback.

Mr. Andrew Thomas, architect, and Mr. Allen Meadors, owner, presented the variance request.

Following discussion among Board of Adjustment members and applicant, Chairman Slater opened the public hearing. No others expressed a desire to be heard, the public hearing was closed.

MOTION: Clements moved that application number BOA 2021-01 be granted with respect to the west side yard setback, but denied with respect to the rear yard setback for the main building, it being noted that the accessory building maintains a 10' rear yard setback and does not require a variance, be approved because:

1. The application of the ordinance for this particular piece of property would create an unnecessary hardship;
2. Such conditions are peculiar to this particular piece of property;
3. The granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance of the comprehensive plan; and
4. This variance is the minimum necessary to alleviate the unnecessary hardship.

Covington seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Clements
SECONDER:	John Covington
AYES:	Lippert, Slater, Clements, Covington, Herzel

5. Adjournment

Chairman Slater adjourned the meeting.



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma