

MINUTES

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

**Original agenda filed in the Office of the City Clerk at 3:58 PM on
the 4th day of August, 2023.**

1. Call to Order
2. Roll Call

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

3. Minutes
 - a. July 19, 2023

MOTION: Clements moved to approve the July 19, 2023 minutes as presented. Herzel seconded the motion.

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

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.

Mr. Jeff Blake, with Gumerson Blake 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.

Mrs. Susan Hanna spoke against the application.

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

MOTION: Covington moved that application number BOA 2023-15 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. Clements seconded the motion.

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

- 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.

Mr. Cort Massey, with Massey Construction, presented the application to the Board of Adjustment.

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

Mrs. Susan Hanna asked if the building permit had been issued. City Manager Shane Pate stated that a building permit is required and has not been issued.

Mr. James Short, owner of the property, explained that their desire was to have the addition look as if it were always a part of the house.

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

MOTION: Clements moved that application number BOA-2023-16 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. Covington seconded the motion.

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

5. Adjournment

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

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



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma