

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, December 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 4:40 PM on the 24th day of November, 2015.

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Julie Hall		Absent	5:35 AM
John Covington		Present	
Robert Slater		Present	
Edward Clements		Present	
Larry Herzel		Present	

3. Minutes

a. September 16, 2015 Minutes

Covington moved to approve the September 15, 2015 minutes as presented. Herzel seconded the motion.

Hall arrive shortly after this agenda item.

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

4. Public Hearing - Variance Requests

- a. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case BOA 2015-07, for which the owners of 1604 Camden Way, have requested a variance to build an addition to the existing accessory building which would add handicap accessible living space.

BACKGROUND

BOA 2015-07 - 1604 Camden Way

The property is zoned R-1-75.

The current rear yard setback is 10 feet. The proposed addition will encroach on the rear yard setback by seven feet, leaving a 3 foot rear yard setback, which is a violation of the zoning code.

Also, by definition, secondary buildings are intended for occupancy by immediate family or household staff. Altering the use of the current building to handicap accessible living space results in a reclassification of the space as a secondary building.

Secondary buildings are not allowed in the R-1-75 zoning classification, and thus would be a violation of the zoning code.

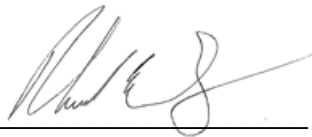
Mack Martin provided board members with details of his proposal and request for a variance. Following discussion among board members and staff, the public hearing was opened. Mr. Lee Reynolds and Ms. Linda Rosser McDaniel, shared their opposition to this variance request. Having no others present express a desire to speak, the public hearing was closed.

Herzel moved to deny variance request number BOA 2015-07 for 1604 Camden Way. Covington seconded the motion.

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

5. 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