

1. Agenda

Documents:

[2023-08-16 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1830.PDF](#)

2. Meeting Materials

Documents:

[2023-08-16 BOARD OF ADJUSTMENT - FULL AGENDA-1830.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, August 16, 2023 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Board only on items that appear on this Agenda. The Board may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Board.

1. Call to Order
2. Roll Call
3. Minutes
 - a. July 19, 2023
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-15, for which the applicants at 1811 Dorchester Drive are seeking a 5'8" variance from the rear setback for accessory structures.

BACKGROUND

BOA 2023-15 - 1811 Dorchester Drive

The property is zoned R-1-75.

The applicants desire to build an accessory structure. For the proposed accessory structure, the applicants are seeking a 5'8" variance from the rear setback for accessory structures, leaving a 4'4" rear setback.

- b. PUBLIC HEARING: Case No. BOA-2023-16, for which the applicants at 1304 Glenwood Avenue are seeking a 1'7/16" variance from the north side yard setback. The applicants are also seeking a 1' building envelope variance.

BACKGROUND

BOA 2023-16 - 1304 Glenwood Avenue

The property is zoned R-1-75.

The applicants desire to build an addition to the dwelling. For the proposed addition, the applicants are seeking a 1'^{7/16}" variance from the north side yard setback, leaving an 8' north side yard setback. For the proposed addition, the applicants are also seeking a 1' building envelope variance on the north side of the dwelling.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 3:58 PM on the 4th day of August, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 4:15 PM on the 4th day of August, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 4th of August, 2023; and transmitted by email at 5:00 PM on the 4th day of August, 2023 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

AGENDA

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Nichols Hills Board of Adjustment
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BACKGROUND

BOA 2023-16 - 1304 Glenwood Avenue

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, July 19, 2023 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 12:24 PM
on the 5th day of July, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Kathy Lippert		Present	
Robert Slater		Present	
Edward Clements		Present	
John Covington		Absent	
Larry Herzel		Present	

3. Minutes
 - a. June 21, 2023

MOTION: Herzel moved to approve the June 21, 2023 minutes as presented. Clements seconded the motion.

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

4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-10, for which the applicants at 1606 Drury Lane are seeking a 6' variance from the front yard setback. The applicant are also seeking a 6" height variance.

BACKGROUND

BOA-2023-10

The property is zoned E-1.

The applicants desire to rebuild a fence/wall. For the proposed construction, the applicants are seeking a 6' variance from the front yard setback, leaving a 14' front yard setback. For the proposed construction, the applicants are also seeking a 6" height variance.

Mr. Ford Austin presented the application to the Board of Adjustment.

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

No one expressing a desire to be heard, the public hearing was closed.

MOTION: Herzel moved that application number BOA-2023-10 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. Lippert seconded the motion.

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

- b. PUBLIC HEARING: Case No. BOA-2023-11, for which the applicants desire to appeal the City Code Official's decision to issue a permit for an accessory structure (Sports Court).

BACKGROUND

BOA-2023-11

The property is zoned E-2.

The applicants desire to appeal the City Code Official's decision to issue a permit for an accessory structure (Sports Court).

Mr. Kelly Work, representing Mr. and Mrs. Gary Hanna, presented the appeal of the permit issuance.

Mr. Clint Whitworth, representing Mr. and Mrs. Kendall King, explained the current building permit and the plans for the new sports court.

Mr. Kendall King spoke to the Board of Adjustment members, stating his intent is to work within the codes.

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

Mrs. Barbara Young expressed her concerns of the noise of a sports court.

Mr. Luke Curley encouraged the City to look hard at the setbacks.

Mr. Jason Rogers, representing Mr. Lew McGinnis, spoke in favor of the application.

Mr. Gary Hanna spoke of the noise of a sports court and lack of privacy since trees were removed in the construction of the first sports court.

Mr. Clint Whitworth spoke to the Board of Adjustment members of the plans that were submitted to the City for the permit. The plans specifically show the planting of twenty-seven trees to help with privacy and noise.

Mr. Steve Sherman spoke in favor of the application and urged the City to reconsider the permit.

Ms. Martha Justice spoke in favor of the application.

Mrs. Kelly Whitworth spoke in favor of Mr. and Mrs. King and the concerns she has with the ability to prevent kids playing in their own yards.

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

MOTION: Herzel moved to deny the appeal and uphold the City's issuance of the building permit. Clements seconded the motion.

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

- c. PUBLIC HEARING: Case No. BOA-2023-12, for which the applicants at 6600 NW Grand Boulevard are seeking a 30' variance from the front yard setback.

BACKGROUND BOA-2023-12

The property is zoned E-2.

The applicants desire to construct a new dwelling. For the proposed construction, the applicants are seeking a 30' variance

from the front yard setback leaving a 45' front yard setback.

Mr. Chris Candelaria, with Candelaria Design Build, presented the application to the Board of Adjustment.

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

Mr. Ford Austin spoke in favor of the application.

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

MOTION: Lippert moved that application BOA-2023-12 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. Herzel seconded the motion.

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

- d. PUBLIC HEARING: Case No. BOA-2023-13, for which the applicants at 6600 NW Grand Boulevard are seeking a 30' variance from the front yard setback.

BACKGROUND
BOA-2023-13

The property is zoned E-2.

The applicants desire to construct a new dwelling. For the

proposed construction, the applicants are seeking a 30' variance from the front yard setback, leaving a 45' front yard setback.

Mr. Chris Candelaria, with Candelaria Design Build, presented the application to the Board of Adjustment.

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

Mr. Ford Austin spoke in favor of the application.

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

MOTION: Herzel moved that application BOA-2023-13 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. Lippert seconded the motion.

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

- e. PUBLIC HEARING: Case No. BOA-2023-14, for which the applicants at 6600 NW Grand Boulevard are seeking a 30' variance from the front yard setback.

BACKGROUND
BOA-2023-14

The property is zoned E-2.

The applicants desire to construct a new dwelling. For the proposed construction, the applicants are seeking a 30' variance from the front yard setback leaving a 45' front yard setback.

Mr. Chris Candelaria, with Candelaria Design Build, presented the application to the Board of Adjustment.

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

Mr. Ford Austin spoke in favor of the application.

Mr. Steve Sherman, representing Mrs. Karen Samis, supports the application, but would like to establish the maximum square footage of the homes for these lots.

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

MOTION: Clements moved that application BOA-2023-14 be approved subject to keeping in place the existing building lot coverage of 5960.72 square feet and the existing floor area ratio of 6954.17 square feet 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. Herzel seconded the motion.

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

5. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Clements
SECONDER:	Kathy Lippert
AYES:	Lippert, Slater, Clements, Herzel
ABSENT:	Covington

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

Attachment: Minutes 07 19 23 (6751 : BOA Minutes - July 19, 2023)

**CITY OF NICHOLS HILLS****NOTICE OF PUBLIC HEARING
CASE NO. BOA 2023-15**

NOTICE IS HEREBY GIVEN that an application has been filed seeking a variance from the Nichols Hills City Code on the following described property:

The East half (E/2) of Lot Seventy-nine (79) and all of Lots Eighty (80), Eighty-one (81) and Eighty-two (82), in Block One Hundred Six (106), in Wilshire Section to Nichols Hills Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **1811 Dorchester Drive**. Current zoning is **R-1-75**.

The applicants desire to build an accessory structure. For the proposed accessory structure, the applicants are seeking a 5'8" variance from the rear setback for accessory structures, leaving a 4'4" rear setback.

A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 16th day of August 2023 at 5:30 p.m.

ALL PERSONS, OWNERS, OR RESIDENTS within the above described area are hereby given notice that they may appear at said hearing or file a petition within the Board of Adjustment and offer arguments and evidence for or against the granting of said application as they deem proper in the premises.

Dated this 1st day of August 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-15 (6752 : BOA 2023-15 1811 Dorchester Drive)

RECEIVED

By Dillion at 7:49 am, Aug 02, 2023

4.a.a



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Nichols Hills Board of Adjustment
Hearing and Action

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications should be submitted to the Nichols Hills Public Works Department via email at buildinginspections@nicholshills.net.

Required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult the applicable provisions of the Nichols Hills City Code ("the Code") regarding the Nichols Hills Board of Adjustment when completing this Application.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Jeff Blake

Mailing address: 1020 NW 81st Street OKC, OK 73114

Telephone number(s): 405-842-2526

Email address(es): jblake4225@gmail.com

Address and legal description of subject property: 1811 Dorchester Drive,
NICHOLS HILLS WILSHIRE 106 000 E 1/2 OF LOT 79 & ALL 80 81 & 82

Current zoning classification: R-1-75

Present use of the property: single residence

This is an application for: ☒ Variance ☐ Appeal from administrative official decision

The following must be attached to this Application:

1. **Proof of authority.** Proof of applicant's authority to make this Application by attaching a copy of the applicable deed evidencing applicant's ownership or an affidavit regarding ownership (a form for which is attached to this Application).
2. **Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
3. **Supporting Information.**
 - (a) For Applications that relate to a denied Application for Building Permit (or other Application related to Chapter 50 of the Code): a copy of the denied Application and originals of all supporting information that was required for it pursuant to the Code (specifically Sec. 50-188(c) for Applications for Building Permits).
 - (b) For Applications for a variance prior to submission of an Application for Building Permit: photos of the subject building or building site; a conceptual site plan drawn to scale showing the exact size and location of lots or land, the size and location of buildings and floor plans, and measurements showing distance from

the outside line of buildings (existing and proposed) to the outside property lines; renderings of the proposed changes to the site; and a survey meeting the requirements of Sec. 50-188(c) of the Code.

4. Explanatory Statements. Provide responses applicable to this Application. Attach additional pages as necessary to provide complete answers.

(a) Variance requests. See Sec. 50-158 of the Code.

- i. State the details of the variance you are seeking.

My client wants an open pergola structure within 10' of the main house. This structure does not have a roof or walls, it is defined as a landscape structure.

If the variance sought relates to a development regulation applicable for the District in which the property is located (setback, lot coverage, floor area ratio, height, no build envelope), complete the worksheet that follows on page 4.

- ii. Code Section(s) from which a variance is requested:

Ordinance #1226, landscape structures must conform to Sec. 50-158 of the code. 10' away from primary structure.

- iii. State why you believe application of such Code Section(s) to the particular piece of property creates an unnecessary hardship.

If the structure had been attached to the house this variance would not be required, but because the design relies on four columns independent of the house it violates the code for accessory buildings

- iv. State why you believe such conditions are peculiar to the particular piece of property involved.

There was no need to disrupt the house guttering or to connect to the house because this pergola is not a covered patio extending off the house. There was no need to tie into the roofing

- v. State whether you believe the relief, if granted, would cause a detriment to the public good and why.

The structure is in the backyard, out of sight, and does not pose as a visual detriment to the public

- vi. State whether you believe the relief, if granted, would impair the purposes and intent of the City's zoning ordinances and why.

This pergola design and its placement seem to fall under a nuance not addressed by the ordinance at this time. The City will allow pergolas close to a house, only if attached.

I don't believe this ordinance was formed to restrict a pergola install next to a house, rather the ordinance is trying to separate accessory buildings from the house.

- vii. State how the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

This variance would allow my client to have the pergola where they want it in their backyard, close to the back of the house.

(b) **Appeals.** See Sec. 50-294 of the Code.

- i. State the details of the relief you are seeking.

- ii. Date and nature of the order, requirement, decision or determination appealed:

- iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

- iv. Details of the alleged error in the order, requirement, decision or determination appealed:

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of Chapter 50 of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Board of Adjustment. Applicant will be advised of the date and time for that hearing. It is highly recommended that applicant attend (or have a representative attend) the hearing and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this ___ day of _____, 202__.

Signature: _____



Print applicant's full legal name: Jeffrey R Blake

Print signatory party's title if applicant is a legal entity: _____

Board Of Adjustment

Address	1811 Dorchester Drive						
Lot And Block	Lot E 1/2 of lot 79 & All 80,81, 82						
Zone	R-1-75						
City	Nichols Hills						
County	Oklahoma County						
State	Oklahoma						
Zip Code	73116						
Type of Building or Fence							
	Check box below			New		Addition	
Main Building	☐	☐	☐	☐	☐	☐	☐
Accessory Building	☐	☐	☒	☐	☐	☐	☐
Fence	☐	☐	☐	☐	☐	☐	☐
Type Of adjustment							
	Allowed		Proposed		Amount over allowed		
1. Front Setback							
2. Rear Setback	10'		4'4"		5'8"		
3. Side Setback East							
4.Side Setback West							
5 Building Lot Coverage							
6 Floor area Ratio							
7. Height							
8. Building envelope							
Explanation							
9. Other	Accessory Struture located within 10' from main building						
NOTE							

Application for Variance – Development Regulation Worksheet

Applicant's Name: Jeff Blake

Property Address: 1811 Dorchester Drive

Applicable Structure: (Check as applicable)

☐ Main Building	☐ New	☐ Addition
☒ Accessory Building	☒ New	☐ Addition
☐ Fence	☐ New	☐ Addition

Type of Adjustment Sought: Provide information in inches and feet. Do not use decimals.

	Allowed by City Code	Proposed Variance	Amount over Allowed
Front Yard Setback			
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)			
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation: Structure will be located within 10' from rear of house		

Structure is currently designed to be 4'-4" from the main house.

Form of affidavit regarding ownershipAffidavitSTATE OF OklahomaCOUNTY OF Oklahoma

Jennifer Conger Bentley, being first duly sworn, states:

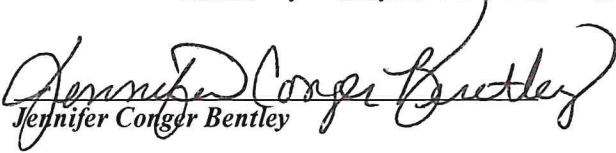
1. My name is Jennifer Conger Bentley, My address is **1811 dorchester Drive**. I am over the age of 18. I am a resident of the State of **Oklahoma**. I have personal knowledge of the matters stated in this Affidavit.
2. I am the current and legal owner of the property in the City of Nichols Hills with the address of **1811 Dorchester Drive** and more particularly described as:

NICHOLS HILLS WILSHIRE 106 000 E 1/2 OF LOT 79 & ALL 80 81 & 82

3. I am the applicant for the hearing and action by the Board of Adjustment pursuant to the Nichols Hills City Code.
4. This address and legal description accurately describe the property for which hearing and action is requested.

I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

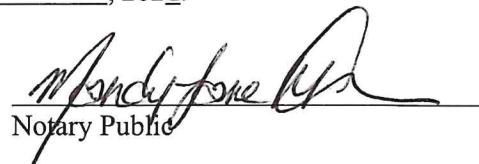
Executed this 17th day of July, 2023.


Jennifer Conger Bentley

Notary AcknowledgmentSubscribed and sworn to before me this 17 day of July, 2023

My Commission Expires: 06/13/24
Comm. No. 12005606




Notary Public

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number [R169842420](#) and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

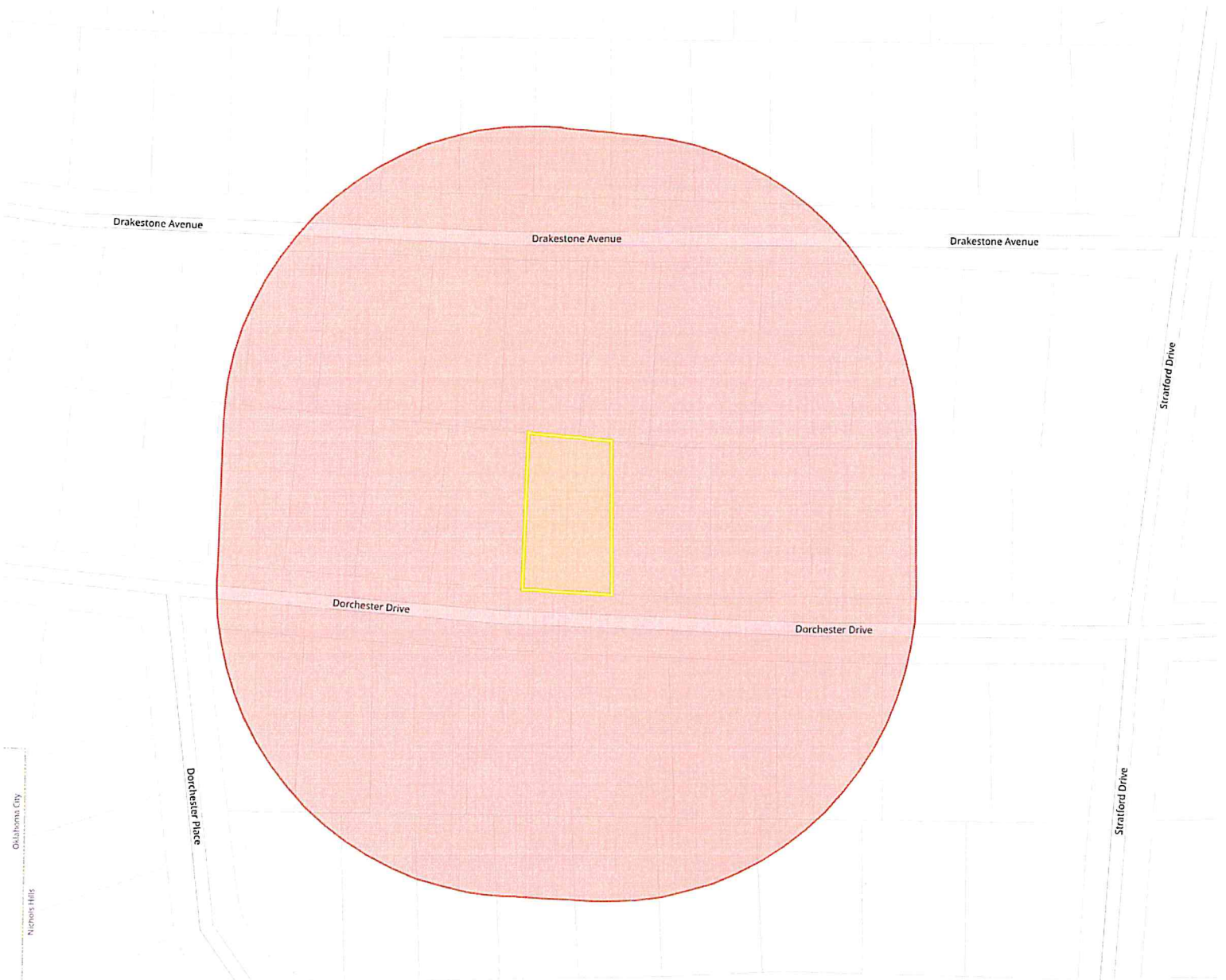
I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft. Rad. ~~as~~ Report
filed in the office of the County Assessor
on the 14th day of July, 2023
Given under my hand and official seal this
14th day of July, 2023

County Assessor
D. Hamby Deputy

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169841970	QUILLIAN SALLY LYNN		1805 DORCHESTER PL	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 LOTS 49 THRU 52	1805 DORCHESTER PL NICHOLS HILLS
R169841950	BALLARD CHEROKEE		1807 DORCHESTER PL	NICHOLS HILLS	OK	73120-4709	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 LOTS 45 THRU 48	1807 DORCHESTER PL NICHOLS HILLS
R169841940	ROBERTS KATHERINE A		1811 DORCHESTER PL	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 55FT LOT 41 & ALL 42 43 & 44	1811 DORCHESTER PL NICHOLS HILLS
R169841935	KIVETT JOSHUA TAYLOE & BROOKE HADDOCK TRS	KIVETT FAMILY TRUST	1815 DORCHESTER PL	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 55FT LOT 38 & ALL 39 & 40 & W20FT OF LOT 41	1815 DORCHESTER PL NICHOLS HILLS
R169841925	CORJAY MICHAEL J & DENISE K TRS	CORJAY MICHAEL J & DENISE K LT LIV TRUST	1817 DORCHESTER PL	NICHOLS HILLS	OK	73120-4709	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 55FT LOT 35 & ALL LOTS 36 & 37 & W20FT OF LOT 38	1817 DORCHESTER PL NICHOLS HILLS
R169841910	CUMMINGS SEAN S & TERRI L TRS	CUMMINGS TERRI L REV TRUST	1819 DORCHESTER PL	NICHOLS HILLS	OK	73120-4709	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 55FT LOT 32 & ALL LOTS 33 & 34 & W20FT OF LOT 35	1819 DORCHESTER PL NICHOLS HILLS
R169841900	KBH LLC		1821 DORCHESTER PL	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 ALL LOT 31 & W20FT LOT 32	1821 DORCHESTER PL NICHOLS HILLS
R169841775	LONG DAVID A II		1802 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 LOTS 3 THRU 6	1802 DORCHESTER DR NICHOLS HILLS
R169841795	GOODRICH ADAM		1804 DORCHESTER DR	NICHOLS HILLS	OK	73120-4706	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 LOTS 7 THRU 10	1804 DORCHESTER DR NICHOLS HILLS
R169841815	MCCALLISTER PAMELA D TRS	MCCALLISTER PAMELA D TRUST	1806 DORCHESTER DR	NICHOLS HILLS	OK	73120-4706	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 LOTS 11 THRU 14	1806 DORCHESTER DR NICHOLS HILLS
R169841835	RHOADES EVERETT R & B H		1808 DORCHESTER DR	NICHOLS HILLS	OK	73120-4706	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 LOTS 15 THRU 18	1808 DORCHESTER DR NICHOLS HILLS
R169841850	JCM ENTERPRISES LLC		1810 DORCHESTER DR	NICHOLS HILLS	OK	73120-4706	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 LOTS 19 THRU 22	1810 DORCHESTER DR NICHOLS HILLS
R169841870	SPIVEY STEPHEN G		1812 DORCHESTER DR	NICHOLS HILLS	OK	73120-4706	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 LOTS 23 24 25 & E20FT LOT 26	1812 DORCHESTER DR NICHOLS HILLS
R169841880	JONES MATTHEW K	WRIGHT RACHEL P	1846 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	105	000	NICHOLS HILLS WILSHIRE 105 000 WSFT LOT 26 & ALL 27 & 28 & E20FT LOT 29	1846 DORCHESTER DR NICHOLS HILLS

R169841895	GORHAM DAVID WELLINGTON TRS	DAVID W GORHAM REV TRUST	1848 DORCHESTER DR	NICHOLS HILLS	OK	73120-4706	NICHOLS HILLS WILSHIRE	105 000	NICHOLS HILLS WILSHIRE 105 000 WSFT LOT 29 & ALL LOT 30	1848 DORCHESTER DR NICHOLS HILLS
R169842450	HOGSETT JOSEPH P & MARCIA K		1807 DORCHESTER DR	NICHOLS HILLS	OK	73120-4705	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 87 THRU 90	1807 DORCHESTER DR NICHOLS HILLS
R169842470	DOUGHERTY PAIGE & BEN		1805 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 91 92 93 & 94	1805 DORCHESTER DR NICHOLS HILLS
R169842495	1803 DORCHESTER LLC		1805 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 95 THRU 98	1803 DORCHESTER DR NICHOLS HILLS
R169842440	GRACEMONT ENTERPRISES LP		1503 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 83 THRU 86	1809 DORCHESTER DR NICHOLS HILLS
R169842420	BENTLEY JENNIFER CONGER TRS	BENTLEY JENNIFER CONGER TRUST	1811 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 E 1/2 OF LOT 79 & ALL 80 81 & 82	1811 DORCHESTER DR NICHOLS HILLS
R169842405	FERGUSON JOSEPH W	FERGUSON BOND	1813 DORCHESTER DR	NICHOLS HILLS	OK	73120-4705	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 76 77 & 78 & W 1/2 LOT 79	1813 DORCHESTER DR NICHOLS HILLS
R169842380	ORTHWEIN RICHARD J & LAUREN E		1815 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 73 74 & 75	1815 DORCHESTER DR NICHOLS HILLS
R169842370	KELLEY GRACE		1817 DORCHESTER DR	NICHOLS HILLS	OK	73120-4705	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 70 71 & 72	1817 DORCHESTER DR NICHOLS HILLS
R169842355	WILLIAMS RHETT		1821 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 67 68 & 69	1821 DORCHESTER DR NICHOLS HILLS
R169842045	SIMMS BRIAN M		1804 DRAKESTONE AVE	OKLAHOMA CITY	OK	73120	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 W10FT OF LOT 6 ALL 7 8 9 & E15FT OF LOT 10	1804 DRAKESTONE AVE NICHOLS HILLS
R169842065	CHRISTIANSEN JANE EVENSON TRS	CHRISTIANSEN JANE EVENSON REV LIV TRUST	1806 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4716	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 W10FT OF LOT 10 ALL OF 11 12 13 & E15FT OF LOT 14	1806 DRAKESTONE AVE NICHOLS HILLS
R169842080	SHAHEEN NADIA		1808 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4716	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 W10FT OF LOT 14 ALL OF LOTS 15 THRU 18	1808 DRAKESTONE AVE NICHOLS HILLS
R169842105	HOWELL LINDA JAYME TRS	LJH REV TRUST	1812 DRAKESTONE AVE	OKLAHOMA CITY	OK	73120	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 19 20 & 21	1812 DRAKESTONE AVE NICHOLS HILLS
R169842120	KEMPE JOHN F & KATHLEEN 2013 REV TRUST		1814 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4716	NICHOLS HILLS WILSHIRE	106 000	NICHOLS HILLS WILSHIRE 106 000 LOTS 22 23 & 24	1814 DRAKESTONE AVE NICHOLS HILLS

R169842135	DRAKESTONE HOUSE TRUST	HELLAMS WILLIAM & BARBARA CO TRS	1816 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4716	NICHOLS HILLS WILSHIRE	106	000	NICHOLS HILLS WILSHIRE 106 000 LOTS 25 26 & 27	1816 DRAKESTONE AVE NICHOLS HILLS
R169842155	BLAKEY CAROLINE ELIZABETH REV TRUST		1818 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4716	NICHOLS HILLS WILSHIRE	106	000	NICHOLS HILLS WILSHIRE 106 000 LOTS 28 THRU 31	1818 DRAKESTONE AVE NICHOLS HILLS
R169842175	BLOOD SUTO MARY F TRS	SUTO DARRELL L TRS	1820 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4716	NICHOLS HILLS WILSHIRE	106	000	NICHOLS HILLS WILSHIRE 106 000 LOTS 32 THRU 34	1820 DRAKESTONE AVE NICHOLS HILLS
R169842190	EMMERT LOIS E TRS	EMMERT LOIS E REV TRUST	3401 PATTERSON DR	EDMOND	OK	73013	NICHOLS HILLS WILSHIRE	106	000	NICHOLS HILLS WILSHIRE 106 000 LOTS 35 36 & 37	1822 DRAKESTONE AVE NICHOLS HILLS
R169842815	COOPER CODY J	COOPER LAUREN R	1807 DRAKESTONE AVE	NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	107	000	NICHOLS HILLS WILSHIRE 107 000 LOTS 61 62 63 & 64	1807 DRAKESTONE AVE NICHOLS HILLS
R169842800	MESSER ANDREW L & HEATHER M		1811 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4715	NICHOLS HILLS WILSHIRE	107	000	NICHOLS HILLS WILSHIRE 107 000 LOTS 58 59 & 60	1811 DRAKESTONE AVE NICHOLS HILLS
R169842785	RYATT LLC		211 N ROBINSON	OKLAHOMA CITY	OK	73102	NICHOLS HILLS WILSHIRE	107	000	NICHOLS HILLS WILSHIRE 107 000 LOTS 55 THRU 57	1813 DRAKESTONE AVE NICHOLS HILLS
R169842770	DARR KATHERINE ANNE	DARR TIMOTHY DUSTIN	1815 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4715	NICHOLS HILLS WILSHIRE	107	000	NICHOLS HILLS WILSHIRE 107 000 LOTS 52 53 & 54	1815 DRAKESTONE AVE NICHOLS HILLS
R169842755	WARNER ERIC P	BROWN WARNER LAUREN E	8413 NW 86TH ST	OKLAHOMA CITY	OK	73132	NICHOLS HILLS WILSHIRE	107	000	NICHOLS HILLS WILSHIRE 107 000 LOTS 49 THRU 51	1817 DRAKESTONE AVE NICHOLS HILLS
R169842745	ATKINSON DEAN	ATKINSON JULIE D	6000 OAK FOREST RD	EDMOND	OK	73025	NICHOLS HILLS WILSHIRE	107	000	NICHOLS HILLS WILSHIRE 107 000 LOTS 46 THRU 48	1819 DRAKESTONE AVE NICHOLS HILLS
R169842730	ALLEN RUSSELL F TRS	ALLEN RUSSELL F REV LIVING TRUST	1821 DRAKESTONE AVE	NICHOLS HILLS	OK	73120-4715	NICHOLS HILLS WILSHIRE	107	000	NICHOLS HILLS WILSHIRE 107 000 LOTS 43 44 & 45	1821 DRAKESTONE AVE NICHOLS HILLS



Attachment: BOA-2023-15 (6752 : BOA 2023-15 1811 Dorchester Drive)



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Building Permit

NOT APPROVED

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fees should be submitted to the Nichols Hills Public Works Department via email at buildinginspections@nicholshills.net.

Applicant is encouraged to review the provisions of the Nichols Hills City Code ("the Code") applicable to building, including those in Chapter 8, *Buildings and Building Regulations*, and Chapter 50, *Zoning*.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name ¹: Jeff Blake (owners representative) Jennifer Bentley 405-209-6267

Primary contact: JEFF BLAKE

Mailing address: 1020 NW 81 ST. OKC, OK 73114

Telephone number(s): C. 405-206-1779 B. 405-842-2526

Email address(es): jblake@gbbuilds.com

This is an application to: [check all that apply]

- ☐ Build a single-family or two-family dwelling
- ☐ Build a multifamily dwelling
- ☐ Build a commercial building, public building, or public or private institutional development
- ☐ Make an alteration (as defined in Sec. 50-3 of the Code) to an existing building
- ☐ Make an addition (as defined in Sec. 50-3 of the Code) to an existing building
- ☐ Re-roof an existing building
- ☐ Repair or replace service systems, including plumbing, electrical, and/or mechanical items in an existing building
- ☐ Erect a fence or a wall or repair or replace three or more panels of an existing fence
- ☐ Install a swimming pool
- ☒ Build or install a shelter or accessory structure
- ☐ Build a parking lot or change an existing parking lot
- ☐ Construct a change in drainage
- ☐ Other – Please explain: _____

Will an existing water meter be removed, replaced, upgraded or changed? ☐ Yes ☒ No

Address or descriptive location of proposed building project: 1811 DORCHESTER DR.
NICHOLS HILLS, OK

¹ If more than one applicant, attach a separate sheet with additional applicant information. If the applicant is not the owner(s) of the proposed project, provide the name and contact information for the owner(s) on a separate sheet and explain the applicant's relationship to the owner(s).

Brief description of proposed building project: ERECT WOOD ARBOR WITH OPEN LATTICE R =

Estimated cost of the proposed building project: _____

For construction of a building, number of stories, proposed height, and square footage of the building: _____

1 STORY, 9 FT HIGH, 325 SF

For construction, alterations of, additions to, and restoration of a building, provide description of any removal, replacement, upgrade or change in size to existing water meter(s): _____

General contractor's name: G + B DESIGN BUILD

Mailing address: 1020 NW 81 ST. OKC, OK 73114

Telephone number: B. 405-842-2526 C. 405-842-2526

Email address: jblake@gbbuilds.com

The following must be attached to this Application:

1. **Certificate of Approval.** If required by Sec. 50-341 of the Code, a Certificate of Approval from the Nichols Hills Building Commission.
2. **Subcontractors.** In addition to the general contractor, a list of all other contractors and subcontractors who may work on the proposed building project.
3. **Buildings and parking lots.** All applicable supporting information required by Sec. 50-188(c) of the Code.
4. **Fences and walls.** One set of plans showing the front yard, rear yard, and side yard length, height, and type of fence or wall and a depiction of it in relation to existing buildings and a site plan or survey. Fence height must comply with Sec. 8-248 of the Code.
5. **Swimming pools.** All supporting information required by Sec. 8-284 of the Code.

This Application will be considered officially submitted and filed only after it is examined by the Director of Public Works (or his designee) or the Public Works Clerk and found to have met the applicable requirements of the Code and those set out in this Application and after all City and State fees associated with the permit have been paid.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 23 day of June, 2022.

Signature: 

Print applicant's full legal name: Jeff Blake

Print signatory party's title if applicant is a legal entity: President, G H & Associates



Jeff Blake <jblake4225@gmail.com>

1811 Dorchester Dr

Asa Warlick <awarlick@nicholshills.net>

Thu, Jun 29, 2023 at 3:04 P

To: Jeff Blake <jblake4225@gmail.com>

Cc: Dillion Thompson <dthompson@nicholshills.net>

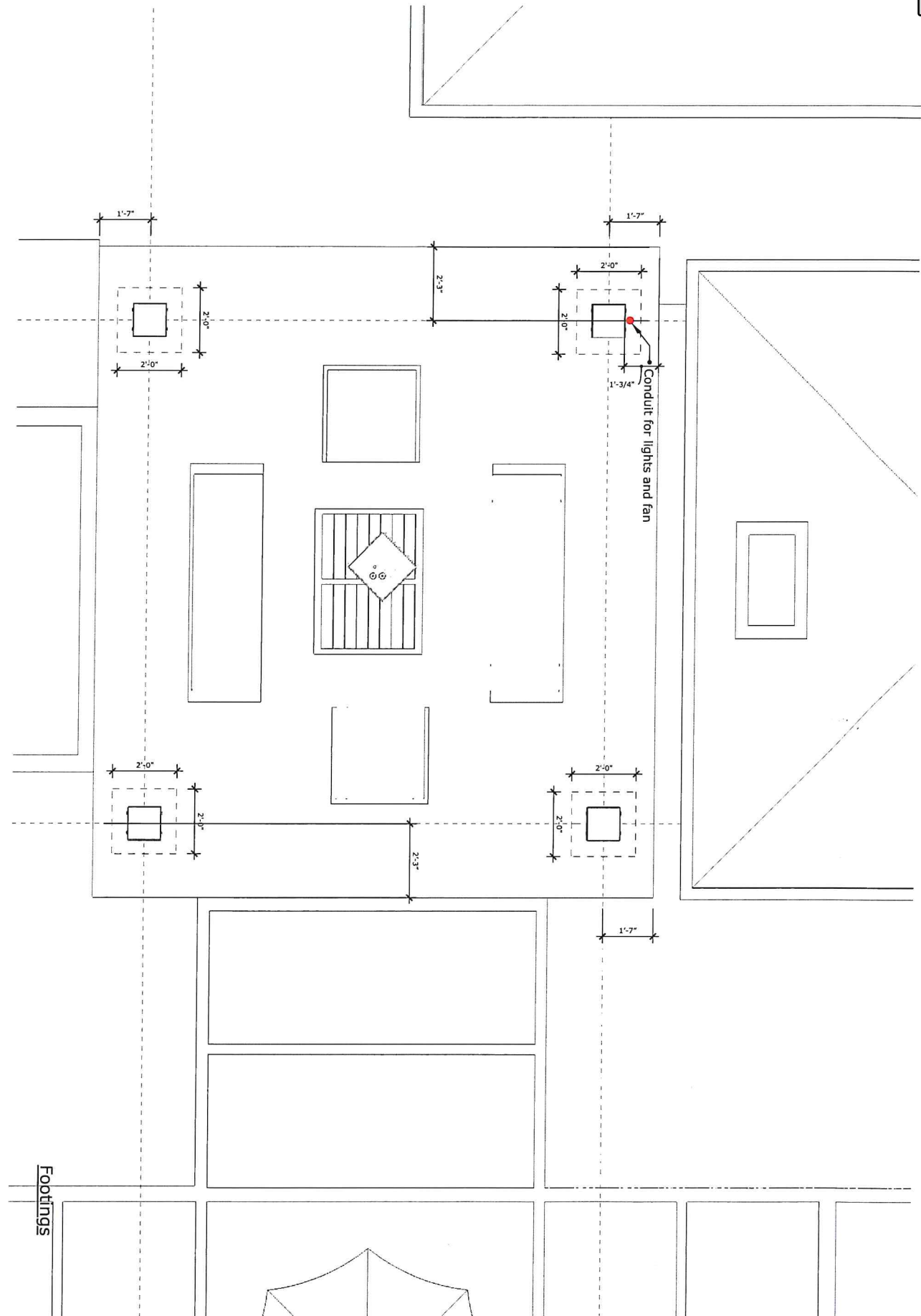
Good afternoon,

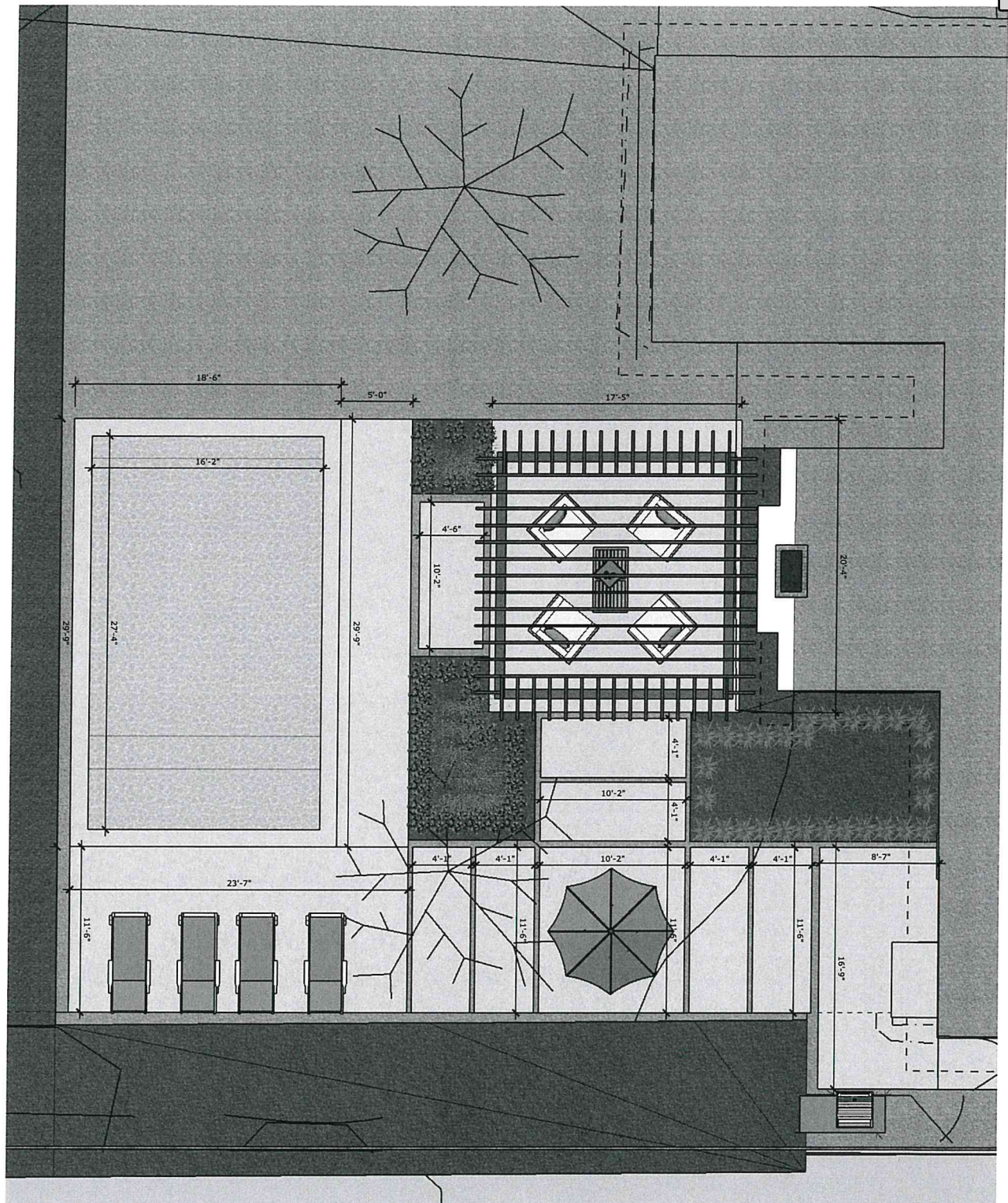
This email serves to inform you that your pergola is not in compliance with code section 50-49(e)(13). This results in your building permit being denied.

Let me know if there is anything I can help you with going forward.

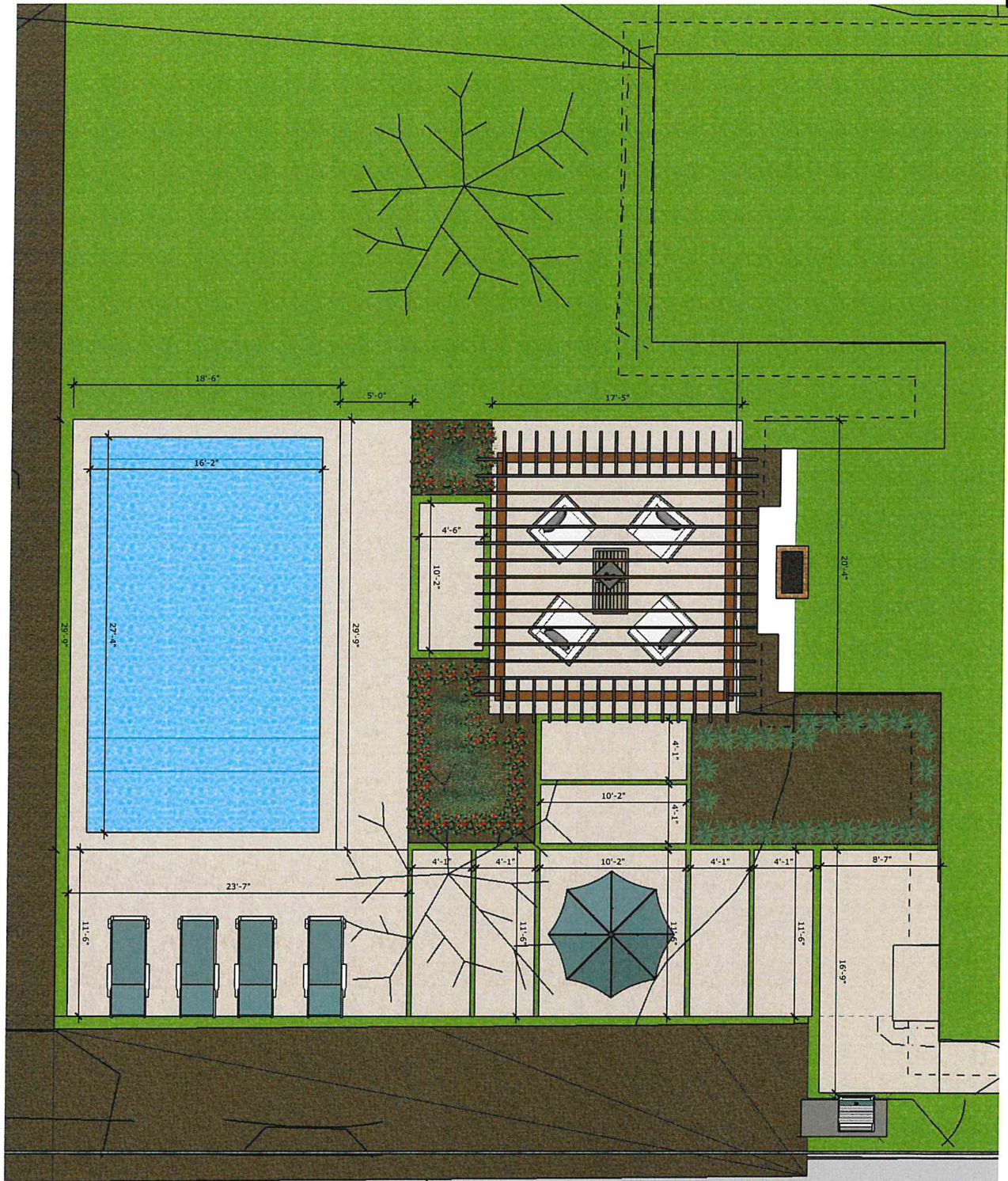
Sincerely,
Asa Warlick
The City of Nichols Hills
Off: 405-843-5222
Cell: 405-245-6532
Awarlick@nicholshills.net

Attachment: BOA-2023-15 (6752 : BOA 2023-15 1811 Dorchester Drive)





Attachment: BOA-2023-15 (6752 : BOA 2023-15 1811 Dorchester Drive)



Attachment: BOA-2023-15 (6752 : BOA 2023-15 1811 Dorchester Drive)



Concept 1

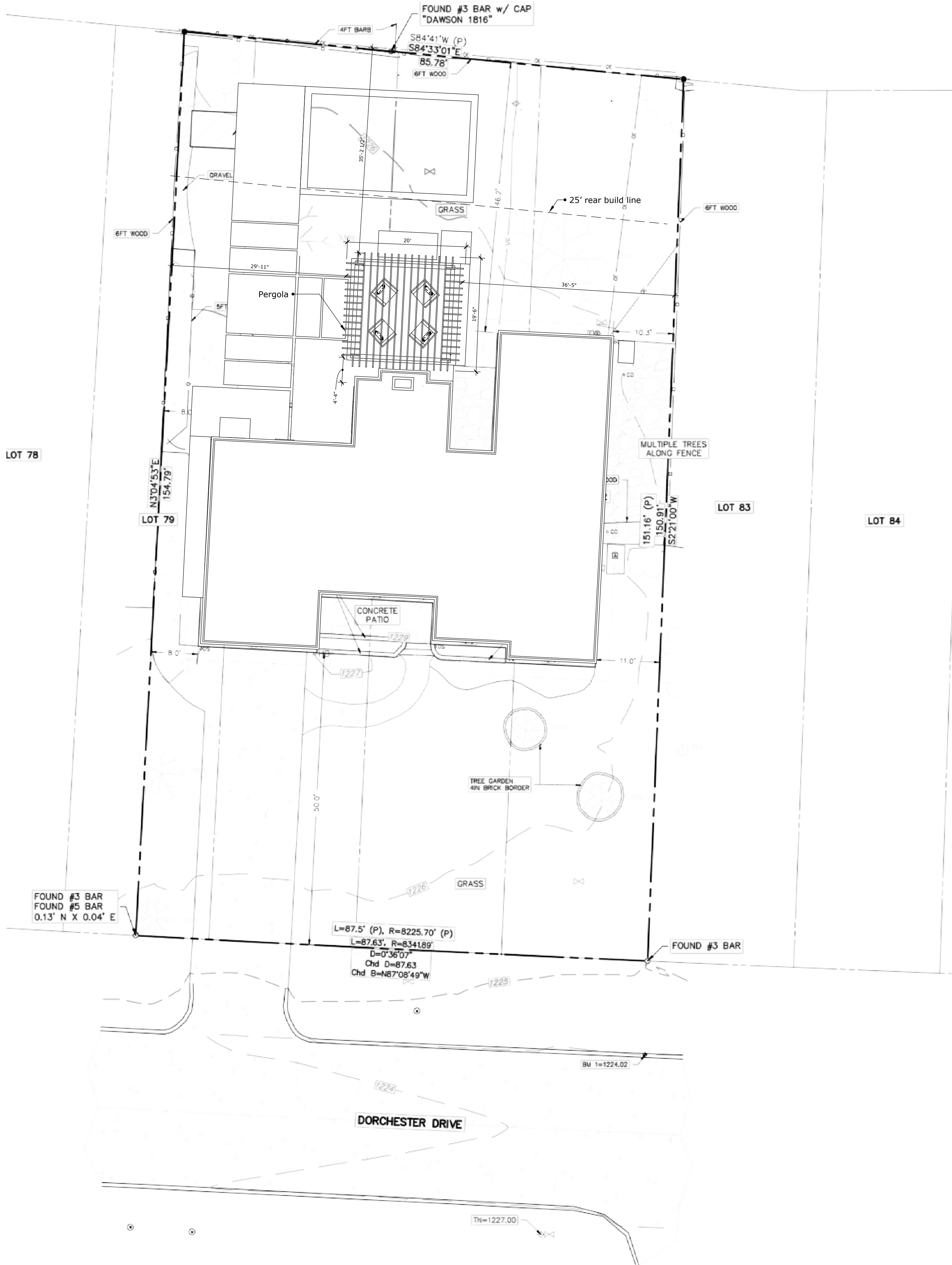
Bentley Residence

1811 Dorchester Drive Oklahoma City, Oklahoma

A1

Revised:
July 17, 2023

Attachment: BOA-2023-15 (6752 : BOA 2023-15 1811 Dorchester Drive)





***** REPRINT RECEIPT*****

REC#: 00179803 7/18/2023 9:29 AM
OPER: NB TERM: 010
REF#: 3166
PAID BY:

TRAN: 850.0000 Variance Request
1811 DORCHESTER DR
Variance Request 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00

City of Nichols Hills
6407 Avondale Dr
Nichols Hills, OK 73116
(405) 843-6637



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2023-16**

NOTICE IS HEREBY GIVEN that an application has been filed seeking a variance from the Nichols Hills City Code on the following described property:

Lot Two (2), in Block Twenty-one (21), in Nichols Hills, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **1304 Glenwood Avenue**. Current zoning is **R-1-75**.

The applicants desire to build an addition to the dwelling. For the proposed addition, the applicants are seeking a 1' $\frac{7}{16}$ " variance from the north side yard setback, leaving an 8' north side yard setback. For the proposed addition, the applicants are also seeking a 1' building envelope variance on the north side of the dwelling.

A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 16th day of August 2023 at 5:30 p.m.

ALL PERSONS, OWNERS, OR RESIDENTS within the above described area are hereby given notice that they may appear at said hearing or file a petition within the Board of Adjustment and offer arguments and evidence for or against the granting of said application as they deem proper in the premises.

Dated this 2nd day of August 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-16 (6753 : BOA 2023-16 1304 Glenwood Avenue)


RECEIVED

By Dillion at 8:59 am, Jul 20, 2023

CITY OF NICHOLS HILLS, OKLAHOMA
Application for Nichols Hills Board of Adjustment
Hearing and Action

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult the applicable provisions of the Nichols Hills City Code ("the Code") regarding the Nichols Hills Board of Adjustment when completing this Application.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: CORT MASSEY - MASSEY CONSTRUCTION

Mailing address: 4424 SHORTHORN LANE EDMOND, OK 73034

Telephone number(s): (405) 818-4928

Email address(es): cort@masseybuilds.com

Address and legal description of subject property: 1304 GLENWOOD AVE. / LOT 2 BLK 21 NICHOLS HILLS

Current zoning classification: RESIDENTIAL

Present use of the property: RESIDENCE

This is an application for: ☒ Variance ☐ Appeal from administrative official decision

The following must be attached to this Application:

1. **Proof of authority.** Proof of applicant's authority to make this Application by attaching a copy of the applicable deed evidencing applicant's ownership or an affidavit regarding ownership (a form for which is attached to this Application).
2. **Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
3. **Supporting Information.**
 - (a) For Applications that relate to a denied Application for Building Permit (or other Application related to Chapter 50 of the Code): a copy of the denied Application and originals of all supporting information that was required for it pursuant to the Code (specifically Sec. 50-188(c) for Applications for Building Permits).
 - (b) For Applications for a variance prior to submission of an Application for Building Permit: photos of the subject building or building site; a conceptual site plan drawn to scale showing the exact size and location of lots or land, the size and location of buildings and floor plans, and measurements showing distance from the outside line of buildings (existing and proposed) to the outside property lines; renderings of the proposed changes to the site; and a survey meeting the requirements of Sec. 50-188(c) of the Code.

4. **Explanatory Statements.** Provide responses applicable to this Application. Attach additional pages as necessary to provide complete answers.

(a) **Variance requests.** See Sec. 50-158 of the Code.

- i. State the details of the variance you are seeking.

SEEKING 8FT SIDE YARD SETBACK IN LIEU OF THE
REQUIRED 9'-0 3/16" (10% LOT WIDTH) TO ALIGN ADDITION W/ EXISTING
HOME

If the variance sought relates to a development regulation applicable for the District in which the property is located (setback, lot coverage, floor area ratio, height, no build envelope), complete the worksheet that follows on page 4.

- ii. Code Section(s) from which a variance is requested:

SECTION 50/50 E3

- iii. State why you believe application of such Code Section(s) to the particular piece of property creates an unnecessary hardship.

WE WOULD LIKE THE ADDITION TO THE HOUSE TO ALIGN
WITH THE EXISTING HOME.

- iv. State why you believe such conditions are peculiar to the particular piece of property involved.

IT WILL LOOK MUCH BETTER AESTHETICALLY

- v. State whether you believe the relief, if granted, would cause a detriment to the public good and why.

WE DON'T BELIEVE THERE WILL BE ANY OBJECTIONS TO
THIS SMALL VARIANCE. SHOULD CAUSE NO DETRIMENT

- vi. State whether you believe the relief, if granted, would impair the purposes and intent of the City's zoning ordinances and why.

WE RESPECT THE CITY'S ZONING ORDINANCES BUT
UNFORTUNATELY EXISTING HOME DOESN'T MEET SIDE SETBACK.
THIS IS IMPORTANT FOR THE VALUE OF THE HOME.

vii. State how the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

THIS WOULD BE CONSIDERED THE MINIMUM BECAUSE IT
WOULD LET ADDITION ALIGN WITH THE HOUSE. IN LIEU OF 8 FT - REQUESTED

(b) **Appeals.** See Sec. 50-294 of the Code.

i. State the details of the relief you are seeking.

ii. Date and nature of the order, requirement, decision or determination appealed:

iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

iv. Details of the alleged error in the order, requirement, decision or determination appealed:

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of Chapter 50 of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Board of Adjustment. Applicant will be advised of the date and time for that hearing. It is highly recommended that applicant attend (or have a representative attend) the hearing and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 19 day of July, 2023.

Signature: Ct May

Print applicant's full legal name: CORTNEY TAYLOR MASSEY

Print signatory party's title if applicant is a legal entity: PRESIDENT - MASSEY CONST.

Board Of Adjustment

Address	1304 Glenwood Ave					
Lot And Block	Lot 2		Block 21			
Zone	R-1-75					
City	Nichols Hills					
County	Oklahoma County					
State	Oklahoma					
Zip Code	73116					
Type of Building or Fence Check box below New Addition						
Main Building	☐	☐	☐	☐	☒	☐
Accessory Building	☐	☐	☐	☐	☐	☐
Fence	☐	☐	☐	☐	☐	☐
Type Of adjustment						
	Allowed	Proposed	Amount over allowed			
1. Front Setback						
2. Rear Setback						
3. Side Setback (North	9'-7/16"	8'	1'-7/16"			
4.Side Setback West						
5 Building Lot Coverage						
6 Floor area Ratio						
7. Height						
8. Building envelope	6'	5'	1'			
9. Other	Explanation					
NOTE						

Application for Variance – Development Regulation Worksheet

Applicant's Name: CORT MASSEY - CORT MASSEY CONSTRUCTION

Property Address: 1304 GLENWOOD AVE

Applicable Structure: (Check as applicable)

☒ Main Building	☐ New	☒ Addition
☐ Accessory Building	☐ New	☐ Addition
☐ Fence	☐ New	☐ Addition

Type of Adjustment Sought: Provide information in inches and feet. Do not use decimals.

	Allowed by City Code	Proposed Variance	Amount over Allowed
Front Yard Setback			
Rear Yard Setback			
① Side Yard Setback (specify north, south, east or west side)	NORTH 9'- $\frac{3}{16}$ "	8'-0"	1'- $\frac{3}{16}$ "
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope	16FT TO UPSTAIRS WALL ABOVE 12FT	5FT TO UPSTAIRS WALL / GREATER THAN 45°	1FT (FROM PROPOSED NEW SETBACK) GREATER THAN 45° ANGLE
② Other	Explanation: PLEASE SEE ATTACHED PICK OF UPSTAIRS ENCROACHMENT SEE PAGE 10		

Form of affidavit regarding ownershipAffidavitSTATE OF OklahomaCOUNTY OF OklahomaJames Short being first duly sworn, states: 1304
Glenwood Ave.
Nichols Hills, OK
72116

1. My name is James Short My address is 1304 Glenwood Ave. Nichols Hills, OK 72116 I am over the age of 18. I am a resident of the State of OK I have personal knowledge of the matters stated in this Affidavit.

2. I am the current and legal owner of the property in the City of Nichols Hills with the address of [insert address] and more particularly described as:

Lot 2, Block 21, Nichols Hills

3. I am the applicant for the hearing and action by the Board of Adjustment pursuant to the Nichols Hills City Code.

4. This address and legal description accurately describe the property for which hearing and action is requested.

I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 19th day of July, 2023

James Short

Notary Acknowledgment

Subscribed and sworn to before me this 19 day of July, 2023

Cynthia A Williams
Notary PublicMy Commission Expires: 09/09/2024
Comm. No. 20011010

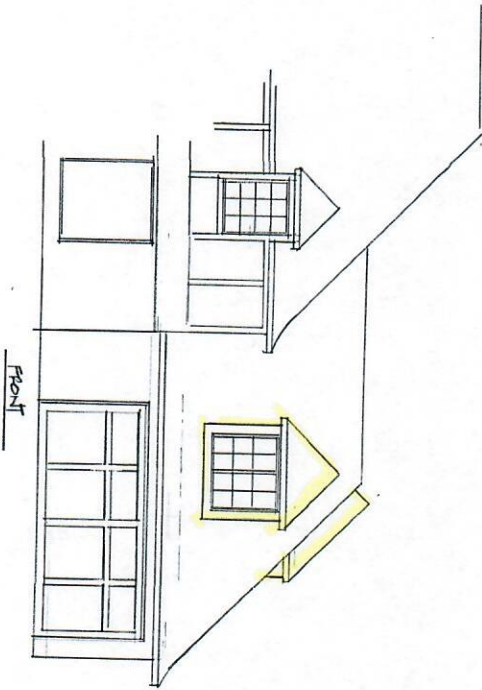
11.29.22-6.1



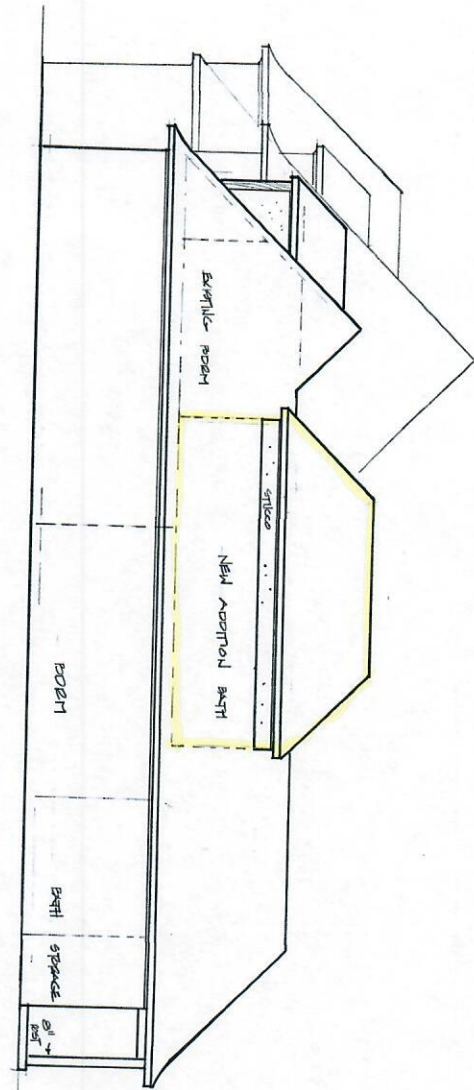




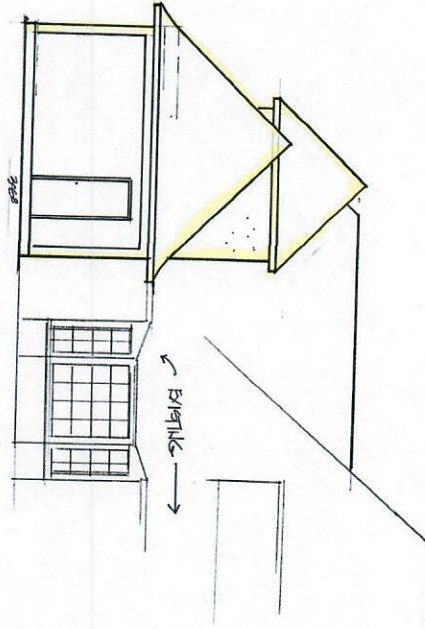




North Elevation



West Elevation



SHORT, JAMES

ADD ON
1304 GLENWOOD AVE
OKLAHOMA CITY, OKLAHOMA

AREA CALCULATIONS
FIRST FLOOR ADD ON
FRAME AREA
462 SQ FT
SECOND FLOOR ADD ON
FRAME AREA
237 SQ FT
TOTAL ADD ON FRAME
699 SQ FT

GENERAL NOTES
VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE
JOB SITE
NOTIFY THE DESIGNER OF
ANY DIMENSIONAL ERRORS,
OMISSIONS OR
DISCREPANCIES BEFORE
BEGINNING OR
FABRICATING ANY WORK
DO NOT SCALE THESE
DRAWINGS

ELEVATIONS

01 OF 04

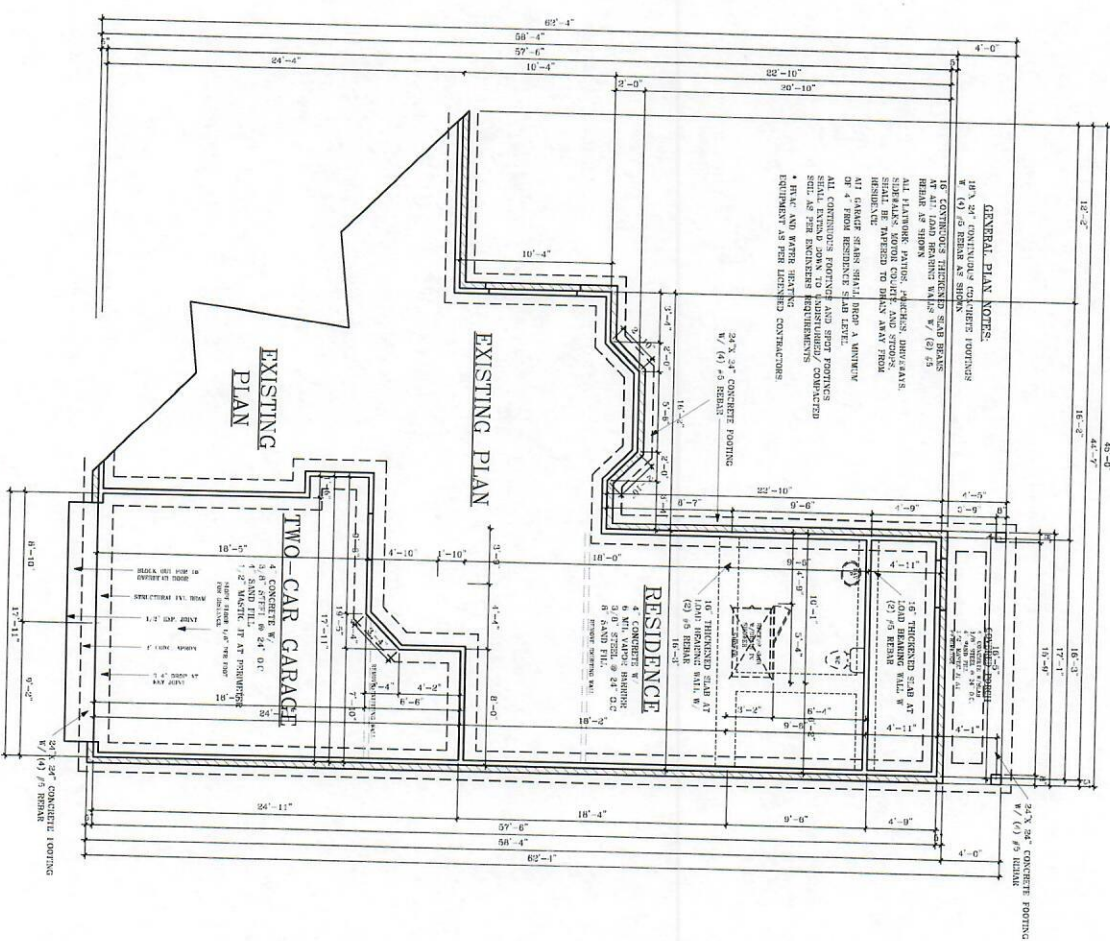
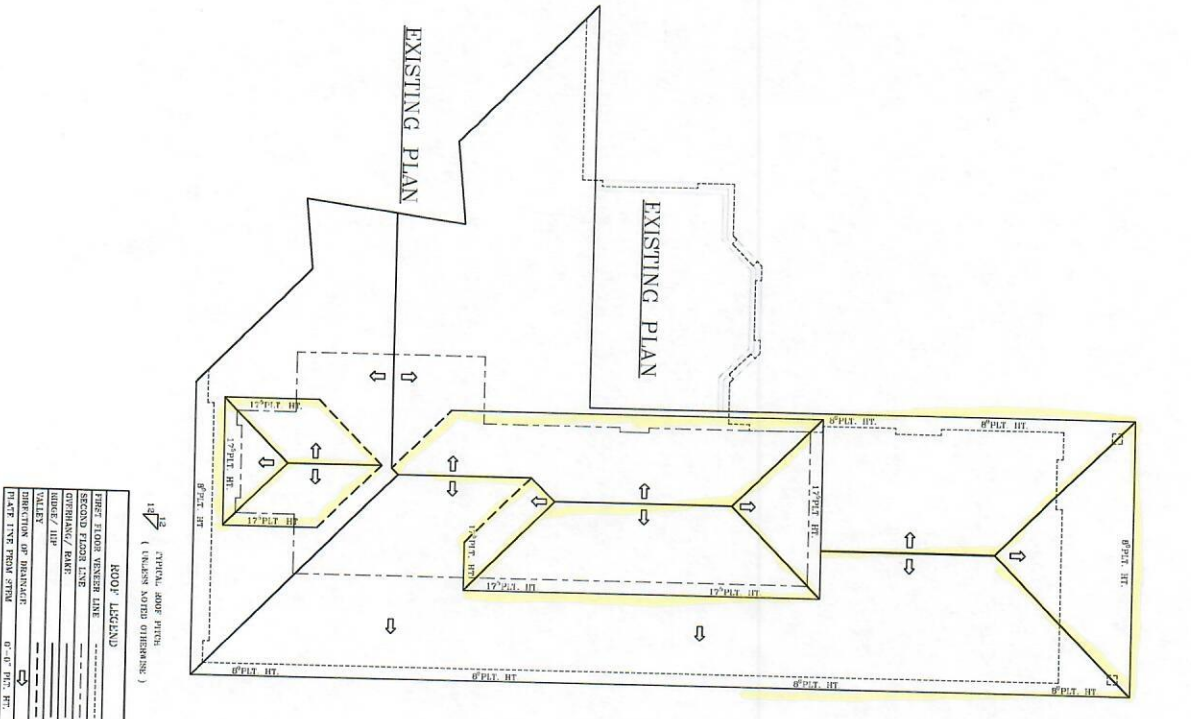
REVISIONS
01/26/23
02/09/23
03/09/23

BRENT GIBSON
CLASSIC
HOME DESIGN
AIA & ASID Member, PIA, L. Member of ASID
(405) 242-1882
WWW.BRENTGIBSON.COM





REVISIONS:
04/26/23
04/27/23
05/09/23



② ROOF PLAN
1/4" = 1'-0"

① FOUNDATION PLAN
1/4" = 1'-0"

SHORT, JAMES

ADD-ON
1304 GLENWOOD AVE
OKLAHOMA CITY, OKLAHOMA

AREA CALCULATIONS

FIRST FLOOR ADD-ON	
FRAME AREA:	
452 SQ. FT.	
SECOND FLOOR ADD-ON	
FRAME AREA:	
237 SQ. FT.	
TOTAL ADD-ON FRAME:	
689 SQ. FT.	

GENERAL NOTES

VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE
JOB SITE

NOTIFY THE DESIGNER OF
ANY DIMENSIONAL ERRORS,
OMISSIONS OR
DESCRIPCIIES BEFORE
BEGINNING OR
FABRICATING ANY WORK

DO NOT SCALE THESE
DRAWINGS.

ROOF/FOUND.

04 OF 04

REVISIONS:
04/26/23
04/27/23
05/09/23

BRENT GIBSON
C L A S S I C
HOME DESIGN
415 W 16th Street Ste 1, Edmond OK 73013
(405) 340-1300
WWW.BRENTGIBSON.COM



Lot two (2), Block Twenty-One (21), in Nichols Hills, to Oklahoma County, Oklahoma, according to the recorded plat thereof.



I, the undersigned, do hereby certify that the survey information found on this plat was derived from actual field survey notes on the ground surveys made by me or under my supervision and is true and correct to the best of my knowledge and belief at the time of this survey. No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

STEVE TRUMP

This survey is based upon the US public land survey system and meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

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Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R169572610 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA. }

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300ft. Radius Report

filed in the office of the County Assessor
on the 18th day of July, 2023

Given under my hand and official seal this
18th day of July, 2023

G. Hamby County Assessor
Deputy

Oklahoma County Assessor's
300ft Radius Report
7/18/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169574030	PARMAN LARRY V & DARLENE T CO TRS	PARMAN LIV TRUST	6705 AVONDALE DR	NICHOLS HILLS	OK	73116-6001	NICHOLS HILLS ADD	030	003	NICHOLS HILLS ADD 030 003	6705 AVONDALE DR NICHOLS HILLS
R169574040	WALKER BROOKS P & BETTYANN M		6707 AVONDALE DR	NICHOLS HILLS	OK	73116-6001	NICHOLS HILLS ADD	030	004	NICHOLS HILLS ADD 030 004	6707 AVONDALE DR NICHOLS HILLS
R169572710	HARVEY MARK N & DIANE MGRS	MARK N HARVEY FAMILY LLC	6700 AVONDALE DR	NICHOLS HILLS	OK	73116-6002	NICHOLS HILLS ADD	021	012	NICHOLS HILLS ADD BLK 021 LOT 000 LOT 12 & PT OF LOT 13 BEG SE/C LT 13 TH NWLY112.08FT ELY57.35FT SE55.60FT SW10FT TO BEG	6700 AVONDALE DR NICHOLS HILLS
R169574050	DICK JOHN PAUL TRS	NAIFEH ALISON RENEE TRS	6709 AVONDALE DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	030	005	NICHOLS HILLS ADD 030 005	6709 AVONDALE DR NICHOLS HILLS
R169574060	BRADFORD DENNIS D & R DELORIS		6711 AVONDALE DR	NICHOLS HILLS	OK	73116-6001	NICHOLS HILLS ADD	030	006	NICHOLS HILLS ADD 030 006	6711 AVONDALE DR NICHOLS HILLS
R169572810	REPLOGLE DEE A JR & PENELOPE LOU TRS	REPLOGLE DEE A JR & PENELOPE LOU REV TRUST	211 N ROBINSON AVE	OKLAHOMA CITY	OK	73102-7109	NICHOLS HILLS ADD	022	008	NICHOLS HILLS ADD 022 008	1216 GLENWOOD AVE NICHOLS HILLS
R169572720	CARSON JOSEPH S & KRISTIN H TRS	CARSON JOSEPH S KRISTIN H REV LIV TRUST	1715 N HUDSON	OKLAHOMA CITY	OK	73103	NICHOLS HILLS ADD	021	013	NICHOLS HILLS ADD BLK 021 LOT 000 LOT 13 EX BEG SE/C LT 13 TH NWLY112.08FT ELY57.35FT SE55.60FT SW10FT TO BEG	0 UNKNOWN NICHOLS HILLS
R169572700	6704 LLC		PO BOX 5256	OAK BROOK	IL	60522-5256	NICHOLS HILLS ADD	021	011	NICHOLS HILLS ADD 021 011	6704 AVONDALE DR NICHOLS HILLS
R169574070	MATLOCK JAMIE LYNN JANOTA RICHARD	MATLOCK JAMES RICHARD	6715 AVONDALE	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	030	007	NICHOLS HILLS ADD 030 007	6715 AVONDALE DR NICHOLS HILLS
R169572690	RIDLEY ANDREW	RIDLEY BETH ANN	6706 AVONDALE DR	NICHOLS HILLS	OK	73116-6002	NICHOLS HILLS ADD	021	010	NICHOLS HILLS ADD 021 010	6706 AVONDALE DR NICHOLS HILLS
R169572575	LYNN DONALD B & VANESSA A LOPATA DANIEL C & AMANDA B		1207 GLENWOOD AVE	NICHOLS HILLS	OK	73116-6208	NICHOLS HILLS ADD	018	012	NICHOLS HILLS ADD 018 012	1207 GLENWOOD AVE NICHOLS HILLS
R169572600	GLENWOOD HOLDINGS LLC		1300 GLENWOOD AVE 6608 N WESTERN AVE, Unit 348	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	021	001	NICHOLS HILLS ADD 021 001	1300 GLENWOOD AVE NICHOLS HILLS
R169572570	TRAVIS REESE & LAYNIE SHORT JAMES N & AMANDA J TRS		7 NE 6TH ST STE 030	OKLAHOMA CITY	OK	73104	NICHOLS HILLS ADD	021	000	NICHOLS HILLS ADD 021 000 LOT 9 EX 40FT OFF REAR OF SD LT	6708 AVONDALE DR NICHOLS HILLS
R169572670	TRAVIS REESE & LAYNIE	SHORT FAMILY TRUST	1304 GLENWOOD AVE	NICHOLS HILLS	OK	73116-6111	NICHOLS HILLS ADD	021	002	NICHOLS HILLS ADD 021 002	1304 GLENWOOD AVE NICHOLS HILLS
R169572560	ELDER MARY ELIZABETH		7 NE 6TH ST STE 030	OKLAHOMA CITY	OK	73104	NICHOLS HILLS ADD	021	008	NICHOLS HILLS ADD 021 008	6710 AVONDALE DR NICHOLS HILLS
R169572620	LAMB KEVIN WADE & BAILEY TRUST		1206 HUNTINGTON	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	018	010	NICHOLS HILLS ADD 018 010	1206 HUNTINGTON AVE NICHOLS HILLS
R169572660	TILGHMAN CHARLES C CO TRS ETAL	TILGHMAN CHARLES REV TRUST	1308 GLENWOOD AVE	NICHOLS HILLS	OK	73116-6111	NICHOLS HILLS ADD	021	000	NICHOLS HILLS ADD 021 000 LOT 3 & NLY 40FT OF LOT 9	1308 GLENWOOD AVE NICHOLS HILLS
R169572630	BLACK JEREMY M	BLACK ALLYSON R	1308 LARCHMONT LN	NICHOLS HILLS	OK	73116-6114	NICHOLS HILLS ADD	021	007	NICHOLS HILLS ADD 021 007	1308 LARCHMONT LN NICHOLS HILLS
			1312 GLENWOOD AVE	NICHOLS HILLS	OK	73116-6111	NICHOLS HILLS ADD	021	004	NICHOLS HILLS ADD 021 004	1312 GLENWOOD AVE NICHOLS HILLS

4.b.a

12

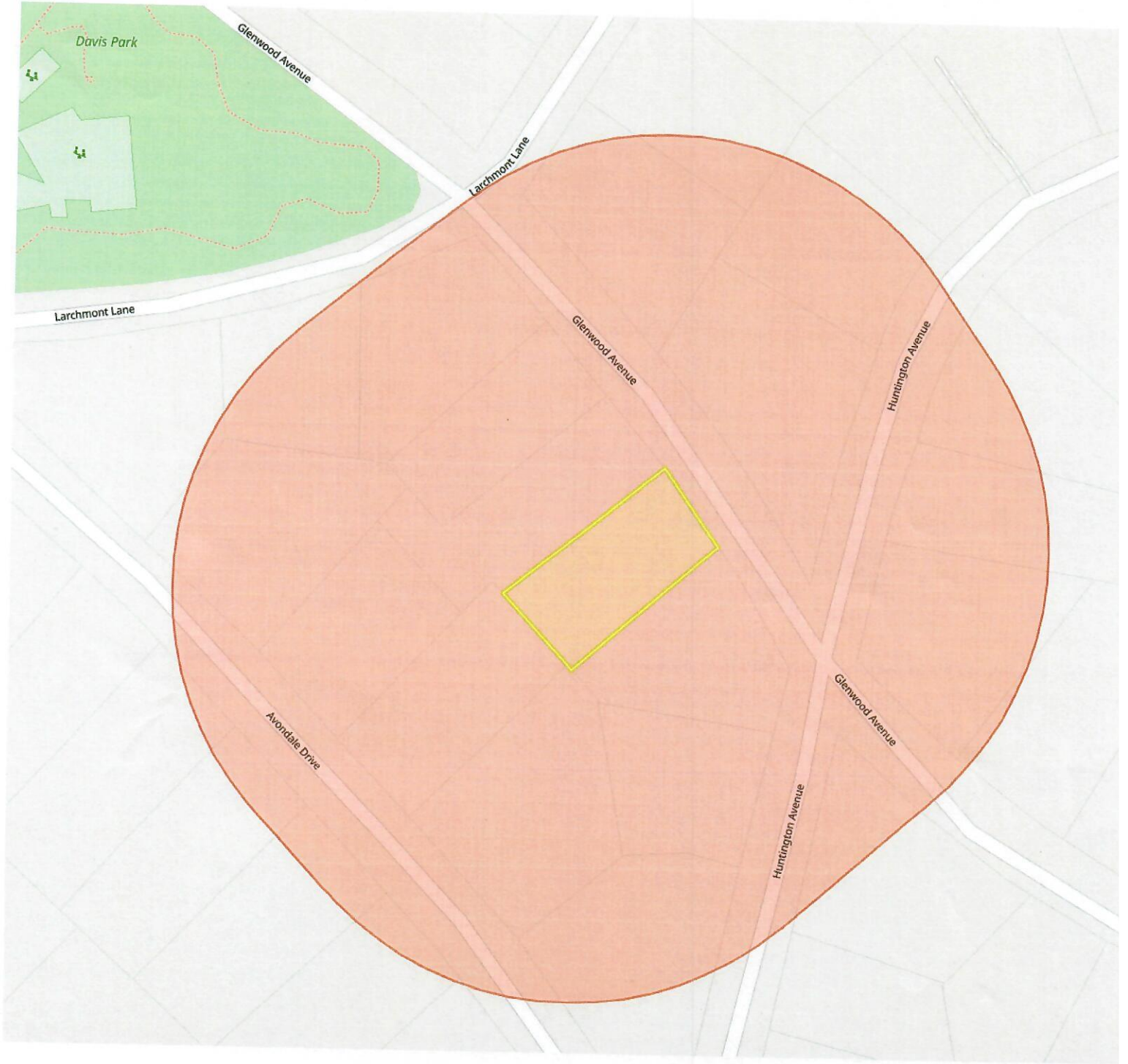
Oklahoma County Assessor's
300ft Radius Report
7/18/2023

4.b.a

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R169572650	ROBINSON DIANA K TRS CHUMO MICHAEL L & BRITTANY P	ROBINSON DIANA K REV TRUST	1304 LARCHMONT LN	NICHOLS HILLS	OK	73116-6114	NICHOLS HILLS ADD	021	006	NICHOLS HILLS ADD 021 006	1304 LARCHMONT LN NICHOLS HILLS
R169572550			1204 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-6215	NICHOLS HILLS ADD	018	009	NICHOLS HILLS ADD 018 009	1204 HUNTINGTON AVE NICHOLS HILLS
R169572410	J & L JOINT REV TRUST		1211 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	017	009	NICHOLS HILLS ADD 017 009	1211 HUNTINGTON AVE NICHOLS HILLS
R169572640	EVANS JAMES H FAHLER TIMOTHY TRS & REV TRUST	EVANS IDA T FAHLER RICHELLE TRS & REV TRUST	1300 LARCHMONT LN	NICHOLS HILLS	OK	73116-6114	NICHOLS HILLS ADD	021	005	NICHOLS HILLS ADD 021 005	1300 LARCHMONT LN NICHOLS HILLS
R169572420			1209 HUNTINGTON AVE	NICHOLS HILLS	OK	73120	NICHOLS HILLS ADD	017	010	NICHOLS HILLS ADD 017 010	1209 HUNTINGTON AVE NICHOLS HILLS
R169572400	HERLING CHERYL G		1315 GLENWOOD AVE	NICHOLS HILLS	OK	73116-6110	NICHOLS HILLS ADD	017	008	NICHOLS HILLS ADD 017 008	1315 GLENWOOD AVE NICHOLS HILLS
R169572390	FRIEDMAN ERIC S TRUST		1214 LARCHMONT LN	NICHOLS HILLS	OK	73116-6104	NICHOLS HILLS ADD	017	007	NICHOLS HILLS ADD 017 007	1214 LARCHMONT LN NICHOLS HILLS

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***** REPRINT RECEIPT*****

REC#: 00179865 7/20/2023 1:44 PM
OPER: NB TERM: 010
REF#: 0886
PAID BY:

TRAN: 850.0000 Variance Request
1304 GLENWOOD
Variance Request 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00

City of Nichols Hills
6407 Avondale Dr
Nichols Hills, OK 73116
(405) 843-6637