

1. Agenda

Documents:

[2021-09-15 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1656.PDF](#)

2. Meeting Materials

Documents:

[2021-09-15 BOARD OF ADJUSTMENT - FULL AGENDA-1656.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, September 15, 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 accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Board.

1. Call to Order
2. Roll Call
3. Minutes
 - a. August 18, 2021
4. Public Hearing

Discussion, consideration, and possible approval of the following:

- a. PUBLIC HEARING: Case No. BOA 2021-05, for which the applicants at 1821 Westminster Place are seeking a 4'2" variance to the east side yard setback.

BACKGROUND

BOA 2021-05 - 1821 Westminster Place

The property is zoned R-1-60.

The applicants desire to build an addition to the main dwelling. For the proposed addition, the applicants are seeking a 4'2" variance to the east side yard setback, leaving a 1'10" east side yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 11:06 AM on the 3rd day of September, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:30 AM on the 3rd day of September, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 3rd day of September, 2021; and transmitted by email at 5:00 PM on the 3rd day of September, 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

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, September 15, 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 accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Board.

1. Call to Order
2. Roll Call
3. Minutes
 - a. August 18, 2021
4. Public Hearing

Discussion, consideration, and possible approval of the following:

- a. PUBLIC HEARING: Case No. BOA 2021-05, for which the applicants at 1821 Westminster Place are seeking a 4'2" variance to the east side yard setback.

BACKGROUND

BOA 2021-05 - 1821 Westminster Place

The property is zoned R-1-60.

The applicants desire to build an addition to the main dwelling. For the proposed addition, the applicants are seeking a 4'2" variance to the east side yard setback, leaving a 1'10" east side yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 11:06 AM on the 3rd day of September, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:30 AM on the 3rd day of September, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 3rd day of September, 2021; and transmitted by email at 5:00 PM on the 3rd day of September, 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

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, August 18, 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 4:42 PM on
the 6th day of August, 2021.**

1. Call to Order
2. Roll Call

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

3. Minutes
 - a. July 21, 2021

MOTION: Covington moved to approve the July 21, 2021 minutes as presented. Herzel seconded the motion.

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

4. Public Hearing

Discussion, consideration, and possible approval of the following:

- a. PUBLIC HEARING: Case No. BOA 2021-04, for which the applicants at 1400 Camden Way are seeking a 10' variance to the west side yard setback and a 10' variance to the east side yard setback.

BACKGROUND

BOA 2021-04 - 1400 Camden Way

The property is zoned R-1-75.

The applicants desire to build a single-family home with a swimming pool. For the proposed construction, the applicants are seeking a 10' variance to the west side yard setback, leaving a 15' west side yard setback and a 10' variance to the east side yard setback, leaving a 40' 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, and staff, Vice Chairman Clements opened the public hearing.

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

MOTION: Herzel moved that application number BOA 2021-04 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; and this variance is the minimum necessary to alleviate the unnecessary hardship. The approval is subject to the following conditions: the applicant is willing to accept a setback on the south of 25 feet; and a setback on the north of 35 feet. Covington seconded the motion.

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

- b. PUBLIC HEARING: Case No. BOA 2021-05, for which the applicants at 1821 Westminster Place are seeking a 1'9" variance to the east side yard setback.

BACKGROUND

BOA 2021-05 1821 Westminster Place

The property is R-1-60.

The applicants desire to build an addition to the main dwelling. For the proposed addition, the applicants are seeking a 1'9" variance to the east side yard setback, leaving a 4'3" east side yard setback.

No action taken.

5. Adjournment

Vice Chairman Clements 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.