

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, May 20, 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 2:40 PM on the 15TH day of May, 2015.

1. Call to Order

2. Roll Call

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

Chairman Slater welcomed new Board of Adjustment board member Larry Herzel. Additionally, he expressed the Boards appreciation for Mr. Tom Flesher's years of service.

Chairman Slater advised that Item 3b will be heard prior to item 3a.

3. Public Hearing - Variance Requests

- a. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case BOA 2015-03, for which the owners of 1502 Bedford, have requested a variance add an additional to the existing home.

BACKGROUND

BOA 2015-03 - 1502 Bedford

The property is zoned R-1-75..

The current side yard setback is 11' 6". The proposed addition will encroach upon the side yard setback by 6' 8" leaving a 4' 10" side yard setback, which is a violation of the zoning code.

Mr. Bruce Barkocy spoke on behalf of the applicant, followed by opening the public hearing. Having no one present express a desire to be heard, the public hearing was closed. Board of Adjustment members and staff discussed the application of case BOA 2015-03.

Clements moved to deny case BOA 2015-03. Covington seconded the motion.

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

- b. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case BOA 2015-04, for which the owners of 1501 Camden, have requested a variance to build a new home.

BACKGROUND

BOA 2015-04 - 1501 Camden, a corner lot

The property is zoned R-1-75.

The current FAR (floor area ratio) is 60% or 5,261 square feet. The proposed structure is 7,247 square feet or 76.9%, and will exceed the allowable FAR by 1,986.1 square feet or 16.9%, which is a violation of the zoning code.

Following the presentation for the applicant, the Public Hearing was opened. Among the residents speaking Mr. Patrick Craine shared his opinion that the proposed home does not fit this small lot and will affect the neighbors. Additionally he questioned how the proposed home meets the hardship requirement. Others residents shared their concerns. Chairman Slater advised the receipt of a written objection to this application from Mr. Aaron Horton. The public hearing was closed.

Following discussion among board members and staff, Covington moved to deny the application BOA 2015-04. Clements seconded the motion.

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

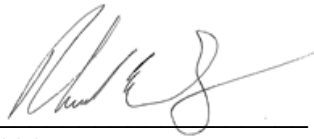
4. Items for Separate Vote:

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

Chairman Slater discussed the option of determination of a quorum, prior to scheduling of Public Hearing for the next regularly scheduled Board of Adjustment meeting. E-mails and text messages will be sent individually to each member to respond with their availability for the meeting.

5. Adjournment

There being no further business, the meeting was adjourned.



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma