

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, February 18, 2015 at 5:30 PM
Town Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

HEARING IMPAIRED: Upon the receipt of a written request 48 hours prior to all public meetings, a certified signer will be provided for the hearing impaired.

1. Call to Order
2. Roll Call
3. Minutes
4. Public Hearing - Variance Requests
 - a. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case BOA 2014-09, for which the owners of 6824 NW Grand, a corner lot, have requested a variance to build an accessory structure.

BACKGROUND

The property is zoned E-1.

The current side yard setback is 58 feet. The proposed structure will encroach upon the side yard setback by 48' leaving a 10' side setback, which is a violation of the zoning code.

The proposed structure will exceed the building lot coverage by 7%, resulting in a 37% building lot coverage for this property.

- b. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case BOA 2014-10, for which the owners of 7007 Nichols Road lot, have requested a variance to build onto the garage.

BACKGROUND

The property is zoned E-2.

The current rear yard setback is 40 feet. The proposed structure will encroach upon the rear yard setback by 12' 6" leaving a 27' 6" rear yard setback, which is a violation of the zoning code.

The current side yard setback is 50 feet. The proposed structure will encroach upon the side yard setback by 30' leaving a 20' side setback, which is a violation of the zoning code.

5. Items for Separate Vote

- a. Discussion, consideration, and possible action to schedule a special meeting for Thursday, March 26, 2015, and cancel the regular meeting scheduled for Wednesday, March 18, 2015.

6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 10 AM on the 12th day of February, 2015 and posted in prominent view on the bulletin board at City Hall, also known as Town Hall, 6407 Avondale Drive, at 10:20 AM on the 12th day of February, 2015.



City Clerk
City of Nichols Hills, Oklahoma