

1. Agenda

Documents:

[2021-07-21 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1644.PDF](#)

2. Meeting Materials

Documents:

[2021-07-21 BOARD OF ADJUSTMENT - FULL AGENDA-1644.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, July 21, 2021 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Board only on items that appear on this Agenda. The Board may dispose of the business set out on this Agenda by adopting, approving, denying, continuing, or taking other action as to each item, as determined by the Board.

1. Call to Order
2. Roll Call
3. Minutes
 - a. May 19, 2021 Minutes
4. Public Hearing

Discussion, consideration, and possible approval of the following:

- a. PUBLIC HEARING: Case No. BOA 2021-03, for which the applicants at 1400 Camden Way are seeking a 5' variance to the front yard setback and a 35' variance to the east side yard setback.

BACKGROUND

BOA 2021-03 - 1400 Camden Way

The property is R-1-75.

The applicants desire to build a single-family home with a swimming pool. For the proposed new house, the applicants are seeking a 5' variance to the front yard (north) setback, leaving a 25' setback. For the proposed new house, the applicants are also seeking an 35' variance to the East side yard setback, leaving a 15' setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 10:50 AM on the 9th day of July, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:15 AM on the 9th day of July, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 9th day of July, 2021; and transmitted by email at 5:00 PM on the 9th day of July, 2021 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

AGENDA

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, May 19, 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 9:00 AM on
the 7th day of May, 2021.**

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. March 17, 2021 Minutes

MOTION: Lippert moved to approve the March 17, 2021 minutes as presented. Clements seconded the motion.

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

4. Public Hearing

Discussion, Consideration, and possible approval of the following:

- a. PUBLIC HEARING: Case No. BOA 2021-02, for which the applicants at 1221 Marlboro Lane are seeking a 2'11½" variance to the east side yard setback.

BACKGROUND
BOA 2021-02 - 1221 Marlboro Lane

The property is zoned R-1-60.

The applicants desire to build an addition to the attached garage. For the proposed addition, the applicants are seeking a 2'11½" variance to the east side yard setback, leaving an 6'9½" east side yard setback.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the Board of Adjustment members.

Following discussion among Board of Adjustment members, City Attorney and staff, Chairman Slater opened the public hearing.

Mr. Randy Wunder, with Barkocy Construction Inc., further explained the need for the variance in order to provide the property owner a third car garage.

No others expressed a desire to be heard, the public hearing was closed.

MOTION: Clements moved that application number BOA 2021-02 be approved because the application of the ordinance for this particular property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good or impair the purposes and intent of the ordinance or the comprehensive plan; 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

See City Clerk's office.

See City Clerk's office.