

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, August 21, 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 John Covington	5:30
Member Larry Herzel	Absent

3. Minutes

a. July 17, 2024 Minutes

MOTION: Edward Clements moved to approve the July 17, 2024 minutes as presented. Kathy Lippert seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Edward Clements
SECONDER:	Kathy Lippert
AYES:	Robert Slater, Edward Clements, Kathy Lippert, John Covington

4. Public Hearings

a. 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, presented the amended application to the Board of Adjustment.

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

Mr. Steve Sherman stated he, Patrick Hill, and Mack Morgan had met with Mr. Bates and had reached an accord. The neighbors would like the Neillie Stevens Hollies be planted in front of the fence to provide privacy and have a condition, if approved, to replace them if they should be damaged or destroyed.

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

MOTION: John Covington moved to deny application number BOA-2024-12. Kathy Lippert seconded the motion.

RESULT:	(Yes 2, No 2, Abstained 0)
MOVER:	John Covington
SECONDER:	Kathy Lippert
AYES:	Kathy Lippert, John Covington
NAYS:	Robert Slater, Edward Clements

MOTION: Edward Clements moved to continue application number BOA-2024-12 to the next regularly scheduled meeting. John Covington seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Edward Clements
SECONDER: John Covington
AYES: Robert Slater, Edward Clements, Kathy Lippert, John Covington

- b. PUBLIC HEARING: Case No. BOA-2024-13, for which the applicants at 7314 Lancet Lane are seeking a 10' south side yard setback variance.

BOA-2024-13 7314 Lancet Lane

The property is zoned E-1.

The applicants desire to build an addition to a main dwelling. For the proposed addition, the applications are seeking a 10' south side yard variance leaving a 10' south side yard setback.

Mr. Steve Sherman, attorney representing Mr. William Cameron, presented the application to the Board of Adjustment.

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

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

MOTION: Kathy Lippert moved that application number BOA-2024-13 be approved because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; 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 this variance is the minimum necessary to alleviate the unnecessary hardship. John Covington seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Kathy Lippert
SECONDER: John Covington

AYES: Robert Slater, Edward Clements, Kathy Lippert, John Covington

5. Adjournment

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

RESULT: (UNANIMOUS)
MOVER: John Covington
SECONDER: Edward Clements
AYES: Robert Slater, Edward Clements, Kathy Lippert, John Covington



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma