

1. 5:30 P.M. Agenda

Documents:

[BOA AGENDA 10 18 23.PDF](#)

2. 5:30 P.M. Meeting Materials

Documents:

[BOA 10 18 23.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, October 18, 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. September 20, 2023
4. Items for a Separate Vote
 - a. Schedule of 2024 Board of Adjustment Meetings.
5. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-19, for which the applicants at 1404 Canterbury Place are seeking a 1'2 5/8" variance from the west side yard setback.

BOA 2023-19- 1404 Canterbury Place

The property is zoned R-1-75.

The applicants desire to build an accessory building. For the proposed accessory building the applicants are seeking a

1'2 5/8" variance from the west side yard setback, leaving a 7'6 3/8" west side yard setback.

6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 9:41 AM on the 6th day of October, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 10:00 AM on the 6th day of October, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 6th of October, 2023; and transmitted by email at 5:00 PM on the 6th day of October, 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

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City Clerk
City of Nichols Hills, Oklahoma

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



Schedule of Regular Meetings for the Nichols Hills Board of Adjustment in 2024

All meetings of the Board of Adjustment ("BOA") are scheduled to take place on the 3rd Wednesday of the month at 5:30 p.m. in the City Council Chambers, City Hall, 6407 Avondale Dr., Nichols Hills, OK.

Meeting Date of:

January 17, 2024

February 21, 2024

March 20, 2024

April 17, 2024

May 15, 2024

June 19, 2024

July 17, 2024

August 21, 2024

September 18, 2024

October 16, 2024

November 20, 2024

December 18, 2024

Name: Amanda Copeland
Title: City Clerk
Address: 6407 Avondale Drive
 Nichols Hills, OK 73116
Phone: (405) 843-6637

Filed in the office of the Municipal Clerk on _____ at _____ PM

Signed: _____
 City Clerk/Deputy City Clerk



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2023-19**

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 Three (3), in Block Forty-nine (49), of Nichols Hills, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **1404 Canterbury Place**. Current zoning is **R-1-75**.

The applicants desire to build an accessory building. For the proposed accessory building the applicants are seeking a 1'2 5/8" variance from the west side yard setback, leaving a 7'6 3/8" west side yard setback.

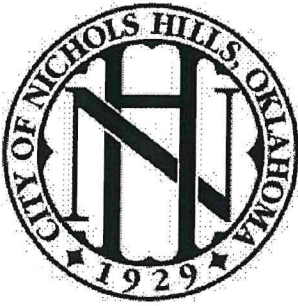
A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the **18th** day of **October 2023** at 5:30 p.m.

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 3rd day of October 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: 00-Final Agenda For City Clerk (6855 : BOA 2023-19 1404 Canterbury Place)



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 ST. OKC, OK 73114

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

Email address(es): jblake4225@gmail.com

Address and legal description of subject property: 1404 CANTERBURY PLACE LEGAL SEE

Current zoning classification: R-1-75

Present use of the property: PRIVATE 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.

WE ARE SEEKING A VARIANCE IN THE WEST
SIDE YARD FROM THE REQUIRED 8'-9" TO ~~7'-9"~~ 7'-6³/₈

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:

50-3

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 doesn't conform
to modern day easements. The shape of the lot
affects buildable footprint.

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

The tapered shape of the lot does not
give this owner the same build opportunities as
houses with square plots.

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

The project is out of sight from public
view and does not violate BLC / FAR or
utility access.

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

IF granted the project would otherwise conform
to R-1-75 Zoning & codes for accessory buildings

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

This easement request is the minimum required to build the covered patio.

(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 29 day of Sept, 2023

Signature: _____

Print applicant's full legal name: _____

Jeff Blake

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

**Application for Variance – Development Regulation
Worksheet**

Applicant's Name: JEFF BLUNCE

Property Address: 1404 CANTERBURY PLACE

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'-9"	7' 7'-6 ³ / ₈ "	1'-2 ⁵ / ₈ "
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		

Board of Adjustment

Address	1404 Canterbury
Lot and Block	Lot 3 BLK 49
Zone	R-1-75
City	Nichols Hills
County	
State Zip Code	73116

Check Box

Below New Addition

Type of Building or Fence

Main Building

Accessory Building

Fence

x	x	

Type of Adjustment

1. Front Setback
2. Rear Setback
3. Side Setback (Westside)
4. Side Setback
5. Building Lot Coverage
6. Floor Area Ratio
7. Height
8. Building Envelope

Allowed	Proposed	Amount over Allowed
		0
		0
		0
8'9"	7' 6-3/8"	1' 2-5/8"
		0
		0
		0

Explanation

9. Other

NOTES:

CITY OF NICHOLS HILLS, OK

PROPERTY CALCULATIONS

Date: 9/19/23Property Address: 1404 CANTERBURY PL. Zoning District: R-1-75

Legal Description (attach a separate sheet if necessary):

LOT 3, BLOCK 49 OF NICHOLS HILLSTotal Property Square Footage: 10758 SF

Property Dimensions:

*Depth: _____ **Width: _____
 Less Front Yard Setback: _____
 Less Rear Yard Setback†: _____ Less Total Side Yard Setbacks: _____
 Equals Buildable Area Depth: _____ Equals Buildable Area Width: _____

CALCULATED USING CAD PROGRAM

Depth x Width = Buildable Area ††: = 5269 SF

Allowable Lot Coverage Buildable Area x 65%	
=	<u>3425</u>

Lot Coverage as Submitted	
=	<u>2982</u>

Impervious Site Area	
Proposed Sq. Ft.	= <u>3570</u>
Existing Sq. Ft.	= <u>2965</u>
Difference	= <u>605</u>

Allowable Floor Area Buildable Area x _____ %	
=	<u>N/A</u>

Floor Area as Submitted	
First Floor:	
+ Second Floor:	
+ Additional Areas:	
Total:	=

Maximum Height Allowed Above Centroid	
=	
Maximum Height as Submitted:	
=	

*Depth of property is measured from the median of the front property line to the median of the rear property line.

** Width of the property is measured at the front yard setback line.

†On R-1-60 and R-1-75 lots the rear yard setback shall be calculated using 10'.

††The Buildable Area of irregular shaped properties should be as measured by a licensed surveyor or architect.

Note that the Nichols Hills City Code requires that the existing and proposed Lot Coverage and Floor Area Ratio be shown in square feet on a survey prepared by a surveyor licensed in Oklahoma. See Sec. 50-372 (b)(2). Further, the Centroid determination must be made by a licensed engineer or architect. See 50-372(b)(3).

Form of affidavit regarding ownershipAffidavitSTATE OF OKLAHOMACOUNTY OF OKLAHOMA

[Full legal name], being first duly sworn, states:

1. My name is Nimish Parekh. My address is 1404 Canterbury Place. 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 [insert address] and more particularly described as:

NICHOLS HILLS ADD 049 003

[Insert legal description]

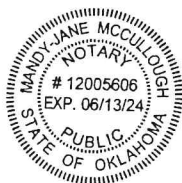
3. I am the applicant for the hearing and action by the Board of Adjustment pursuant to the Nichols Hills City Code.

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 21 day of SEPTEMBER, 2023

Nimish Mukesh Parekh
[Full legal name]

Notary AcknowledgmentSubscribed and sworn to before me this 21 day of SEPTEMBER, 2023

Mandy Jane McCullough
Notary Public

My Commission Expires: 06/13/2024
Comm. No. 12005606

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number [R169575640](#) 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 SOFT. Radio Report

filed in the office of the County Assessor
on the 19th day of September, 2023

Given under my hand and official seal this
19th day of September, 2023

County Assessor

K. Burch Deputy

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R169575508	PAREKH NINA & MUKESH TRS	PAREKH NINA LIVING TRUST	1410 SHERWOOD LN		NICHOLS HILLS	OK	73116-5634	NICHOLS HILLS ADD	048	020	NICHOLS HILLS ADD 048 020	1408 SHERWOOD LN NICHOLS HILLS
R169575506	TIDHOLM JOHN E & MARY J		1406 SHERWOOD LN		NICHOLS HILLS	OK	73116-5634	NICHOLS HILLS ADD	048	019	NICHOLS HILLS ADD 048 019	1406 SHERWOOD LN NICHOLS HILLS
R169575510	PAREKH NINA & MUKESH TRS	PAREKH NINA LIV TRUST	1410 SHERWOOD LN		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	048	021	NICHOLS HILLS ADD 048 021	1410 SHERWOOD LN 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
R169575515	BROWNE WILLIAM E & KRISTINE P CO TRS	BROWNE WILLIAM E TRUST	1412 SHERWOOD LN		NICHOLS HILLS	OK	73116-5634	NICHOLS HILLS ADD	048	022	NICHOLS HILLS ADD 048 022	1412 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
R169575520	SQUARE ROCK TRUST		1414 SHERWOOD LN		OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	048	023	NICHOLS HILLS ADD 048 023	1414 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

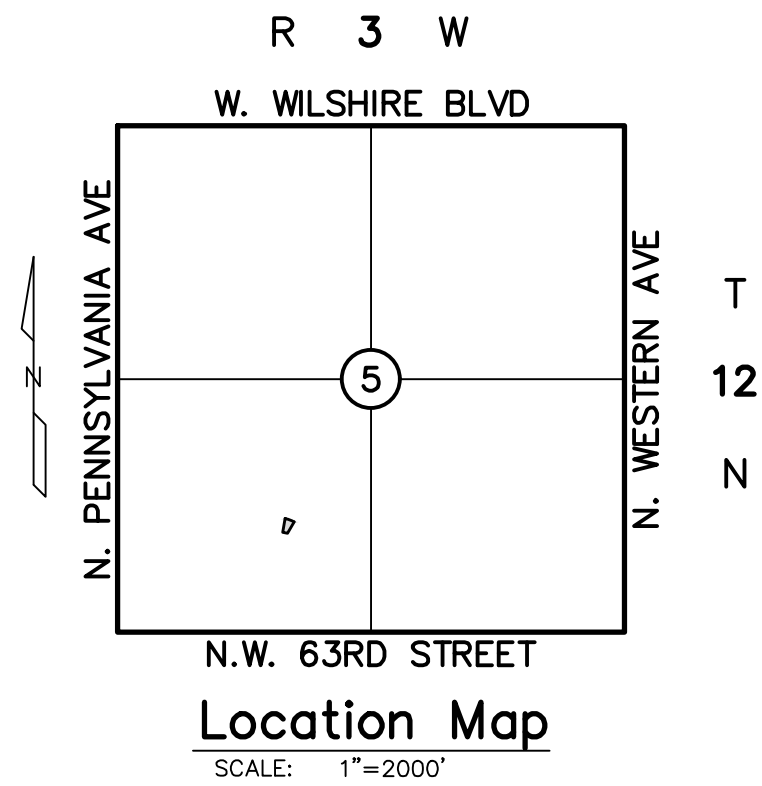
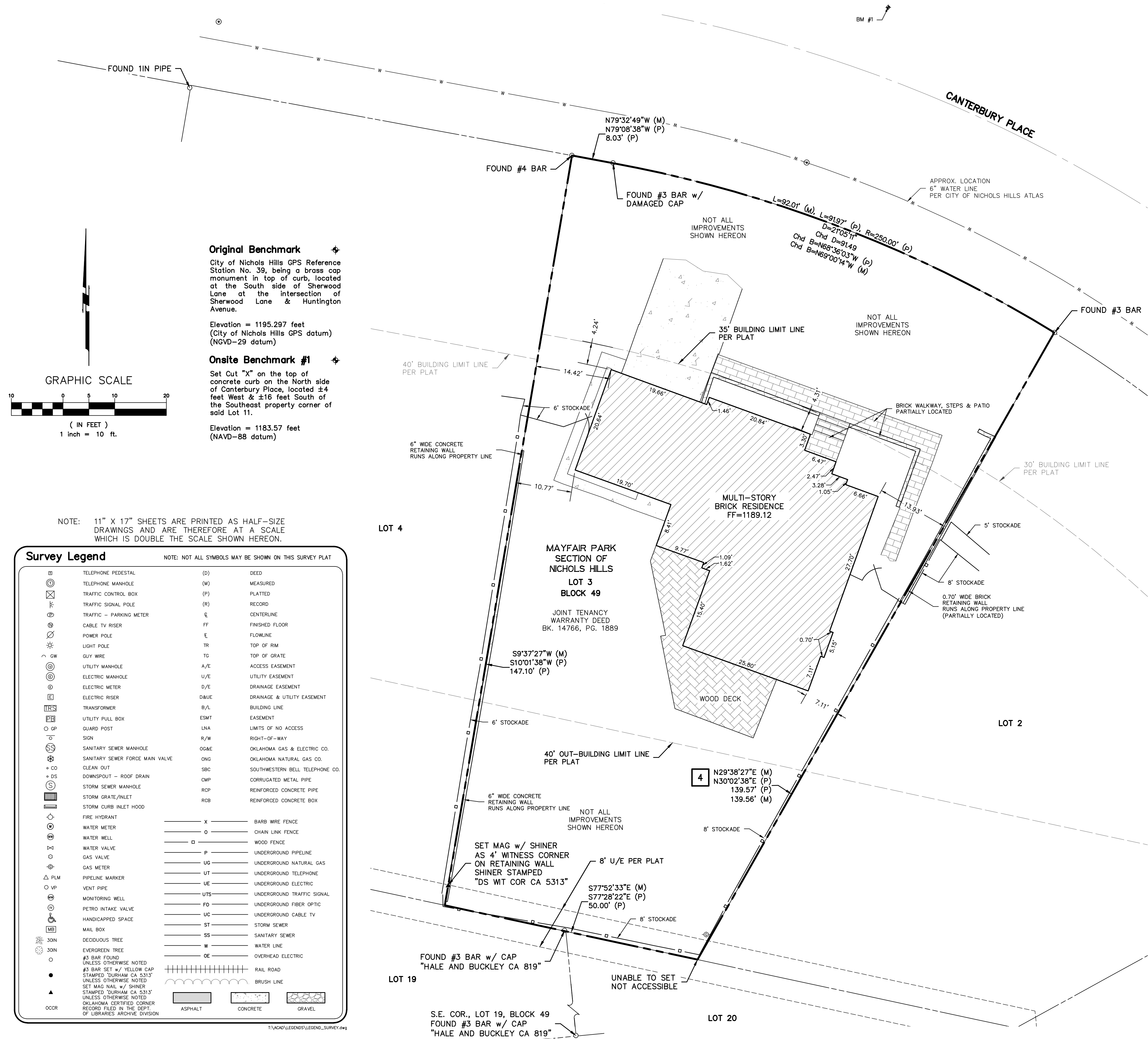
R169575735	SMITH ZACHARY A TRS & 2021 TRUST	HUNTER CATHERINE J TRS & 2021 TRUST	1401 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	049	020	NICHOLS HILLS ADD 049 020	1401 SHERWOOD LN NICHOLS HILLS
R169575733	DUNNINGTON LUCAS A & URVI P TRS	DUNNINGTON FAMILY TRUST	6011 ROMANY RD	OAKLAND	CA	94618	NICHOLS HILLS ADD	049	019	NICHOLS HILLS ADD 049 019	1403 SHERWOOD LN NICHOLS HILLS
R169575884	HORTON JON C & ELLEN D		1220 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	NICHOLS HILLS ADD	050	016	NICHOLS HILLS ADD 050 016	1401 CANTERBURY PL NICHOLS HILLS
R169575630	WILLIAMS JAMES F & VIRGINIA N TRS	WILLIAMS FAMILY REV TRUST	1400 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	001	NICHOLS HILLS ADD 049 001	1400 CANTERBURY PL NICHOLS HILLS
R169575730	HUFFMAN ROBERT A		1405 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	049	018	NICHOLS HILLS ADD 049 018	1405 SHERWOOD LN NICHOLS HILLS
R169575720	RICHARDSON RONALD L		1829 DEVONSHIRE ST	NICHOLS HILLS	OK	73116-5307	NICHOLS HILLS ADD	049	017	NICHOLS HILLS ADD 049 017	1407 SHERWOOD LN NICHOLS HILLS
R169575710	KHAN AGHA	JONES AMANDA	1409 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	049	016	NICHOLS HILLS ADD 049 016	1409 SHERWOOD LN NICHOLS HILLS
R169575700	HODGSON JOHN S TRS ETAL	BURTON SRARH G TRS	1411 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	049	015	NICHOLS HILLS ADD 049 015	1411 SHERWOOD LN NICHOLS HILLS
R169575690	NIX DOUGLAS		1413 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	049	014	NICHOLS HILLS ADD 049 014	1413 SHERWOOD LN NICHOLS HILLS
R169575635	JONES JAMES M & JANET C		1402 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	002	NICHOLS HILLS ADD 049 002	1402 CANTERBURY PL NICHOLS HILLS
R169575640	PAREKH NIMISH MUKESH	FONG JUDY DEREEN	1404 CANTERBURY PL	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	049	003	NICHOLS HILLS ADD 049 003	1404 CANTERBURY PL NICHOLS HILLS
R169575650	CANTERBURY ONE SIX LLC		1512 GLENBROOK TER	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	049	004	NICHOLS HILLS ADD 049 004	1406 CANTERBURY PL NICHOLS HILLS
R169575655	COTTRELL W DAVID & AMELIA G		1408 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	005	NICHOLS HILLS ADD 049 005	1408 CANTERBURY PL NICHOLS HILLS
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
R169575882	ROSS MICHAEL F & DEBORAH J CO TRS	ROSS MICHAEL & DEBORAH 1996 REV TRUST	1405 CANTERBURY PL	NICHOLS HILLS	OK	73116-5501	NICHOLS HILLS ADD	050	015	NICHOLS HILLS ADD 050 015	1405 CANTERBURY PL NICHOLS HILLS

R169575670	BAJAJ ANUREET K TRS	SWINK TREVOR A TRS	1412 CANTERBURY PL							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 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 13069	1414 CANTERBURY PL NICHOLS HILLS
R169575880	HARRELL CHRIS & KIM TRS	HARRELL REV LIVING TRUST	1409 CANTERBURY PL							NICHOLS HILLS ADD 050 014	1409 CANTERBURY PL NICHOLS HILLS
R169575870	JONES JAMES M & JANET		1402 CANTERBURY PL							NICHOLS HILLS ADD 050 013	1413 CANTERBURY PL NICHOLS HILLS
R169575860	BISSON ALBERT J & JANICE M		1415 CANTERBURY PL							NICHOLS HILLS ADD 050 012	1415 CANTERBURY PL NICHOLS HILLS
R169575820	VANMETER PATRICIA N		1421 CANTERBURY PL							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	WHITAKER FAMILY TRUST	1419 CANTERBURY PL							NICHOLS HILLS ADD 050 010	1419 CANTERBURY PL NICHOLS HILLS
R169575850	SPRING SHELLE TRS	SPRING SHELLE REV TRUST	1200 SETTLERS DR							NICHOLS HILLS ADD 050 011	1417 CANTERBURY PL NICHOLS HILLS

R169575810	GLIMN TRUST							NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 050	000	NICHOLS HILLS ADD 050 000 LOT 8 EX A TR BEG SE/C TH NELY139.05FT TO NE/C LT 8 TH NELY ALONG N LINE LT 8 10FT TH SWLY TO BEG	1423 CANTERBURY PL NICHOLS HILLS
R169575805	ALLEN JEFFREY S & TAI M							NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD 050	000	NICHOLS HILLS ADD 050 000 PT OF LOTS 6 & 7 BEG AT MOST WLY/C LOT 7 TH SELY90FT ELY94.61FT NELY78.2FT NWLY108.3FT SWLY ALONG A CURVE 100FT TO BEG	1604 HUNTINGTON AVE NICHOLS HILLS
R169575780	PITMAN GABRIEL M & CRISTA L CO TRS	PITMAN GABRIEL M & CRISTA L TRUST						NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD 050	004	NICHOLS HILLS ADD 050 004	1406 CAMDEN WAY NICHOLS HILLS
R169575770	MCCONNELL MICHAEL S	MCCONNELL CHRISTINE						NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD 050	003	NICHOLS HILLS ADD 050 003	1404 CAMDEN WAY NICHOLS HILLS
R169575790	LOPEZ MARTIN J & KATHY A							NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD 050	000	NICHOLS HILLS ADD 050 000 PT LOTS 5 & 6 BEG NE/C SD LOT 6 TH SLY 98.72FT NLY TO POINT10FT W OF NE/C SD LOT 6 E ALONG N LINE TO BEG & ALL LOT 5 EX BEG SW/C SD LOT 5 TH N98.73FT SLY TO A POINT 10FT E SW	1408 CAMDEN WAY NICHOLS HILLS

R169575800	MILLER WILLIAM J & BARBARA G CO TRS	MILLER FAMILY TRUST	1410 CAMDEN WAY	NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD 050	000	NICHOLS HILLS ADD 050 000 PT LOTS 5 6 & 7 BEG NW/C LOT 6 TH ELY ALONG NLY LINE TO A POINT 10FT WLY FROM NE/C SD LOT 6 SLY TO A POINT 10FT E SW/C LOT 5 TH SWLY TO A POINT 15FT NE OF NE/C LT 9 NELY 78.20	1410 CAMDEN WAY NICHOLS HILLS
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Surveyor's Statement

I, Damon K. Durham, a Professional Land Surveyor licensed in the State of Oklahoma, do hereby state that this map and the survey on which it is based meets or exceeds the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Record Legal Description

Lot Three (3), in Block Forty-nine (49), of NICHOLS HILLS to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Survey Notes

- Not all improvements have been shown hereon. No utilities have been shown hereon.
- The field survey was performed between the dates of September 5 through 15, 2023, and the site was last visited on September 15, 2023.
- The basis of bearings for the plot of survey shown hereon is the platted bearing of North 30°02'38" East along the East line of Lot 3, Block 49 of said addition (MAYFAIR PARK SECTION OF NICHOLS HILLS).
- No title commitment was provided to Durham Surveying, Inc.; therefore not all easements, rights of way, or documents of record may be shown hereon. The property is subject to the building setback and easements shown hereon as set forth on the above-referenced ADDITION.

DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404
Fax (405) 265-0649
durham@durhamsurveying.com
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2024



**LOT 3, BLOCK 49
MAYFAIR PARK SECTION OF NICHOLS HILLS**
1404 CANTERBURY PLACE
NICHOLS HILLS, OKLAHOMA CO., OKLAHOMA
LIMITED SCOPE BOUNDARY SURVEY

REVISIONS		DATE
NO.	DESCRIPTION	

SHEET NUMBER
1

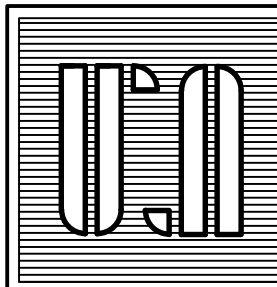
OUTDOOR DECK AREA FOR THE HOME

OF
NIMISH PAREKH

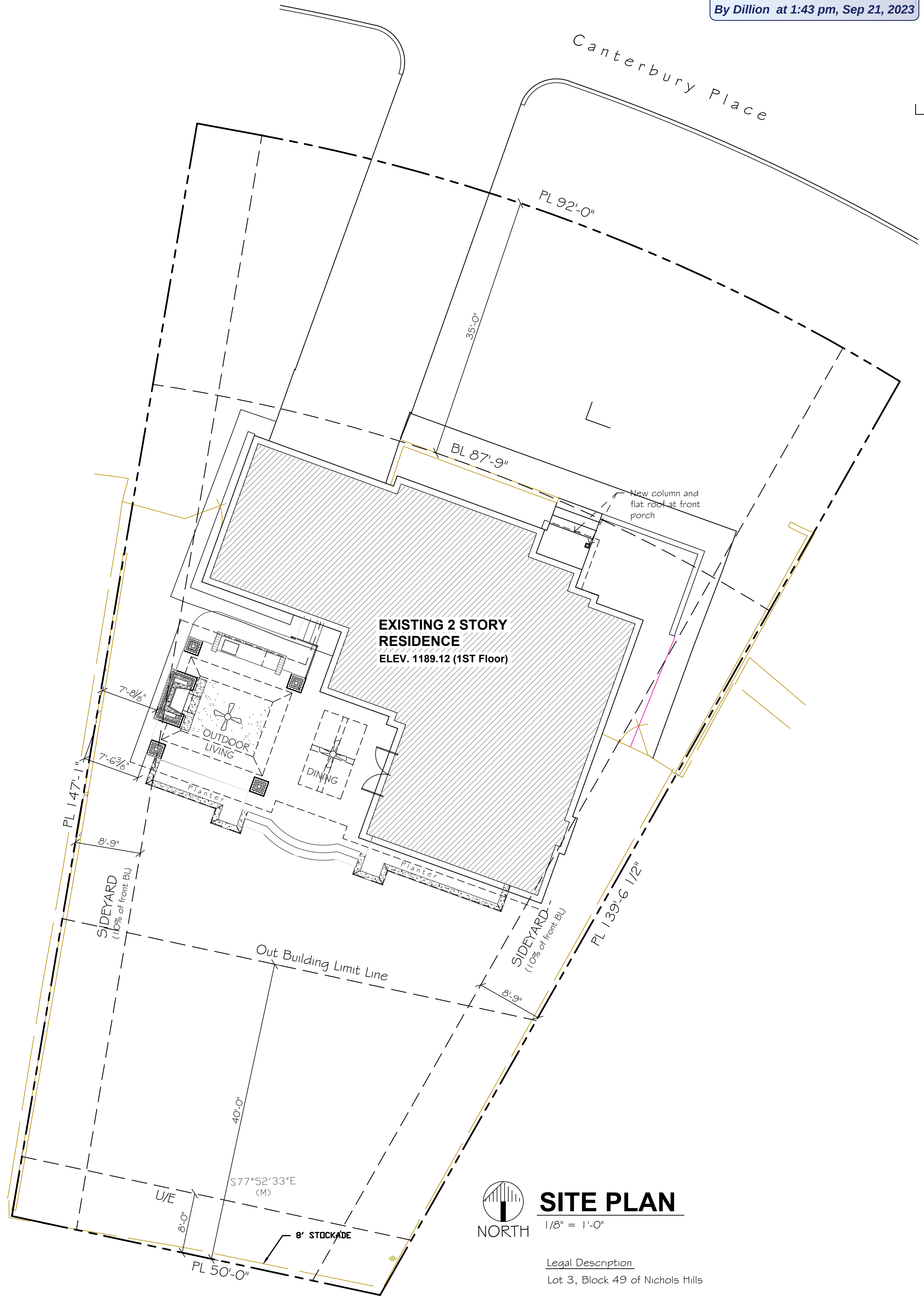
1404 CANTERBURY PLACE, OKLAHOMA CITY, OK 73116
Attachment: 00-Final Agenda For City Clerk (6855 - BOA 2023-19 1404 Canterbury Place)

gumerson & assoc

4019 n classen blvd oklahoma city 405 842 2526



A 1
OF
3



SITE PLAN

1/8" = 1'-0"

Legal Description
Lot 3, Block 49 of Nichols Hills


$$1/4'' = 1'-0''$$


 New Footings
 Brick veneer

EXISTING
ROOM

FOOTING & STEMWALL PLAN

$$1/4'' = 1'-0''$$

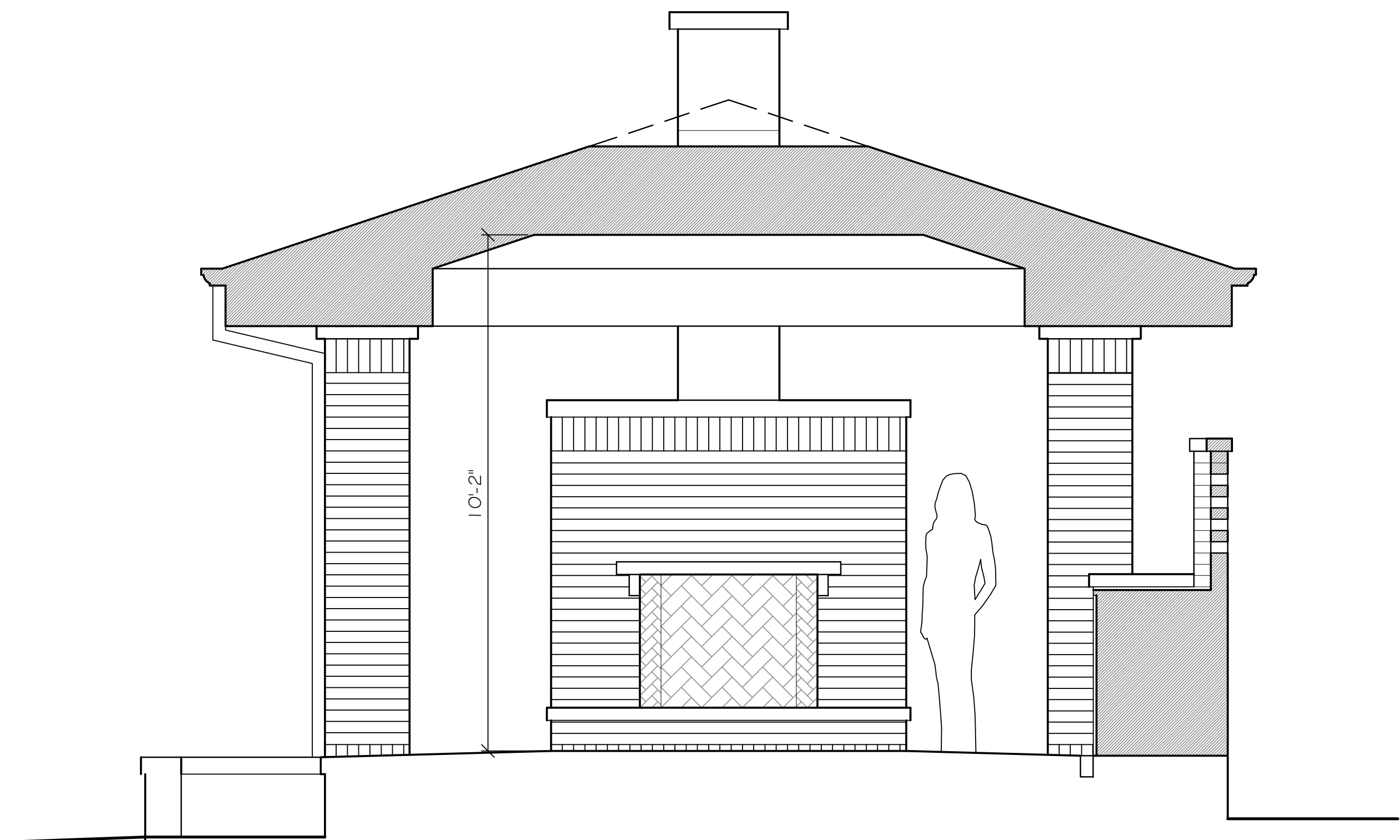
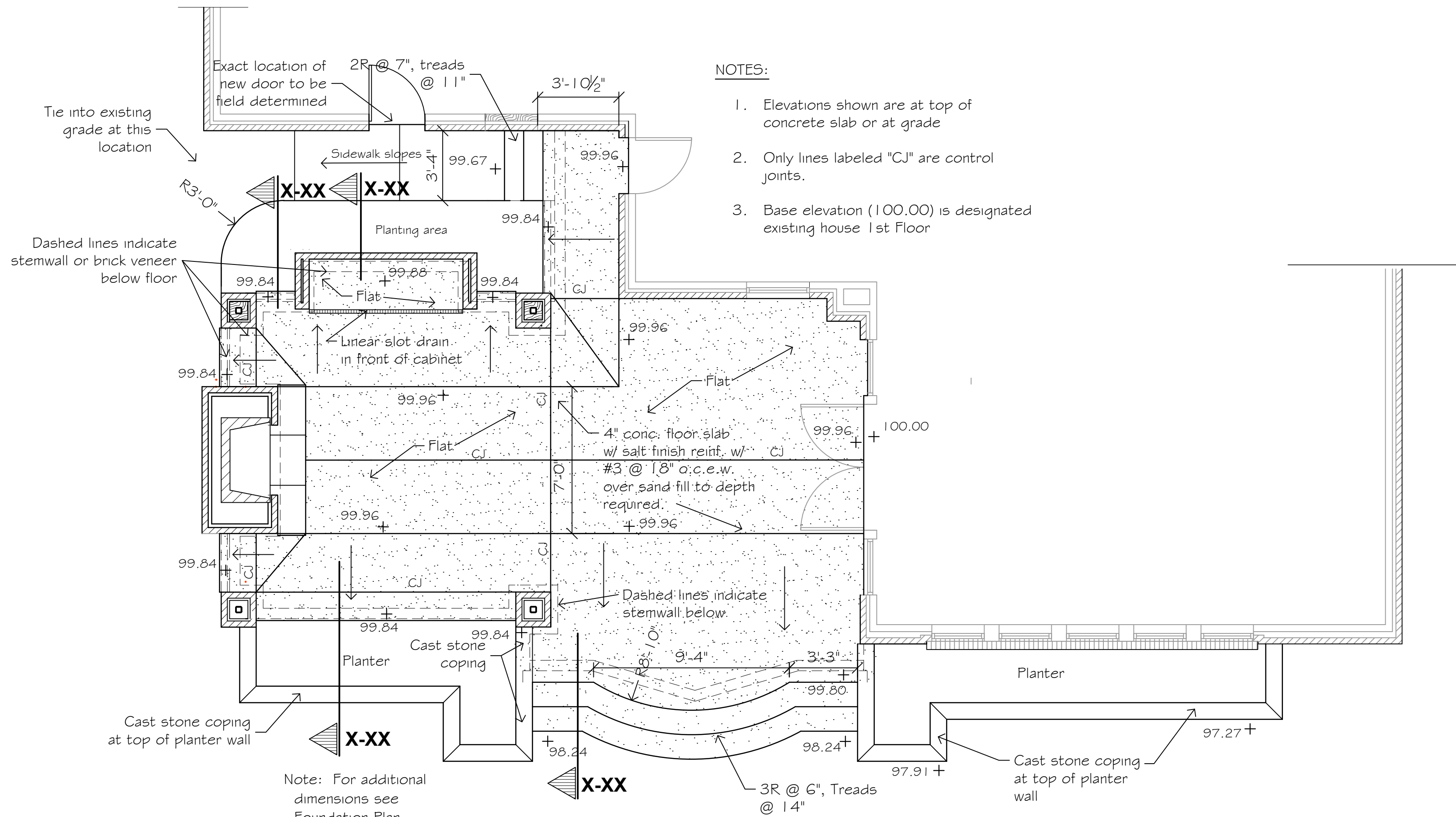
$$1/8'' = 1'-0''$$

$$1 \cdot 1/2'' = 1'-0''$$


$$3/4'' = 1'-0''$$

RECEIVED
By Dillion at 9:53 am, Sep 27, 2023

william dinger aia



OUTDOOR DECK AREA FOR THE HOME
OF
NIMISH PAREKH
1404 CANTEBURY PLACE, OKLAHOMA CITY, OK 73116
Attachment: 00-Final Agenda For City Clerk (6885 - BOA 2023-19 1404 Canterbury Place)

gumerson blake
1020 NW 81st Street Oklahoma City, OK 73114 405 842 2526

g+b
gumerson blake
Design • Build