

## MINUTES

Regular Meeting of the  
Nichols Hills Planning Commission  
Tuesday, April 2, 2024 at 5:30 PM  
City Hall, 6407 Avondale Drive  
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

| Attendee Name   | Title    | Status  | Arrived |
|-----------------|----------|---------|---------|
| Ron Byrne       |          | Present |         |
| Mike Biddinger  |          | Present | 5:32 PM |
| Doug Franklin   |          | Present |         |
| Tim Cheek       |          | Present |         |
| Barbara Gilbert |          | Present |         |
| John McCaleb    | Chairman | Present |         |

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes
  - a. March 5, 2024 Minutes

**MOTION:** Gilbert moved to approve the March 5, 2024 minutes as presented. Byrne seconded the motion.

|                  |                                          |
|------------------|------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Barbara Gilbert                          |
| <b>SECONDER:</b> | Ron Byrne                                |
| <b>AYES:</b>     | Byrne, Franklin, Cheek, Gilbert, McCaleb |
| <b>ABSENT:</b>   | Biddinger                                |

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. **PUBLIC HEARING:** An application for approval of the Planned Unit Development of 1203 Sherwood Lane (PUD-9) involving the following described property: Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof. If approved, PUD-9 will rezone and redistrict the subject property from the U-4 Church District to the R-1-75 Single-Family Residential District and permit development of the Property pursuant to the provisions of the Master Design Statement for PUD-9.

**MOTION:** Cheek moved to continue to the next regular scheduled meeting. Franklin seconded the motion.

|                  |                                          |
|------------------|------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Tim Cheek                                |
| <b>SECONDER:</b> | Doug Franklin                            |
| <b>AYES:</b>     | Byrne, Franklin, Cheek, Gilbert, McCaleb |
| <b>ABSENT:</b>   | Biddinger                                |

- b. **PUBLIC HEARING:** The issuance of a Special Permit to Christian Keese for the purpose of installation of art located 2401 NW Grand Boulevard, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

Mr. Todd Edmonds, Principal with HSE Architects, presented the application to the Planning Commission.

Mr. Henry Hood, representing the applicant, discussed the application with the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was

closed.

**MOTION:** Gilbert moved to recommend the City Council approve agenda item 5b as presented. Franklin seconded the motion.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Barbara Gilbert                                        |
| <b>SECONDER:</b> | Doug Franklin                                          |
| <b>AYES:</b>     | Byrne, Biddinger, Franklin, Cheek, Gilbert,<br>McCaleb |

6. Items for Separate Vote

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Request of Suzy and Chip Morgan discussing zoning rules for lots on Coventry Lane.

Mrs. Suzy Morgan spoke of her concerns of the ordinances pertaining to setback limits, square footage, height, and three-car garages facing the street in the R-1-75 Single-Family Residential district. Also, Mrs. Morgan spoke of her concerns of code enforcement allowing the removal of large healthy trees and not enforcing the approved landscaping plans of previously approved applications.

Planning Commissioners recommended that Mrs. Morgan address the matter concerning the application for 1804 Coventry Lane with the Nichols Hills Building Commission.

Mr. Mike Morgan spoke to the Planning Commission about the process of amending the ordinance for the R-1-75 Single-Family Residential district concerning the height and size of the homes.

Mrs. Carol Goetzinger spoke to the Planning Commission of her concerns of the 3-car garage and the height of the proposed home

at 1804 Coventry Lane.

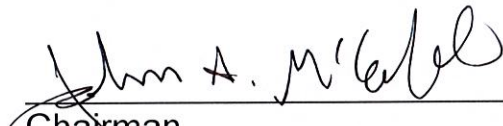
Mr. Byron Millsap spoke of his concerns of the sizes of homes in the R-1-75 Single-Family Residential district.

Planning Commissioners directed staff to discuss with the Building Commission the height requirements and 3-car front facing garages in the R-1-75 Single-Family Residential district.

7. Adjournment

**MOTION:** There being no further business, Franklin moved to adjourn the meeting. Cheek seconded the motion.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Doug Franklin                                          |
| <b>SECONDER:</b> | Tim Cheek                                              |
| <b>AYES:</b>     | Byrne, Biddinger, Franklin, Cheek, Gilbert,<br>McCaleb |

  
Chairman  
Planning Commission  
City of Nichols Hills, Oklahoma

  
City Manager  
Planning Commission  
City of Nichols Hills, Oklahoma

  
City Clerk  
City of Nichols Hills, Oklahoma

April 2, 2024

on March 22, 2024 we sent a request to:

To the members of the Nichols Hills Planning Commission, City Council and Shane Pate

We feel the present zoning rules for lots our size on Coventry Lane desperately need to be revised.

Our suggestions are as follows:

\*On non corner lots only a two car garage should be allowed facing the street. A third garage could be allowed as long as it faces away from the street.

\*No structure should be more than 26 feet in height (instead of the current 32 foot limit and the lot size MUST be carefully considered).

\*The present setback limits on property lines should be increased from 10 to 20 feet for a two story structure (to allow daylight between the two homes)

\*Code Enforcement should check often enough to be certain that trees left in the plans should not be cleared for the sake of convenience - are we going to end up without any good sized trees in our city?

We would like to share some facts about the size of some new 2 story homes on our block:

The two former largest homes which were the first 2 story homes on Coventry are at 1801 and 1807 and each lot measures .48 and .46 acres respectively each having been built in 1990

The third 2 Story home on Coventry at 1817 was built 8 years ago on .31 acres

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Did you know that the smallest lots on Coventry are .27 acres which is only about one half the size of the two largest lots?

According to rethority.com on 1-15-2024 the traditional height of a 2 story house is 18 - 20 feet tall rather than 26 or 32 feet.

If only all people would do the right thing, respect each other and each others' property we wouldn't need to ask for your help now.

Has Nichols Hills evolved to the point where the architects, builders and buyers always have the final word as opposed to the current and long time residents? If so, we will lose the integrity of what our city has been since it's beginning in 1928.

Suzy and Chip Morgan  
1802 Coventry Lane  
suzy-morgan@omrf.org  
405-250-9129



Dear Members of the Planning Commission,

At the Building Commission meeting on March 19, 2024, seven residents of Coventry Lane and one resident of Guilford Lane spoke opposing the plans for the proposed house at 1804 Coventry Lane. The concerns focused on the proposed three-car garage fronting Coventry and the height of the proposed house. A decision by the Building Commission was postponed until the commission's next meeting on April 16.

The plans show the proposed house in relation to the adjacent homes on either side. Attached is a rendering of the proposed house showing the two neighboring houses. The proposed house dwarfs the neighboring houses. The proposed plans show only one inch to spare before exceeding the height allowances. While the commission may not be willing to change height allowances at this time, perhaps it is something to address in the future. Particularly when most of the neighboring houses are dwarfed by this type of construction.

The three-car garage fronting Coventry dominates the house and is inconsistent with the architecture of the homes in the neighborhood. Attached are copies of the drawings submitted in the proposed plans. The garages comprise half of the facade and the concrete driveway covers half of the front yard. Even the recent home builds with garages facing Coventry only have two-car garages, which is consistent with the neighborhood. Recent new home builds on neighboring streets are also consistent with having two-car garages as opposed to three.

If this three-car garage is approved, it will open the floodgates for other builders to ignore the integrity of the neighborhood and build three-car garages that overpower the front of the homes. Grass lawns will be replaced with additional concrete.

Perhaps a change to zoning ordinances is in order which would only allow two-car garages to face the primary street. Three-car garages could continue to be allowed if they face the side street or are on the back of the house. In addition, tandem garages, with space to park an additional car in front of another or for storage, could continue to be allowed.

Time is of the essence to put a new zoning ordinance in place. The decision by the Building Commission for 1804 Coventry Lane was postponed until the commission's next meeting on April 16. I urge you to make a change to the zoning ordinances in advance of this meeting.

Thank you for allowing us to voice our concerns.



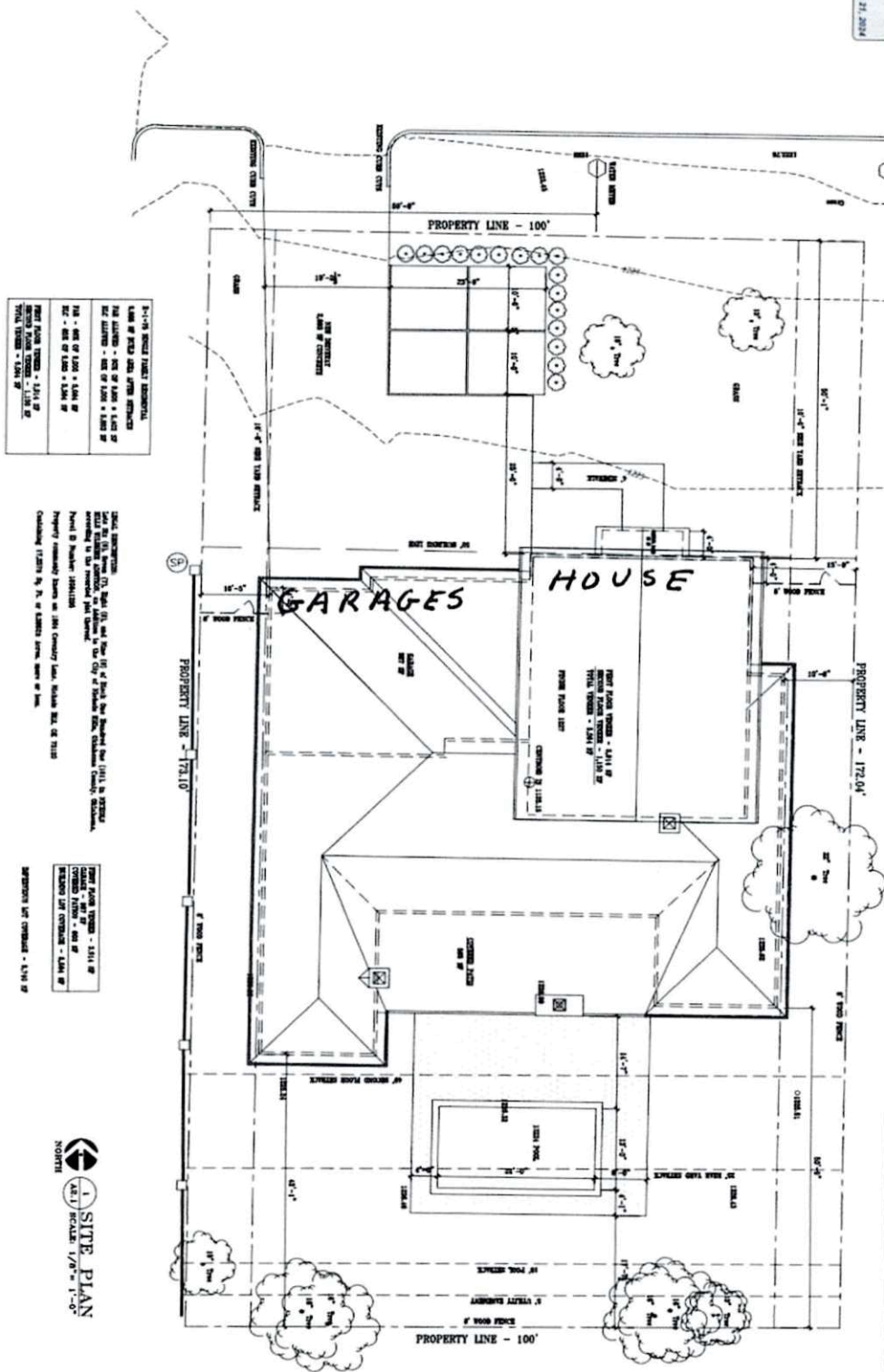
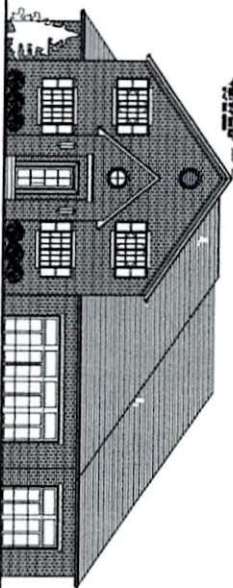
Carol Goetzinger  
1729 Coventry Lane



Linda Durbin  
1826 Coventry Lane



Will and Linda Clark  
1830 Coventry Lane



|                                                                                                                                                   |                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 1-1-76 SOCIAL PACTS DEMONSTRAL<br>1,000 OF 1000 DOLL OFFER REFUSED<br>THE OFFER - 100 OF 1,000 + 1,000 OF<br>100 OFFERS - 100 OF 1,000 + 1,000 OF | 100 - 100 OF 1,000 + 1,000 OF<br>100 - 100 OF 1,000 + 1,000 OF                               |
| 1000 SOCIAL PACTS - 1,000 OF<br>1000 SOCIAL PACTS - 1,000 OF<br>1000 SOCIAL PACTS - 1,000 OF                                                      | 1000 SOCIAL PACTS - 1,000 OF<br>1000 SOCIAL PACTS - 1,000 OF<br>1000 SOCIAL PACTS - 1,000 OF |

Local Residents  
and the 1970 Census  
of the U.S. show 17,548 (11 and 16% of total) live in the unincorporated areas of the county, according to the 1970 census. The City of Phoenix, Maricopa County, encompasses 17,579 sq. ft. or 12.82% of the county area.

FRONT FLOOR VERGE - 3.514 m  
 CHALK - 807 m  
 COVERED PITCH - 604 m  
 BUILDING LIFT COVERAGE - 4.344 m  
 BUILDINGS LIFT COVERAGE - 4.740 m

**SITE PLAN**  
AS.1 SCALE: 1/8" = 1'-0"  
NORTH



By [Aja Warlick](#) at 9:47 am, Feb 20, 2024

REINFORCED CURB OUTLET WITH 4'x6' ADAPTER PIECE

REINFORCED CURB OUTLET WITH 4'x6' ADAPTER PIECE

10' x 10' x 10' PIPE TO STREET @ 100% MINIMUM BASIN

LANDSCAPING YARD INLET RM 1223.50

HOUSE FFE 1227.00

GARAGE FFE 1225.50

CENTROID 1225.15

S 89°19'26" E 100.00'

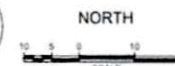
S 00°40'34" W 172.04'

N 89°55'52" W 100.00'

- [illegible]

- [illegible]

| STORMWATER RUNOFF         |             |             |           |
|---------------------------|-------------|-------------|-----------|
| STORM EVENT               | SUB-BASIN 1 | SUB-BASIN 2 | SUB-BASIN |
| AREA (asph/impd by pipes) | 0.079 AC    | 0.037 AC    | 0.077 AC  |
| T <sub>0</sub>            | 5 MIN       | 5 MIN       | 5 MIN     |
| C VALUE                   | 0.90        | 0.90        | 0.90      |
| INTENSITY                 | 8.47 IN/H   | 8.47 IN/H   | 8.47 IN/H |
| 100 YEAR                  | 0.602 CFS   | 0.262 CFS   | 0.567 CFS |
| 8" PVC @ 1.5%             | 0.713 CFS   | 0.713 CFS   | 0.713 CFS |



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2/16/2024  
24-032  
C1.0





1 NORTH ELEVATION  
AS.1 SCALE: 1/4" = 1'-0"

**Nichols Hills City Code – as adopted through April 2, 2024**

**Sec. 50-49. R-1-75 Single-Family Residential District.**

(a) **General description.** The R-1-75 Single-Family Residential District is intended to protect the character and integrity of established Single-Family Residential areas. The principal permitted Use is the Single-Family home on a moderately-sized Lot. The standards in this Section reflect the existing pattern, style, and quality of Development in the Zoning District and should be an aid in protecting the area from encroachment of large homes with minimal open space being constructed on small Lots.

(b) **Permitted uses.**

- (1) Single-Family Dwelling.
- (2) Park or open space owned by the City.

(c) **Conditional Uses.**

- (1) The following are Conditional Uses in the R-1-75 Single-Family Residential District.
  - a. Accessory Buildings, Accessory Structures, and Accessory Uses which are subject to Division 6 of this Article and the following:
    1. No Accessory Building, Accessory Structure or Accessory Use shall be located in front of the Main Building, except Fences, walls, flag poles, fountains not exceeding 56 inches in height, and other types of Accessory Structures that are allowed to be located in the Front Yard, as permitted in this Chapter; provided that, where a Lot with a Main Building has been combined with an abutting or adjacent vacant Lot, in no case shall any Accessory Building, Accessory Structure or Accessory Use on what was the vacant Lot be located in front of the Main Building on any abutting or adjacent Lot.
    2. No Accessory Building, Accessory Structure or Accessory Use shall exceed the height of the Main Building.
    3. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the Development Regulations of this District.
    4. No Accessory Building, Accessory Structure or Accessory Use shall have living or conditioned space above the ten-foot plate height.



- b. Accessory Signs are subject to Division 10 of this Article and City Sign Regulations.

(d) *Uses Subject to Review.* None.

(e) *Development Regulations.*

(1) General.

- a. In no case shall a Main Building, Accessory Building, Accessory Structure or Accessory Use be located over a utility Easement.
- b. Roofs shall be permitted to overhang two feet into required Yard Setback areas.

(2) Front Yard Setback: 25 feet from the front Property Line or Building Setback Line established on the Subdivision plat filed of Record, whichever is greater, provided that:

- a. Where a Building Setback Line greater than the Setback required above has been established by existing Structures occupying 60 percent or more of the frontage on a block, all new construction shall be within this existing Setback Line, regardless of the Code requirement or private Subdivision requirements that differ from said existing Setback.
- b. A Porch or Porte Cochere as defined in this Chapter shall be permitted to extend not more than ten feet in front of the required Front Yard Setback Line.

(3) Side Yard Setback.

- a. The Main Building shall have a minimum Setback from all side Property Lines as follows:
  - 1. A minimum of six feet or ten percent of the Lot Width, whichever is greater.
  - 2. Lots abutting a Street shall have a Setback of 15 feet on the side abutting the Street.
- b. Accessory Buildings, Accessory Structures or Accessory Uses less than 14 feet in height: six feet.



- c. Accessory Buildings, Accessory Structures or Accessory Uses 14 feet or more in height: six feet, plus one foot for each full foot of additional height greater than 14 feet.
- d. Chimneys or fireplaces shall be permitted to encroach two feet into the required Side Yard on one side of the Building only.

(4) Rear Yard Setback.

- a. The Main Building shall be set back from the rear Property Line as follows: The first floor of the Main Building shall have a minimum Rear Yard Setback of 25 feet, and the second floor of the Main Building shall have a minimum Rear Yard Setback of 40 feet.
- b. Accessory Buildings, Accessory Structures or Accessory Uses shall be set back as follows:
  - 1. Accessory Buildings, Accessory Structures and Accessory Uses less than 14 feet in height: ten feet;
  - 2. Accessory Buildings, Accessory Structures and Accessory Uses 14 feet or more in height: ten feet, plus two feet for each full foot of additional height greater than 14 feet.
- c. Chimneys or fireplaces shall be permitted to encroach two feet into the required Rear Yard.

(5) Minimum Lot size: None.

(6) Minimum Lot Width at front Building Line: 60 feet.

(7) Lot Coverage and Floor Area Ratio. Maximum size and bulk of all permitted Structures shall be based on the following two criteria, neither of which shall be exceeded:

- a. *Lot Coverage.* Defined Structures shall cover no more than 65 percent of the Lot Area within the Setback Lines established in this District.
- b. *Floor Area Ratio.* Floor Area Ratio shall not exceed 0.6.

(8) Maximum Height.

- a. *Accessory Buildings, Accessory Structures or Accessory Uses:* 22 feet.

1. Accessory Buildings will have a ten-foot maximum plate height measured from finished floor.
  2. The finished floor shall be permitted to be one foot above undisturbed surrounding grade. Anything higher than one foot shall be subtracted from the ten-foot plate height.
- b. *No build envelope.* No Accessory Building, Accessory Structure or Accessory Use is permitted within "no build" areas created as follows:
1. Establish a point at the side, and Rear Yard Setbacks, at the finished floor level then move vertically up ten feet to points "A."
  2. At points "A" a 45-degree angle will be drawn to the point where it intersects with the maximum Building Height which is point "B."
  3. Connect points "A" and "B" to delineate a "no build" area on every side of the Structure.
- c. *Maximum Building Height* is determined by the width of the Lot at the front Setback Lines as follows:
1. Lots with less than 100-foot frontage at the front Setback Line will have a 31-foot maximum height level.
  2. Lots with 100-foot frontage or greater but less than or equal to 125 feet at the front Setback Line will have a 32-foot maximum height level.
  3. Lots greater than 125 feet at the front of the Setback Line will have a 33-foot maximum height level.
  4. No Main Building shall exceed 16 feet in height within 40 feet of the Rear Property Line except on Corner Lots.

(9) No-Build Vertical Envelopes.

- a. *Single step-back required where Main Building is set back 15 feet or more.* Where the Main Building is set back 15 feet or more from the side Property Line, the Main Building must have a single step-back No Build Vertical Envelope.
1. *Determining the No-Build Vertical Envelope.* Where the Main Building is set back 15 feet or more from the side Property Line, no portion of a Main Building is permitted within a No-Build Vertical Envelope. Specifically, that side of a Building must have a single step-

back No-Build Vertical Envelope, the size and location of which are determined as follows:

- (i) Establish the point at which the Building is set back, at the Centroid level, then move vertically up 22 feet to point "A."
- (ii) At point "A," a 45-degree angle will be drawn to the point where it intersects a horizontal line drawn at the maximum Building Height. This point will be point "B."
- (iii) Connect points "A" and "B" to delineate a No-Build Vertical Envelope on that side of the Building.

2. *Exceptions for Side Yard gables and dormers.* On a sidewall or roof section that faces a Side Yard, a gable or dormers may be added that do not exceed 20 percent of the length of the sidewall measured at finished floor level. The dormer or gable length will be measured at the 22-foot plate height level.

Example: a 60-foot-long side wall may have a dormer or gable that measures 12 feet long at the 22-foot plate height level.

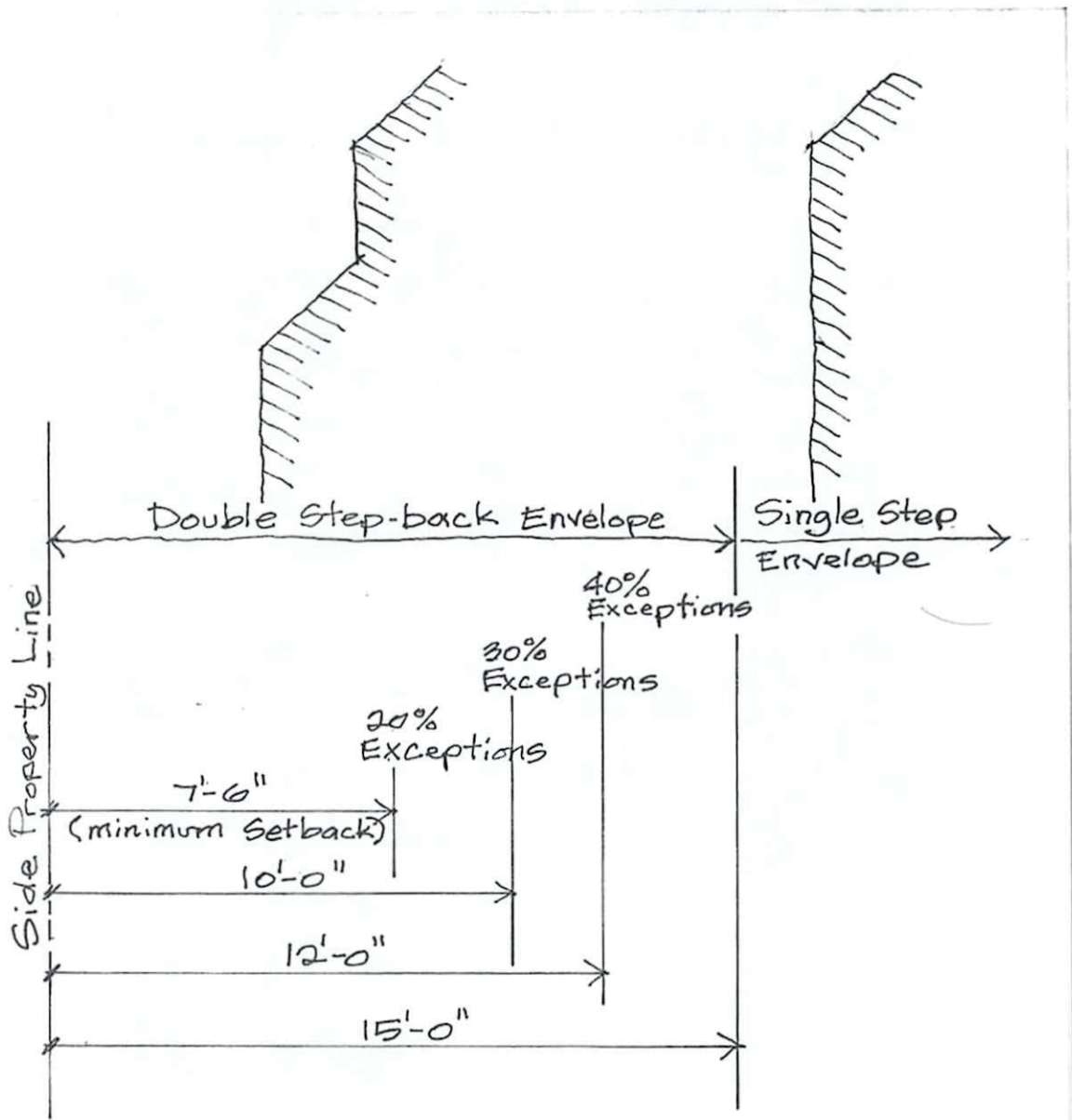
3. *Depiction.* The single step-back No-Build Vertical Envelope required where the Main Building is set back 15 feet or more from the side Property Line in the R-1-75 Residential District and the exceptions to it are depicted in subsection (e)(9)c of this Section.
- b. *Double step-back required where Main Building is set back less than 15 feet.* Where the Main Building is set back less than 15 feet from the side Property Line, the Main Building must have a double step-back No Build Vertical Envelope.
1. *Determining the No-Build Vertical Envelope.* Where the Main Building is set back less than 15 feet from the side Property Line, no portion of a Main Building is permitted within a No-Build Vertical Envelope. Specifically, that side of a Building must have a double step-back No-Build Vertical Envelope, the size and location of which are determined as follows:
    - (i) Establish the point at which the Building is set back, at the Centroid level, then move vertically up 12 feet to point "A."
    - (ii) At point "A," a 45-degree angle will be drawn to the point where it intersects a vertical line offset from the point at which the Building is set back, a distance of six feet. This point will be point "B."



- (iii) From point "B," extend vertically four feet. This point will be point "C."
  - (iv) At point "C," a 45-degree angle will be drawn to the point where it intersects with the maximum Building Height, which will be point "D."
  - (v) Connect points "A," "B," "C," and "D" to delineate a No-Build Vertical Envelope on that side of the Building.
2. *Exceptions for Side Yard gables and dormers.* On a sidewall or roof section that faces a Side Yard, the No-Build Vertical Envelope does not limit the length of wall that:
- (i) Does not exceed 20 percent of the length of the sidewall where the Building is constructed not less than seven feet six inches from the side Property Line;
  - (ii) Does not exceed 30 percent of the length of the sidewall where the Building is constructed not less than ten feet from the side Property Line; or
  - (iii) Does not exceed 40 percent of the length of the sidewall where the Building is constructed not less than 12 feet from the side Property Line.
- The length of the sidewall will be measured at the finished floor level. Example: A 60-foot-long side wall may have a length of wall with no limit from the No-Build Vertical Envelope that measures 18 feet long if the Building is ten feet from the Property Line.
3. *Exception for single-Story gable walls.* There will not be a No-Build Vertical Envelope on a single-Story gable wall with a maximum plate line height of 12 feet.
4. *Depiction.* The double step-back No-Build Vertical Envelope required where the Main Building is set back less than 15 feet from the side Property Line in the R-1-75 Single Family Residential District and the exceptions to it are depicted in subsection (e)(9)c of this Section.
- c. The No-Build Vertical Envelope requirements in the R-1-75 Single Family Residential District and the exceptions to them are depicted as follows:

## R-1-75 District





R-1-75 Setback Depictions



- (10) Perimeter Fences and walls. Perimeter Fences and walls shall be subject to provisions of Chapter 8.
- (11) Second Story decks or patios. All second Story decks or patios are subject to second Story Main Building regulations.
- (12) Combined Lots. When two Lots are combined the Side Yard Setbacks are doubled, except when Lots are no more than 20 feet in width.
- (13) Separation of Accessory Buildings, Accessory Structures, and Accessory Uses from Main Building. Accessory Buildings, Accessory Structures, and Accessory Uses must have a minimum separation of ten feet from the Main Building.

(Code 1992, § 25-23; Code 2013, § 50-49; Ord. No. 803, § 2, 11-17-1998; Ord. No. 807, § 4, 4-13-1999; Ord. No. 858, § 3, 3-11-2003; Ord. No. 861, § 3, 3-11-2003; Ord. No. 871, § 3, 12-9-2003; Ord. No. 892, § 2, 12-12-2006; Ord. No. 911, § 1, 6-10-2008; Ord. No. 912, § 1, 8-12-2008; Ord. No. 921, § 1, 4-14-2009; Ord. No. 947, § 1, 6-14-2011; Ord. No. 1026, § 3, 11-12-2014; Ord. No. 1073, § 3, 5-10-2016; Ord. No. 1096, § 4, 4-11-2017; Ord. No. 1123, § 1, 3-13-2018; Ord. No. 1200, § 4, 12-14-2021; Ord. No. 1224, § 4, 2-14-2023; Ord. No. 1226, § 6, 3-14-2023)

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The three-car garage fronting Coventry dominates the house and is inconsistent with the architecture of the homes in the neighborhood. Attached are copies of the drawings submitted in the proposed plans. The garages comprise half of the facade and the concrete driveway covers half of the front yard. Even the recent home builds with garages facing Coventry only have two-car garages, which is consistent with the neighborhood. Recent new home builds on neighboring streets are also consistent with having two-car garages as opposed to three.

If this three-car garage is approved, it will open the floodgates for other builders to ignore the integrity of the neighborhood and build three-car garages that overpower the front of the homes. Grass lawns will be replaced with additional concrete.

Perhaps a change to zoning ordinances is in order which would only allow two-car garages to face the primary street. Three-car garages could continue to be allowed if they face the side street or are on the back of the house. In addition, tandem garages, with space to park an additional car in front of another or for storage, could continue to be allowed.

Time is of the essence to put a new zoning ordinance in place. The decision by the Building Commission for 1804 Coventry Lane was postponed until the commission's next meeting on April 16. I urge you to make a change to the zoning ordinances in advance of this meeting.

Thank you for allowing us to voice our concerns.



Carol Goetzinger  
1729 Coventry Lane

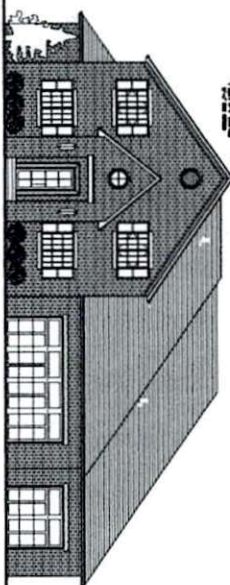
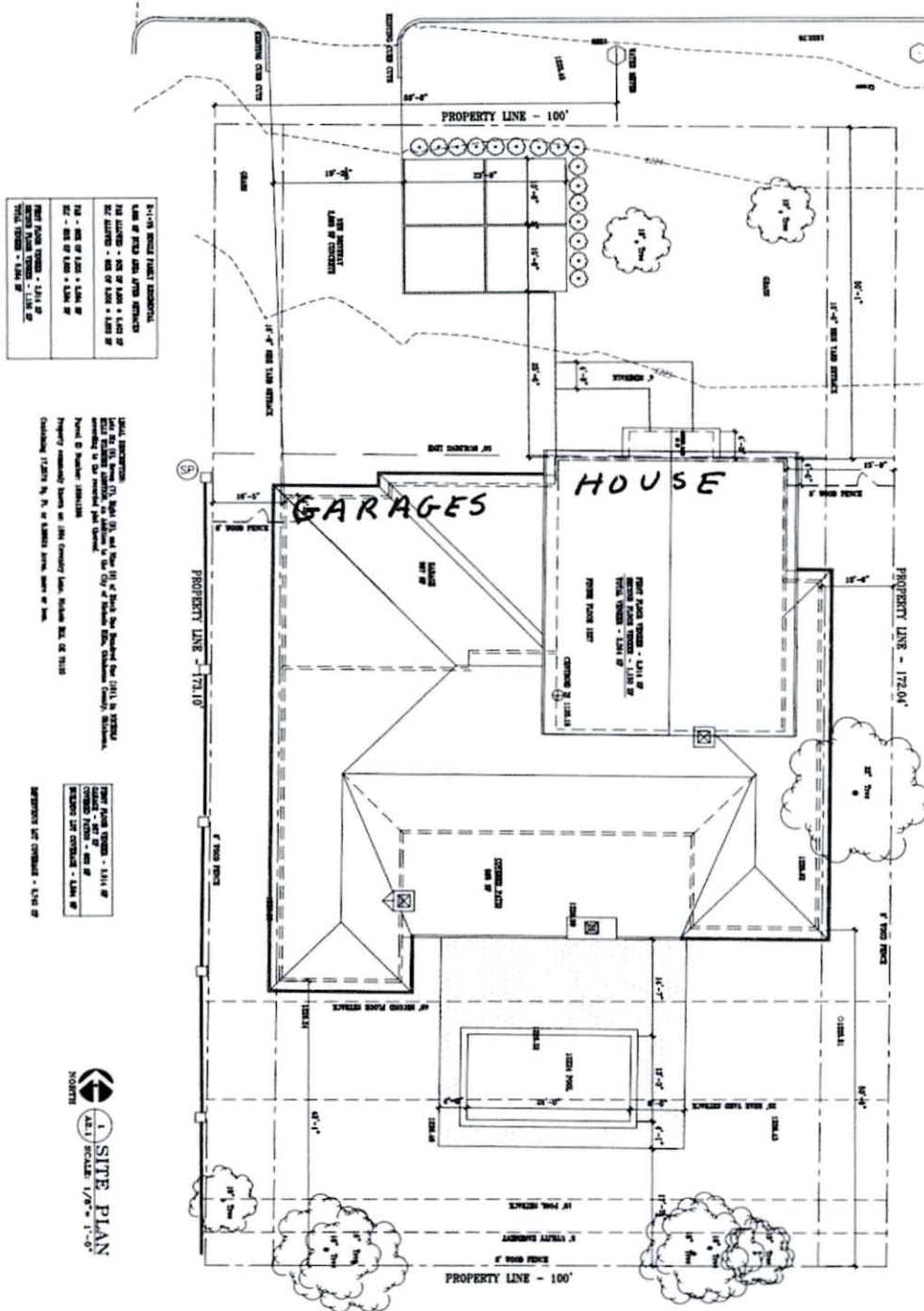


Linda Durbin  
1826 Coventry Lane



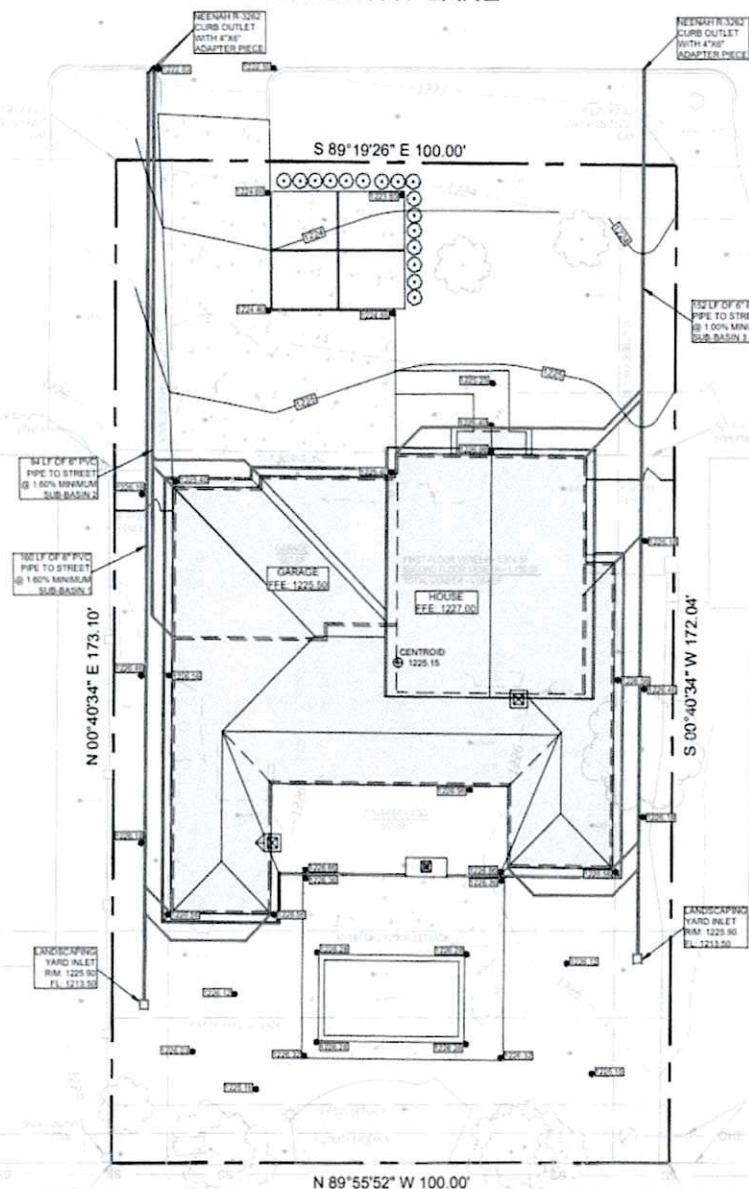
Will and Linda Clark  
1830 Coventry Lane





By Asa Warlick at 9:47 am, Feb 20, 2024

COVENTRY LANE



- [illegible]

- [illegible]

| TOTAL LOT AREA | TOTAL IMPERVIOUS AREA<br>PRE CONSTRUCTION | TOTAL IMPERVIOUS AREA<br>POST CONSTRUCTION | INCREASED RUNOFF C<br>VALUE AREA (S+H+R) | INCREASED 100 YEAR<br>RUNOFF |
|----------------|-------------------------------------------|--------------------------------------------|------------------------------------------|------------------------------|
| 17257 SF       | 8043 SF                                   | 9321 SF                                    | 3278 SF                                  | 0.26 CFS                     |
|                | 35.02%                                    | 54.01%                                     |                                          |                              |

| STORMMASTER RUNOFF        |             |             |             |
|---------------------------|-------------|-------------|-------------|
| STORM EVENT               | SUB BASIN 1 | SUB BASIN 2 | SUB BASIN 3 |
| AREA (Captured by pipes)  | 0.079 AC    | 0.037 AC    | 0.077 AC    |
| T <sub>u</sub>            | 5 MIN       | 5 MIN       | 5 MIN       |
| C VALUE                   | 0.90        | 0.90        | 0.90        |
| INTENSITY                 | 8.47 IN/HR  | 8.47 IN/HR  | 8.47 IN/HR  |
| 100 YEAR                  | 0.862 CFS   | 0.262 CFS   | 0.587 CFS   |
| 0.7 CFS @ 1.0% (Not Used) | 0.713 CFS   | 0.713 CFS   | 0.713 CFS   |



NORTH



**ASHLEY BICE, PE**  
CIVIL ENGINEER  
PO BOX 30088  
LITTLE ROCK, AR 72201  
KENT, KY (502) 636-1100  
(201) 564-1286

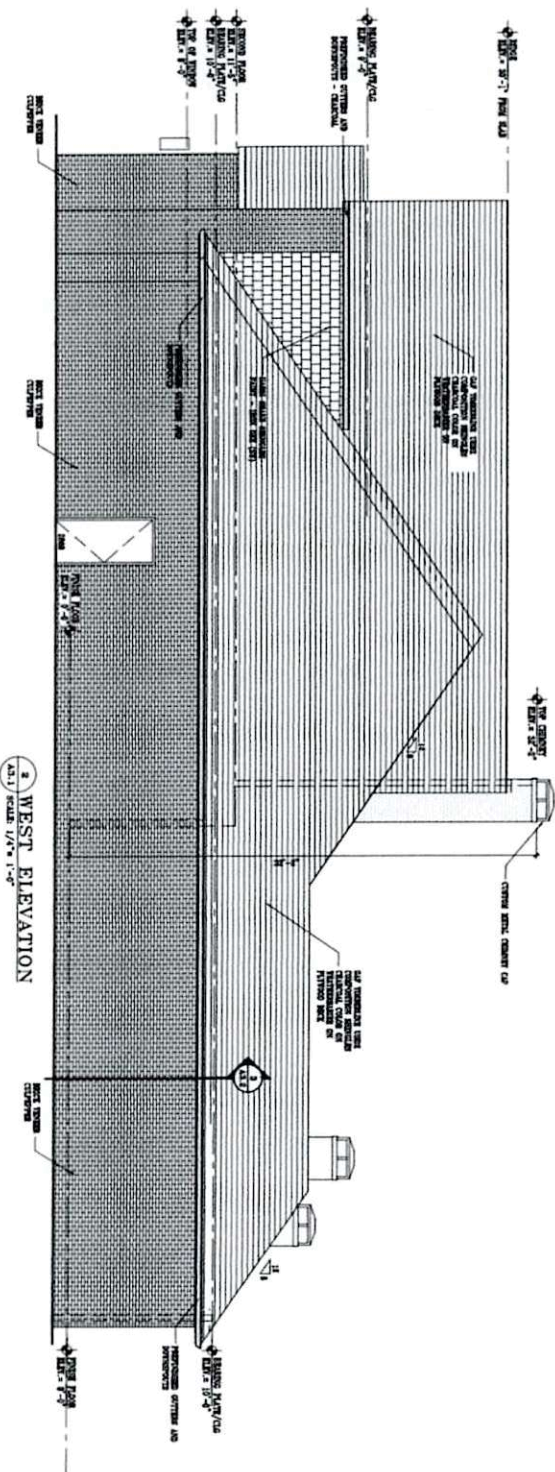
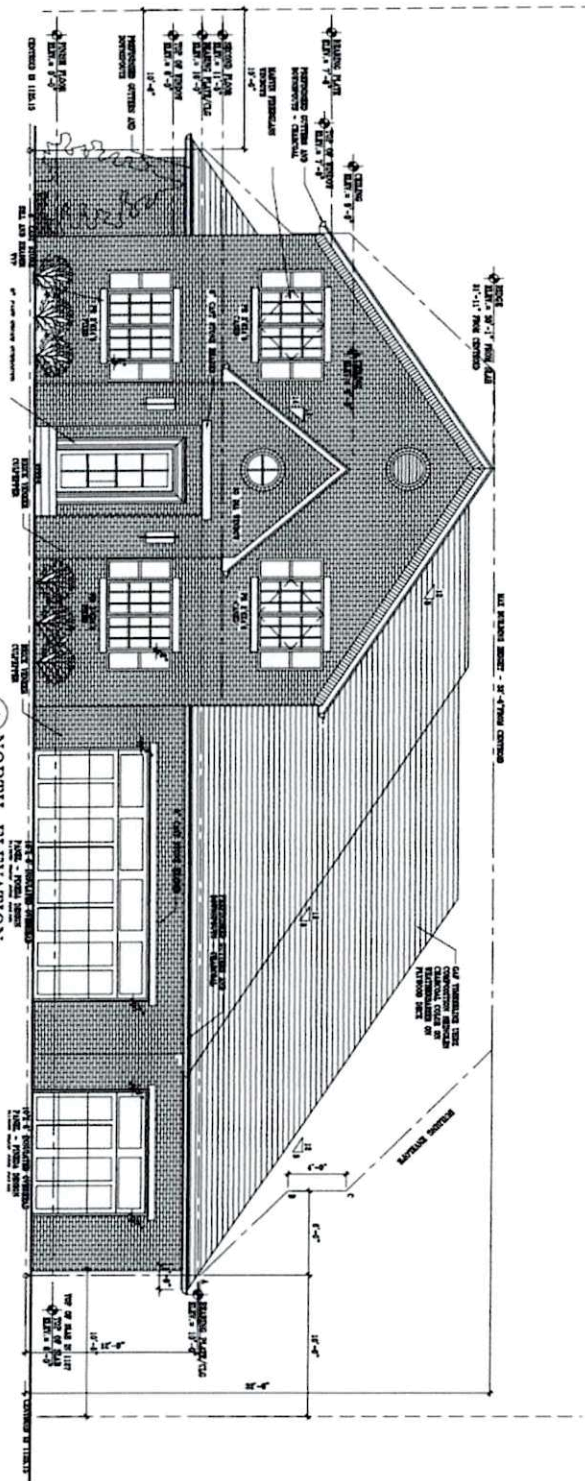
[illegible]

CONSTRUCTION PLANS FOR:  
**1804 COVENTRY LANE**  
NICHOLS HILLS  
OKLAHOMA CITY, OK 73120

|             |       |        |
|-------------|-------|--------|
| PLAN DATE   |       |        |
| 2/16/2024   |       |        |
| DESIGN      | CHECK | ISSUED |
| ADD         | ADD   | ADD    |
| PROJECT NO. |       |        |
| 24-032      |       |        |
| SHEET NO.   |       |        |
| C1.0        |       |        |

Parliament: BC-2024-09 (7146, Certificate of Approval Application - 1804 Creechey Land)





A3.1



1804 COVENTRY LANE \*NICHOLS HILLS \* OKLAHOMA \* 73116

ALISA J. WEATHERMAN LLC  
7201 NE 121ST STREET  
EDMOND, OKLAHOMA 73013  
PH. 405-245-7578  
alisaweatherman@gmail.com



**Nichols Hills City Code – as adopted through April 2, 2024**

**Sec. 50-49. R-1-75 Single-Family Residential District.**

(a) *General description.* The R-1-75 Single-Family Residential District is intended to protect the character and integrity of established Single-Family Residential areas. The principal permitted Use is the Single-Family home on a moderately-sized Lot. The standards in this Section reflect the existing pattern, style, and quality of Development in the Zoning District and should be an aid in protecting the area from encroachment of large homes with minimal open space being constructed on small Lots.

(b) *Permitted uses.*

- (1) Single-Family Dwelling.
- (2) Park or open space owned by the City.

(c) *Conditional Uses.*

- (1) The following are Conditional Uses in the R-1-75 Single-Family Residential District.

a. Accessory Buildings, Accessory Structures, and Accessory Uses which are subject to Division 6 of this Article and the following:

1. No Accessory Building, Accessory Structure or Accessory Use shall be located in front of the Main Building, except Fences, walls, flag poles, fountains not exceeding 56 inches in height, and other types of Accessory Structures that are allowed to be located in the Front Yard, as permitted in this Chapter; provided that, where a Lot with a Main Building has been combined with an abutting or adjacent vacant Lot, in no case shall any Accessory Building, Accessory Structure or Accessory Use on what was the vacant Lot be located in front of the Main Building on any abutting or adjacent Lot.
2. No Accessory Building, Accessory Structure or Accessory Use shall exceed the height of the Main Building.
3. Accessory Buildings, Accessory Structures, and Accessory Uses shall be included in the Lot Coverage calculations, unless expressly excluded by Division 6 of this Article, and are subject to the Development Regulations of this District.
4. No Accessory Building, Accessory Structure or Accessory Use shall have living or conditioned space above the ten-foot plate height.

- b. Accessory Signs are subject to Division 10 of this Article and City Sign Regulations.

(d) *Uses Subject to Review.* None.

(e) *Development Regulations.*

(1) General.

- a. In no case shall a Main Building, Accessory Building, Accessory Structure or Accessory Use be located over a utility Easement.
- b. Roofs shall be permitted to overhang two feet into required Yard Setback areas.

(2) Front Yard Setback: 25 feet from the front Property Line or Building Setback Line established on the Subdivision plat filed of Record, whichever is greater, provided that:

- a. Where a Building Setback Line greater than the Setback required above has been established by existing Structures occupying 60 percent or more of the frontage on a block, all new construction shall be within this existing Setback Line, regardless of the Code requirement or private Subdivision requirements that differ from said existing Setback.
- b. A Porch or Porte Cochere as defined in this Chapter shall be permitted to extend not more than ten feet in front of the required Front Yard Setback Line.

(3) Side Yard Setback.

- a. The Main Building shall have a minimum Setback from all side Property Lines as follows:
  - 1. A minimum of six feet or ten percent of the Lot Width, whichever is greater.
  - 2. Lots abutting a Street shall have a Setback of 15 feet on the side abutting the Street.
- b. Accessory Buildings, Accessory Structures or Accessory Uses less than 14 feet in height: six feet.

- c. Accessory Buildings, Accessory Structures or Accessory Uses 14 feet or more in height: six feet, plus one foot for each full foot of additional height greater than 14 feet.
- d. Chimneys or fireplaces shall be permitted to encroach two feet into the required Side Yard on one side of the Building only.

(4) Rear Yard Setback.

- a. The Main Building shall be set back from the rear Property Line as follows: The first floor of the Main Building shall have a minimum Rear Yard Setback of 25 feet, and the second floor of the Main Building shall have a minimum Rear Yard Setback of 40 feet.
- b. Accessory Buildings, Accessory Structures or Accessory Uses shall be set back as follows:
  - 1. Accessory Buildings, Accessory Structures and Accessory Uses less than 14 feet in height: ten feet;
  - 2. Accessory Buildings, Accessory Structures and Accessory Uses 14 feet or more in height: ten feet, plus two feet for each full foot of additional height greater than 14 feet.
- c. Chimneys or fireplaces shall be permitted to encroach two feet into the required Rear Yard.

(5) Minimum Lot size: None.

(6) Minimum Lot Width at front Building Line: 60 feet.

(7) Lot Coverage and Floor Area Ratio. Maximum size and bulk of all permitted Structures shall be based on the following two criteria, neither of which shall be exceeded:

- a. *Lot Coverage.* Defined Structures shall cover no more than 65 percent of the Lot Area within the Setback Lines established in this District.
- b. *Floor Area Ratio.* Floor Area Ratio shall not exceed 0.6.

(8) Maximum Height.

- a. *Accessory Buildings, Accessory Structures or Accessory Uses:* 22 feet.



1. Accessory Buildings will have a ten-foot maximum plate height measured from finished floor.
  2. The finished floor shall be permitted to be one foot above undisturbed surrounding grade. Anything higher than one foot shall be subtracted from the ten-foot plate height.
- b. *No build envelope.* No Accessory Building, Accessory Structure or Accessory Use is permitted within "no build" areas created as follows:
1. Establish a point at the side, and Rear Yard Setbacks, at the finished floor level then move vertically up ten feet to points "A."
  2. At points "A" a 45-degree angle will be drawn to the point where it intersects with the maximum Building Height which is point "B."
  3. Connect points "A" and "B" to delineate a "no build" area on every side of the Structure.
- c. *Maximum Building Height* is determined by the width of the Lot at the front Setback Lines as follows:
1. Lots with less than 100-foot frontage at the front Setback Line will have a 31-foot maximum height level.
  2. Lots with 100-foot frontage or greater but less than or equal to 125 feet at the front Setback Line will have a 32-foot maximum height level.
  3. Lots greater than 125 feet at the front of the Setback Line will have a 33-foot maximum height level.
  4. No Main Building shall exceed 16 feet in height within 40 feet of the Rear Property Line except on Corner Lots.

(9) No-Build Vertical Envelopes.

- a. *Single step-back required where Main Building is set back 15 feet or more.* Where the Main Building is set back 15 feet or more from the side Property Line, the Main Building must have a single step-back No Build Vertical Envelope.
1. *Determining the No-Build Vertical Envelope.* Where the Main Building is set back 15 feet or more from the side Property Line, no portion of a Main Building is permitted within a No-Build Vertical Envelope. Specifically, that side of a Building must have a single step-

back No-Build Vertical Envelope, the size and location of which are determined as follows:

- (i) Establish the point at which the Building is set back, at the Centroid level, then move vertically up 22 feet to point "A."
- (ii) At point "A," a 45-degree angle will be drawn to the point where it intersects a horizontal line drawn at the maximum Building Height. This point will be point "B."
- (iii) Connect points "A" and "B" to delineate a No-Build Vertical Envelope on that side of the Building.

2. *Exceptions for Side Yard gables and dormers.* On a sidewall or roof section that faces a Side Yard, a gable or dormers may be added that do not exceed 20 percent of the length of the sidewall measured at finished floor level. The dormer or gable length will be measured at the 22-foot plate height level.

Example: a 60-foot-long side wall may have a dormer or gable that measures 12 feet long at the 22-foot plate height level.

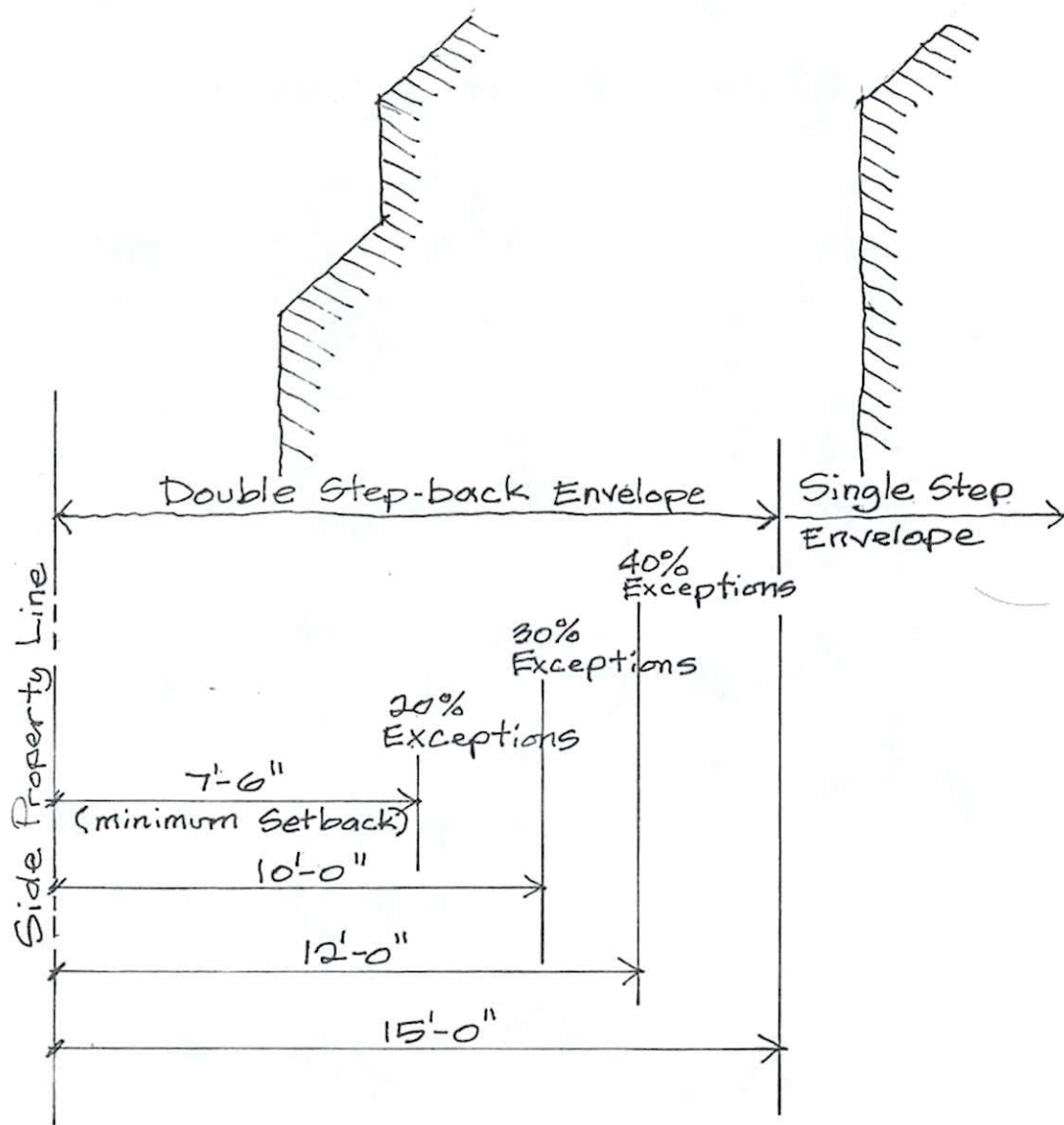
3. *Depiction.* The single step-back No-Build Vertical Envelope required where the Main Building is set back 15 feet or more from the side Property Line in the R-1-75 Residential District and the exceptions to it are depicted in subsection (e)(9)c of this Section.
- b. *Double step-back required where Main Building is set back less than 15 feet.* Where the Main Building is set back less than 15 feet from the side Property Line, the Main Building must have a double step-back No Build Vertical Envelope.
1. *Determining the No-Build Vertical Envelope.* Where the Main Building is set back less than 15 feet from the side Property Line, no portion of a Main Building is permitted within a No-Build Vertical Envelope. Specifically, that side of a Building must have a double step-back No-Build Vertical Envelope, the size and location of which are determined as follows:
    - (i) Establish the point at which the Building is set back, at the Centroid level, then move vertically up 12 feet to point "A."
    - (ii) At point "A," a 45-degree angle will be drawn to the point where it intersects a vertical line offset from the point at which the Building is set back, a distance of six feet. This point will be point "B."

- (iii) From point "B," extend vertically four feet. This point will be point "C."
  - (iv) At point "C," a 45-degree angle will be drawn to the point where it intersects with the maximum Building Height, which will be point "D."
  - (v) Connect points "A," "B," "C," and "D" to delineate a No-Build Vertical Envelope on that side of the Building.
2. *Exceptions for Side Yard gables and dormers.* On a sidewall or roof section that faces a Side Yard, the No-Build Vertical Envelope does not limit the length of wall that:
- (i) Does not exceed 20 percent of the length of the sidewall where the Building is constructed not less than seven feet six inches from the side Property Line;
  - (ii) Does not exceed 30 percent of the length of the sidewall where the Building is constructed not less than ten feet from the side Property Line; or
  - (iii) Does not exceed 40 percent of the length of the sidewall where the Building is constructed not less than 12 feet from the side Property Line.
- The length of the sidewall will be measured at the finished floor level. Example: A 60-foot-long side wall may have a length of wall with no limit from the No-Build Vertical Envelope that measures 18 feet long if the Building is ten feet from the Property Line.
3. *Exception for single-Story gable walls.* There will not be a No-Build Vertical Envelope on a single-Story gable wall with a maximum plate line height of 12 feet.
4. *Depiction.* The double step-back No-Build Vertical Envelope required where the Main Building is set back less than 15 feet from the side Property Line in the R-1-75 Single Family Residential District and the exceptions to it are depicted in subsection (e)(9)c of this Section.
- c. The No-Build Vertical Envelope requirements in the R-1-75 Single Family Residential District and the exceptions to them are depicted as follows:



## R-1-75 District





R-1-75 Setback Depictions

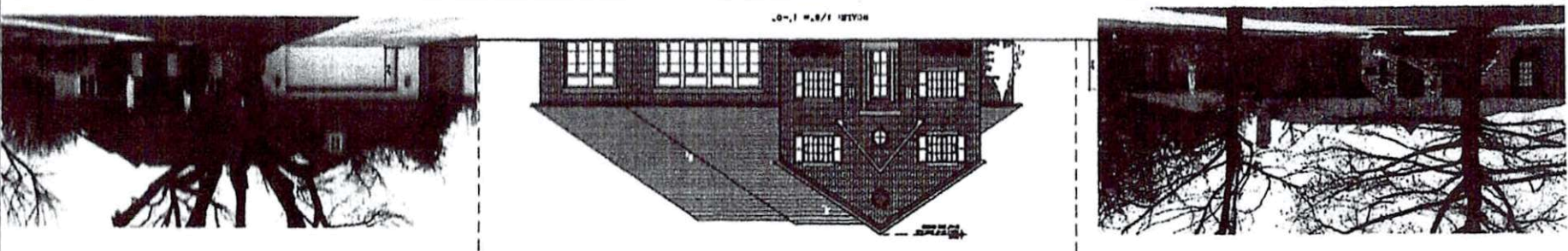
- (10) Perimeter Fences and walls. Perimeter Fences and walls shall be subject to provisions of Chapter 8.
- (11) Second Story decks or patios. All second Story decks or patios are subject to second Story Main Building regulations.
- (12) Combined Lots. When two Lots are combined the Side Yard Setbacks are doubled, except when Lots are no more than 20 feet in width.
- (13) Separation of Accessory Buildings, Accessory Structures, and Accessory Uses from Main Building. Accessory Buildings, Accessory Structures, and Accessory Uses must have a minimum separation of ten feet from the Main Building.

(Code 1992, § 25-23; Code 2013, § 50-49; Ord. No. 803, § 2, 11-17-1998; Ord. No. 807, § 4, 4-13-1999; Ord. No. 858, § 3, 3-11-2003; Ord. No. 861, § 3, 3-11-2003; Ord. No. 871, § 3, 12-9-2003; Ord. No. 892, § 2, 12-12-2006; Ord. No. 911, § 1, 6-10-2008; Ord. No. 912, § 1, 8-12-2008; Ord. No. 921, § 1, 4-14-2009; Ord. No. 947, § 1, 6-14-2011; Ord. No. 1026, § 3, 11-12-2014; Ord. No. 1073, § 3, 5-10-2016; Ord. No. 1096, § 4, 4-11-2017; Ord. No. 1123, § 1, 3-13-2018; Ord. No. 1200, § 4, 12-14-2021; Ord. No. 1224, § 4, 2-14-2023; Ord. No. 1226, § 6, 3-14-2023)



[illegible]

ALPSA 2, BERTHOUDIAN LLC  
7201 SE 121ST STREET  
EDMUND, OKLAHOMA 73013  
PH. 405-245-7576  
allaweb@berthoudian@gmail.com



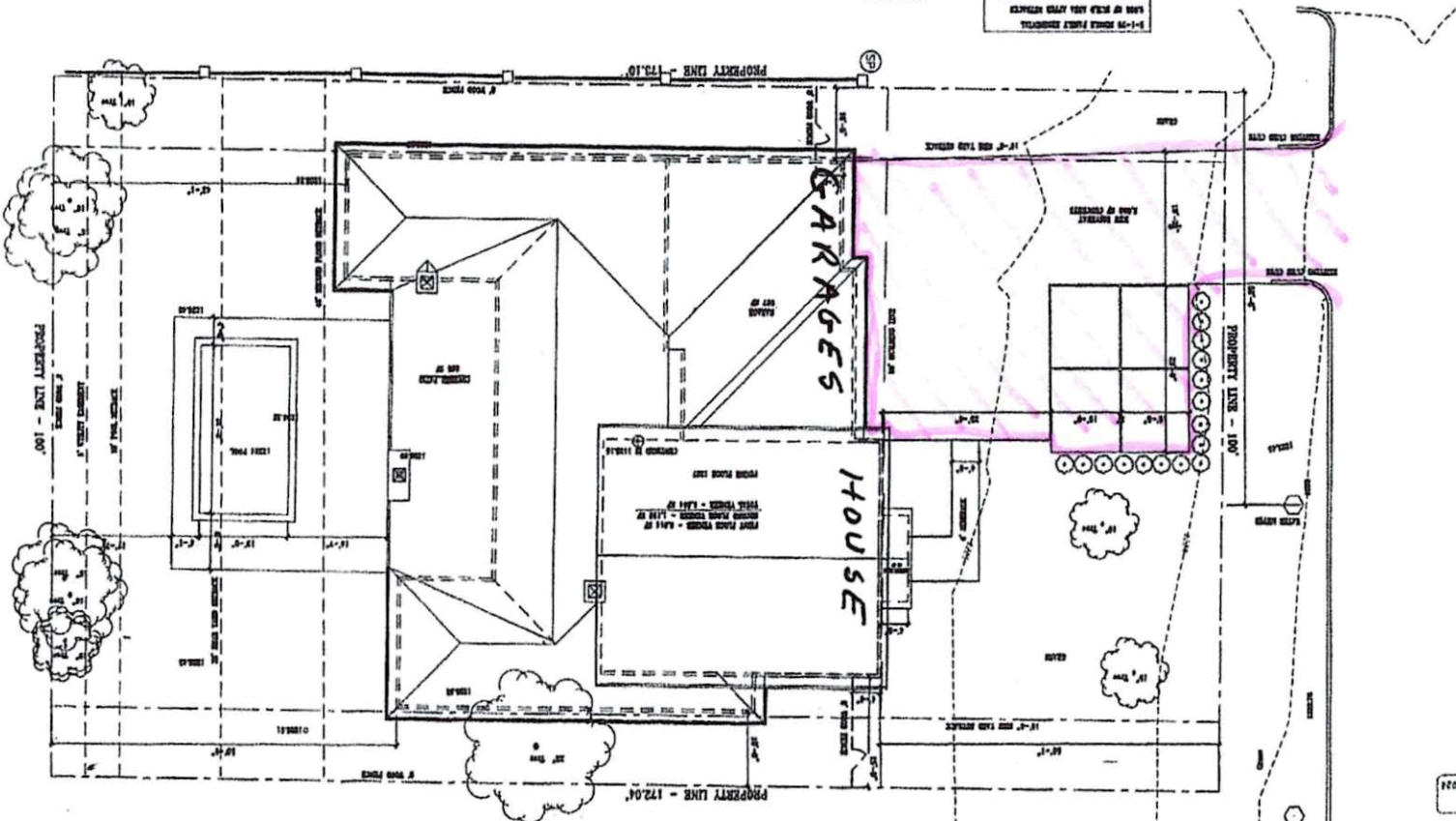
AR.1  
1  
SCALE: 1/8" = 1'-0"

|                                                                                              |
|----------------------------------------------------------------------------------------------|
| 21 1117 - KODICA GOSTA JAVLA<br>21 1118 - KODICA GOSTA JAVLA<br>21 1119 - KODICA GOSTA JAVLA |
|----------------------------------------------------------------------------------------------|

LEGAL NOTICE  
 Let it be known that I, John (J), and Mary (M) of the City of Santa Clara County, California, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County of Santa Clara, California, to-wit: in Book 17, Page 17, of the Santa Clara County Records.

Filed & Indexed 10/10/05  
 Property recorded under an 1866 Cemetery Law. Records Vol. 02 Page 17  
 (Continued) 17/10/05 By: P. W. GARCIA, County Clerk of Santa Clara County

IN 1969 - BRENDA TIGAN  
 IN 1971 - BRENDA BOOTH GIBSON  
 IN 1975 - BRENDA BOOTH GIBSON  
  
 IN 1968 - BOB JO BOB - JIM  
 IN 1968 - BOB JO BOB - BOB  
  
 IN 1968 - BOB JO BOB - BRADLEY JIM  
 IN 1968 - BOB JO BOB - BRADLEY JIM  
 BRADLEY BOB JO BOB - BOB  
 TELEPHONE 1968 - BOB JO BOB

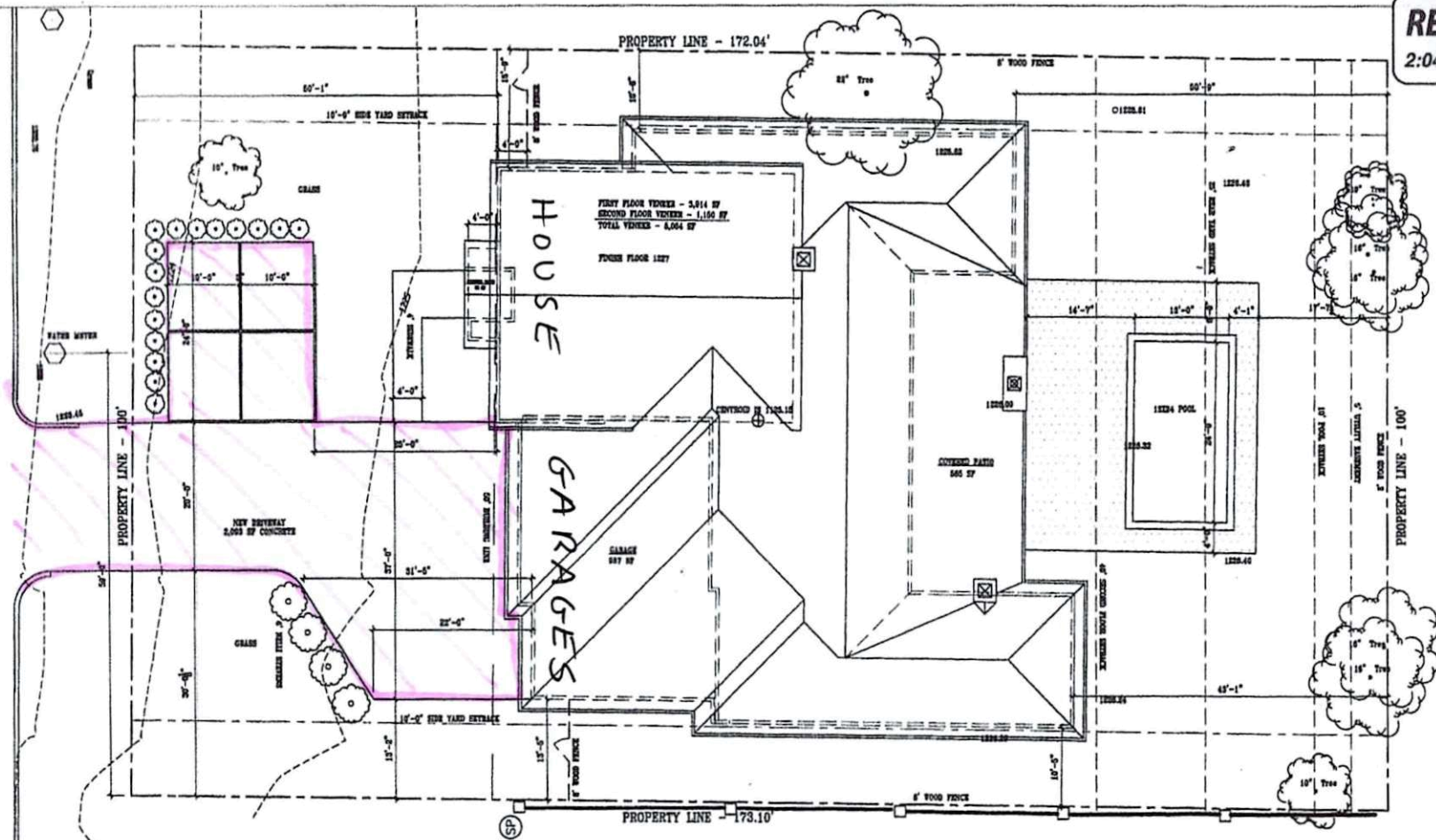


RECEIVED  
By Aja Wallach at 8:12 am, Feb 27, 2024



**REVISED**

2:04 pm, Apr 01, 2



|                                       |  |
|---------------------------------------|--|
| R-1-75 SINGLE FAMILY RESIDENTIAL      |  |
| 8,000 SF BUILD AREA AFTER SETBACKS    |  |
| FAR ALLOWED - 60% OF 8,000 = 4,800 SF |  |
| SEC ALLOWED - 60% OF 8,000 = 4,800 SF |  |
| FAR - 60% OF 8,000 = 4,800 SF         |  |
| SEC - 60% OF 8,000 = 4,800 SF         |  |
| FIRST FLOOR VOLUME - 3,814 SF         |  |
| SECOND FLOOR VOLUME - 1,150 SF        |  |
| TOTAL VOLUME - 4,964 SF               |  |

LEGAL DESCRIPTION:  
 Lots Six (6), Seven (7), Eight (8), and Nine (9) of Block One Hundred One (101), in KENNEDY  
 HILLS WILLOW HILLS, an Addition to the City of Nichols Hills, Oklahoma County, Oklahoma,  
 according to the recorded plat thereof.  
 Parcel ID Number: 189641209  
 Property commonly known as: 1804 Country Lane, Nichols Hills, OK 73110  
 Containing 17,257.8 Sq. Ft. or 0.39622 Acres, more or less.

|                                  |
|----------------------------------|
| FIRST FLOOR VOLUME - 3,814 SF    |
| GARAGE - 887 SF                  |
| COVERED PATIO - 887 SF           |
| BUILDING LOT COVERAGE - 4,964 SF |

**SITE PLAN**  
 AS.1 SCALE: 1/8" = 1'-0"  
 NORTH

IMPROVEMENT LOT COVERAGE - 8,748 SF



SCALE: 1/8" = 1'-0"

