

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, February 15, 2017 at 5:30 PM
Public Works, 1009 NW 75th
Nichols Hills, OK 73116

**Original Agenda Filed in the Office of the Municipal Clerk at
2:00 PM on the 9th day of February, 2017.**

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Robert Slater		Present	
Edward Clements		Present	
John Covington		Present	
Julie Hall		Late	5:34 PM
Larry Herzel		Present	

3. Minutes

a. December 21, 2016

MOTION: Herzel moved to approve the December 21, 2016 minutes as modified. Covington seconded the motion.

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

4. Public Hearing - Variance Requests

Mrs. Hall enters the meeting.

- a. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case No. BOA 2017-01, for which the applicants at 1713 Pennington Way, are seeking a 16'6" variance to the East side yard setback.

BACKGROUND

BOA 2017-01 - 1713 Pennington Way

The property is R-1-75.

The applicants desire to replace the existing house at the property with a new house. For the proposed new house, the applicants are seeking a 16'6" variance to the East side yard setback, leaving a 16'6" setback. For the proposed new house, the applicants are also seeking an 11' variance to the West side yard setback, leaving a 22' setback. The footprint of the proposed house is narrower than the existing house. The existing structure is set back 21' on the East side and set back 9' on the West side.

Withdrawn, no variance required.

- b. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case No. BOA 2017-02, for which the applicants at 2001 Huntington Avenue, are seeking a variance for a 16'9" rear yard setback.

BACKGROUND

BOA 2017-02 - 2001 Huntington Avenue

The property is zoned R-1-75.

The applicants desire to build a new house. For the proposed new house, the applicants are seeking a 16'9" variance to the rear yard setback, leaving an 8'3" rear yard setback. The allowable Building Lot Coverage (BLC) is 3,758 square feet. The applicants are also seeking a 357 square foot variance from the allowable BLC, for a

proposed 4,115 BLC. The allowable Floor Area Ratio (FAR) is 3,469 square feet. The applicants are also seeking a 601 square foot variance from the allowable FAR, for a proposed 4,070 FAR.

Scott Spradling presented the variance request on behalf of the applicant. Following discussion among board members and staff, Chairman Slater opened the public hearing. Karen Hanstein spoke in support of the variance. Seeing no others expressing a desire to be heard, the public hearing is closed.

MOTION: Hall moved that application number BOA 2017-01 be approved in accordance with submitted application as presented at this meeting because:

- I. The application of the ordinance to this particular piece of property would create an unnecessary hardship;
- II. Such conditions are peculiar to this particular piece of property;
- III. 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

The variance is the minimum necessary to alleviate the unnecessary hardship. **Seconded** by Clements.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Hall
SECONDER:	Edward Clements
AYES:	Slater, Clements, Covington, Hall, Herzel

5. Adjournment

MOTION: Covington moved to adjourn the meeting. Hall seconded the motion.

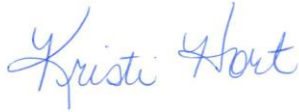
RESULT: **APPROVED [UNANIMOUS]**
MOVER: John Covington
SECONDER: Julie Hall
AYES: Slater, Clements, Covington, Hall, Herzel



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma