

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, July 17, 2024 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman Robert Slater	5:30
Vice-Chairman Edward Clements	5:30
Member Kathy Lippert	5:30
Member Larry Herzel	5:30
Member John Covington	Absent

3. Minutes

a. May 15, 2024 Minutes

MOTION: Larry Herzel moved to approve the May 15, 2024 minutes as presented. Kathy Lippert seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel
SECONDER:	Kathy Lippert
AYES:	Robert Slater, Edward Clements, Kathy Lippert, Larry Herzel

4. Public Hearings

- a. PUBLIC HEARING: Case No. BOA-2024-11, for which the applicants at 1208 Sherwood Lane are seeking a 12'6" front yard setback variance.

BOA-2024-11 1208 Sherwood Lane

The property is zoned R-1-75.

The applicants desire to build a new main dwelling. For the proposed dwelling, the applications are seeking a 12'6" front yard variance leaving a 27'6" front yard setback.

Ms. Donna Rosentreter, Diamond R Construction, presented the application to the Board of Adjustment.

Following discussion among Board of Adjustment members, and staff, Chairman Slater opened the public hearing.

Mr. Mark Selvidge spoke of his concerns of the line of sight and the alignment of the Sherwood Lane block.

Seeing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Kathy Lippert moved to deny application number BOA-2024-11. Edward Clements seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Kathy Lippert
SECONDER:	Edward Clements
AYES:	Robert Slater, Edward Clements, Kathy Lippert, Larry Herzel

- b. PUBLIC HEARING: Case No. BOA-2024-12, for which the applicants at 6621 Hillcrest Avenue are seeking an 18" height variance for a gate, a 42" height variance for a fence, and a 42" height variance for fence columns.

BOA-2024-12 6621 Hillcrest Avenue

The property is zoned R-1-75.

The applicants desire to build a new fence. For the proposed fence, the applicants are seeking an 18" height variance for the gate. The

applicants are also seeking a 42" height variance for the fence. The applicants are also seeking a 42" height variance for the fence columns.

Mr. Pat Bates, Nichols Hills Properties, and Mr. Jeff McGraw, Evolution Development Group, presented the application to the Board of Adjustment.

Following discussion among Board of Adjustment members, and staff, Chairman Slater opened the public hearing.

Mr. Steve Sherman spoke of his concerns of the height and placement on the property of the proposed fence. Mr. Sherman asked that the fence be placed closer to the home.

Seeing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Edward Clements moved to continue application BOA-2024-12 to the August 21, 2024 meeting to allow time for the applicant to reduce the impact slightly and discuss with the neighbors. Larry Herzel seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Edward Clements
SECONDER:	Larry Herzel
AYES:	Robert Slater, Edward Clements, Kathy Lippert, Larry Herzel

5. Adjournment

MOTION: There being no further business, Edward Clements moved to adjourn the meeting. Kathy Lippert seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Edward Clements
SECONDER:	Kathy Lippert
AYES:	Robert Slater, Edward Clements, Kathy Lippert, Larry Herzel



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma