

MINUTES

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

Original Agenda Filed in the Office of the Municipal Clerk at 10 AM on the 12th day of February, 2015.

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Julie Hall		Present	5:40 PM
John Covington		Present	
Robert Slater		Present	
Edward Clements		Absent	
Tom Flesher		Present	

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.

Mr. Scott Spradling addressed the board to present Case BOA 2014-09 variance request. The public hearing followed the presentation. Neighbors spoke in support and opposing this variance request. Flesher moved to accept the 15 foot to the East side with a 25 foot setback on the West side. This motion died for lack of a second.

Board of Adjustment members tabled discussion of this item. Members moved to agenda item 5.

Following discussion of agenda item 5, Board of Adjustment members returned discussion to this item.

Hall moved to continue this item until the special meeting of March 26, 2015 at 5:30 pm. Covington seconded the meeting.

RESULT:	CONTINUED TO A SPECIAL MEETING [UNANIMOUS]
MOVER:	Julie Hall
SECONDER:	John Covington
AYES:	Hall, Covington, Slater, Flesher
ABSENT:	Clements

- 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.

The applicants presents their request for BOA Case Number BOA 2014-10. The public hearing was opened. The residents of 1514 Wilshire spoke in support of this variance request. Having no others express a desire to be heard, the public hearing was closed.

Following the Board members discussed this request, Hall moved to deny this variance request, Covington seconded the motion.

RESULT:	DENY [UNANIMOUS]
MOVER:	Julie Hall
SECONDER:	John Covington
AYES:	Hall, Covington, Slater, Flesher
ABSENT:	Clements

5. Items for Separate Vote

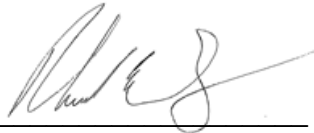
- a. Discussion, consideration, and possible action to schedule a special meeting for Thursday, March 26, 2015, and cancel the regular meeting scheduled for Wednesday, March 18, 2015.

Covington moved to schedule a Special Board of Adjustment meeting on March 26, 2015 at 5:30 PM. Hall seconded the motion.

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

6. Adjournment

There being no further business, 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