

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, August 19, 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 3:45 PM on the 14th day of August, 2015.

1. Call to Order

2. Roll Call

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

3. Public Hearing - Variance Requests

- a. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case BOA 2015-05, for which the owners of 1620 Queenstown, have requested a variance to build onto the home.

BACKGROUND

BOA 2015-05 - 1620 Queenstown Road

The property is zoned R-1-75.

The current side yard setback is 11 feet 6 inches. The proposed structure will encroach upon the side yard setback by 1 foot 6 inches leaving a 10 foot side setback, which is a violation of the zoning code.

Chairman Slater read the rules for the meeting. Followed by the presentation by Bruce Barkocy the contractor for the applicant. Mr. Barkocy shared details of the proposed addition to the home at 1620 Queenstown. Chairman Slater then opened the public hearing. Seeing that no one present expressed a desire to speak, the public hearing was closed.

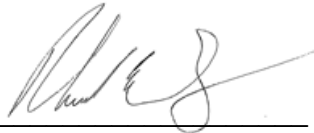
Covington moved that application number 2015-05 be approved in accordance with submitted application as presented at this meeting because:

- 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.
Herzel seconded the motion.

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

4. 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