

## MINUTES

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

**Original agenda filed in the Office of the City Clerk at 9:41 AM on  
the 6<sup>th</sup> day of October, 2023.**

1. Call to Order
2. Roll Call

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

3. Minutes
  - a. September 20, 2023

**MOTION:** Herzel moved to approve the September 20, 2023 minutes as presented. Lippert seconded the motion.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Larry Herzel                       |
| <b>SECONDER:</b> | Kathy Lippert                      |
| <b>AYES:</b>     | Lippert, Slater, Covington, Herzel |
| <b>ABSENT:</b>   | Clements                           |

4. Items for a Separate Vote
  - a. Schedule of 2024 Board of Adjustment Meetings.

**MOTION:** Lippert moved to approve agenda item 4a as presented. Covington seconded the motion.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Kathy Lippert                      |
| <b>SECONDER:</b> | John Covington                     |
| <b>AYES:</b>     | Lippert, Slater, Covington, Herzel |
| <b>ABSENT:</b>   | Clements                           |

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 <sup>5</sup>/<sub>8</sub>" variance from the west side yard setback, leaving a 7'6 <sup>3</sup>/<sub>8</sub>" west side yard 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.

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

**MOTION:** Lippert moved that application number BOA 2023-19 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 of the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. Herzel seconded the motion.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Kathy Lippert                      |
| <b>SECONDER:</b> | Larry Herzel                       |
| <b>AYES:</b>     | Lippert, Slater, Covington, Herzel |
| <b>ABSENT:</b>   | Clements                           |

6. Adjournment

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

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | John Covington                     |
| <b>SECONDER:</b> | Larry Herzel                       |
| <b>AYES:</b>     | Lippert, Slater, Covington, Herzel |
| <b>ABSENT:</b>   | Clements                           |



\_\_\_\_\_  
Chairman  
City of Nichols Hills, Oklahoma



\_\_\_\_\_  
City Manager  
City of Nichols Hills, Oklahoma



\_\_\_\_\_  
City Clerk  
City of Nichols Hills, Oklahoma