

1. Agenda

Documents:

[2020-08-19 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1569.PDF](#)

2. Meeting Materials

Documents:

[2020-08-19 BOARD OF ADJUSTMENT - FULL AGENDA-1569.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, August 19, 2020 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. March 18, 2020 Minutes
4. Public Hearing

Discussion, consideration, and possible approval of the following:

- a. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of Case No. BOA 2020-02, for which the applicants at 1108 Marlboro Lane are seeking a 3 ft variance to the East side yard.

BACKGROUND

BOA 2020-02 - 1108 Marlboro Lane

The property is zoned R-1-60.

The applicants desire to build an accessory Building. For the proposed accessory Building, the applicants are seeking a 3' variance to the East side yard setback, leaving a 3' East side yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 12:010 PM on the 10th day of August, 2020 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 12:30 PM on the 10th day of August, 2020; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 10th day of August, 2020; and transmitted by email at 5:00 PM on the 10th day of August, 2020 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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BACKGROUND

BOA 2020-02 - 1108 Marlboro Lane

The property is zoned R-1-60.

The applicants desire to build an accessory Building. For the proposed accessory Building, the applicants are seeking a 3' variance to the East side yard setback, leaving a 3' East side yard setback.

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, March 18, 2020 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 5:00 PM on
the 11th day of March, 2020.**

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. May 15, 2019

MOTION: Clements moved to approve the May 15, 2019 minutes as presented. Covington seconded the motion.

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

4. Public Hearing

Discussion, Consideration, and possible approval of the following:

- a. **PUBLIC HEARING:** Discussion, consideration, and possible approval or disapproval of Case No. BOA 2020-01, for which the applicants at 6901 Avondale Drive are seeking a 39 ft variance to the North front yard.

BACKGROUND

BOA 2020-01 - 6901 Avondale Drive

The property is zoned E-1. The applicants desire to build a 6 ft. high ornamental fence and masonry columns. For the proposed fence, the applicants are seeking a 39 ft variance to the front yard setback.

Roger Runge, landscape architect, presented to the Board of Adjustment the landscape plan of the application.

Bruce Barkocy, builder, reviewed the fence application with the Board of Adjustment members.

The property owner spoke to the Board of Adjustment on the proposed fence. He stated that the landscaping and the fence will secure the backyard for his family and improve the aesthetics of the property.

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

MOTION: Lippert moved that application number BOA 2020-01 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. We also request that they adhere to the proposed drawings and the ratio of ornamental steel and brick as proposed in the application and maintain the overall height of the ornamental steel to six feet and six feet 8 inches on the brick columns as presented. Covington seconded the motion.

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

5. Adjournment

MOTION: There being no further business, Herzel moved to adjourn the meeting. Lippert seconded the motion.

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

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.

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