AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, November 20, 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 of Adjustment only on items that appear on this Agenda. The Board of Adjustment 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 of Adjustment.

1. Call to Order
2. Roll Call
3. Minutes
   a. September 18, 2024 Minutes
4. Public Hearings

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

   a. PUBLIC HEARING: Case No. BOA-2024-15, for which the applicants at 6606 NW Grand Boulevard are seeking a 5'6" height variance for a fence.

      BOA-2024-15 6606 NW Grand Boulevard

      The property is zoned E-2.

      The applicants desire to construct a fence on a retaining wall. For the proposed fence, the applicants are seeking a 5'6" height

variance for the fence.

5. Items for a Separate Vote
   a. Schedule of 2025 Board of Adjustment Meetings.
6. Adjournment

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

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

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1. Call to Order

2. Roll Call

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

3. Minutes

   a. August 21, 2024 Minutes

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

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

4. Public Hearings

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

BOA-2024-12 6621 Hillcrest Avenue

The property is zoned R-1-75.

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

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

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

Mr. Steve Sherman spoke in support of the application.

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

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

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

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

BOA-2024-14 1117 Tedford Way

The property is zoned R-1-60.

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

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

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

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

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

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

5. Adjournment

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

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

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARING
CASE NO. BOA 2024-15

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.
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)

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

The applicants desire to construct a fence on a retaining wall. For the proposed fence, the applicants are seeking a 5'6" height variance for the fence.

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 **20th day** of **November, 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 4th day of November 2024.

Amanda Copeland

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

RECEIVED
By Kristina Makowicz at 8:06 am, Oct 10, 2024

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 Street OKC, OK 73114

Telephone number(s): 405-206-1779

Email address(es): jblake4225@gmail.com

Address and legal description of subject property: attached.

Current zoning classification: E-2

Present use of the property: single family residential

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. 50-500) 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. 50-500 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. 50-442 of the Code.

i. State the details of the variance you are seeking.

Teh owner wishes to construct a 6' fence on top of retaining wall located on the side bound of property.

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:

Sec. 8-168. - Measurement of Fence and wall height.
(a) For the purposes of Sections 8-166 and 8-167, the height of a Fence or wall shall be measured from ground level, using the original contours of the Lot prior to grading or filling for construction purposes, measured on the outside face.
(b) Where a Fence or wall has been constructed on top of a retaining wall, the height of the retaining wall as measured on the outside face, adjacent to a Street or abutting Property, shall be included in the calculation of maximum permitted height.

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

A retaining wall was necessary to conform to the drainage regualtions of the City. A fence sitting on this new wall will be in excess of 8'.

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

The lot's original topography sloped down agressively into the abutting lot, shedding sheet flow water onto the neighbor's property

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

This fence should not pose a problem to the public

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

No, a fence would not impair the City's zoning or ordinances.

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

A 6' fence will provide privacy for both nieghbors side by side going forward.

(b) **Appeals.** See Sec. 50-606 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 30 day of September, 2024.

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 4**	**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	X	X	

Type Of adjustment			
	Allowed	**Proposed**	**Amount over allowed**
1. Front Setback			
2. Rear Setback			
3. Side Setback			
4.Side Setback			
5 Building Lot Coverage			
6 Floor area Ratio			
7. Height	8	13' 6"	5' 6"
8. Building envelope			
9. Other **NOTE**	**Explanation** Homeowner is requesting a proposal for a 6' 6" fence to be placed on top of a 7' retaining wall resulting in 5'6" over the allowed fence height. Total height of the fence and wall will be 13' 6" on the SW side.		

REVISED
1:35 pm, Oct 10, 2024

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)	8' fence SE and N bound	6'-6" fence sitting on top of retaining wall, Wall varies in height, Maximum wall height 13'-6"	5'-6"
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		

Form of affidavit regarding ownership

Affidavit

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

DAVID MICHAEL LALONDE
~~[Full legal name]~~, being first duly sworn, states:

1. My name is DAVID MICHAEL LALONDE ~~[full legal name]~~. My address is 16738 LITTLE LEAF CT. EDMOND OK 73012 ~~[full address]~~. I am over the age of 18. I am a resident of the State of OKLAHOMA ~~[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:

6606 NW GRAND BLVD
NICHOLS HILLS OK 73116

[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 3rd day of October, 2024.

[Full legal name]
DAVID M. LALONDE

Notary Acknowledgment

Subscribed and sworn to before me this 3rd day of October, 2024

MANDY JANE MCCULLOUGH NOTARY # 12005606 EXP. 06/13/28 PUBLIC STATE OF OKLAHOMA

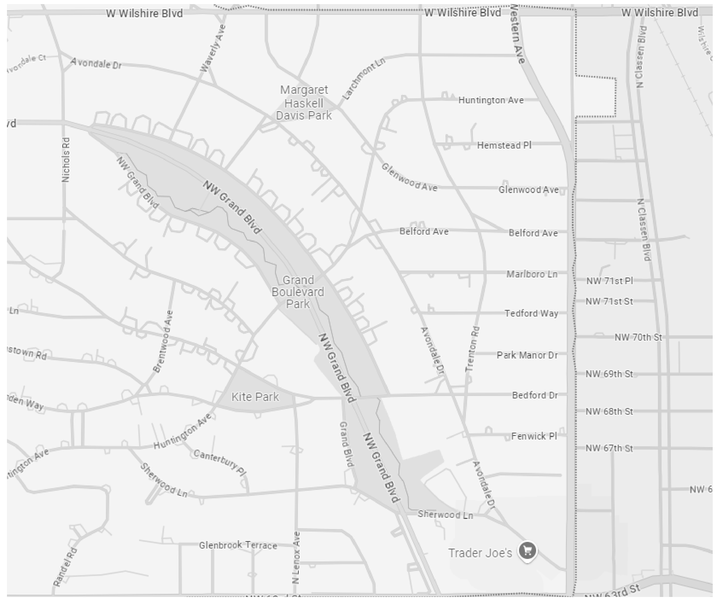
Notary Public

My Commission Expires: 06/13/28
Comm. No. 12005606

RECEIVED
By Kristina Makowicz at 8:10 am, Oct 10, 2024

GUMERSON BLAKE DESIGN BUILD

LALONDE RESIDENCE - LOT 2 BLOCK 44



FOR RENDERING PURPOSES ONLY. THIS RENDERING MAY NOT BE CURRENT.

DOOR SCHEDULE

ID	QUANTITY	WIDTH	HEIGHT	TYPE	HEAD DETAIL	CASING
D-001	2	2'-6"	8'-0"	SWING	FLAT	☒
D-002	1	2'-8"	8'-0"	SWING	FLAT	☒
D-003	1	2'-0"	8'-0"	SWING	FLAT	☒
D-004	1	2'-8"	8'-0"	SWING	FLAT	☒
D-101	2	5'-4"	9'-0"	DBL FRENCH	ARCHED	☒
D-102	1	2'-6"	6'-0"	SWING	FLAT	☐
D-103	3	2'-6"	8'-0"	POCKET	FLAT	☐
D-104	2	2'-0"	8'-0"	SWING	FLAT	☒
D-105	1	3'-0"	8'-0"	DBL SWING	FLAT	☒
D-106	1	3'-0"	8'-0"	DBL SWING	ARCHED	☐
D-107	1	2'-8"	8'-0"	SWING	ARCHED	☐
D-108	3	5'-4"	8'-0"	DBL FRENCH	ARCHED	☐
D-109	1	2'-8"	8'-0"	FRENCH	ARCHED	☒
D-110	2	2'-6"	8'-0"	SWING	FLAT	☐
D-110	2	2'-6"	8'-0"	SWING	FLAT	☒
D-111	1	3'-0"	8'-0"	SWING	FLAT	☒
D-112	1	2'-8"	8'-0"	SWING	FLAT	☒
D-113	2	3'-0"	8'-0"	POCKET	FLAT	☒
D-114	1	4'-0"	8'-0"	DBL SWING	FLAT	☒
D-115	1	4'-0"	8'-0"	DBL FRENCH	ARCHED	☐
D-116	3	10'-0"	9'-0"	GARAGE	ARCHED	☐
D-201	5	2'-8"	8'-0"	SWING	FLAT	☒
D-202	4	2'-6"	8'-0"	POCKET	FLAT	☒
D-203	3	2'-6"	8'-0"	SWING	FLAT	☒
D-204	3	2'-0"	7'-8"	SWING	FLAT	☒
D-205	1	2'-4"	8'-0"	SWING	FLAT	☒
D-206	1	4'-0"	8'-0"	DBL SWING	FLAT	☒
D-207	1	3'-0"	8'-0"	SWING	FLAT	☒

WINDOW SCHEDULE

ID	QUANTITY	WIDTH	HEIGHT	TYPE	HEADER HEIGHT	HEAD DETAIL	TEMP.	STAINED	EGRESS
W-001	2	3'-0"	6'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☒
W-002	4	3'-0"	8'-0"	FIXED	8'-0"	FLAT	☒	☐	☐
W-101	4	3'-6"	9'-0"	FIXED	9'-0"	ARCHED	☒	☐	☐
W-102	4	2'-8"	9'-0"	FIXED	9'-0"	FLAT	☒	☐	☐
W-104	2	2'-6"	5'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☐
W-105	1	5'-4"	7'-6"	FIXED	8'-6"	ARCHED	☒	☐	☐
W-106	2	2'-8"	5'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☒
W-107	1	5'-0"	8'-0"	FIXED	8'-0"	FLAT	☒	☐	☐
W-107	2	2'-8"	8'-0"	CASEMENT	8'-0"	FLAT	☒	☐	☐
W-108	2	2'-6"	5'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☐
W-108	1	4'-0"	5'-0"	FIXED	8'-0"	FLAT	☐	☐	☐
W-109	2	2'-8"	5'-0"	FIXED	8'-0"	FLAT	☐	☐	☐
W-110	1	3'-0"	5'-0"	FIXED	8'-0"	FLAT	☐	☐	☐
W-110	2	3'-0"	5'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☐
W-111	1	2'-6"	4'-0"	OVAL	7'-6"	ARCHED	☐	☐	☐
W-201	3	2'-0"	5'-0"	FIXED	8'-0"	ARCHED	☒	☒	☐
W-202	4	2'-8"	6'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☒
W-203	2	2'-8"	5'-0"	FIXED	8'-0"	FLAT	☐	☐	☐
W-204	1	3'-6"	5'-6"	FIXED	2'-6"	FLAT	☐	☒	☐
W-204	1	3'-6"	5'-6"	FIXED	8'-0"	FLAT	☐	☒	☐
W-205	3	2'-8"	5'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☒
W-206	4	3'-6"	6'-0"	FIXED	8'-0"	FLAT	☐	☐	☐
W-207	4	2'-8"	3'-6"	FIXED	8'-0"	FLAT	☐	☐	☐
W-208	2	2'-8"	6'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☒
W-209	1	3'-6"	6'-6"	CASEMENT	1'-6"	FLAT	☐	☒	☐
W-209	1	3'-6"	6'-6"	CASEMENT	8'-0"	FLAT	☐	☒	☐
W-210	2	2'-8"	5'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☐
W-300	1	3'-5 7/8"	8'-0"	CASEMENT	8'-0"	FLAT	☐	☐	☐

FINISH FLOOR SCHEDULE

ROOM NUMBER	ROOM NAME	FLOORING TYPE	MANUFACTURER	REMARKS
002	HALL	TILE		
003	GAMEROOM	CARPET		
004	THEATER	CARPET		
005	ARCADE	CARPET		
006	EXERCISE	RUBBER		
007	POWDER	TILE		
008	UNFINISHED STOR. /MECH.	CONCRETE		
101	FOYER	STONE		
102	LIVING	WOOD		
103	HALL	HERRINGBONE WOOD		
104	STAIR	WOOD		
105	HER CLOSET	CARPET		
106	HIS CLOSET	CARPET		
107	MASTER BATH	TILE		
108	MASTER BED	WOOD		
109	HALL	WOOD		
110	FAMILY	WOOD		
111	KITCHEN	WOOD		
112	BREAKFAST	WOOD		
113	BAR	STONE		
114	POOL BATH	STONE		
115	HALL	STONE		
116	SCULLERY	STONE		
117	MUD	STONE		
118	LAUNDRY	STONE		
119	HALL	WOOD		
120	POWDER	WOOD		
121	STAIR	WOOD		
122	STUDY	WOOD		
123	DINING	WOOD		
125	VERANDA	Undefined		
126	3-CAR GARAGE	CONCRETE		
201	HALL	WOOD		
202	LAUNDRY	TILE		
203	BEDROOM #2	CARPET		
204	W.I.C.	CARPET		
205	BATH	TILE		
206	MECH.	Undefined		
207	BEDROOM #3	CARPET		
208	W.I.C.	CARPET		
209	BATH	TILE		
210	BEDROOM #4	CARPET		
211	W.I.C.	CARPET		
212	BATH	TILE		
213	REC. ROOM	CARPET		
214	BEDROOM #5	CARPET		
215	W.I.C.	CARPET		
216	BATH	TILE		
217	ATTIC STORAGE	Undefined		

TERMS OF USE

- FRAZIER HOME DESIGN, LLC (FHD) ASSUMES NO LIABILITY FOR ANY HOME OR ANY PORTION THEREOF WHICH MAYBE CONSTRUCTED FROM THESE PLANS. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO READ AND COMPLY WITH ALL LOCAL BUILDING CODES AND REQUIREMENTS THAT HAVE JURISDICTION OVER THIS PROJECT.
- THESE PLANS ARE THE PROPERTY OF FRAZIER HOME DESIGN, LLC AND ARE PROTECTED BY FEDERAL COPYRIGHT LAWS. ANY DUPLICATION OF THE INFORMATION CONTAINED HERIN BEYOND THE ONE-TIME USE AUTHORIZED BY A PLAN PURCHASE OR ANY DUPLICATION OF ANY PORTION OF THE CONTAINED PLANS FOR PUBLICATION, SALE OR DISTRIBUTION WITHOUT THE PRIOR WRITTEN CONSENT OF FHD REPRESENTS A VIOLATION OF FEDERAL LAWS SUBJECT TO THE PRESCRIBED PENALTIES.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY FHD IF THERE ARE DISCREPANCIES OR IF CLARIFICATION IS NEEDED. ALL DIMENSIONS ARE TO THE OUTSIDE OF SHEATHING ON FLOORPLANS AND TO THE OUTSIDE OF BLOCK ON THE FOUNDATION PLANS.
- FHD IS NOT RESPONSIBLE FOR ANY DEVEATIONS TO THE PLANS. NOTIFY FHD IMMEDIATELY OF ANY SUCH CHANGES.
- ALL FHD PLANS ARE DESIGNED USING STICK FRAMING. IF TRUSSES ARE USED FHD SHOULD BE NOTIFIED BEFORE TRUSS PURCHASE. FHD ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN THE TRUSS AND DETAIL DRAWINGS.
- FHD DOES NOT INCLUDE ANY PLUMBING OR HVAC PLANS DUE TO THE WIDE VARIETY OF CODE AND CLIMATE CONDITIONS.
- ELECTRICAL PLANS ARE TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY THAT THE PLANS MEET LOCAL BUILDING CODES AND THAT THE HOMEOWNER UNDERSTANDS AND APPROVES OF ALL OUTLET, SWITCH, WIRING, AND FIXTURE LOCATIONS.
- LOT FIT PLANS PROVIDED BY FHD ARE TO BE USED AS A GUIDE ONLY. IT IS REQUIRED THAT A LAND SURVEYOR SHALL BE RESPONSIBLE FOR MEETING ALL LOCAL BUILDING AND ZONING CODES INCLUDING EASMENTS, SETBACKS, AND ZONING HEIGHT REQUIREMENTS.
- ALL FHD PLANS SHALL BE REVIEWED AND SEALED BY A LOCAL LICENSED ENGINEER. FHD ASSUMES NO LIABILITY FOR ANY STRUCTURAL INFORMATION OR COMPONENTS.
- FHD IS NOT RESPONSIBLE FOR WATERPROOFING OR CONSTRUCTION METHODS.

GENERAL NOTES

WALLS:
- ALL WALLS ARE DRAWN 3-1/2" THICK U.N.O.
- ANGLED WALL ARE DRAWN #45° U.N.O.

SMOKE DETECTORS:
- LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS:
- MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT.
- WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.
- KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS
- ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION.
- THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE RAFTER/JOIST.

PLANS ARE DESIGNED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION

ATTIC VENTILATION

_5,412_ SQ. FT. OF ATTIC / 300 = _18.23_ SQ. FT.

VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0"ABOVE THE CORNICE VENTS.

CRAWL SPACE VENTILATION:

_4,473_ SQ. FT. / 150 = _29.82_ SQ. FT. REQ.

_29.82_ SQ. FT. / 0.41 PER VENT = _64_ VENTS REQ

NOTE:
WHERE AN APPROVED VAPOR BARRIER IS INSTALLED OVER GROUND SURFACE, THE REQUIRED VENTILATION MAY BE REDUCED BY 50%

SHEET INDEX

DESIGN DEVELOPMENT/FINAL DRAWINGS

SHEET #	SHEET NAME
A1	LOT FIT
A2	BASEMENT FLOOR PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	AERIAL VIEWS
A8	BUILDING SECTIONS
A9	BUILDING SECTIONS
A10	POOL HOUSE
A11	BASEMENT ELECTRICAL PLAN
A12	FIRST FLOOR ELECTRICAL PLAN
A13	SECOND FLOOR ELECTRICAL PLAN
R1	ROOF PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS

FLOOR AREA:

BLC	
3-CAR GARAGE	997
COVERED PORCH	464
FIRST FLOOR	4,473
FRONT PORCH	76
	6,010 FT²
FAR	
FIRST FLOOR	4,473
SECOND FLOOR	2,536
	7,009 FT²

CLIMATE ZONE	FENESTRATION U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VAULE & DEPTH	CRAWL SPACE WALL R-VAULE
3	U-0.35/ SHGC-0.30	38 or 30 c.i	15 or 13+ 2.5 h	5/13 or 5/10 c.i	19	5/13 f	0	5/13
4	U-0.35/ SHGC - 0.30	38 or 30 c.i	15 or 13+ 2.5 h	5/13 or 5/10 c.i	19	10/13	10	10/13

R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

HOME DESIGNER

FRAZIER HOME DESIGN
LEAD DESIGNER: TONY FRAZIER
tony@frazierhomedesign.com

PROJECT MANAGER: James Carpenter
James@frazierhomedesign.com

DRAFTSPERSON: LUKE MILITELLO
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DRAFTSPERSON: ROB AGNES
rob@frazierhomedesign.com

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P: 405.842.2526
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INTERIOR DESIGNER
PAIGE WOOLBRIGHT DESIGN
2809 E 24TH STREET
TULSA, OK 74114
P: 646.808.7818
hello@paigewoolbrightdesign.com

REVISIONS

NUMBER	DATE	NOTES/COMMENTS
1	__/__/____	"
2		
3		
4		
5		
6		
7		
8		
9		

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

GUMERSON BLAKE DESIGN BUILD
LALONDE RESIDENCE - LOT 2 BLOCK 44

PROJECT MANAGER:
James Carpenter
James@frazierhomedesign.com

START DATE:

REVISION DATE:

Cover Sheet

SHEET NO.

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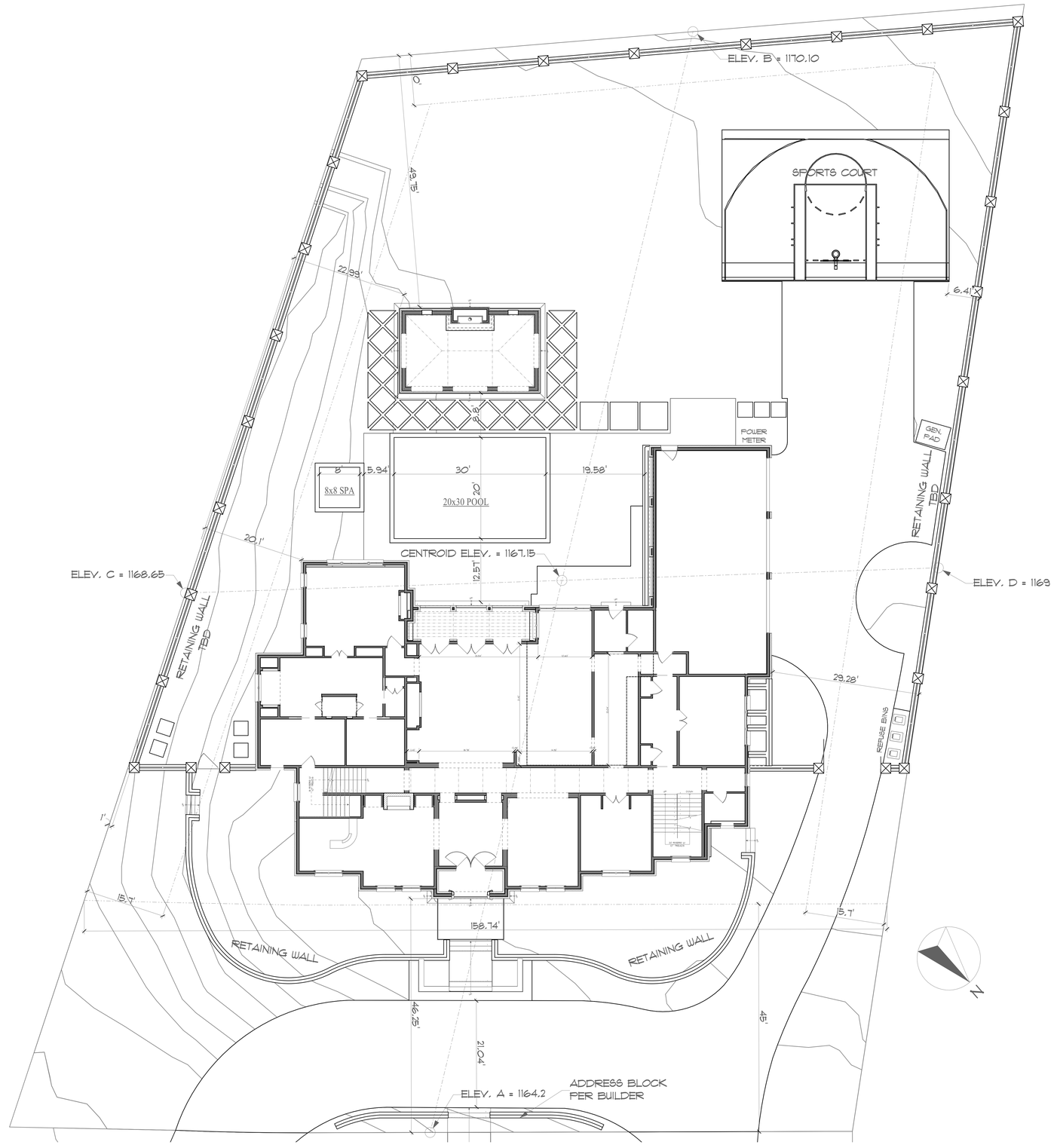

Lot Fit

SCALE: 1/8" = 1'-0"

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

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GUMERSON BLAKE DESIGN BUILD
LALONDE RESIDENCE - LOT 2 BLOCK 44

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James Carpenter
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START DATE:

REVISION DATE:

LOT FIT

SHEET NO.
A1

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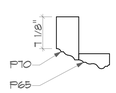
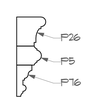
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



ENTRY SURROUND

SCALE: 1" = 1'-0"

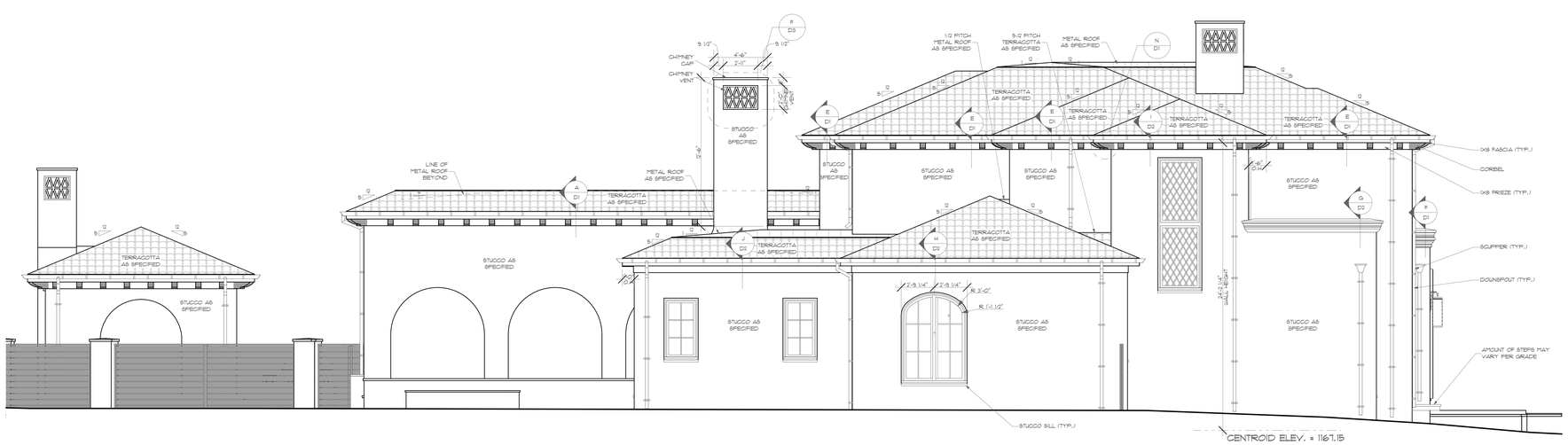


ENTRY PARAPET

SCALE: 1" = 1'-0"

PARAPET

SCALE: 1" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

Nichols Hills City Code Height Calculation

(8.)Maximum building height.

a.Accessory building. 25 feet.

b.Maximum main building height is determined by creation of a building envelope using the side yard setback lines and the following formula:

I.Establish a parallel line 45 feet above the centroid of the structure that extends from one required side yard setback to the other.

2.Create a "no build" triangle-shaped area on each side of the structure envelope as follows:

(i.)Begin at the intersection of the 45-foot maximum height plane and the required side yard setback line. Draw a line along the maximum height plane a distance of 22 feet to point "A."

(ii.)From the same point of beginning, draw a vertical line along the side yard setback plane a distance of 23 feet to point "B." This point represents the maximum permitted plate height.

(iii.)Connect points "A" and "B" to delineate a "no build" triangle-shaped area.

(iv.)On a sidewall or roof section that faces a side yard, a gable or dormers may be added that do not exceed 20 percent of the length of the sidewall measured at finished floor level. The dormer or gable length will be measured at the 22-foot plate height level. Example: a 60-foot-long side wall may have a dormer or gable that measures 12 feet long at the 22-foot plate height level.

c.Maximum side wall plate height to be 25 feet, plus one additional foot of height for each full foot of setback provided in addition to the side yard setback required by this section.

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GUMERSON BLAKE DESIGN BUILD
LALONDE RESIDENCE - LOT 2 BLOCK 44

PROJECT MANAGER:
James Carpenter
james@frazierhomedesign.com

START DATE:

REVISION DATE:

EXTERIOR ELEVATIONS

SHEET NO.
A5

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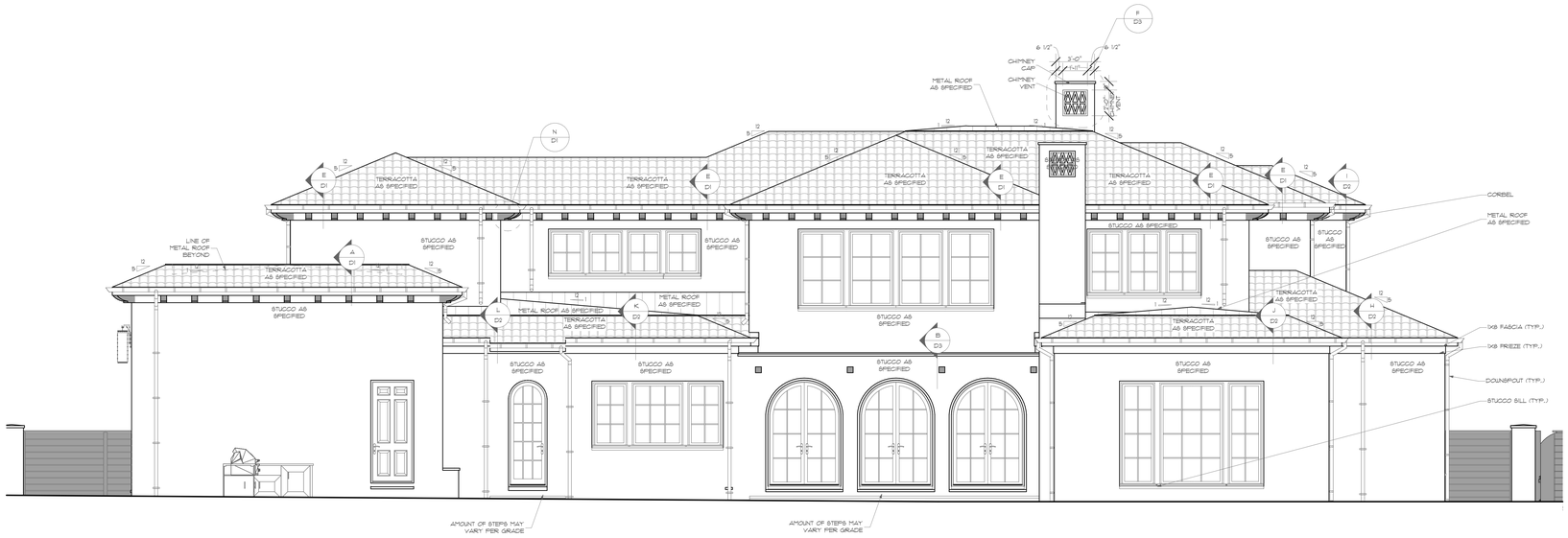
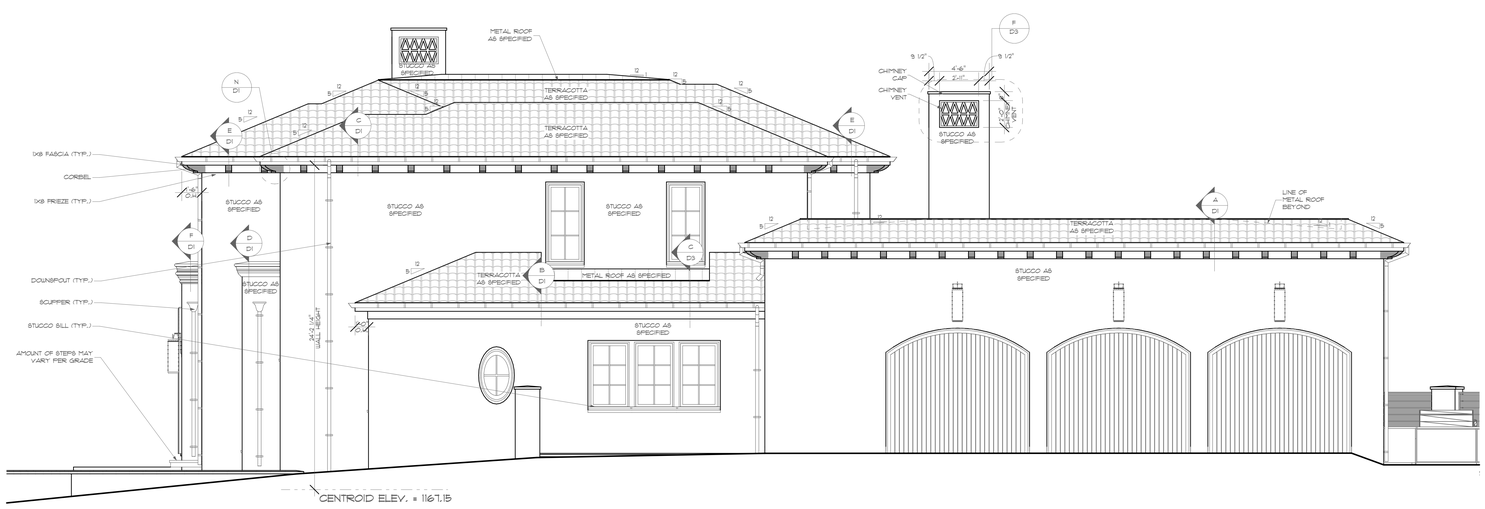


REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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GUMERSON BLAKE DESIGN BUILD
LALONDE RESIDENCE - LOT 2 BLOCK 44

PROJECT MANAGER:
James Carpenter
james@frazierhomedesign.com

START DATE:

REVISION DATE:

EXTERIOR ELEVATIONS

SHEET NO.
A6

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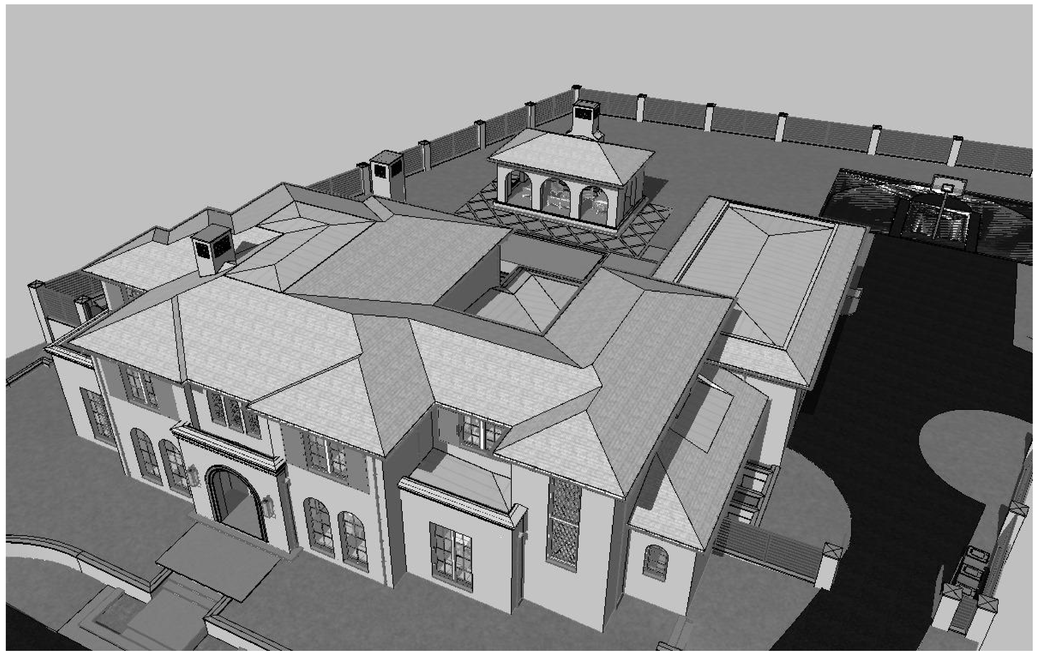
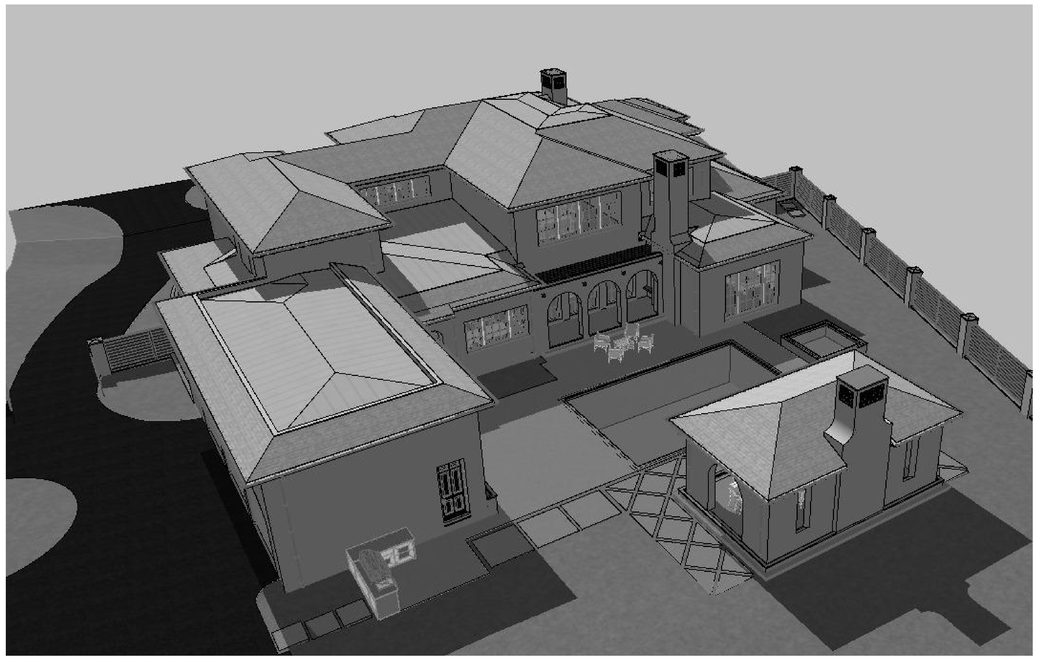
FRONT LEFT



FRONT RIGHT

REAR LEFT



REAR RIGHT

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RALEIGH NC, 27604
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GUMERSON BLAKE DESIGN BUILD
LALONDE RESIDENCE - LOT 2 BLOCK 44

PROJECT MANAGER:
James Carpenter
james@frazierhomedesign.com

START DATE:
REVISION DATE:

AERIAL VIEWS

SHEET NO.
A7

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RECEIVED
By Kristina Makowicz at 8:07 am, Oct 10, 2024

Basement
Waterproofing
405-754-4141

RECEIVED
By Kristina Makowicz at 8:10 am, Oct 10, 2024

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;

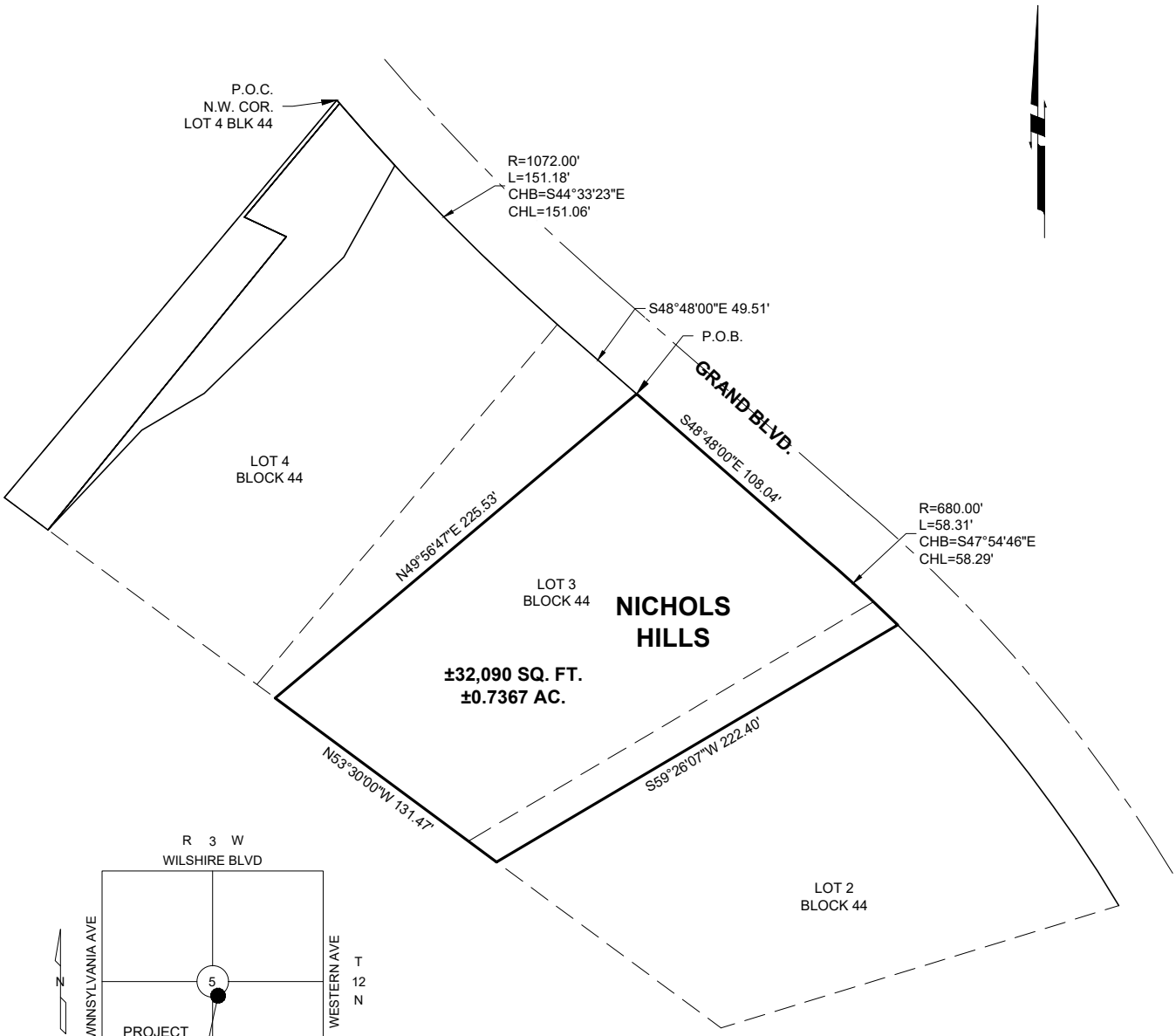
THENCE North 53°30'00" West, along and with the Southwesterly line of said Lots 2 and 3, a distance of 131.47 feet;

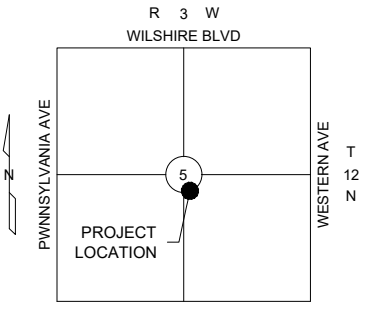
THENCE North 49°56'47" East, departing said Southwesterly line, a distance of 225.53 feet to the POINT OF BEGINNING.

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.





LOCATION MAP

ACAD FILE: S:\Civil 3D proj\5124\5124-lot split.dwg, 1/6/2022 3:36 PM, Matt Johnson
XREFS LOADED: 5124-bdy.dwg

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Proj. No.:	5124
Date:	1-6-22
Scale:	1"=80'

NICHOLS HILLS

OKLAHOMA COUNTY, OKLAHOMA

LOT 3 BLOCK 44

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 •

RECEIVED
By Kristina Makowicz at 1:34 pm, Oct 10, 2024

Larry Stein
Oklahoma County Assessor's Office

Ownership Radius Report

This Official Report is for Account Number **R169575272** and is a **500-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

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 500 ft. Radius Report filed in the office of the County Assessor on the 1st day of October, 20 24

Given under my hand and official seal this 1st day of October, 20 24

County Assessor

G. Wanby Deputy

Oklahoma County Assessor's
500ft Radius Report
10/1/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
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 248.80FT TO BEG	1301 BEDFORD DR NICHOLS HILLS
R169575315	DARTER JAMES MICHAEL	No Data	No Data	1303 BEDFORD DR	NICHOLS HILLS	OK	73116-5707	NICHOLS HILLS ADD	44	8	NICHOLS HILLS ADD 044 008	1303 BEDFORD DR NICHOLS HILLS
R169575966	CRAINE PATRICK K & KARNE G	No Data	No Data	1601 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5520	NICHOLS HILLS ADD	52	1	NICHOLS HILLS ADD 052 001	1601 HUNTINGTON AVE NICHOLS HILLS
R169575395	WOODS MEREDITH W	WOODS MATTHEW B	No Data	PO BOX 400	DUNCAN	OK	73534	NICHOLS HILLS ADD	45	10	NICHOLS HILLS ADD 045 010	6515 N LENOX AVE NICHOLS HILLS
R169575760	LUKE ROBERT P & KAREN L CO TRS	LUKE ROBERT P & KAREN L TRUST	No Data	1402 CAMDEN WAY	NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD	50	2	NICHOLS HILLS ADD 050 002	1402 CAMDEN WAY 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
R169575750	HUGHES TIMOTHY M	HUGHES TRACEY D	No Data	1400 CAMDEN WAY	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	50	1	NICHOLS HILLS ADD 050 001	1400 CAMDEN WAY NICHOLS HILLS
R169575380	JLJ PROPERTIES LLC	No Data	No Data	PO BOX 890720	OKLAHOMA CITY	OK	73189	NICHOLS HILLS ADD	45	0	NICHOLS HILLS ADD 045 000 W14.68FT OF N10FT OF LOT 6 ALL LOT 7 & S PRT LOT 8 BEING 19.95FT ON E & 13.24FT ON W	6516 NW GRAND BLVD NICHOLS HILLS
R169575250	VILLA AMORE LLC	No Data	No Data	PO BOX 5256	OAK BROOK	IL	60522-5256	NICHOLS HILLS ADD	43	0	NICHOLS HILLS ADD 043 000 LOT 9 & PT LOT 8 BEG SE/C LOT 8 TH NELY ALONG E LINE LOT 8 152.3FT TO NE/C SD LOT 8 NWLY ALONG N LINE LOT 8 44.3FT TO SW/C LOT 1 SWLY 162.44FT TO BEG	1501 HUNTINGTON AVE NICHOLS HILLS
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
R169573980	LE DAVID QUYEN TRS	LE DIANA NGO TRS	PIER 38 JOINT REV TRUST	9315 S PENNSYLVANIA AVE, Unit A	OKLAHOMA CITY	OK	73159	NICHOLS HILLS ADD	29	25	NICHOLS HILLS ADD 029 025	6605 NW GRAND BLVD 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
R169575160	VILLA AMORE LLC	No Data	No Data	PO BOX 24540	OKLAHOMA CITY	OK	73124-0540	NICHOLS HILLS ADD	43	1	NICHOLS HILLS ADD 043 001	1500 DRURY LN NICHOLS HILLS
R169573970	PIPPIN ALICE SIAS TRS	PIPPIN ALICE SIAS REV TRUST	No Data	5653 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73112-7769	NICHOLS HILLS ADD	29	24	NICHOLS HILLS ADD 029 024	6607 NW GRAND BLVD NICHOLS HILLS

Oklahoma County Assessor's
500ft Radius Report
10/1/2024

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
R169573960	ALBERS LEIGH ANN TRS	ALBERS PAUL W TRS	ALBERS LEIGH ANN 2007 REV TRUST	6609 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6019	NICHOLS HILLS ADD	29	23	NICHOLS HILLS ADD 029 023	6609 NW GRAND BLVD NICHOLS HILLS
R169575150	LE NORMAN DAVID D	LE NORMAN CORY A	No Data	9400 BROADWAY EXT STE 700	OKLAHOMA CITY	OK	73114	NICHOLS HILLS ADD	42	11	NICHOLS HILLS ADD 042 011	1501 DRURY LN NICHOLS HILLS
R169575050	SHUGHART BROOKS & SARAH	No Data	No Data	6700 NW GRAND BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	42	0	NICHOLS HILLS ADD 042 000 LOT 1 EX A TRIANGLE TRACT BEG AT NORTHERNMOST CORNER LT 1 TH SWLY160.50FT NELY155.53FT NW ON A CURVE 25FT TO BEG	6700 NW GRAND BLVD NICHOLS HILLS
R169573950	DLH TRUST	No Data	No Data	PO BOX 10937	MIDWEST CITY	OK	73140	NICHOLS HILLS ADD	29	22	NICHOLS HILLS ADD 029 022	6611 NW GRAND BLVD NICHOLS HILLS
R169575267	RMP REV TRUST	No Data	No Data	1701 N CLASSEN BLVD, Unit 215	OKLAHOMA CITY	OK	73106-6009	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	LFL TRUST	No Data	No Data	16738 LITTLE LEAF CT	EDMOND	OK	73012-0678	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	URQUHART MARY GRIGSBY TRUST	No Data	No Data	PO BOX 340	SOUTH PASADENA	CA	91031-0340	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 AC MORE OR LESS	6608 NW GRAND BLVD NICHOLS HILLS

Oklahoma County Assessor's
500ft Radius Report
10/1/2024

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 NW/C LT 4 TH NELY181.3 NW23.3FT NELY72.20FT SELY ON A CURVE 39.72FT SWLY50FT SWLY93.23FT SW34.58FT SWLY65.34FT TO BEG & BEG 41.74FT ALONG A CURVE LEFT NELY FROM NE/C LOT 4 TH NELY ON CURVE LEFT 28.97FT SW34.90FT NW22.50FT NE50FT TO BEG CONT .02 AC MORE OR LESS & ALL OF LOT 5	1500 HUNTINGTON AVE NICHOLS HILLS

Northwest Grand Boulevard
Northwest Grand Boulevard
Northwest Grand Boulevard
Northwest Grand Boulevard
Northwest Grand Boulevard
Northwest Grand Boulevard
Northwest Grand Boulevard
Huntington Avenue
Huntington Avenue
Huntington Avenue
Huntington Avenue
Bedford Drive
Bedford Drive
Woods Park
Woods Park
Kite Park
Kite Park
North Lenox Avenue
Camden Way

*****REPRINT RECEIPT*****

REC#: 00199076 10/11/2024 10:27 AM
OPER: NB TERM: 010
REF#: 9265
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

Schedule of Regular Meetings for the Nichols Hills Board of Adjustment in 2025

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 15, 2025

February 19, 2025

March 19, 2025

April 16, 2025

May 21, 2025

June 18, 2025

July 16, 2025

August 20, 2025

September 17, 2025

October 15, 2025

November 19, 2025

December 17, 2025

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