

1. Agenda

Documents:

[2020-12-16 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1595.PDF](#)

2. Meeting Materials

Documents:

[2020-12-16 BOARD OF ADJUSTMENT - FULL AGENDA-1595.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, December 16, 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. November 18, 2020 Minutes
4. Public Hearing

Discussion, consideration, and possible approval of the following:

- a. PUBLIC HEARING: Case No. BOA 2020-05, for which the applicants at 1121 Belford Avenue are seeking a 5'2" variance to the front yard setback, 2" variance to the west side yard setback, and 7'6" variance to the east side yard setback.

BACKGROUND

BOA 2020-05 - 1121 Belford Avenue

The property is zoned R-1-60.

The applicants desire to build an addition to a Main Building. For the proposed addition, the applicants are seeking a 5'2" variance to the front yard, leaving a 24'10" front yard setback; a 2' variance to the west side yard, leaving a 11'6" west side yard setback; and a 7'6" variance to the east side yard, leaving a 6' east side yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 1:55 PM on the 4th day of December, 2020 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 2:30 PM on the 4th day of December, 2020; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 4th day of December, 2020; and transmitted by email at 5:00 PM on the 4th day of December, 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

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, November 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 3:35 PM on
the 6th day of November, 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. August 19, 2020 Minutes

MOTION: Covington moved to approve the August 19, 2020 minutes as presented. Clements seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Covington
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 2020-03, for which the applicants at 1700 W. Wilshire Boulevard are seeking a 19' 6" height variance.

BACKGROUND
BOA 2020-03 - 1700 W. Wilshire Boulevard

The property is E-1.

The applicants desire to build a Porte Cochere on the front of the house. For the proposed Porte Cochere, the applicants are seeking a 19'6" height variance. The allowed maximum height for a Porte Cochere in the E-1 Estate Zoning District is 15'. The proposed Porte Cochere would have a maximum height of 34'6".

Mike Hinchey, with GSB Architects, presented the variance request on behalf of the applicant.

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 to deny the variance request. Covington seconded the motion.

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

- b. PUBLIC HEARING: Case No. BOA 2020-04, for which the applicants at 6625 Avondale Drive are seeking a 2' variance to the South East side yard setback.

BACKGROUND

BOA 2020-04 - 6625 Avondale Drive

The property is zoned R-1-75.

The applicants desire to build an addition to the main building by extending the existing one-car garage to construct additional living space. For the addition, the applicants are seeking a 2' south east side yard setback variance. The allowed side yard setback is 11'10". The proposed addition would have a side yard setback of 9'10".

Mr. Greg Meacham, owner of the property, presented the application to the Board of Adjustment.

Mr. Clint Whitworth, prospective buyer of the property, thanked the Board for hearing the application. Mr. Whitworth spoke to the Board of Adjustment members concerning the hardship presented in the application.

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

MOTION: Herzel moved that application number BOA 2020-04 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; this variance is the minimum necessary to alleviate the unnecessary hardship. We also request that the condition of 9'10" remain at the backend of the proposed building. Lippert seconded the motion.

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

5. Items for Separate Vote

Items listed in this section of this Agenda are usually discussed, considered, and voted on individually by the Board.

- a. Discussion, consideration, and possible action regarding Schedule of 2021 Board of Adjustment Meetings.

MOTION: Clements moved to approve agenda item 5a as presented. Lippert seconded the motion.

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

6. 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.