

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, December 21, 2016 at 5:30 PM
Public Works, 1009 NW 75th
Nichols Hills, OK 73116

**Original Agenda Filed in the Office of the Municipal Clerk at
10:30 AM on the 14th day of December, 2016.**

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Robert Slater		Present	
Edward Clements		Present	
John Covington		Present	
Julie Hall		Present	
Larry Herzel		Present	

3. Minutes

a. September 21, 2016 Minutes

b. February 17, 2016 Modified Minutes

MOTION: Hall moved to approve the September 21, 2016 minutes and February 17, 2016 modified minutes as presented. Herzel seconded the motion.

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

4. Public Hearing - Variance Requests

- a. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case BOA 2016-04, for which the applicants at 1819 Dorchester Place, are seeking a 2' variance to the East side setback to allow a 215 square foot bedroom extension to be constructed into the back yard in-line with the original home.

BACKGROUND

BOA 2016-04 - 1819 Dorchester Place

The property is zoned R-1-75.

The applicants are seeking a 2' variance to the East side setback to allow a 215 sq. ft. bedroom extension to be constructed into the back yard in-line with the original home. The proposed bedroom extension would encroach on the side yard setback by 2' leaving a 5'6" side yard setback.

Mr. Andrew Thomas spoke on behalf of the applicant, explaining if they do not extend the bedroom to the original house, this will create an irregular shape of the interior of the room and make the roof an irregular shape. After discussion among board members the public hearing is open. Having no one present expressing a desire to be heard, the public hearing was closed.

MOTION: Clements moved that application number BOA 2016-04 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 Herzel.

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

5. Items for Separate Vote

a. Schedule of 2017 Regular Board of Adjustment Meetings

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

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

6. Adjournment

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

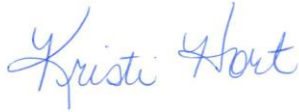
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Julie Hall
SECONDER: Larry Herzel
AYES: Slater, Clements, Covington, Hall, Herzel



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma