

1. Agenda

Documents:

[BOA AGENDA 1 17 24.PDF](#)

1.1. Meeting Materials

Documents:

[BOA 1 17 24.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, January 17, 2024 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. December 20, 2023
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2024-01, for which the applicants at 6606 NW Grand Boulevard are seeking a 1,128 square foot (5.6%) variance from the allowable Floor Area Ratio and an 824 square foot (4.09%) variance from the allowable Building Lot Coverage.

BACKGROUND

BOA-2024-01 6606 NW Grand Boulevard

The property is zoned E-2.

The applicants desire to build a new main building and a new accessory structure. The allowable Floor Area Ratio (FAR) is 35%, or 7,045 square feet. For the proposed construction, the applicants are seeking a 1,128 square foot (5.6%) variance from the allowable FAR, for a proposed 8,173 square foot (40.6%) FAR.

The allowable Building Lot Coverage (BLC) is 30%, or 6,038 square feet. For the proposed construction, the applicants are also seeking an 824 square foot (4.09%) variance from the allowable BLC, for a proposed 6,862 square foot (34.09%) BLC.

- b. PUBLIC HEARING: Case No. BOA-2024-02, for which the applicants at 6901 NW Grand Boulevard are seeking a 3' height variance or an 11' wall, as measured from the abutting property.

BACKGROUND

BOA-2024-02 6901 NW Grand Boulevard

The property is E-2.

The applicants desire to repair an existing wall, which is 6' above grade on the applicant's side of the property, but 11' above grade on abutting property's side. Pursuant to Sections 8-248 and 8-249 of the Nichols Hills City Code, fences or walls must not be greater than 8' in height as measured from the outside face, adjacent to a street or abutting property. For the proposed wall, the applicants are seeking a 3' height variance, or an 11' wall, as measured from the abutting property.

5. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

AGENDA

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Nichols Hills Board of Adjustment
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BACKGROUND

BOA-2024-01 6606 NW Grand Boulevard

The property is zoned E-2.

The applicants desire to build a new main building and a new accessory structure. The allowable Floor Area Ratio (FAR) is 35%, or 7,045 square feet. For the proposed construction, the applicants are seeking a 1,128 square foot (5.6%) variance from the allowable FAR, for a proposed 8,173 square foot (40.6%) FAR.

The allowable Building Lot Coverage (BLC) is 30%, or 6,038 square feet. For the proposed construction, the applicants are also seeking an 824 square foot (4.09%) variance from the allowable BLC, for a proposed 6,862 square foot (34.09%) BLC.

- b. PUBLIC HEARING: Case No. BOA-2024-02, for which the applicants at 6901 NW Grand Boulevard are seeking a 3' height variance or an 11' wall, as measured from the abutting property.

BACKGROUND

BOA-2024-02 6901 NW Grand Boulevard

The property is E-2.

The applicants desire to repair an existing wall, which is 6' above grade on the applicant's side of the property, but 11' above grade on abutting property's side. Pursuant to Sections 8-248 and 8-249 of the Nichols Hills City Code, fences or walls must not be greater than 8' in height as measured from the outside face, adjacent to a street or abutting property. For the proposed wall, the applicants are seeking a 3' height variance, or an 11' wall, as measured from the abutting property.

5. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, December 20, 2023 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

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. October 18, 2023

MOTION: Herzel moved to approve the October 18, 2023 minutes as presented. Covington seconded the motion.

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

4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-20, for which the applicants at 1700 Coventry Lane are seeking an 11'3" variance from the rear yard setback.

BOA-2023-20

The property is zoned R-1-75.

The applicants desire to build a new main building. For the proposed main building the applicants are seeking an 11'3" variance from the rear yard setback, leaving a 13'9" 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.

Mr. Taylor Currie spoke against the application.

Mr. Mike McPherson spoke against the application. Mr. McPherson suggested that the garage be attached to the house to eliminate the need for a breezeway and the garage being so close to the back-yard setback.

Ms. Sheryl Sullivan spoke against the application.

Dr. Mari Fagin suggested that the garage be attached and make the proposed home smaller to meet the setback.

Mr. John Lippert also suggested that the garage be attached to the house.

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

MOTION: Herzel moved that application number BOA-2023-20 be denied. Lippert seconded the motion.

RESULT:	APPROVED [3 TO 1]
MOVER:	Larry Herzel
SECONDER:	Kathy Lippert
AYES:	Lippert, Covington, Herzel
NAYS:	Slater
ABSENT:	Clements

5. Adjournment

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

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

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 2024-01

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

A tract of land being a part of the South Half (S/2) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being a portion of Lots Two (2) and Three (3) Block Forty-four (44) as shown on the recorded plat NICHOLS HILLS, being more particularly described as follows:

Commencing at the Northernmost corner of Lot 4 of said Block 44;

THENCE along and with the Northeasterly line of said Lot 4 on a curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 44°33'23" East, a chord length of 151.06 feet and an arc length of 151.18 feet;

THENCE South 48°48'00" East, continuing along and with the Northeasterly line of said Lot 4 and along and with the Northeasterly line of said Lot 3, a distance of 49.51 feet to the POINT OF BEGINNING;

THENCE continuing South 48°48'00" East, along and with the Northeasterly line of said Lot 3, a distance of 108.04 feet;

THENCE continuing along and with the Northeasterly line of said Lot 3 and along and with the Northeasterly line of said Lot 2 on a non-tangent curve to the right having a radius of 680.00 feet, a chord bearing of South 47°54'46" East, a chord length of 58.29 feet and an arc length of 58.31 feet;

THENCE South 59°26'07" West, departing said Northeasterly line, a distance of 222.40 feet to a point on the Southwesterly line of said Lot 2;

THENCE North 53°30'00" West, along and with the Southwesterly line of said Lots 2 and 3, a distance of 131.47 feet;

THENCE North 49°56'47" East, departing said Southwesterly line, a distance of 225.53 feet to the POINT OF BEGINNING.

The property is also known as **6606 NW Grand Boulevard**. Current zoning is **E-2**.

The applicants desire to build a new main building and a new accessory structure. The allowable Floor Area Ratio (FAR) is 35%, or 7,045 square feet. For the proposed construction, the applicants are seeking a 1,128 square foot (5.6%) variance from the allowable FAR, for a proposed 8,173 square foot (40.6%) FAR.

The allowable Building Lot Coverage (BLC) is 30%, or 6,038 square feet. For the proposed construction, the applicants are also seeking an 824 square foot (4.09%) variance from the allowable BLC, for a proposed 6,862 square foot (34.09%) BLC.

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 17th day of January 2024 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 2nd day of January 2024.

Amanda Copeland

City Clerk

City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Nichols Hills Board of Adjustment
Hearing and Action

REVISED

By kmakowicz at 3:32 pm, 12/21/23

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: 6606 NW Grand BLVD (Legal see attachment)

Current zoning classification: E-2

Present use of the property: undeveloped

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-2024-01 (7031 : BOA 2024-01 6606 NW Grand)

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.

An increase of 4.07% B.L.C. and an increase of 5.6% F.A.R.

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:

50.48 E-2

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

The overage in BLC and FAR in areas that will not be perceived by the public. The BLC runs over due to the large covered porch in the backyard. The FAR is over due to square footage in the attic where plate heights exceed 48". These attic spaces are already built into the roof lines.

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

The overages do not create an oversized looking structure from the street. The scale of this design is similar to and even smaller than some houses located on the ownership list included in this application.

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

The overages in both BLC and FAR would not show from the front elevation of the house.

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

The City would not be compromised with utility access and the overages requested are small.

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

If granted this would satisfy the owners wish to have a covered porch as designed and account for attic space contributing to overages.

(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 19 day of Dec., 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	6606 NW Grand Blvd				
Lot And Block	Lot 3		Block 44		
Zone	E-2				
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					
4.Side Setback West					
5 Building Lot Coverage	6038	6862	824		
6 Floor area Ratio	7045	8173	1128		
7. Height					
8. Building envelope					
9. Other	Explanation				
NOTE	Owner request a variance for increasing the BLC and FAR				

Application for Variance – Development Regulation Worksheet

Applicant's Name: Jeff Blake

Property Address: 6606 NW Grand Blvd

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)			
Building Lot Coverage	6038	6862	824
Floor Area Ratio	7045	8173	1128
Height			
No Build Envelope			
Other	Explanation:		

Attachment: BOA-2024-01 (7031 : BOA 2024-01 6606 NW Grand)

Form of affidavit regarding ownershipAffidavitSTATE OF OKLAHOMACOUNTY OF OKLAHOMADAVID MICHAEL LALONDE

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

DAVID MICHAEL LALONDE16738 LITTLE LEAFET ELMOND OK 73012

1. My name is [full legal name]. My address is [full address]. I am over the age of 18. I am a resident of the State of [state]. 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:

[Insert legal description] SEE ATTACHED

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.

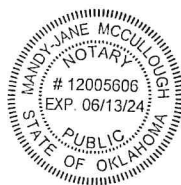
I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 21st day of December, 2023.

[Signature]
[Full legal name]

DAVID MICHAEL LALONDENotary Acknowledgment

Subscribed and sworn to before me this 21 day of DECEMBER, 2023



[Signature]
Notary Public

My Commission Expires: 6/13/24
Comm. No. 12005606

REVISED

By kmakowicz at 3:38 pm, 12/21/23

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R169575267 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 }
COUNTY OF OKLA. } ss:

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 200 A radius report
filed in the office of the County Assessor
on the 18th day of Dec, 2023

Given under my hand and official seal this
18th day of Dec, 2023

County Assessor

K Strayer Deputy

Oklahoma County Assessor's
300ft Radius Report
12/18/2023

4.a.a

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169575390	WEBER JANA L REV TRUST	No Data	No Data	1310 CAMDEN WAY	NICHOLS HILLS	OK	73118	NICHOLS HILLS ADD	45	9	NICHOLS HILLS ADD 045 009	1310 CAMDEN WAY NICHOLS HILLS
R169575385	GLASS PAULA L & NEIL M TRS	GLASS PAULA L REV TRUST	No Data	1300 BEDFORD DR	NICHOLS HILLS	OK	73116-5708	NICHOLS HILLS ADD	45	8	NICHOLS HILLS ADD 045 008 N PRT LOT 8 BEING 80.06FT ON E & 86.79FT ON W	1300 BEDFORD DR NICHOLS HILLS
R169575960	CITY OF NICHOLS HILLS	No Data	No Data	6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	51	0	NICHOLS HILLS ADD 051 000 LTS 1 TO 5 EXEMPT	0 UNKNOWN NICHOLS HILLS
R169575260	DOLE ENTERPRISES LLC	No Data	No Data	2203 E WILSHIRE BLVD	OKLAHOMA CITY	OK	73111-8604	NICHOLS HILLS ADD	44	0	NICHOLS HILLS ADD 044 000 LOT 1 & PT OF VACATED GRAND BLVD BEG SE/C LT 1 TH ELY60.25FT NW ON A CURVE 50FT NWLY213.69FT SWLY48FT SELY ALONG A CURVE	1301 BEDFORD DR NICHOLS HILLS
R169575315	14817 GAILLARDIA LANE LIVING TRUST	No Data	No Data	1303 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	44	8	NICHOLS HILLS ADD 044 008	1303 BEDFORD DR NICHOLS HILLS
R169575310	JOHNSTON GARY C TRS	JOHNSTON GARY C 2008 TRUST	No Data	1309 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	44	7	NICHOLS HILLS ADD 044 007	1309 BEDFORD DR NICHOLS HILLS
R169575300	HOOD LAURA B & HENRY J TRS	HOOD LAURA B LIVING TRUST	No Data	1504 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	44	6	NICHOLS HILLS ADD 044 006	1504 HUNTINGTON AVE NICHOLS HILLS
R169575267	NH BLOCK 44 LLC	No Data	No Data	101 N ROBINSON AVE, Unit 900	OKLAHOMA CITY	OK	73102	NICHOLS HILLS ADD	44	0	NICHOLS HILLS ADD 044 BEG NE/C LOT 2 TH SW198.72FT NW133.34FT NE222.40FT SE ALONG CURVE TO RIGHT 170.62FT TO BEG CONT .6905 AC MORE OR LESS	6600 NW GRAND BLVD NICHOLS HILLS
R169575272	NH BLOCK 44 LLC	No Data	No Data	101 N ROBINSON AVE, Unit 900	OKLAHOMA CITY	OK	73102	NICHOLS HILLS ADD	44	0	NICHOLS HILLS ADD 044 BEG ALONG A CURVE TO LEFT 151.18FT SE & 49.51FT SE OF NLY/C LOT 4 TH SE108.04FT SE ALONG CURVE RIGHT 58.31FT SW222.40FT NW131.47FT NE225.53FT TO BEG CONT .7367 AC MORE OR LESS	6606 NW GRAND BLVD NICHOLS HILLS
R169575277	6608 NW GRAND BLVD LLC	No Data	No Data	201 ROBERT S KERR AVE, Unit 1600	OKLAHOMA CITY	OK	73102	NICHOLS HILLS ADD	44	0	NICHOLS HILLS ADD 044 BEG ALONG A CURVE LEFT 70.69FT SE OF NLY/C LOT 4 TH SE ALONG A CURVE LEFT 80.49FT SE49.51FT SW225.53FT NW135FT NE65.34FT NE34.58FT NE93.23FT SE22.50FT NE34.90FT TO BEG CONT .7151	6608 NW GRAND BLVD NICHOLS HILLS
R169575290	SAMIS KAREN H & MICHAEL S CO TRS	SAMIS KAREN HULSEY TRUST	No Data	1500 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5417	NICHOLS HILLS ADD	44	0	NICHOLS HILLS ADD 044 000 PT LOT 4 BEG AT SW/C LOT 4 TH SELY 25FT TH NLY 181.3FT TH NWLY 23.3FT TH NLY 72FT TH NWLY 2FT TO NW/C LOT 4 TH SWLY 246FT TO BEG & PT OF LOT 4 BEG 246FT SWLY & 25FT SE FROM 4 N	1500 HUNTINGTON AVE NICHOLS HILLS



LEGAL DESCRIPTION

Nichols Hills
Lot 3 Block 44
November 5, 2021
Revised December 29, 2021
Revised January 6, 2022

A tract of land being a part of the South Half (S/2) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being a portion of Lots Two (2) and Three (3) Block Forty-four (44) as shown on the recorded plat NICHOLS HILLS, being more particularly described as follows:

Commencing at the Northernmost corner of Lot 4 of said Block 44;

THENCE along and with the Northeasterly line of said Lot 4 on a curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 44°33'23" East, a chord length of 151.06 feet and an arc length of 151.18 feet;

THENCE South 48°48'00" East, continuing along and with the Northeasterly line of said Lot 4 and along and with the Northeasterly line of said Lot 3, a distance of 49.51 feet to the POINT OF BEGINNING;

THENCE continuing South 48°48'00" East, along and with the Northeasterly line of said Lot 3, a distance of 108.04 feet;

THENCE continuing along and with the Northeasterly line of said Lot 3 and along and with the Northeasterly line of said Lot 2 on a non-tangent curve to the right having a radius of 680.00 feet, a chord bearing of South 47°54'46" East, a chord length of 58.29 feet and an arc length of 58.31 feet;

THENCE South 59°26'07" West, departing said Northeasterly line, a distance of 222.40 feet to a point on the Southwesterly line of said Lot 2;

THENCE North 53°30'00" West, along and with the Southwesterly line of said Lots 2 and 3, a distance of 131.47 feet;

THENCE North 49°56'47" East, departing said Southwesterly line, a distance of 225.53 feet to the POINT OF BEGINNING.

Containing 32,090 square feet or 0.7367 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

S:\5124\5124-Lot 3 Block 44.docx

This legal description was prepared using the recorded plat of NICHOLS Hills and a provided survey by Coon Engineering dated 4/18/02. This legal description is not based on an actual survey of the property.



Copyright © 2022 Johnson & Associates

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023

• ENGINEERS • SURVEYORS • PLANNERS •

Original Benchmark:
Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83/CORS 96; NSRS 2007
Vertical Datum: NAVD88; GEOD 03

Benchmark # 268
Northing: 195805.492
Easting: 2110473.904
Elevation: 1183.593
Description: Approx. 36 feet East of the centerline of a concrete drive and 26 feet North of the centerline of NW 63rd
Object: OKC 2" Diameter Aluminum Cap

**Benchmarks by Johnson & Associates
Set On/Around Site:**

Benchmark # 400
Northing: 198000.65
Easting: 2106055.17
Elevation: 1165.59
Description: Locate on the S.W. side of N.W. grand Boulevard approx.. 410' S.E. of the centerline of Huntington Ave. and 6' S.W. of hose bib
Object: #4 bar with J&A control cap

Benchmark # 401

CITY OF NICHOLS HILLS, OK

PROPERTY CALCULATIONS

Date: 12.9.2023

Property Address: 6606 NW Grand Blvd Zoning District: E-2

Legal Description (attach a separate sheet if necessary):

See "Legal Description" file in packet

Total Property Square Footage: 32,090 sqft

Property Dimensions:

*Depth: 45 **Width: 10
 Less Front Yard Setback: 45
 Less Rear Yard Setback†: 10
 Equals Buildable Area Depth: 10
 Less Total Side Yard Setbacks: 10
 Equals Buildable Area Width: 10

See Architect's calculations

Depth x Width = Buildable Area ††: = 20,128 Sq. Ft.

Allowable Lot Coverage	30%
Buildable Area x 69%	
=	<u>6038</u>

Lot Coverage as Submitted	
=	<u>6862 or 34.09</u>

Allowable Floor Area	
Buildable Area x <u>35</u> %	
=	<u>7045</u>

Floor Area as Submitted	
First Floor:	<u>4645</u>
+ Second Floor:	<u>2867</u>
+ Additional Areas:	<u>661</u>
Total:	<u>8173 or 40.6 %</u>

Impervious Site Area	
Proposed Sq. Ft.	= TBD
Existing Sq. Ft.	= TBD
Difference	= TBD

Maximum Height Allowed Above Centroid	
=	<u>35'</u>
Maximum Height as Submitted:	
=	<u>TBD</u>

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

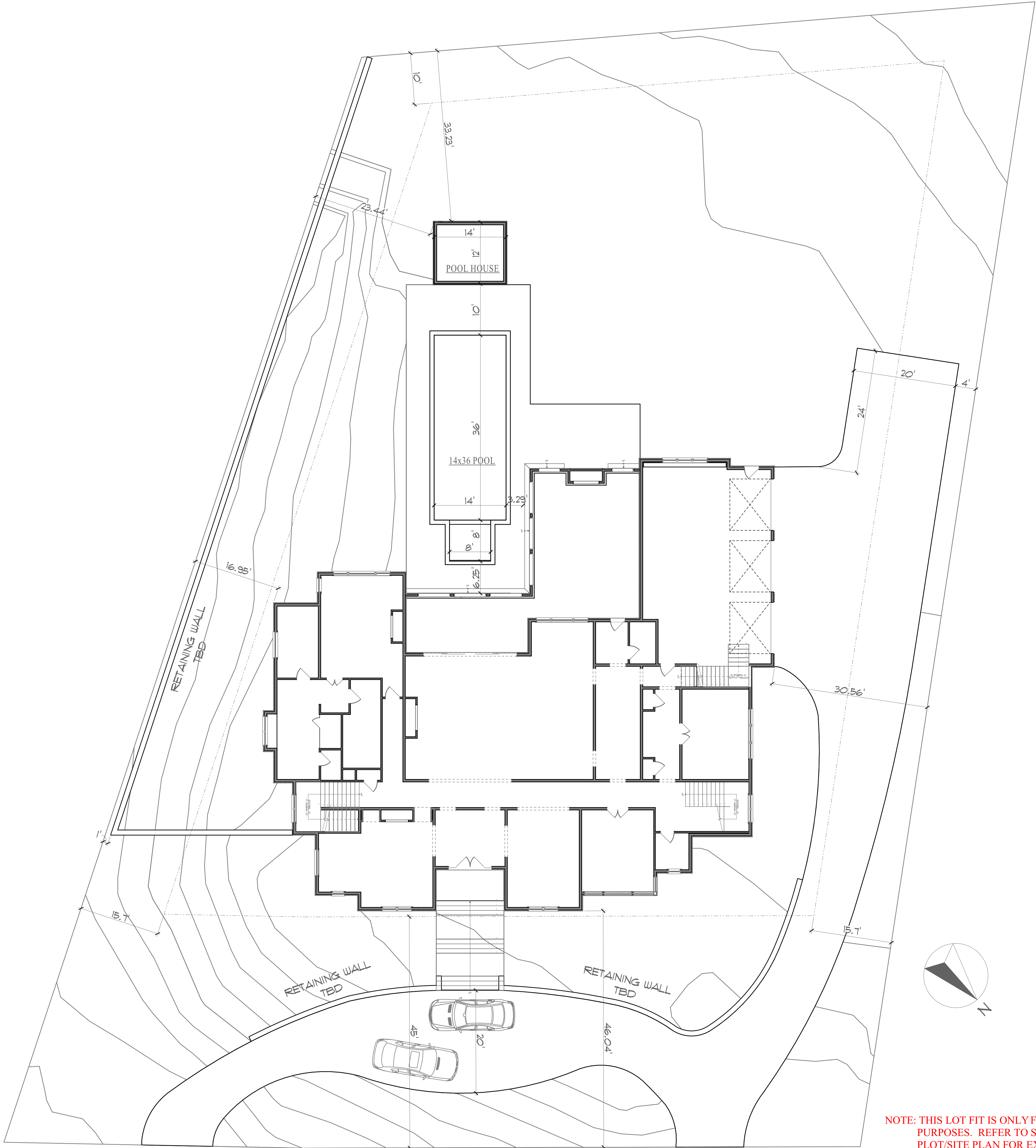
** Width of the property is measured at the front yard setback line.

†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).

3.20.23-2.1



Lot Fit

SCALE: 1" = 10'

NOTE: THIS LOT FIT IS ONLY FOR PRELIMINARY PURPOSES. REFER TO SURVEYOR'S PLOT/SITE PLAN FOR EXACT HOUSE/STRUCTURE PLACEMENT.

NOTE: THIS SET IS NOT FOR CONSTRUCTION AND SHOULD ONLY BE USED FOR DESIGN REVIEW AND ESTIMATING PURPOSES. WINDOW/DOOR SIZES, ALL CASEWORK, AND SQUARE FOOTAGE TOTALS ARE SUBJECT TO CHANGE.

REVISED
By kmakowicz at 3:36 pm, 12/21/23

PRELIMINARY - NOT FOR CONSTRUCTION

FRAZIER
HOME DESIGN
WWW.FRAZIERHOMEDSIGN.COM
1101 HAYNES ST STE 109
RALEIGH NC, 27604
OFFICE: (919)-424-7245

GUMERSON BLAKE DESIGN BUILD
LELONDE RESIDENCE - LOT 2 BLOCK 44

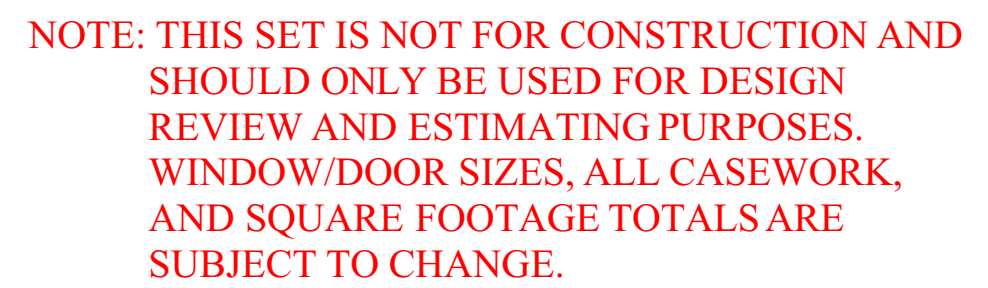
PROJECT MANAGER:
James Carpenter
james@frazierhomedesign.com
DRAFTER: *Contact Custom
START DATE: 12-07-23
REVISION DATE: 12/21/2023

LOT FIT

SHEET NO.

A1

SCALE: 3/16" = 1'-0"



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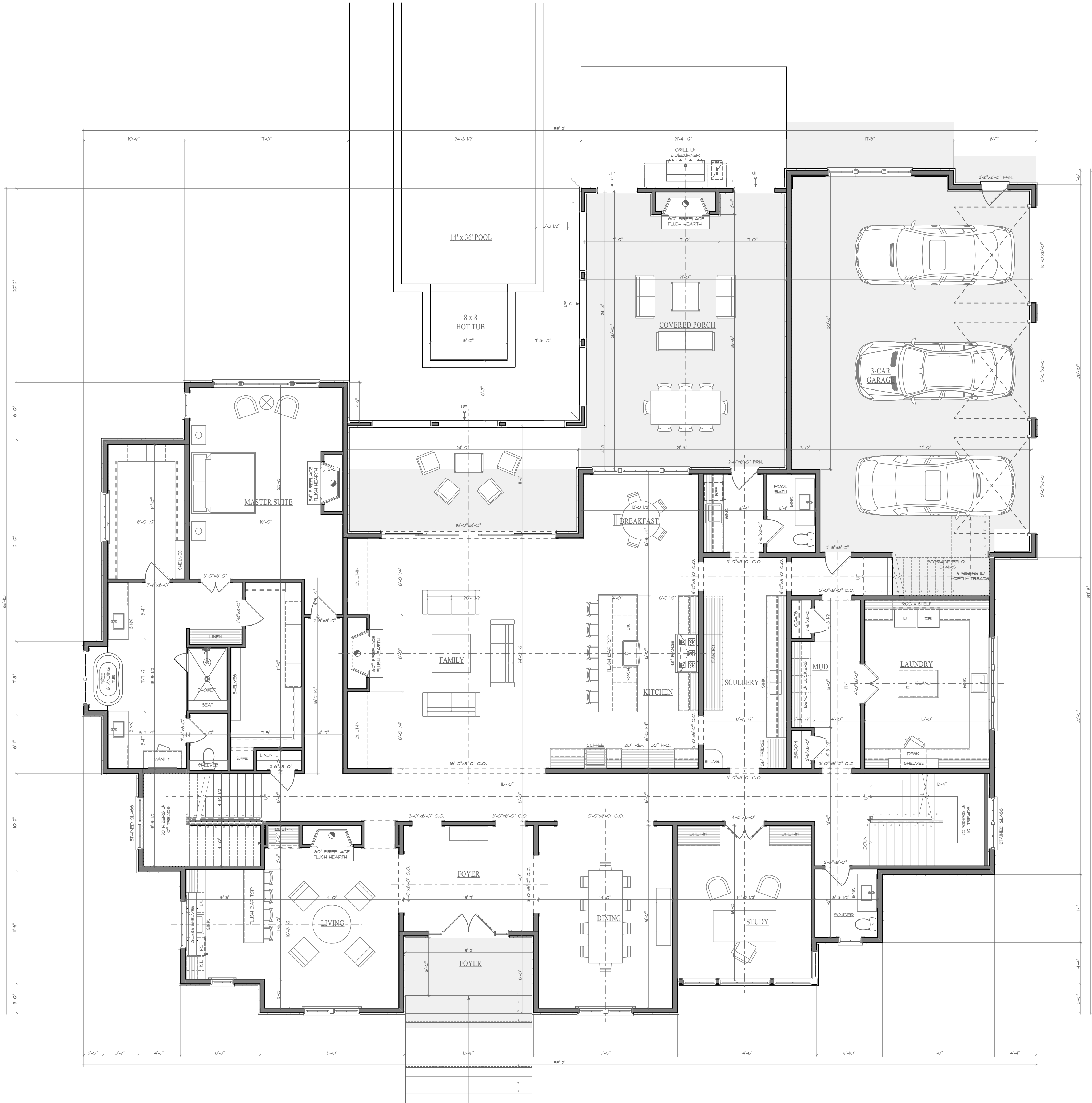
PROJECT MANAGER: James Carpenter jamesc@frazierhomedesign.com
DRAFTER: #Contact Custom
START DATE: 12-07-23
REVISION DATE: 12/21/2023

SHEET NO.

copyright © Frazier Home Design 2023

FIRST FLOOR

SCALE: 3/16" = 1'-0"



FAR	
EXERCISE	600
FIRST FLOOR	4,645
SECOND FLOOR	2,861
UNFINISHED STORAGE #2	61
	8,173 FL ²
BLC	
3-CAR GARAGE	1,142
COVERED PORCH	784
FIRST FLOOR	4,645
FRONT PORCH	123
POOL HOUSE	168
	6,862 FL ²

NOTE: THIS SET IS NOT FOR CONSTRUCTION AND SHOULD ONLY BE USED FOR DESIGN REVIEW AND ESTIMATING PURPOSES. WINDOW/DOOR SIZES, ALL CASEWORK, AND SQUARE FOOTAGE TOTALS ARE SUBJECT TO CHANGE.

PRELIMINARY - NOT FOR CONSTRUCTION

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RALEIGH NC, 27604
OFFICE: (919) 424-7245

GUMERSON BLAKE DESIGN BUILD
LELONDE RESIDENCE - LOT 2 BLOCK 44

PROJECT MANAGER:
James Carpenter
james@frazierhomedesign.com
DRAFTER: *Contact Custom
START DATE: 12-01-23
REVISION DATE: 12/21/2023

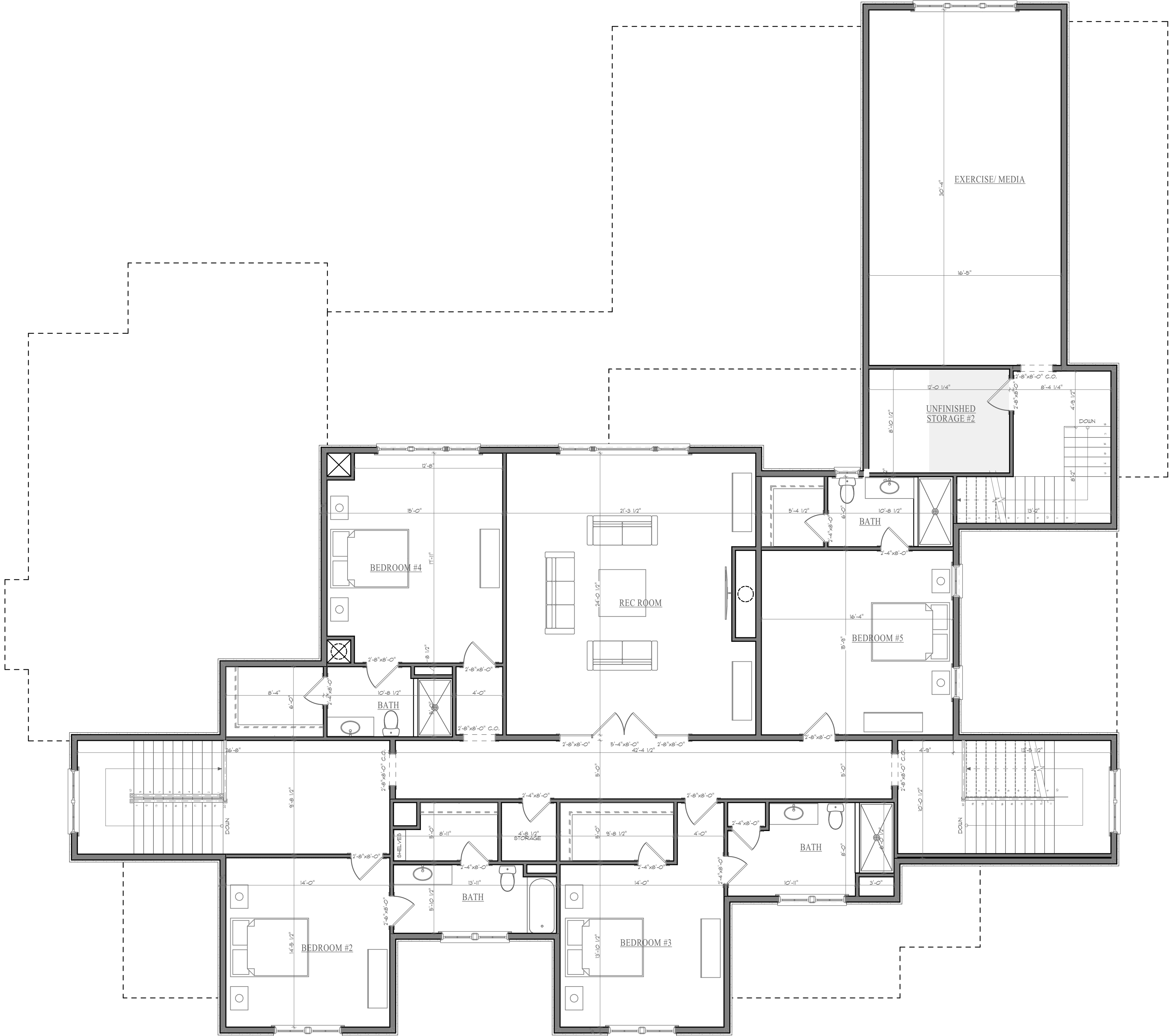
FIRST FLOOR PLAN

SHEET NO.

A8

SECOND FLOOR

SCALE: 3/16" = 1'-0"



NOTE: THIS SET IS NOT FOR CONSTRUCTION AND SHOULD ONLY BE USED FOR DESIGN REVIEW AND ESTIMATING PURPOSES. WINDOW/DOOR SIZES, ALL CASEWORK, AND SQUARE FOOTAGE TOTALS ARE SUBJECT TO CHANGE.

PRELIMINARY - NOT FOR CONSTRUCTION

SECOND FLOOR
PLAN

SHEET NO.

A9

GUMERSON BLAKE DESIGN BUILD
LELONDE RESIDENCE - LOT 2 BLOCK 44

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RALEIGH NC, 27604
OFFICE: (919)-424-7245



REC#: 00186342 12/18/2023 11:53 AM
OPER: RG TERM: 005
REF#: 3481
PAID BY:

TRAN: 850.0000 Variance Request
6606 NW GRAND
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 2024-02**

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 Thirteen (13), of Block Thirty-six B (36B), in Blocks 36A and 36B, Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **6901 NW Grand Boulevard**. Current zoning is **E-2**.

The applicants desire to repair an existing wall, which is 6' above grade on the applicant's side of the property, but 11' above grade on abutting property's side. Pursuant to Sections 8-248 and 8-249 of the Nichols Hills City Code, fences or walls must not be greater than 8' in height as measured from the outside face, adjacent to a street or abutting property. For the proposed wall, the applicants are seeking a 3' height variance, or an 11' wall, as measured from the abutting property.

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 17th day of January 2024 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 2nd day of January 2024.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2024-02 (7032 : BOA 2022024-02 6901 NW Grand)

RECEIVED

By Dillion at 7:56 am, Dec 27, 20



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 and the 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: IGBS, LLCMailing address: 13900 N. Harvey Ave., Edmond OK 73013Telephone number(s): 405-408-9369Email address(es): drotelli@cox.netAddress and legal description of subject property: 6901 NW Grand Blvd., Nichols Hills, OK 73116Current zoning classification: E-2Present use of the property: ResidentialThis 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.

Repair of wall/fence

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:

Section 8-248, Height Restriction and Section 8-249, Measurement of Height

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

The existing wall that was repaired/replaced has been in use on this property since the house was built. There were no modifications made to the fence style, color, detail, or height. The fence is 6' above the property owner's grade and approximately 11' above the neighbors yard due to grade in this area of the City.

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

These conditions have existed since the property was originally built in the 1990's and there was no deviation from original design or appearance with the wall repair.

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

We do not feel any detriment to the public good due to the fact that this property still looks the same as it did before the partial wall failure.

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

This would not impair the intent of City zoning ordinances due to the fact that over 80% of the wall was remaining after the partial wall failure and the owner repaired the wall like and kind to the original wall.

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

This would allow the property owner and the surrounding neighbors to continue to operate in the same fashion as they have for the last 30+ years. This wall repair looks no different than it did before the repair and the majority of the general public would never even notice any work had been done to the wall.

(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 19 day of December 2023.

Signature:  _____

Print applicant's full legal name: IGBS, LLC

Print signatory party's title if applicant is a legal entity: Owner/Manager

Board Of Adjustment

Address	6901 NW Grand Blvd		
Lot And Block	Lot 13	Block 36 B	
Zone	E-2		
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			
4.Side Setback West			
5 Building Lot Coverage			
6 Floor area Ratio			
7. Height	8 Feet	11 Feet	3 Feet
8. Building envelope			
9. Other	Explanation		
NOTE	Owner request to repair their existing wall on the north side of property.		

Application for Variance – Development Regulation Worksheet

Applicant's Name: IGBS, LLC

Property Address: 6901 NW Grand Blvd., Nichols Hills, OK 73116

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)			
Building Lot Coverage			
Floor Area Ratio			
Height	8 Feet	Appx. 11' from adjacent grade and 6' from owners lot	3 Feet
No Build Envelope			
Other	Explanation:		



5200 W. I-40 SERVICE ROAD
OKLAHOMA CITY, 73128
405-866-0041
shane@radcolab.com

December 18, 2023

Nichols Hills Building Commission
6407 Avondale Drive
Nichols Hills, OK 73116

RE: 6901 NW Grand Boulevard
Nichols Hills, OK 73116

Dear Commissioners,

The residence at 6901 NW Grand Boulevard is an estate that was originally constructed in the late 1990's. This home has recently been sold to new owners who are doing some renovations to bring the house into modern standards and amenities.

During the course of renovations it was determined that there has been a significant leak from the downspouts around the back yard and pool that had caused the concrete walks and brick retaining wall to shift throughout the years. While the concrete had been removed and the subgrade drainage was being repaired a portion of the North retaining wall failed and came down to the north subgrade.

The owner acted swiftly to repair the wall before the wet portion of the season was set to arrive which would have washed out much of the site dirt from the owner's property and washed it into the neighbors yard along with potentially causing more catastrophic failure to this portion of the wall along with additional wall failure being a potential.

The wall was rebuilt in the exact same manner and detailing as the original drawings. The only detail that was changed was the removal of the soldier course at the top and the addition of a cast stone cap. The original wall was built without brick ties and the owner wanted to use the cast stone cap as a way to try and mitigate any more moisture getting in through the top of the wall.

Respectfully,

A handwritten signature in black ink, appearing to read 'Shane Murray', written over a horizontal line.

Shane Murray, AIA
Founder & Architect

To: Victor Smith <shane@stg-con.com>
Cc: Dillion Thompson <dthompson@nicholshills.net>
Subject: 6901 NW Grand

Good afternoon,

We are allowing you to complete construction of the wall in the rear yard in order to avoid any possible damages from freezing temperatures and rain. This however is no guarantee that the wall will be allowed to remain in place. Based off of what was said at the subject residence, the wall will require Board of Adjustment approval. Without approval, the Building Permit cannot be approved/ processed. In order to move forward with the construction of the wall, there needs to be a Building Permit application submitted to city staff. If the Permit Application is submitted today on 11/20/23, you will be allowed to continue with construction.

Sincerely,
Asa Warlick
The City of Nichols Hills
Off: 405-843-5222
Cell: 405-245-6532
Awarlick@nicholshills.net

Grooper was built from the ground up by BIS, a company with 35 years of continuous experience developing and delivering new technology. Grooper is an intelligent document processing and digital data integration solution that empowers organizations to extract meaningful information from paper/electronic documents and other forms of unstructured data.

The platform combines patented and sophisticated image processing, capture technology, machine learning, natural language processing, and optical character recognition to enrich and embed human comprehension into data. By tackling tough challenges that other systems cannot resolve, Grooper has become the foundation for many industry-first solutions in healthcare, financial services, oil and gas, education, and government. Learn more at www.grooper.com.

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CITY OF NICHOLS HILLS, OKLAHOMA
Application for Building Permit

NOT APPROVED

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fees should be submitted to the Nichols Hills Public Works Department via email at buildinginspections@nicholshills.net.

Applicant is encouraged to review the provisions of the Nichols Hills City Code ("the Code") applicable to building, including those in Chapter 8, *Buildings and Building Regulations*, and Chapter 50, *Zoning*.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name ¹: Shane Smith

Primary contact: 405-406-7616

Mailing address: 328 S Eagle Ln Suite B, Okc, Ok 73128

Telephone number(s): 405-406-7616

Email address(es): shane@stg-con.com

This is an application to: [check all that apply]

- ☐ Build a single-family or two-family dwelling
- ☐ Build a multifamily dwelling
- ☐ Build a commercial building, public building, or public or private institutional development
- ☐ Make an alteration (as defined in Sec. 50-3 of the Code) to an existing building
- ☐ Make an addition (as defined in Sec. 50-3 of the Code) to an existing building
- ☐ Re-roof an existing building
- ☐ Repair or replace service systems, including plumbing, electrical, and/or mechanical items in an existing building
- ☒ Erect a fence or a wall or repair or replace three or more panels of an existing fence
- ☐ Install a swimming pool
- ☐ Build or install a shelter or accessory structure
- ☐ Build a parking lot or change an existing parking lot
- ☐ Construct a change in drainage
- ☐ Other – Please explain: _____

Will an existing water meter be removed, replaced, upgraded or changed? ☐ Yes ☒ No

Address or descriptive location of proposed building project: 6901 NW Grand Blvd

¹ If more than one applicant, attach a separate sheet with additional applicant information. If the applicant is not the owner(s) of the proposed project, provide the name and contact information for the owner(s) on a separate sheet and explain the applicant's relationship to the owner(s).

Brief description of proposed building project: Repairing a damaged/ unsafe existing wall on North side of property

Estimated cost of the proposed building project: \$25,000

For construction of a building, number of stories, proposed height, and square footage of the building: _____
Inside height of wall is 6' and the outside height of the wall is 11'

For construction, alterations of, additions to, and restoration of a building, provide description of any removal, replacement, upgrade or change in size to existing water meter(s): _____

General contractor's name: Shane Smith, STG Construction INC

Mailing address: 328 S Eagle Ln suite B, Okc, Ok 73128

Telephone number: 405-406-7616

Email address: shane@stg-con.com

The following must be attached to this Application:

1. **Certificate of Approval.** If required by Sec. 50-341 of the Code, a Certificate of Approval from the Nichols Hills Building Commission.
2. **Subcontractors.** In addition to the general contractor, a list of all other contractors and subcontractors who may work on the proposed building project.
3. **Buildings and parking lots.** All applicable supporting information required by Sec. 50-188(c) of the Code.
4. **Fences and walls.** One set of plans showing the front yard, rear yard, and side yard length, height, and type of fence or wall and a depiction of it in relation to existing buildings and a site plan or survey. Fence height must comply with Sec. 8-248 of the Code.
5. **Swimming pools.** All supporting information required by Sec. 8-284 of the Code.

This Application will be considered officially submitted and filed only after it is examined by the Director of Public Works (or his designee) or the Public Works Clerk and found to have met the applicable requirements of the Code and those set out in this Application and after all City and State fees associated with the permit have been paid.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 20 day of Nov, 2023

Signature: Shane Smith

Print applicant's full legal name: Victor Shane Smith

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

Attachment: BOA-2024-02 (7032 : BOA 2022024-02 6901 NW Grand)

SITE PLAN KEYED NOTES

1. RETAINING WALL WITHIN THE APPROXIMATE DENOTED AREA SUFFERED PARTIAL COLLAPSE DUE TO DISTURBING DRAINAGE INFRASTRUCTURE. RETAINING WALL WAS IMMEDIATELY RECONSTRUCTED IN ITS ORIGINAL STYLE TO MAINTAIN STRUCTURAL INTEGRITY AND SAFETY OF ADJACENT STRUCTURES AND LANDSCAPE.

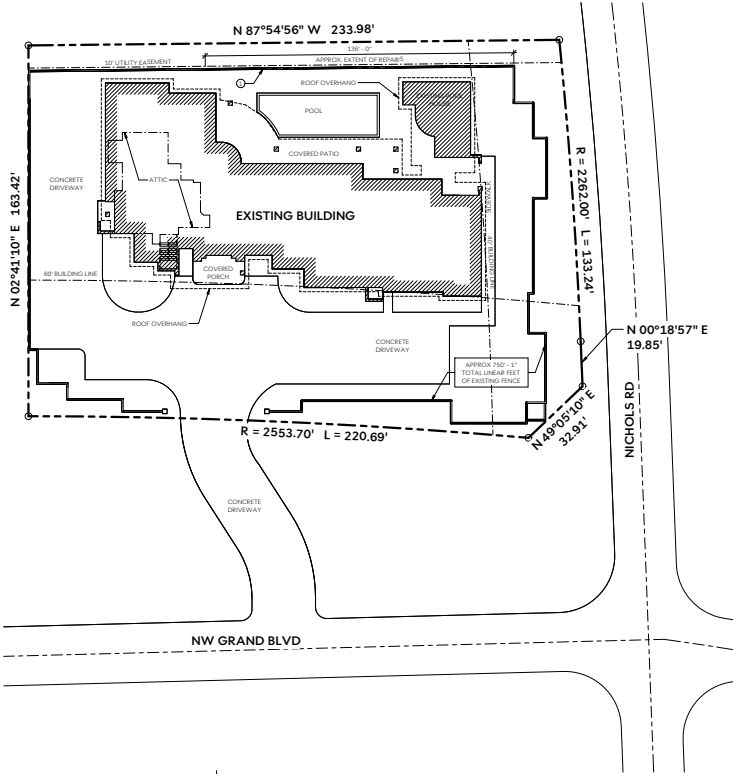
SITE PLAN NOTES

2. REFER TO CIVIL DRAWINGS FOR GRADING, PAVING, DRAINAGE, UTILITIES, DIMENSIONS, ETC.

3. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.

4. PROVIDE SOO AT ALL DISTURBED SOIL DUE TO CONSTRUCTION ACTIVITY.

5. ANY DAMAGED SIDEWALKS OR PAVING DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH ORIGINAL CONDITION.



1 ARCHITECTURAL SITE PLAN
1" = 20' 0"

NOT FOR CONSTRUCTION

Attachment: BOA-2024-02 (7032 : BOA 2022024-02 6901 NW Grand)

REVISIONS

NO.	DATE	DESCRIPTION
1	11/14/24	ISSUED FOR PERMIT

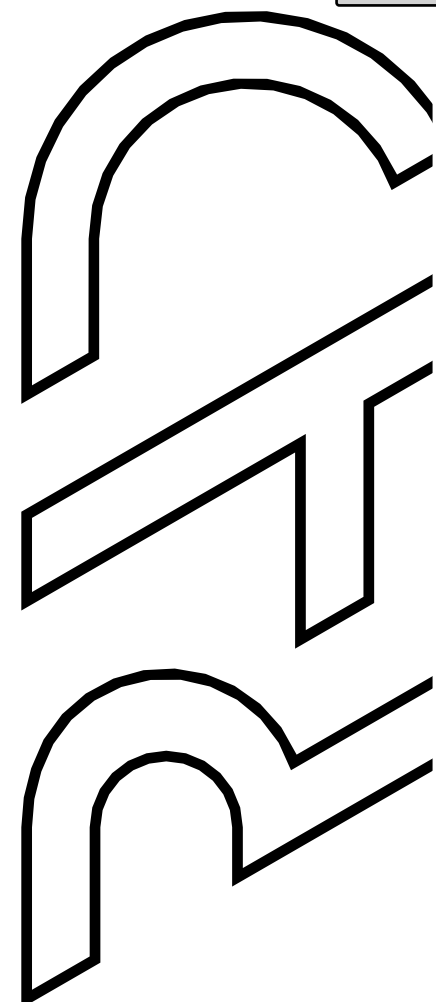
DESIGNED BY: WWV
CHECKED BY: RST
NOTED BY: RST
SCALE: AS SHOWN

SEAL: [Signature]

PREPARED BY: A

DATE: 11/14/24

WINGS OF ARCHITECTURE



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WWW.RADCOLAB.CO

Project No.: 2316

ROTELLI RESIDENCE
6901 NW GRAND BLVD
NICHOLS HILLS, OK

REVISIONS

No	Description	Date

CONSULTANT

SEAL

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

12/18/2023

A101

RETAINING WALL IMAGES

NOT FOR CONSTRUCTION

Attachment: BOA-2024-02 (7032 : BOA 202024-02 6901 NW Grand)



ABOVE: RETAINING WALL PRIOR TO COLLAPSE.

BELOW: EVIDENCE OF RETAINING WALL
FAILURE AT BUILDING CONNECTION



ABOVE: CLOSE-UP OF RETAINING WALL
DRAINAGE SYSTEM PRIOR TO COLLAPSE

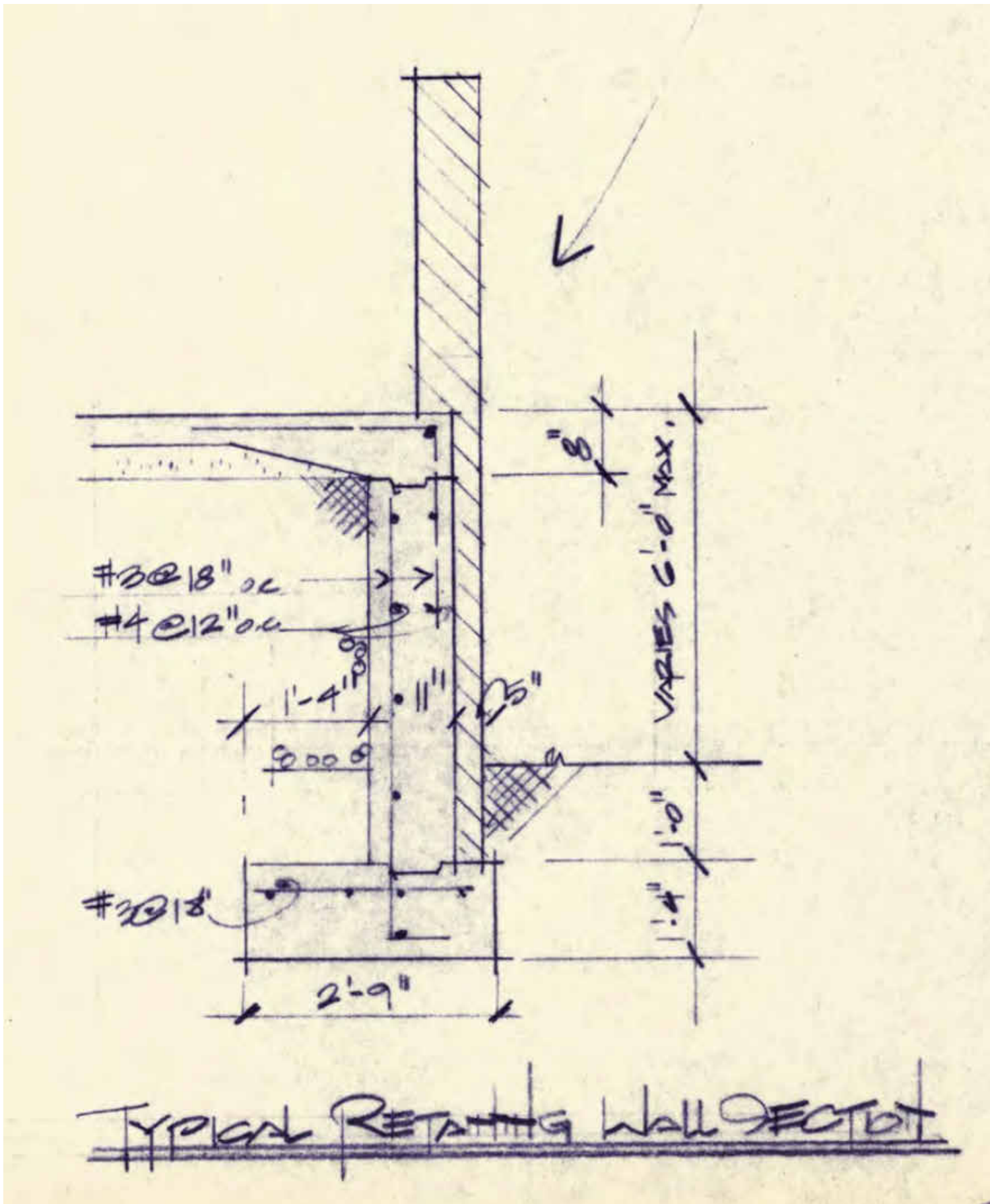
BELOW: RETAINING WALL FAILURE AT GRADE CHANGE



BELOW: RE-BUILT RETAINING WALL



BELOW: RE-BUILT RETAINING WALL



ABOVE: ORIGINAL RETAINING WALL DETAIL

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R169451360 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 13th day of Dec, 2023.
Given under my hand and official seal this

13th day of Dec, 2023

County Assessor

K Strayer Deputy

**Oklahoma County Assessor's
300ft Radius Report
12/13/2023**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169574910	LOVE THOMAS E & JUDITH M REV TRUST	No Data	No Data	PO BOX 5256	OAK BROOK	IL	60522	NICHOLS HILLS ADD	40	7	NICHOLS HILLS ADD 040 007	6824 NW GRAND BLVD NICHOLS HILLS
R169574760	KIRKPATRICK JOHN B TRUST	KIRKPATRICK JULIA R TRUST	No Data	6904 NW GRAND BLVD	NICHOLS HILLS	OK	73116-5004	NICHOLS HILLS ADD	38	2	NICHOLS HILLS ADD 038 002	6904 NW GRAND BLVD NICHOLS HILLS
R169574755	HAWLEY WILLIAM D TRS ETAL	HAWLEY WILLIAM D LIV TRUST	No Data	6900 NW GRAND BLVD	NICHOLS HILLS	OK	73116-5004	NICHOLS HILLS ADD	38	1	NICHOLS HILLS ADD 038 001	6900 NW GRAND BLVD NICHOLS HILLS
R169451360	IGBS LLC	No Data	No Data	6901 NW GRAND BLVD	OKLAHOMA CITY	OK	73116-5001	NICHOLS HILLS REPLAT	36B	13	NICHOLS HILLS REPLAT 36B 013	6901 NW GRAND BLVD NICHOLS HILLS
R169451340	23GRACELAND LLC	No Data	No Data	6905 NW GRAND BLVD	NICHOLS HILLS	OK	73116-5001	NICHOLS HILLS REPLAT	36B	12	NICHOLS HILLS REPLAT 36B 012	6905 NW GRAND BLVD NICHOLS HILLS
R169451320	HARTSUCK JAMES M REV TRUST	No Data	No Data	6909 NW GRAND BLVD	NICHOLS HILLS	OK	73116-5001	NICHOLS HILLS REPLAT	36B	11	NICHOLS HILLS REPLAT 36B 011	6909 NW GRAND BLVD NICHOLS HILLS
R169574615	GEORGE JAMES & REBECCA MORGAN	No Data	No Data	6829 NW GRAND BLVD	NICHOLS HILLS	OK	73116-5413	NICHOLS HILLS ADD	35	3	NICHOLS HILLS ADD 035 003 PT LOTS 2 & 3 BEG SE/C LT 3 TH NWLY 105.64FT NELY 238.46FT SE 177.75FT SWLY TO A POINT ON S LINE LT 2 BEING 60FT FROM SW/C LT 2 TH NW ALONG S LINE LT 2 60FT TO BEG	6829 NW GRAND BLVD NICHOLS HILLS
R169451380	BARRINGTON PAULA DENISE	No Data	No Data	7000 NICHOLS RD	NICHOLS HILLS	OK	73116	NICHOLS HILLS REPLAT	36B	14	NICHOLS HILLS REPLAT 36B 014	7000 NICHOLS RD NICHOLS HILLS
R169451180	SCALET JAMES CHRISTOPHER 2022 TRUST	SCALET KATHERINE MARIE 2022 TRUST	No Data	6919 AVONDALE CT	NICHOLS HILLS	OK	73116	NICHOLS HILLS REPLAT	36B	4	NICHOLS HILLS REPLAT 36B 004	6919 AVONDALE CT NICHOLS HILLS
R169451160	BROWN ROBERT C & ZELDA F TRS	BROWN ROBERT C & ZELDA F REV TRUST	No Data	6917 AVONDALE CT	NICHOLS HILLS	OK	73116-5008	NICHOLS HILLS REPLAT	36B	3	NICHOLS HILLS REPLAT 36B 003	6917 AVONDALE CT NICHOLS HILLS
R169574620	BINKOWSKI SUSAN LIV TRUST	No Data	No Data	12601 DUTCH FOREST LN	EDMOND	OK	73013	NICHOLS HILLS ADD	35	0	NICHOLS HILLS ADD 035 000 PT OF LOT 3 BEG SW/C LOT 3 TH ELY219.36FT NELY477.86FT TO A POINT 118.1FT W NE/C LOT 3 WLY173.7FT TH ALONG A CURVE 222.7FT S300FT TO BEG	6833 NW GRAND BLVD NICHOLS HILLS
R169451140	CUMBERLAND LLC	No Data	No Data	PO BOX 21808	OKLAHOMA CITY	OK	73156-1808	NICHOLS HILLS REPLAT	36B	2	NICHOLS HILLS REPLAT 36B 002	6915 AVONDALE CT NICHOLS HILLS
R169451120	SLATER ROBERT JR & SYLVIA M	No Data	No Data	7002 NICHOLS RD	NICHOLS HILLS	OK	73116-5011	NICHOLS HILLS REPLAT	36B	1	NICHOLS HILLS REPLAT 36B 001	7002 NICHOLS RD NICHOLS HILLS



Form of affidavit regarding ownershipAffidavitSTATE OF OklahomaCOUNTY OF Oklahoma

Daniel Rotelli (Owner/Manager of IGBS, LLC), being first duly sworn, states:

1. My name is **Daniel Rotelli**. My address is **6901 NW Grand Blvd, 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 **6901 NW Grand Blvd., Nichols Hills, OK 73116** and more particularly described as:

**Lot Thirteen (13), of Block Thirty-six B (36B), in Blocks 36A
and 36B, NICHOLS HILLS, Oklahoma County, Oklahoma**

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 19th day of December, 2023.



Daniel Rotelli

Notary Acknowledgment

Subscribed and sworn to before me this 19th day of December, 2023

Rebecca Rains
Notary Public

My Commission Expires: 01-05-26
Comm. No. 10000064



**(Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **Barry H. Golsen, Successor Trustee of The Jack E. Golsen 1992 Trust dated October 8, 1992, as amended and restated April 27, 2021** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

IGBS, L.L.C.

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 169451360

Lot Thirteen (13), of Block Thirty-six B (36B), in Blocks 36A and 36B, NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered April 28, 2023.

The Jack E. Golsen 1992 Trust dated October 8, 1992, as amended and restated April 27, 2021

BY: [Signature]
Barry H. Golsen
Successor Trustee

The State of OKLAHOMA

TRUSTEE ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28 day of April, 2023 personally appeared Barry H. Golsen, Successor Trustee(s) of the Jack E. Golsen 1992 Trust dated October 8, 1992, as amended and restated April 27, 2021 to me known to be the identical person(s) who executed the within foregoing instrument as its Successor Trustee, and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written

[Signature]
Notary Public in and for the State of _____

Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
IGBS, L.L.C.
6901 NW Grand Boulevard
Oklahoma City, OK 73116



Presented for filing by and return to:

Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 710102205349
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

ARTICLES OF ORGANIZATION

DOMESTIC LIMITED LIABILITY COMPANY

Document Number: 34603200002 Submit Date: 9/1/2017

LIMITED LIABILITY COMPANY NAME

The name of the Limited Liability Company is:
 IGBS, LLC

PRINCIPAL PLACE OF BUSINESS ADDRESS

13900 N. HARVEY
 EDMOND, OK 73013 USA

Email - DROTELLI@COX.NET

EFFECTIVE DATE

Effective Date:
 9/1/2017

DURATION

Perpetual

REGISTERED AGENT AND REGISTERED OFFICE ADDRESS

Agent Name

MITCHELL D ROZIN

Address

4045 N.W. 64TH STREET, SUITE 510
 OKLAHOMA CITY, OK 73116 USA

ATTACHMENTS

File Label

File Name and Path

SIGNATURE

I hereby certify that the information provided on this form is true and correct to the best of my knowledge and by attaching the signature I agree and understand that the typed electronic signature shall have the same legal effect as an original signature and is being accepted as my original signature pursuant to the Oklahoma Uniform Electronic Transactions Act, Title 12A Okla. Statutes Section 15-101, et seq.

Dated - 9/1/2017

Signature Names

DANIEL ROTELLI

[End Of Image]

Attachment: BOA-2024-02 (7032 : BOA 2022024-02 6901 NW Grand)



Larry Stein

Oklahoma County Assessor

320 Robert S. Kerr, #313, Oklahoma City Oklahoma 73102

(405) 713-1236 Fax (405) 713-1220 www.oklahomacounty.org/assessor

Open Records Request

Fee Receipt

Receipt No	Name	Received	Currency	Description	PricePerUnit	Units	PriceTotal
32256	<u>IGBS LLC</u>						
		12/13/2023	Check	300 Feet Radius	\$25.00	1	\$25.00
						Total	\$25.00

Thank You

CheckNumber 2196

For questions concerning this invoice, please contact
 Stephanie Sousa 405-713-1236
 Email address Stephanie.Sousa@oklahomacounty.org



4.b.a

REC#: 00186496 12/27/2023 2:44 PM
OPER: RG TERM: 005
REF#: 2203
PAID BY:

TRAN: 850.0000 Variance Request
6901 NW GRAND
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

Attachment: BOA-2024-02 (7032 : BOA 2022024-02 6901 NW Grand)