

MINUTES

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

Original agenda filed in the Office of the City Clerk at 3:20 PM on the 8th day of September, 2023.

1. Call to Order
2. Roll Call

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

3. Minutes
 - a. August 16, 2023

MOTION: Herzel moved to approve the August 16, 2023 minutes as presented. Covington seconded the motion.

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

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.

Mr. Jeff Blake, with Gumerson Blake, 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 expressed a desire to be heard, the public hearing was closed.

MOTION: Covington moved that application number BOA-2023-17 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:	John Covington
SECONDER:	Larry Herzel
AYES:	Lippert, Slater, Clements, Covington, Herzel

- 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.

Mr. Jeff Blake, with Gumerson Blake, 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 expressed a desire to be heard, the public hearing was closed.

MOTION: Lippert moved that application number BOA-2023-18 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:	Kathy Lippert
SECONDER:	John Covington
AYES:	Lippert, Slater, Clements, Covington, Herzel

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:	Lippert, Slater, Clements, Covington, Herzel

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma