

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, September 18, 2024 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman Robert Slater	5:30
Vice-Chairman Edward Clements	5:30
Member Kathy Lippert	5:30
Member John Covington	5:30
Member Larry Herzel	5:30

3. Minutes

a. August 21, 2024 Minutes

MOTION: Edward Clements moved to approve the August 21, 2024 minutes as presented. John Covington seconded the motion.

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

4. Public Hearings

- a. PUBLIC HEARING: Case No. BOA-2024-12, for which the applicants at 6621 Hillcrest Avenue are seeking an 18" height variance for a gate, a 42" height variance for a fence, and a 42" height variance for fence columns.

BOA-2024-12 6621 Hillcrest Avenue

The property is zoned R-1-75.

The applicants desire to build a new fence. For the proposed fence, the applicants are seeking an 18" height variance for the gate. The applicants are also seeking a 42" height variance for the fence. The applicants are also seeking a 42" height variance for the fence columns.

Mr. Pat Bates, Nichols Hills Properties, presented the amended application to the Board of Adjustment.

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

Mr. Steve Sherman spoke in support of the application.

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

MOTION: Kathy Lippert moved that application number BOA-2024-12, in accordance with the application submitted today and the plan dated September 5, 2024, be approved because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. John Covington seconded the motion.

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

- b. PUBLIC HEARING: Case No. BOA-2024-14, for which the applicants at 1117 Tedford Way are seeking a 477 square foot (11%) variance from the Floor Area Ratio (FAR).

BOA-2024-14 1117 Tedford Way

The property is zoned R-1-60.

The applicants desire to build a new main dwelling. The allowable Floor Area Ratio (FAR) is 70%, or 3,091 square feet. For the proposed construction, the applicants are seeking a 477 square foot (11%) variance from the allowable FAR, for a proposed 3,568 square foot (81%) FAR.

Mr. Westin Dinnes, Dinnes Studio, and Mr. Raj Ahmad, Dream Construction, presented the application to the Board of Adjustment.

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

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

MOTION: Edward Clements moved to deny application number BOA-2024-14. Larry Herzel seconded the motion.

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

5. Adjournment

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

RESULT: (UNANIMOUS)
MOVER: John Covington
SECONDER: Kathy Lippert
AYES: None



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma