

1. Agenda

Documents:

[2023-09-20 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1837.PDF](#)

2. Meeting Materials

Documents:

[2023-09-20 BOARD OF ADJUSTMENT - FULL AGENDA-1837.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, September 20, 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. August 16, 2023
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-17, for which the applicants at 1320 Sherwood Lane are seeking a 2'6 1/2" variance from the east side yard setback.

BACKGROUND

BOA-2023-17 1320 Sherwood Lane

The property is zoned R-1-60.

The applicants desire to build an addition to the dwelling. For the proposed addition, the applicants are seeking a 2'6^{1/2}" variance from the east side yard setback, leaving a 6' east side yard setback.

- b. PUBLIC HEARING: Case No. BOA-2023-18, for which the applicants at 1500 Camden Way are seeking an 11'6" variance from the west side yard setback and a 7'6" variance from the rear yard setback.

BACKGROUND

BOA-2023-18 1500 Camden Way

The property is R-1-75.

The applicants desire to build an accessory building. For the proposed accessory building, the applicants are seeking an 11'6" variance from the west side yard setback, leaving a 5'6" west side yard setback. For the proposed accessory building, the applicants are also seeking a 7'6" variance from the rear yard setback, leaving a 17'6" rear yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 3:20 PM on the 8th day of September, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 3:45 PM on the 8th day of September, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 8th of September, 2023; and transmitted by email at 5:00 PM on the 8th day of September, 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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3. Minutes
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- a. PUBLIC HEARING: Case No. BOA-2023-17, for which the applicants at 1320 Sherwood Lane are seeking a 2'6 1/2" variance from the east side yard setback.

BACKGROUND

BOA-2023-17 1320 Sherwood Lane

The property is zoned R-1-60.

The applicants desire to build an addition to the dwelling. For the proposed addition, the applicants are seeking a 2'6^{1/2}" variance from the east side yard setback, leaving a 6' east side yard setback.

- b. PUBLIC HEARING: Case No. BOA-2023-18, for which the applicants at 1500 Camden Way are seeking an 11'6" variance from the west side yard setback and a 7'6" variance from the rear yard setback.

BACKGROUND

BOA-2023-18 1500 Camden Way

The property is R-1-75.

The applicants desire to build an accessory building. For the proposed accessory building, the applicants are seeking an 11'6" variance from the west side yard setback, leaving a 5'6" west side yard setback. For the proposed accessory building, the applicants are also seeking a 7'6" variance from the rear yard setback, leaving a 17'6" rear yard setback.

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City Clerk
City of Nichols Hills, Oklahoma

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



CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARING CASE NO. BOA 2023-17

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

Part of the Southwest Quarter (SW1/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, as shown by the Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point of the South line of Sherwood Lane, which point is 165 feet Easterly of the Northeast corner of Lot Sixteen (16), Block Forty-eight (48), in Nichols Hills; thence North 84°36'38" East along the South line of Sherwood Lane, a distance of 85 feet; thence South 4°34' East a distance of 243.4 feet; thence South 89°51'02" West a distance of 85.36 feet; thence North 4°34' West a distance of 235.61 feet to the point of beginning.

The property is also known as **1320 Sherwood Lane**. Current zoning is **R-1-60**.

The applicants desire to build an addition to the dwelling. For the proposed addition, the applicants are seeking a 2'6 1/2" variance from the east side yard setback, leaving a 6' east side yard 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 20th day of September 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 5th day of September 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-17 Sherwood (6799 : BOA 2023-17 1320 Sherwood Lane)



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): 405-206-1779

Email address(es): jblake4225@gmail.com

Address and legal description of subject property: UNPLTD PT SEC 05 12N 3W 00H 000 PT SW4 SEC 5 12N 3W BEG ON S LINE SHERWOOD LANE 165FT ELY OF NE/C LOT 16 BLK 48

Current zoning classification: R-1-60

Present use of the property: single family residential

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

Attachment: BOA-2023-17 Sherwood (6799 : BOA 2023-17 1320 Sherwood Lane)

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.

We request a small addition to the bathroom that utilizes the historic side setback, not the current 10% rule for side setbacks.

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:

Sec. 50-50. - R-1-60 Single-Family Residential District.

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

The existing structure already violates both current rules for side setbacks, the house was, in the past, in compliance a build to the side easement rules at the time. Now the homeowner cannot extend the back of their house because of current easement rules.

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

A newer house would not have this build placement / side easement condition. All older houses using older easement rules are restricted from development going forward with new easement rules.

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

The addition is not visible from the street. It does not create privacy concerns (no windows) and the addition does not project further past the side easement than the house is currently doing.

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

The house would continue to be in good compliance with lot coverage, floor area ratios and building heights. The intent of R-1-60 would be preserved for this property.

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

This addition simply squares up the back corner of the house. it is an addition of 16 sqft. The structure is being minimally expanded to make a room more functional.

(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 14 day of Aug., 2023.

Signature: 

Print applicant's full legal name: Jeffrey Roger Blake

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

Board Of Adjustment

Address	1320 Sherwood Ln					
Lot And Block	Lot 16		Block 48			
Zone	R-1-60					
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 East	8' 6 1/2"	6'	2' 6 1/2"			
4. Side Setback West						
5 Building Lot Coverage						
6 Floor area Ratio						
7. Height						
8. Building envelope						
9. Other	Explanation					
NOTE Proposed addition to house on eastside.						

Application for Variance – Development Regulation Worksheet

Applicant's Name: Jeff Blake

Property Address: 1320 Sherwood Lane

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)	8'-6 1/2" East Side	6'	2'-6 1/2"
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		

Form of affidavit regarding ownershipAffidavitSTATE OF OKLAHOMACOUNTY OF OKLAHOMA**Eric Christopher Renegar** being first duly sworn, states:

1. My name is **Eric Christopher Renegar**. My address is **1320 Sherwood Lane, Nichols Hills OK 73116**. 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 **1320 Sherwood Lane** and more particularly described as:

UNPLTD PT SEC 05 12N 3W 00H 000 PT SW4 SEC 5 12N 3W BEG ON S LINE SHERWOOD LANE 165FT ELY OF NE/C
LOT 16 BLK 48 NICHOLS HILLS TH ELY85FT SLY243.4FT WLY85.36FT NLY235.61FT TO BEG

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 14 day of August, 2023.

Eric Christopher Renegar
[Full legal name]

Notary Acknowledgment

Subscribed and sworn to before me this 14th day of August, 2023


Notary Public

My Commission Expires: 5/24/2024

Comm. No. 12004912

KATHRYN MILLER
NOTARY PUBLIC, STATE OF OKLAHOMA
Commission # 12004912
Commission Expires May 24, 2024

Home Renovation
FOR
The Renegar Family
1320 Sherwood Ln, Nichols Hills, OK 73116

Attachment: BOA-2023-17 Sherwood (6799 : BOA 2023-17 1320 Sherwood Lane)

gumerson blake

1020 nw 81st street oklahoma city 405 842 2526

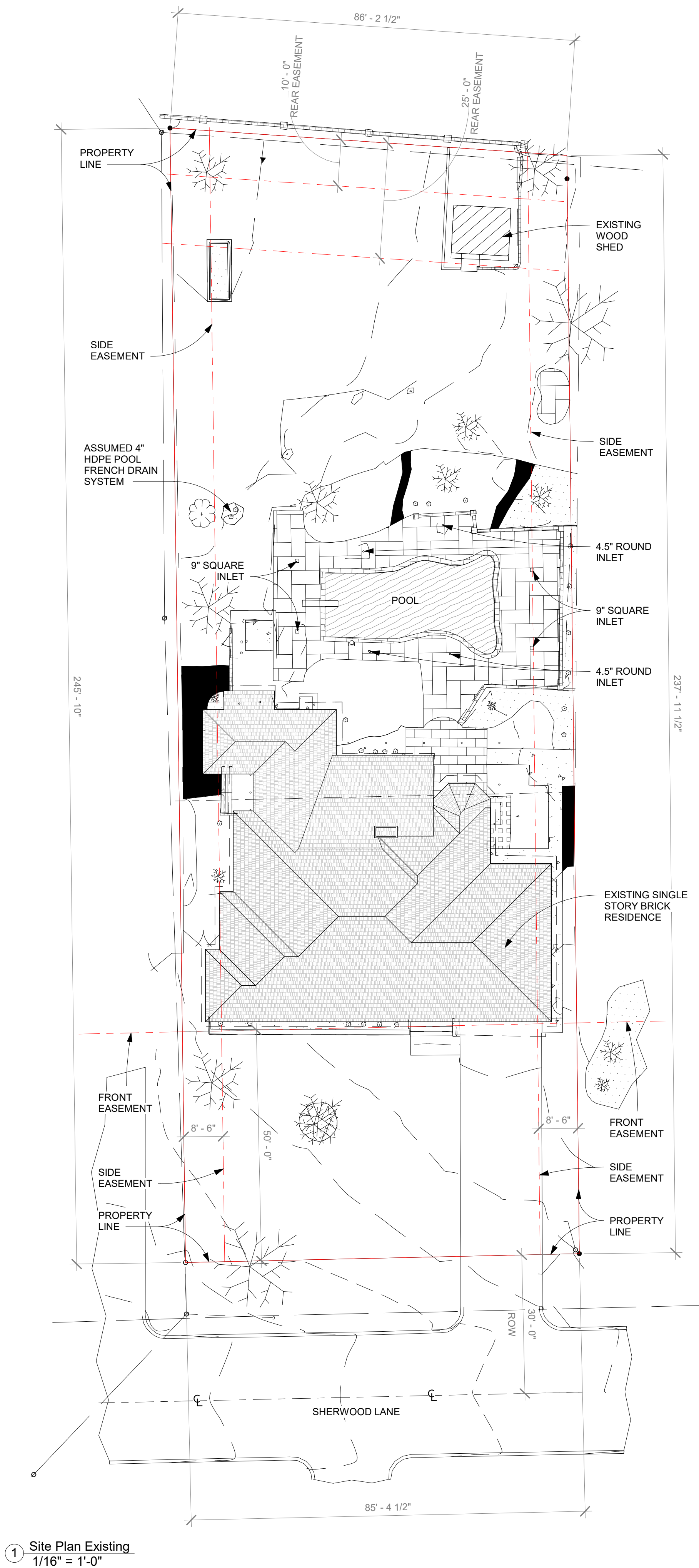
g+b

gumerson blake

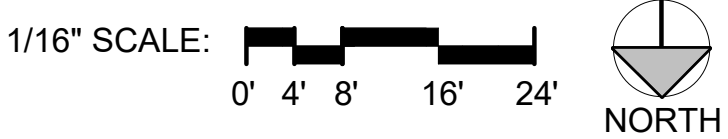
Design • Build

A1

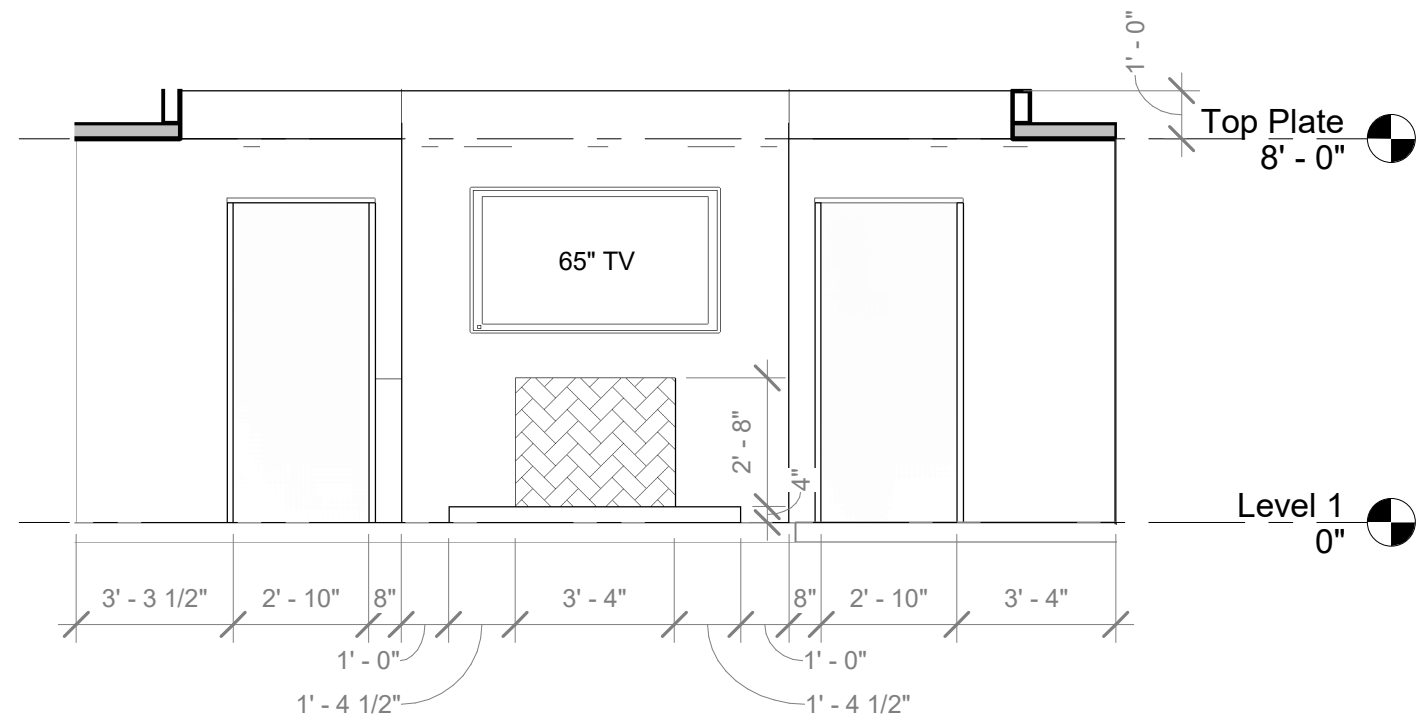
OF X



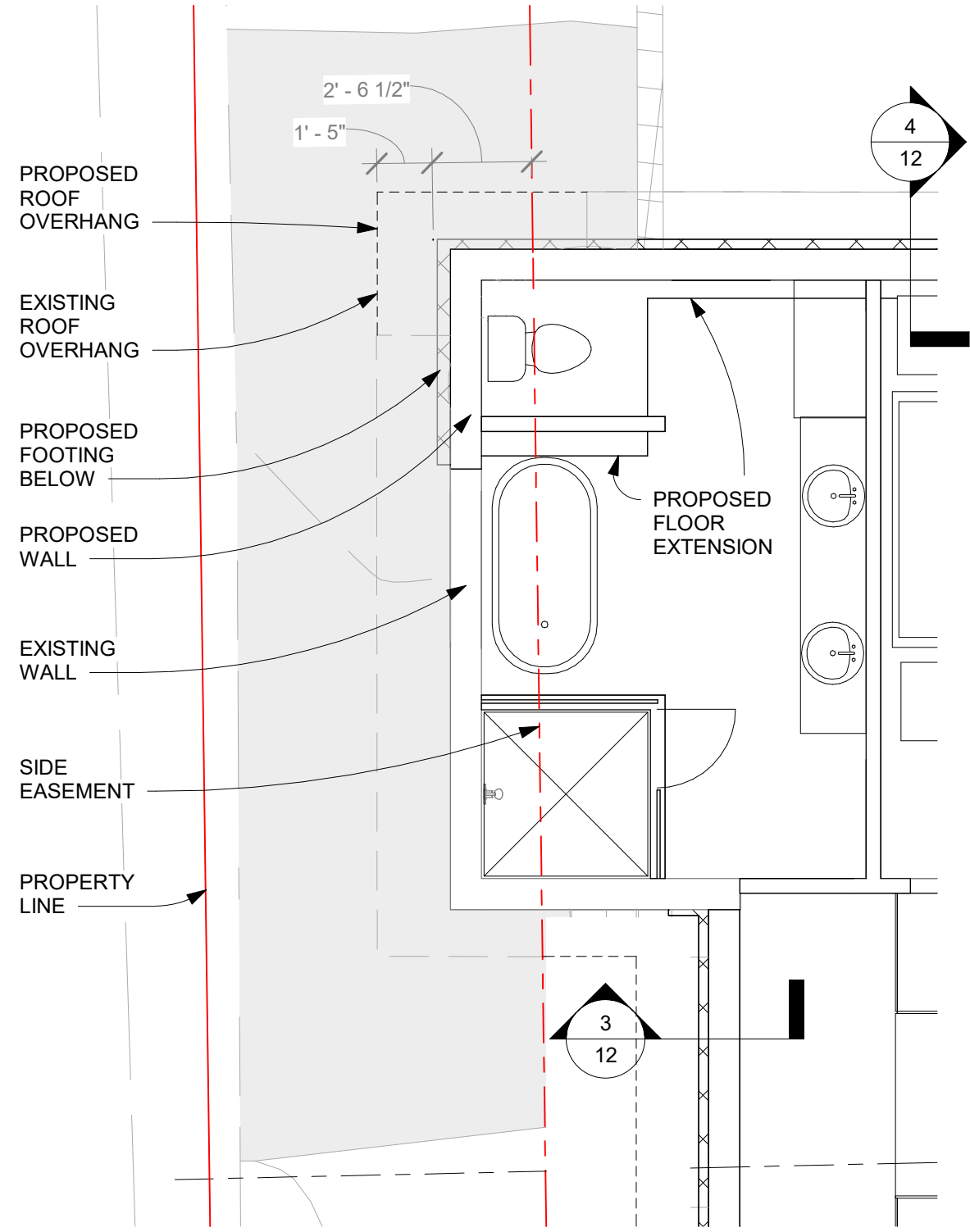
① Site Plan Existing
1/16" = 1'-0"



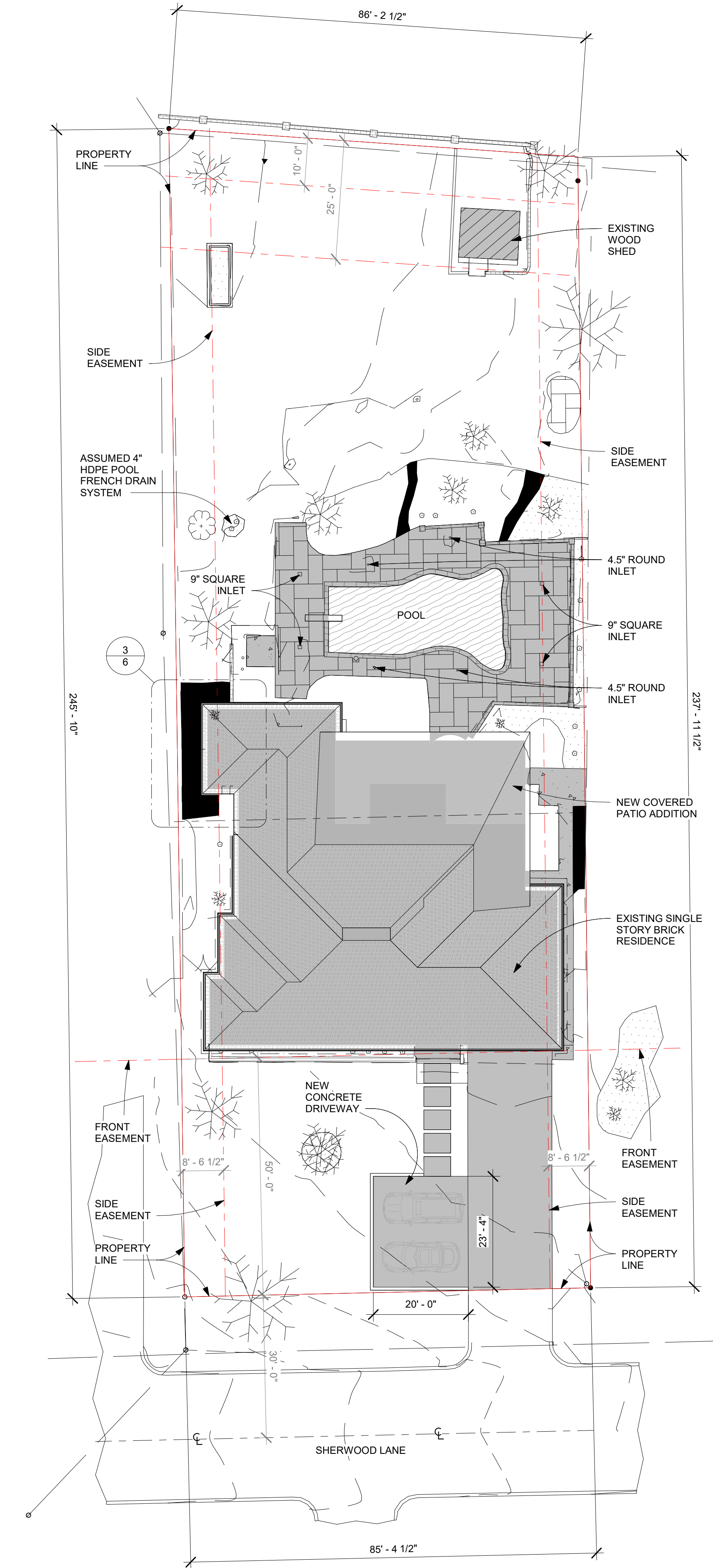
Door Schedule			
Mark	Width	Height	Comments
28A	3' - 6"	6' - 8"	GLASS EXTERIOR INSULATED
30A	2' - 8"	7' - 0"	WOOD POCKET
31A	3' - 0"	7' - 0"	WOOD POCKET
32A	2' - 8"	7' - 0"	WOOD POCKET
34A	2' - 4"	6' - 8"	HIDDEN PANEL PUSH DOOR
36A	4' - 4"	6' - 8"	WOOD PAIR
37A	2' - 6"	6' - 8"	WOOD
39A	2' - 8"	7' - 0"	WOOD POCKET
40A	2' - 8"	7' - 0"	WOOD POCKET
40B	2' - 0"	7' - 0"	GLASS SHOWER DOOR
41A	4' - 0"	7' - 0"	PAIR WOOD POCKET
42A	2' - 8"	7' - 0"	WOOD POCKET
42B	5' - 8"	6' - 8"	PAIR GLASS EXTERIOR INSULATED
42C	2' - 8"	6' - 8"	WOOD
45A	5' - 8"	6' - 8"	PAIR GLASS EXTERIOR INSULATED
45B	5' - 8"	6' - 8"	PAIR GLASS EXTERIOR INSULATED
47A	2' - 4"	6' - 8"	HIDDEN PANEL PUSH DOOR
48A	2' - 8"	7' - 0"	WOOD POCKET
50A	2' - 8"	7' - 0"	WOOD POCKET
50B	2' - 10"	6' - 8"	GLASS EXTERIOR INSULATED
51A	2' - 6"	6' - 8"	WOOD EXTERIOR INSULATED



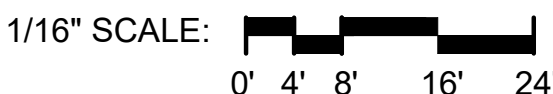
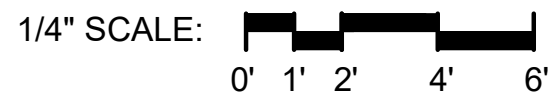
2 Interior Elevation A
1/4" = 1'-0"



3 Enlarged Site Plan Detail
1/4" = 1'-0"



1 Site Plan New
1/16" = 1'-0"



Ryan Fogle AIA

Home Renovation
FOR
The Renegar Family
1320 Sherwood Ln, Nichols Hills, OK 73116

gumerson blake
1020 nw 81st street oklahoma city 405 842 2526





Addition will be behind
existing house

Looking South

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R169794515 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 radius report

filed in the office of the County Assessor
on the 10th day of Aug, 2023

Given under my hand and official seal this
10th day of Aug, 2023

County Assessor

K. Strayer Deputy

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169801005	GODDARD JAMES E	GODDARD PAMELA	6414 N LENOX AVE	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	046	001	SHERWOOD MANOR ADD 046 001	6414 N LENOX AVE NICHOLS HILLS
R169591170	HAY ROBERT F		1404 GLENBROOK TER	NICHOLS HILLS	OK	73116	SIXTY THIRD ST ADD	003	000	SIXTY THIRD ST ADD 003 000 W50FT LOT 2 & E50FT LOT 3	1404 GLENBROOK TER NICHOLS HILLS
R169591155	MALLOY MARGARET C		1400 GLENBROOK TER	NICHOLS HILLS	OK	73116-5618	SIXTY THIRD ST ADD	003	000	SIXTY THIRD ST ADD 003 000 ALL LOT 1 & E15FT LOT 2	1400 GLENBROOK TER NICHOLS HILLS
R169591105	KILPATRICK TOM & JAMIE SEIKEL		6412 BRIARWOOD LN	NICHOLS HILLS	OK	73116-5612	SIXTY THIRD ST ADD	002	002	SIXTY THIRD ST ADD 002 002	6412 BRIARWOOD LN NICHOLS HILLS
R169591095	LAW BETTY JO TRS	LAW BETTY JO FAMILY TRUST	1300 GLENBROOK TER	NICHOLS HILLS	OK	73116-5616	SIXTY THIRD ST ADD	002	001	SIXTY THIRD ST ADD 002 001	1300 GLENBROOK TER NICHOLS HILLS
R169801435	ASSEF DAVID S & JULIA		1244 GLENBROOK TER	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	057	005	SHERWOOD MANOR ADD 057 005	1244 GLENBROOK TER NICHOLS HILLS
R169801075	BORDERS CHRIS & ELIZABETH		1299 GLENBROOK TER	NICHOLS HILLS	OK	73116-5717	SHERWOOD MANOR ADD	048	004	SHERWOOD MANOR ADD 048 004	1299 GLENBROOK TER NICHOLS HILLS
R169591055	SCRIBNER EDWARD L & CLAUDIA S		PO BOX 1063	NORMAN	OK	73070	SIXTY THIRD ST ADD	001	000	SIXTY THIRD ST ADD 001 000 ALL LOT 6 & E50FT LOT 7	1405 GLENBROOK TER NICHOLS HILLS
R169591045	OXLEY WILLIAM & JOELEN		1401 GLENBROOK TER	NICHOLS HILLS	OK	73116	SIXTY THIRD ST ADD	001	000	SIXTY THIRD ST ADD 001 000 W50FT LOT 4 & ALL LOT 5	1401 GLENBROOK TER NICHOLS HILLS
R169591025	GALLEGLY JAY	THOMSON CODY	1309 GLEN BROOK TER	NICHOLS HILLS	OK	73116	SIXTY THIRD ST ADD	001	000	SIXTY THIRD ST ADD 001 000 W65FT LOT 3 & E20FT LOT 4	1309 GLENBROOK TER NICHOLS HILLS
R169591015	BOZALIS THERESA JOANNE		1305 GLENBROOK TER	NICHOLS HILLS	OK	73116-5615	SIXTY THIRD ST ADD	001	000	SIXTY THIRD ST ADD 001 000 ALL LOT 2 & E5FT OF LOT 3	1305 GLENBROOK TER NICHOLS HILLS
R169591005	GOETZINGER LAYNE E		1301 GLENBROOK TER	NICHOLS HILLS	OK	73116	SIXTY THIRD ST ADD	001	001	SIXTY THIRD ST ADD 001 001	1301 GLENBROOK TER NICHOLS HILLS
R169801065	EASON DOUGLAS G TRS	EASON DOUGLAS G REV TRUST	6422 N LENOX AVE	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	048	003	SHERWOOD MANOR ADD 048 003	6422 N LENOX AVE NICHOLS HILLS
R169801055	SEED PROPERTIES LLC		6608 N WESTERN AVE, Unit 189	OKLAHOMA CITY	OK	73116-7326	SHERWOOD MANOR ADD	048	002	SHERWOOD MANOR ADD 048 002	6426 N LENOX AVE NICHOLS HILLS
R169801175	HANSTEIN KAREN R TRS	1991 RAUPE ILIT FBO TANNER D HANSTEIN	1245 GLENBROOK TER	NICHOLS HILLS	OK	73116	SHERWOOD MANOR ADD	056	010	SHERWOOD MANOR ADD 056 010	1245 GLENBROOK TER NICHOLS HILLS
R169575500	CORBYN ROBERTS HOMES LLC	NICHOLS HILLS REAL ESTATE LLC	PO BOX 14786	OKLAHOMA CITY	OK	73113	NICHOLS HILLS ADD	048	018	NICHOLS HILLS ADD 048 018	1404 SHERWOOD LN NICHOLS HILLS
R169575495	PICKENS RICHARD & ELIZABETH CO TRS	PICKENS RICHARD L REV TRUST	3415 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73129-6763	NICHOLS HILLS ADD	048	017	NICHOLS HILLS ADD 048 017	1402 SHERWOOD LN NICHOLS HILLS
R169575493	JTZ LIV TRUST		1400 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	048	016	NICHOLS HILLS ADD 048 016	1400 SHERWOOD LN NICHOLS HILLS

R169794600	PENNOYER GORDON SLOCUM		1324 SHERWOOD LN	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 05 12N 3W	00H	000	UNPLTD PT SEC 05 12N 3W 00H 000 BEG NE/C LOT 16 BLK 48 NICHOLS HILLS TH ALONG S LINE SHERWOOD LANE 75FT SELY 227.82FT SWLY 77.31FT TO SE/C LOT 16 TH NWLY 220.75FT TO BEG	1324 SHERWOOD LN NICHOLS HILLS
R169794505	PITMAN MARSH M	PITMAN DEBORAH SUE	1322 SHERWOOD LN	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 05 12N 3W	00H	000	UNPLTD PT SEC 05 12N 3W 00H 000 PT SW4 SEC 5 12N 3W BEG 75FT NELY FROM NE/C LOT 16 BLK 48 NICHOLS HILLS TH ON S LINE SHERWOOD LANE 90FT SLY235.61FT WLY85FT NWLY227.82FT TO BEG	1322 SHERWOOD LN NICHOLS HILLS
R169794515	RENEGAR ERIC C TRS	RENEGAR ERIC C REVOCABLE TRUST	1320 SHERWOOD LN	NICHOLS HILLS	OK	73116-5632	UNPLTD PT SEC 05 12N 3W	00H	000	UNPLTD PT SEC 05 12N 3W 00H 000 PT SW4 SEC 5 12N 3W BEG ON S LINE SHERWOOD LANE 165FT ELY OF NE/C LOT 16 BLK 48 NICHOLS HILLS TH ELY85FT SLY243.4FT WLY85.36FT NLY235.61FT TO BEG	1320 SHERWOOD LN NICHOLS HILLS
R169794525	TINNEY DONNA D FAMILY TRUST		1318 SHERWOOD LN	NICHOLS HILLS	OK	73116	UNPLTD PT SEC 05 12N 3W	00H	000	UNPLTD PT SEC 05 12N 3W 00H 000 PT SE4 & SW4 SEC 5 12N 3W BEG ON S LINE SHERWOOD LANE 250FT ELY OF NE/C LOT 16 BLK 48 NICHOLS HILLS ADD TH ELY85FT SLY237.53FT SWLY62.82FT W9.64FT NLY243.4FT TO BEG	1318 SHERWOOD LN NICHOLS HILLS

Attachment: BOA-2023-17 Sherwood (6799 : BOA 2023-17 1320 Sherwood Lane)

R169575910	SHANDIZ MAHMOOD & ZARINDOKHT SALEHI	SHRAGO FAMILY REV TRUST	11905 DARLENE LN	MOORPARK	CA	93021-1022	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000 PT LOT 18 BEG SW/C LT 20 TH W TO W LINE LT 18 TH NLY TO NW/C LT 20 SELV123.71FT TO BEG & ALL OF LOT 20	6502 N LENOX AVE NICHOLS HILLS
R169575920	SHRAGO STANLEY S & BARBARA A TRS	ROSS MICHAEL & DEBORAH 1996 REV TRUST	6504 N LENOX AVE	NICHOLS HILLS	OK	73116-5508	NICHOLS HILLS ADD	050	021	NICHOLS HILLS ADD 050 021	6504 N LENOX AVE NICHOLS HILLS
R169575882	ROSS MICHAEL F & DEBORAH J CO TRS	HARRELL REV LIVING TRUST	1405 CANTERBURY PL	NICHOLS HILLS	OK	73116-5501	NICHOLS HILLS ADD	050	015	NICHOLS HILLS ADD 050 015	1405 CANTERBURY PL NICHOLS HILLS
R169575880	HARRELL CHRIS & KIM TRS		1409 CANTERBURY PL	NICHOLS HILLS	OK	73116-5501	NICHOLS HILLS ADD	050	014	NICHOLS HILLS ADD 050 014	1409 CANTERBURY PL NICHOLS HILLS



Attachment: BOA-2023-17 Sherwood (6799 : BOA 2023-17 1320 Sherwood Lane)



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

REC#: 00181144 8/17/2023 12:56 PM
OPER: NB TERM: 010
REF#: 3253
PAID BY:

TRAN: 850.0000 Variance Request
1320 SHERWOOD
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 2023-18**

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 One (1), and East 2.5 feet of Lot Two (2), of Block Fifty-Three (53), in the Mayfair Park Section of Nichols Hills, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **1500 Camden Way**. Current zoning is **R-1-75**.

The applicants desire to build an accessory building. For the proposed accessory building the applicants are seeking an 11'6" variance from the west side yard setback, leaving a 5'6" west side yard setback. For the proposed accessory building the applicants are also seeking a 7'6" variance from the rear yard setback, leaving a 17'6" rear yard 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 20th day of **September 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 5th day of September 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-18 Camden (6800 : BOA 2023-18 1500 Camden Way)

RECEIVED**By Dillion at 7:08 am, Aug 16, 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 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): 405-206-1779

Email address(es): jblake4225@gmail.com

Address and legal description of subject property: 1500 Camden Way, NICHOLS HILLS ADD 053 000 LOT 1 & E2 1/2FT OF LOT 2

Current zoning classification: R-1-75

Present use of the property: Single family 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

Attachment: BOA-2023-18 Camden (6800 : BOA 2023-18 1500 Camden Way)

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.

Relief from West easement compliance. The current garage structure sits in the West side setback easement.

The homeowner wishes to construct a carport in front of their garage.

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:

Sec. 50-29-... Setbacks For corner lots

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

This house had a 2 car garage constructed almost entirely on what is now classified as a 17' side setback. The orientation of the house on this irregularly shaped lot gives the homeowner no space for carport or garage structures within the easements.

The garage also sits almost entirely on the rear 25' easement

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

1500 Camden Way is a corner lot with its own uniquely assigned easements. The site was built on before these current side easements were either A. created or B. enforced.

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

The requested carport would place within the confines of the current structure (main house and garage) with respect to the West easement. The proposed carport would not extend further into the West easement than the garage currently does.

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

The requested carport would not negatively impact the City's zoning intent. We will not be violating the B.L.C., F.A.R., or building envelope requirements and the carport will be situated far behind the front elevation of the house.

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

Permission to place the carport in the West side easement (like the existing garage) would alleviate the hardship.

There is otherwise no way a garage or carport could be placed at this location for this homeowner.

(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:

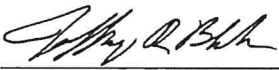
- iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

- 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 14 day of August, 2023.

Signature: 

Print applicant's full legal name: Jeffrey Roger blake

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

Board Of Adjustment

Address	1500 Camden						
Lot And Block	Lot 1 & E2 1/2 of lot 2 Block 053						
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	25'		17' 6"		7' 6"		
3. Side Setback East							
4. Side Setback West	17'		5' 6"		11' 6"		
5 Building Lot Coverage							
6 Floor area Ratio							
7. Height							
8. Building envelope							
9. Other	Explanation						
NOTE Add carport to existing garage							

Application for Variance – Development Regulation Worksheet

Applicant's Name: Jeff Blake

Property Address: 1500 Camden Way

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	Rear 25'	17'-6"	7'-6"
Side Yard Setback (specify north, south, east or west side)	West Side 17'	5'-6" from West Side Easement	11'-6"
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		

Form of affidavit regarding ownershipAffidavitSTATE OF OklahomaCOUNTY OF Oklahoma

Richard Aaron Horton, being first duly sworn, states:

1. My name is Richard Aaron Horton. My address is 1500 Camden Way, Nichols Hills, OK 73116. 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 1500 Camden Way, Nichols Hills, OK 73116 and more particularly described as:
1500 Camden Way, NICHOLS HILLS ADD 053 000 LOT 1 & E2 1/2FT OF LOT 2

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 14th day of August, 2023 .

Richard Aaron Horton
Richard Aaron Horton

Notary Acknowledgment

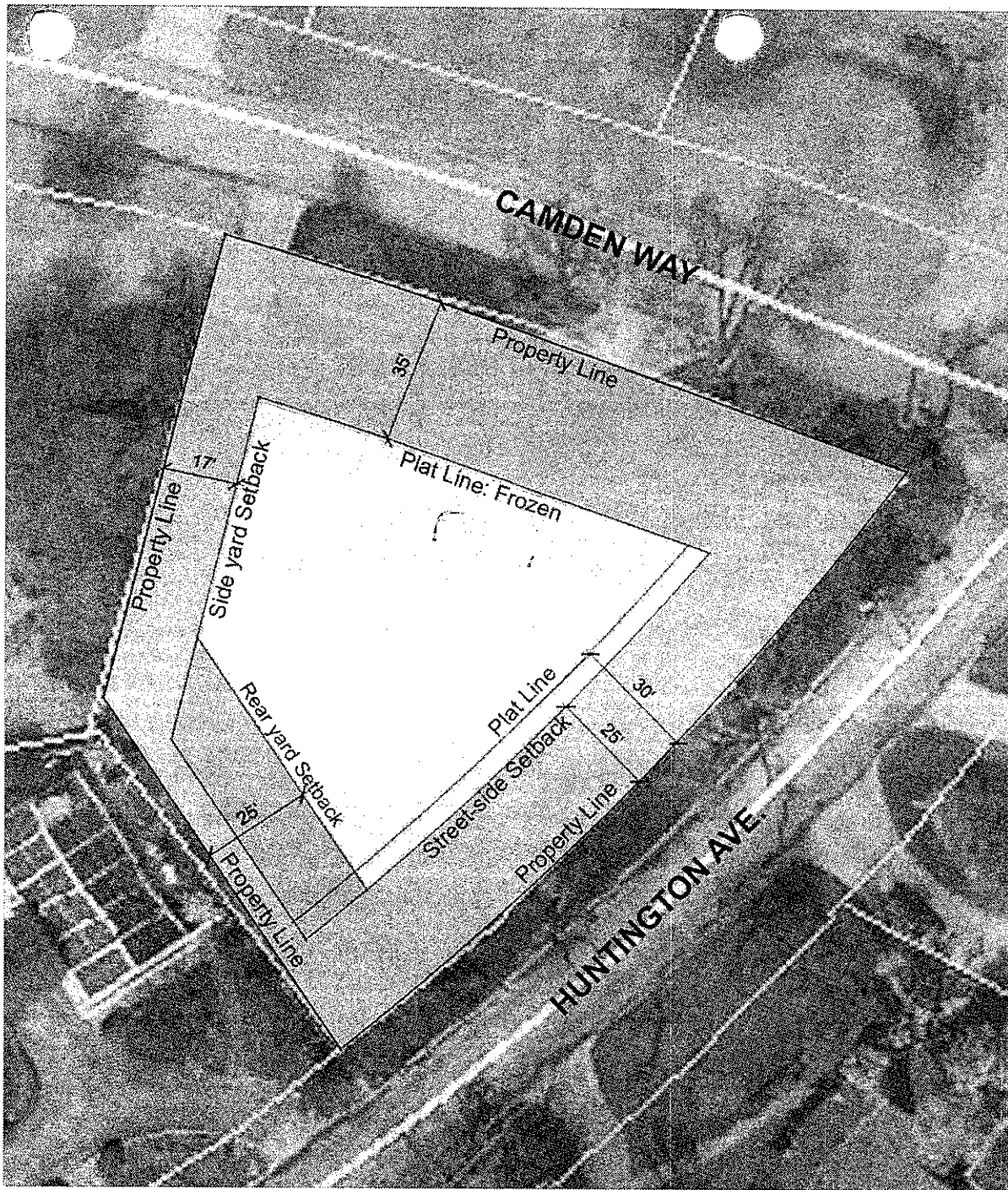
Subscribed and sworn to before me this 14th day of August, 2023.

Karen L Theiss
 Karen L Theiss (Aug 14, 2023 16:18 CDT)

Notary Public

My Commission Expires: 05/04/2025
 Comm. No. 17004276

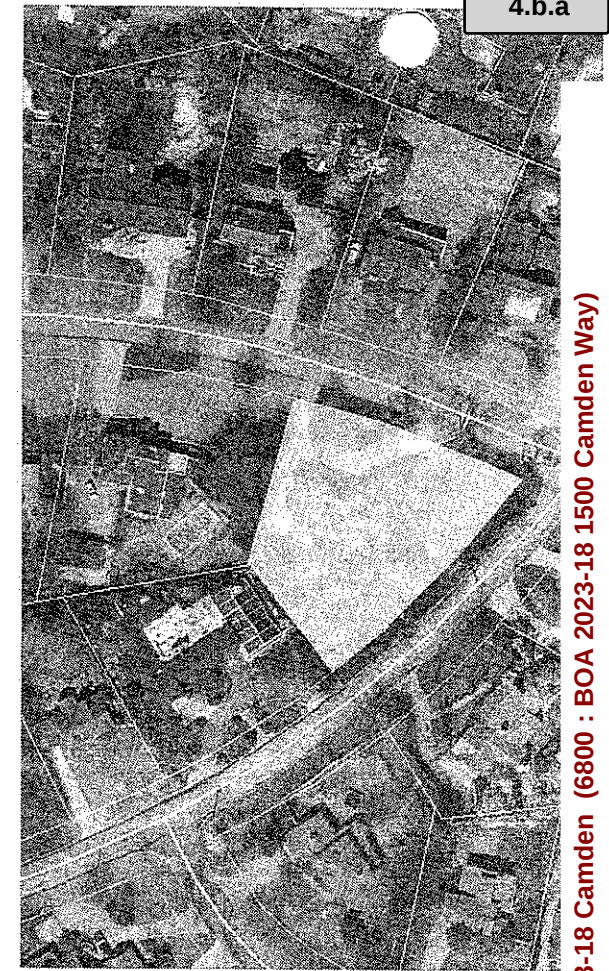




1500 CAMDEN WAY

ZONE: R-1-75

PLAT BOOK: Mayfair Park 36 of 58



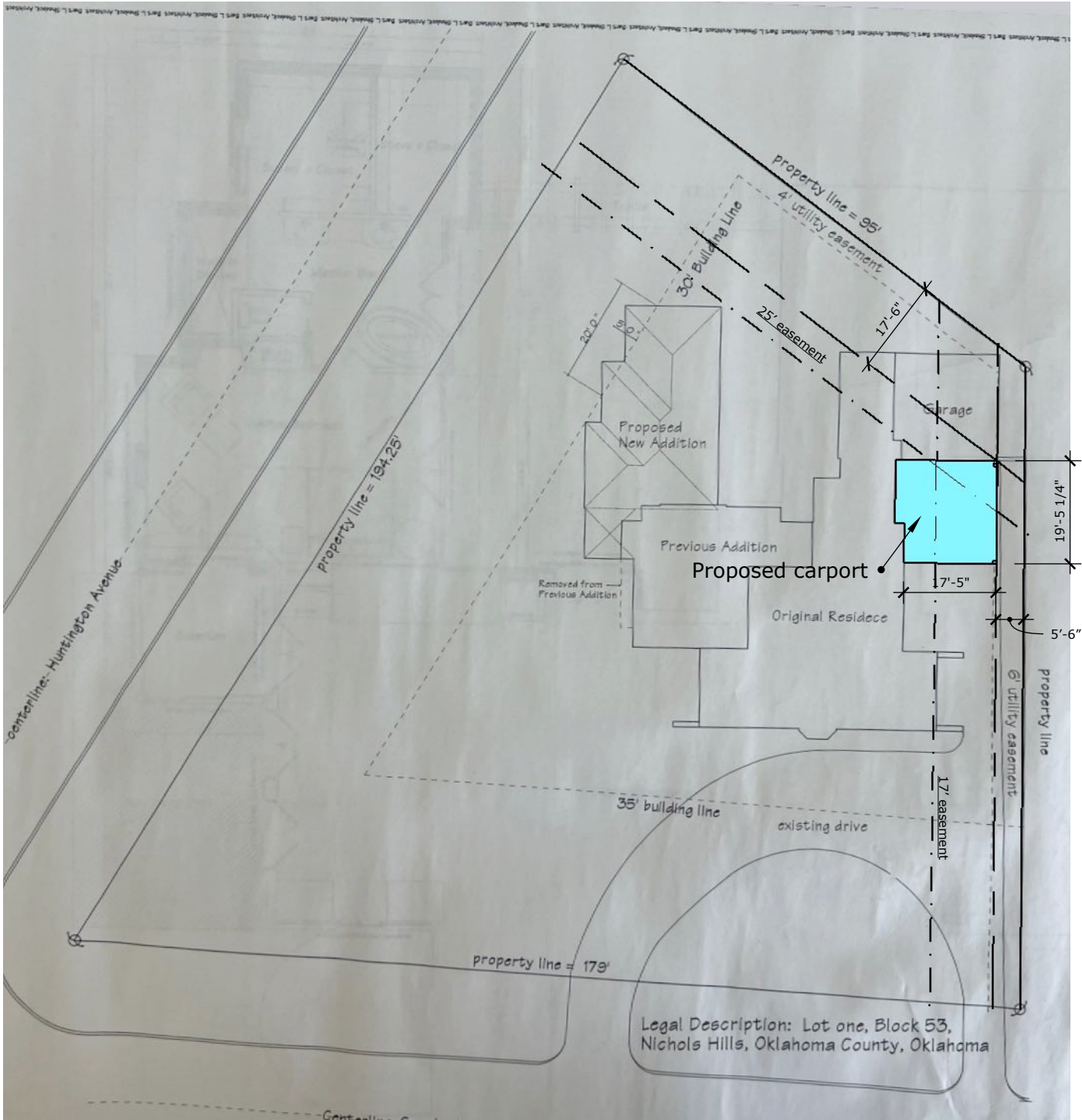
CONTEXT MAP 

2012 Minimum / Maximum

– Freeze deepest street-side Plat Line

– Shallow street-side Setback:

– Maximum 5' past Plat Line.



Horton residence

1500 Camden Way Nichols Hills, OKLAHOMA 73116

Attachment: BOA-2023-18 Camden (6800 : BOA 2023-18 1500 Camden Way)



View from the approach

Halfway up the driveway looking South





Covered porch, final design may vary

Proposed Spot Footings

20' +/-

10' maximum

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R169576040 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 Radius Report

filed in the office of the County Assessor
on the 11th day of August, 2023

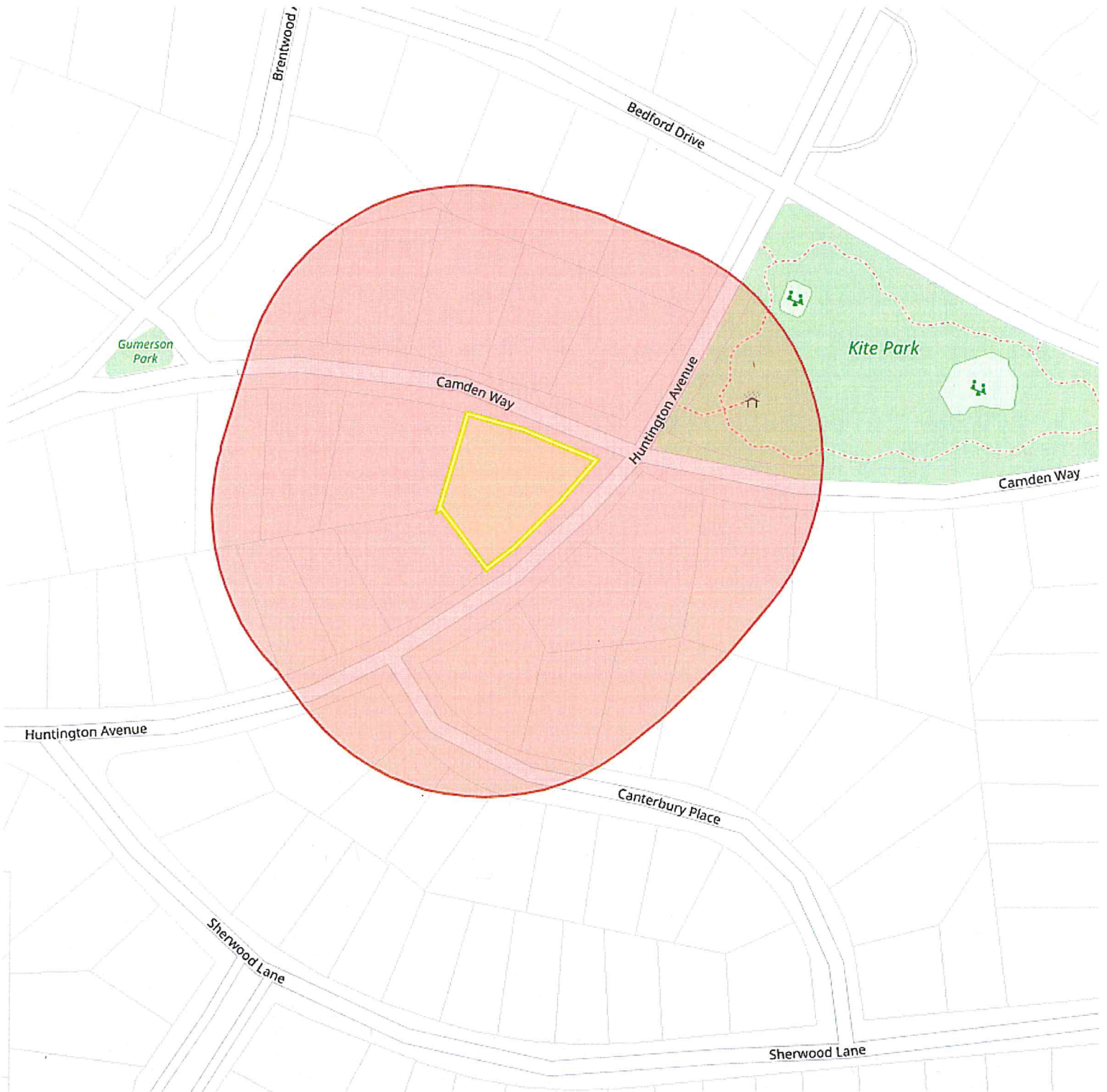
Given under my hand and official seal this
11th day of August, 2023

D. Hamley County Assessor Deputy

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169575660	REUTER FREDERICK TRS & REV TRUST	REUTER MELANIE M TRS & REV TRUST	1410 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	006	NICHOLS HILLS ADD 049 006	1410 CANTERBURY PL NICHOLS HILLS
R169575670	BAJAJ ANUREET K TRS	SWINK TREVOR A TRS	1412 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	007	NICHOLS HILLS ADD BLK 049 LOT 000 LOT 7 & PT OF LOT 13 DESCRIBED AS BEG NW/4 LT 7 TH SE ALONG A CURVE 70.14FT TO NE/4 LT 7 SWLY157.18FT TO SE/4 LT 7 NW64.67FT TO NE/4 LT 13 SW4.75FT NW9.42FT NELY149.8	1412 CANTERBURY PL NICHOLS HILLS
R169575680	VICK ROBERT ROLF 2007 TRUST	VICK HEATHER TURNER 2007 TRUST	1414 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	008	NICHOLS HILLS ADD BLK 049 LOT 000 PT OF LOTS 8 & 13 BEG AT NE/4 LT 8 TH SWLY149.89FT NW.73FT NW47.85FT SW2.49FT NW2.68FT NE1.76FT NW50FT NELY163.17FT SE ON A CURVE 69.65FT TO BEG CONT .30ACRS OR .13059	1414 CANTERBURY PL NICHOLS HILLS
R169575682	BURKEY BRENDA GAY TRUST		1700 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5503	NICHOLS HILLS ADD	049	000	NICHOLS HILLS ADD 049 000 ALL LOT 9 & PART OF LOT 8 BEG AT NW/4 SWLY ALONG W LINE 165.5FT TO SW/4 TH ELY ALONG S LINE 10FT TH NELY TO BEG OF LOT 8	1700 HUNTINGTON AVE NICHOLS HILLS
R169575820	VANMETER PATRICIA N	WHITAKER FAMILY TRUST	1421 CANTERBURY PL	NICHOLS HILLS	OK	73116-5501	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000 A TRI TR IN E SIDE 10FT ON N OF LOT 8 & ALL LOT 9	1421 CANTERBURY PL NICHOLS HILLS
R169575840	WHITAKER MATTHEW & AMY TRS	SPRING SHELLEE REV TRUST	1419 CANTERBURY PL	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	010	NICHOLS HILLS ADD 050 010	1419 CANTERBURY PL NICHOLS HILLS
R169575850	SPRING SHELLE TRS		1200 SETTLERS DR	EDMOND	OK	73034	NICHOLS HILLS ADD	050	011	NICHOLS HILLS ADD 050 011	1417 CANTERBURY PL NICHOLS HILLS
R169575810	GLMN TRUST		1423 CANTERBURY PL	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000 LOT 8 EX A TR BEG SE/4 TH NELY139.05FT TO NE/4 LT 8 TH NWLY ALONG N LINE LT 8 10FT TH SWLY TO BEG	1423 CANTERBURY PL NICHOLS HILLS
R169576200	ALLEN KELLY J	HILL KRISTIN A	1707 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5502	NICHOLS HILLS ADD	053	019	NICHOLS HILLS ADD 053 019	1707 HUNTINGTON AVE NICHOLS HILLS

Attachment: BOA-2023-18 Camden (6800 : BOA 2023-18 1500 Camden Way)

R169575960	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK		73116-6431	NICHOLS HILLS ADD	051	000	NICHOLS HILLS ADD 051 000 LTS 1 TO 5 EXEMPT	0 UNKNOWN NICHOLS HILLS
R169576010	KRENGER JOSEPH	KRENGER CHLOE	1505 CAMDEN WAY	OKLAHOMA CITY	OK		73116	NICHOLS HILLS ADD	052	009	NICHOLS HILLS ADD 052 009	1505 CAMDEN WAY NICHOLS HILLS
R169576000	SEGELL JEFFRY A & LISA K		1507 CAMDEN WAY	NICHOLS HILLS	OK		73116-5515	NICHOLS HILLS ADD	052	008	NICHOLS HILLS ADD 052 008	1507 CAMDEN WAY NICHOLS HILLS
R169575990	CLARK ROBERT M TRS	CLARK ROBERT M TRUST	1509 CAMDEN WAY	NICHOLS HILLS	OK		73116-5515	NICHOLS HILLS ADD	052	007	NICHOLS HILLS ADD 052 007	1509 CAMDEN WAY NICHOLS HILLS
R169575966	CRAINE PATRICK K & KARNE G		1601 HUNTINGTON AVE	NICHOLS HILLS	OK		73116-5520	NICHOLS HILLS ADD	052	001	NICHOLS HILLS ADD 052 001	1601 HUNTINGTON AVE NICHOLS HILLS
R169575979	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK		73116-6431	NICHOLS HILLS ADD	052	006	NICHOLS HILLS ADD 052 006 EXEMPT	6850 AVONDALE DR NICHOLS HILLS
R169575968	RONA 21 LLC		PO BOX 5256	OAK BROOK	IL		60522-5256	NICHOLS HILLS ADD	052	002	NICHOLS HILLS ADD 052 002	1502 BEDFORD DR NICHOLS HILLS
R169575970	HATCHER JAMES W TRS	HATCHER JAMES W REV TRUST	1504 BEDFORD DR	NICHOLS HILLS	OK		73116	NICHOLS HILLS ADD	052	003	NICHOLS HILLS ADD 052 003	1504 BEDFORD DR NICHOLS HILLS
R169575975	RAPPAPORT CLAUDE TRS	RAPPAPORT CLAUDE TRUST	1506 BEDFORD DR	NICHOLS HILLS	OK		73116-5418	NICHOLS HILLS ADD	052	004	NICHOLS HILLS ADD 052 004	1506 BEDFORD DR NICHOLS HILLS





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

REC#: 00181143 8/17/2023 12:54 PM
OPER: NB TERM: 010
REF#: 3252
PAID BY:

TRAN: 850.0000 Variance Request
1500 CAMDEN
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