

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, September 16, 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 12:30 PM on the 14th day of September, 2015.

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Julie Hall		Present	5:32 PM
John Covington		Present	
Robert Slater		Present	
Edward Clements		Absent	
Larry Herzel		Present	

Chairman Slater advised items 3d and 3e would be heard first.

3. Minutes

- a. January 21, 2015 Minutes
- b. February 18, 2015 Minutes
- c. April 15, 2015 Minutes

Hall moved to approve the January 21, 2015, February 18, 2015 and April 15, 2015 minutes as presented. Covington seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	Julie Hall
SECONDER:	John Covington
AYES:	Hall, Covington, Slater
ABSTAIN:	Herzel
ABSENT:	Clements

- d. May 20, 2015 Minutes
- e. August 19, 2015 Minutes

Covington moved to approve May 20, 2015 and August 19, 2015 minutes as presented. Herzel seconded the motion.

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

4. Public Hearing - Variance Requests

- a. **PUBLIC HEARING:** Discussion, consideration and possible approval or disapproval of Case BOA 2015-06, for which the owners of 6903 Trenton, have requested a variance to build a master bedroom onto the home.

BACKGROUND

BOA 2015-06 - 6903 Trenton

The property is zoned R-1-60.

The current rear yard setback is 25 feet. The proposed structure will encroach upon the rear yard setback by ten feet, which is a violation of the zoning code.

Mr. Andrew Thomas spoke on behalf of the applicant, explaining the triangular lot creates a hardship for their hopes to add onto the master bedroom. Staff and board members discussed the application which was following by opening the public hearing. Hearing no one express a desire to be heard, the public hearing was closed.

APPROVED: Hall moved that application number BOA 2015-06 be approved in accordance with submitted application as presented at this meeting because:

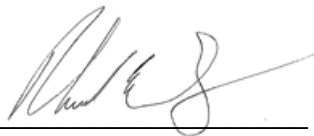
- I. The application of the ordinance to this particular piece of property would create an unnecessary hardship;
- II. Such conditions are peculiar to this particular piece of property;
- III. The granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and

The variance is the minimum necessary to alleviate the unnecessary hardship. **Seconded** by Covington.

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

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