

## 1. Agenda

Documents:

[BOA AGENDA 2 21 24.PDF](#)

### 1.1. Meeting Materials

Documents:

[BOA 2 21 24.PDF](#)



## AGENDA

Regular Meeting of the  
Nichols Hills Board of Adjustment  
Wednesday, February 21, 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. January 17, 2024
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2024-03, for which the applicants at 1712 Elmhurst Avenue are seeking a 1'4" variance from the east side yard setback, leaving a 10'2" east side yard setback.

### BACKGROUND

BOA-2024-03 1712 Elmhurst Avenue

The property is zoned R-1-75.

The applicants desire to enclose their existing porch. For the proposed enclosure, the applications are seeking a 1'4" variance from the east side yard setback, leaving a 10'2" east side yard setback.

- b. PUBLIC HEARING: Case No. BOA-2024-04, for which the applicants at 6911 Avondale Drive are seeking a 10' variance from the west side yard setback. The applicants are also seeking a front elevation variance.

BACKGROUND

BOA-2024-04 6911 Avondale Drive

The property is zoned E-1.

The applicants desire to build a new main building. For the proposed new house, the applicant is seeking a 10' variance from the west side yard setback, leaving a 70' west side yard setback.

The applicants are also seeking a front elevation variance to move the front elevation of the property from Avondale Drive to NW Grand Boulevard.

- c. PUBLIC HEARING: Case No. BOA-2024-05, for which the applicants at 1711 Elmhurst Avenue desire to appeal the City Code Official's decision to not issue a permit for an accessory structure (Sports Court). Alternatively, the applicant is seeking a 1'6" variance from the west side yard setback.

BACKGROUND

BOA-2024-05 1711 Elmhurst Avenue

The property is zoned R-1-75.

The applicants desire to appeal the City Code Official's decision to deny the issuance of a permit for an accessory structure (Sports Court).

In the event the appeal is unsuccessful, the applicant is seeking a 1'6" variance from the west side yard setback, leaving a 4'6" west side yard setback.

5. Adjournment

*Amanda Copeland*

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City Clerk  
City of Nichols Hills, Oklahoma

## **AGENDA**

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Nichols Hills Board of Adjustment  
Wednesday, February 21, 2024 at 5:30 PM  
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Nichols Hills, OK 73116

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1. Call to Order
2. Roll Call
3. Minutes
  - a. January 17, 2024
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2024-03, for which the applicants at 1712 Elmhurst Avenue are seeking a 1'4" variance from the east side yard setback, leaving a 10'2" east side yard setback.

### **BACKGROUND**

BOA-2024-03 1712 Elmhurst Avenue

The property is zoned R-1-75.

The applicants desire to enclose their existing porch. For the proposed enclosure, the applications are seeking a 1'4" variance from the east side yard setback, leaving a 10'2" east side yard setback.

- b. PUBLIC HEARING: Case No. BOA-2024-04, for which the applicants at 6911 Avondale Drive are seeking a 10' variance from the west side yard setback. The applicants are also seeking a front elevation variance.

BACKGROUND

BOA-2024-04 6911 Avondale Drive

The property is zoned E-1.

The applicants desire to build a new main building. For the proposed new house, the applicant is seeking a 10' variance from the west side yard setback, leaving a 70' west side yard setback.

The applicants are also seeking a front elevation variance to move the front elevation of the property from Avondale Drive to NW Grand Boulevard.

- c. PUBLIC HEARING: Case No. BOA-2024-05, for which the applicants at 1711 Elmhurst Avenue desire to appeal the City Code Official's decision to not issue a permit for an accessory structure (Sports Court). Alternatively, the applicant is seeking a 1'6" variance from the west side yard setback.

BACKGROUND

BOA-2024-05 1711 Elmhurst Avenue

The property is zoned R-1-75.

The applicants desire to appeal the City Code Official's decision to deny the issuance of a permit for an accessory structure (Sports Court).

In the event the appeal is unsuccessful, the applicant is seeking a 1'6" variance from the west side yard setback, leaving a 4'6" west side yard setback.

5. Adjournment

*Amanda Copeland*

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City Clerk  
City of Nichols Hills, Oklahoma

## MINUTES

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

1. Call to Order
2. Roll Call

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

3. Minutes

- a. December 20, 2023

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

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

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.

Mr. David LaLonde, property owner, presented the application to the Board of Adjustment.

Mr. Jeff Blake, with Gumerson Blake Design Build, discussed the application and answered questions from 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:** Clements moved that application BOA-2024-01 be denied. Covington seconded the motion.



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

- 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.

Mr. Shane Murray, RAD Architects, 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:** Covington moved that application number BOA - 2024-02 be approved because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent

of the ordinance of the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. Clements seconded the motion.

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

5. Adjournment

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

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

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

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

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



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**CITY OF NICHOLS HILLS**

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**NOTICE OF PUBLIC HEARING  
CASE NO. BOA 2024-03**

**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 Seven (7), in block Ninety-Five (95), of Wilshire Section of Nichols Hills, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

The property is also known as **1712 Elmhurst Avenue**. Current zoning is **R-1-75**.

The applicants desire to enclose their existing porch. For the proposed enclosure the applications are seeking a 1'4" variance from the east side yard setback, leaving a 10'2" east side yard setback.

**A PUBLIC HEARING WILL BE HELD** on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 21<sup>st</sup> day of February 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 5<sup>th</sup> day of February 2024.



Amanda Copeland  
City Clerk  
City of Nichols Hills, Oklahoma

Attachment: BOA-2024-03 (7090 : BOA 2024-03)



**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](mailto: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: Morgan and Hannah Connelly

Mailing address: 1712 Elmhurst Ave, Nichols Hills, OK 73120

Telephone number(s): 405-205-9497

Email address(es): morgan@connellypaving.com

Address and legal description of subject property: 1712 Elmhurst Ave, Nichols Hills, OK 73120

Current zoning classification: R-1-75 Single Family Residential

Present use of the property: Residential single home

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-2024-03 (7090 : BOA 2024-03)

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.

Enclosing our existing patio. Our current east patio wall sits 10'2" off the property line that utilizes the historic side setback, not the current 10% rule for side setbacks.

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 50-49, (E) Side yard setback

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

The existing patio structure and house already violates both current rules for side setbacks, the house was in compliance when built. We cannot extend the back of our house because of the side setback rules.

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

A new house built with the new easements in mind would not have built our existing house in the current location and would allow for future expansion of the house. Our home is restricted from house expansion based on the new setback rules.

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

The surrounding neighbors would not notice a difference as the patio is existing. This modification would not show from the front elevation of the house. The addition would remove some of the patio currently in the set back easement.

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

The variance would not impair the intent of the zoning ordinance. Our house would still be as in much compliance as it is currently.

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

This is the most economical way to increase to square footage of our home. We are looking to increase the size of our living room to accommodate our three young children by +/- 40%. We spend the majority of our time as a family in our living room. The structure is remaining the same while increasing functionality for our family.

(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:

Morgan and Hannah Connelly

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 17 day of January, 2024.

Signature: Morgan P. Connelly

Print applicant's full legal name: Morgan Connelly

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

## Board Of Adjustment

|                                  |                                                                                                                              |                          |                                     |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| Address                          | 1712 Elmhurst Ave                                                                                                            |                          |                                     |
| Lot And Block                    | Lot 7                                                                                                                        | Block 95                 |                                     |
| Zone                             | R-1-75                                                                                                                       |                          |                                     |
| City                             | Nichols Hills                                                                                                                |                          |                                     |
| County                           | Oklahoma County                                                                                                              |                          |                                     |
| State                            | Oklahoma                                                                                                                     |                          |                                     |
| Zip Code                         | 73120                                                                                                                        |                          |                                     |
| <b>Type of Building or Fence</b> | Check box below                                                                                                              | New                      | Addition                            |
| Main Building                    | <input checked="" type="checkbox"/>                                                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Accessory Building               | <input type="checkbox"/>                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Fence                            | <input type="checkbox"/>                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>Type Of adjustment</b>        |                                                                                                                              |                          |                                     |
|                                  | <b>Allowed</b>                                                                                                               | <b>Proposed</b>          | <b>Amount over allowed</b>          |
| 1. Front Setback                 |                                                                                                                              |                          |                                     |
| 2. Rear Setback                  |                                                                                                                              |                          |                                     |
| 3. Side Setback East             | 11'6"                                                                                                                        | 10'2"                    | 1'4"                                |
| 4.Side Setback West              |                                                                                                                              |                          |                                     |
| 5 Building Lot Coverage          |                                                                                                                              |                          |                                     |
| 6 Floor area Ratio               |                                                                                                                              |                          |                                     |
| 7. Height                        |                                                                                                                              |                          |                                     |
| 8. Building envelope             |                                                                                                                              |                          |                                     |
| 9. Other                         | <b>Explanation</b>                                                                                                           |                          |                                     |
| NOTE                             | Owner request variance to utilize the existing side yard setback so they can enclose their porch; building onto their house. |                          |                                     |

### Application for Variance – Development Regulation Worksheet

Applicant's Name: Morgan P. Connelly

Property Address: 1712 Elmhurst Ave.

**Applicable Structure:** (Check as applicable)

|                                                   |                              |                                              |
|---------------------------------------------------|------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> Main Building | <input type="checkbox"/> New | <input checked="" type="checkbox"/> Addition |
| <input type="checkbox"/> Accessory Building       | <input type="checkbox"/> New | <input type="checkbox"/> Addition            |
| <input type="checkbox"/> Fence                    | <input type="checkbox"/> New | <input type="checkbox"/> 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<br>(specify north, south,<br>east or west side) | 11' 6"               | 10' 2"            | +/- 1'4"            |
| Building Lot Coverage                                             |                      |                   |                     |
| Floor Area Ratio                                                  |                      |                   |                     |
| Height                                                            |                      |                   |                     |
| No Build Envelope                                                 |                      |                   |                     |
| Other                                                             | Explanation:         |                   |                     |

Attachment: BOA-2024-03 (7090 : BOA 2024-03)



Form of affidavit regarding ownershipAffidavitSTATE OF OKLAHOMACOUNTY OF OKLAHOMA

Morgan Patrick Connelly, being first duly sworn, states:

1. My name is Morgan Patrick Connelly. My address is 1712 Elmhurst Avenue. 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 1712 Elmhurst Avenue and more particularly described as:  
Lot Seven (7), in Block Ninety-five (95), of WILSHIRE SECTION OF 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 5 day of January, 2024.      -

Morgan P. Connelly  
[Full legal name]

Notary Acknowledgment

Subscribed and sworn to before me this 5 day of January, 2024

Cherish Krnavek  
Notary Public

My Commission Expires: 9/6/25  
Comm. No. 01015078



# Larry Stein

## Oklahoma County Assessor's Office



Attachment: BOA-2024-03 (7090 : BOA 2024-03)

## Ownership Radius Report

This Official Report is for Account Number R169840035 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 5<sup>th</sup> day of Jan, 2024  
Given under my hand and official seal this  
5<sup>th</sup> day of Jan, 2024

County Assessor

K Strayer

Deputy



| accountno  | name1                                              | name2                                      | name3   | mailingaddress1         | city          | state | zipcode    | subname                       | block | lot | legal                                                                                                                                                                                                                      | location                              |
|------------|----------------------------------------------------|--------------------------------------------|---------|-------------------------|---------------|-------|------------|-------------------------------|-------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| R169841090 | PLUMLEY GENE L<br>& LESLIE                         | No Data                                    | No Data | 1801 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK    | 73116-4115 | NICHOLS HILLS<br>WILSHIRE     | 99    | 0   | NICHOLS HILLS WILSHIRE 099 000 PT<br>LOT 18 BEG AT SE/C OF LOT 18 N TO<br>NE/C SD LOT W/22FT S25FT W OF<br>SE/C SD LOT E TO BEG & ALL LOT 19                                                                               | 1801 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169707500 | RIESEN THOMAS C<br>TRUST                           | RIESEN CYNTHIA D<br>TRUST                  | No Data | 1715 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK    | 73116-4113 | UNPLTD PT<br>SEC 31 13N<br>3W | 0     | 0   | UNPLTD PT SEC 31 13N 3W 000 000<br>PT OF SE4 SEC 31 13N 3W BEG<br>155.38FT N & 795FT WLY OF SE/C OF<br>SE4 TH WLY 165FT S225FT ELY 165FT<br>N225FT TO BEG                                                                  | 1715 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169707510 | ALMARAZ LOUIS<br>TRS                               | ALMARAZ LOUIS<br>LIV TRUST                 | No Data | 1711 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK    | 73116-4113 | UNPLTD PT<br>SEC 31 13N<br>3W | 0     | 0   | UNPLTD PT SEC 31 13N 3W 000 000<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC<br>6 12N 3W BEG 40FT W & 155.38FT N<br>& 98.59FT SWLY & 306.41FT WLY ON<br>A CURVE FROM SE/C SE4 SEC 31 13N<br>3W TH WLY ON A CURVE 170FT<br>S225FT E | 1711 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169708500 | MCDONALD<br>WILLIAM M REV<br>TRUST                 | No Data                                    | No Data | 1707 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK    | 73116-4113 | UNPLTD PT<br>SEC 31 13N<br>3W | 0     | 0   | UNPLTD PT SEC 31 13N 3W 000 000<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC<br>6 12N 3W BEG 40FT W & 155.38FT N<br>& 98.59FT SWLY & 306.41FT WLY ON<br>A CURVE FROM SE/C SE4 SEC 31 13N<br>3W TH WLY ON A CURVE 170FT<br>S225FT E | 1707 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169709000 | OSTROWE DAVID<br>2004 TRUST                        | OSTROWE<br>CAMILLA 2004<br>TRUST           | No Data | 1709 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK    | 73116-4113 | UNPLTD PT<br>SEC 31 13N<br>3W | 03W   | 13  | UNPLTD PT SEC 31 13N 3W 03W 013<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC<br>6 12N 3W BEG 155.38FT N & 40FT W<br>& 98.59FT SW & 481.41FT WLY<br>FROM SE/C SE4 TH N25FT WLY 175FT<br>S250FT ELY 175FT TH N TO BEG                | 1709 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169841000 | CONGER CHRISTEN<br>J NON EXEMPT<br>RESIDUARY TRUST | No Data                                    | No Data | 1800 ELMHURST<br>DR     | NICHOLS HILLS | OK    | 73116      | NICHOLS HILLS<br>WILSHIRE     | 99    | 1   | NICHOLS HILLS WILSHIRE 099 001                                                                                                                                                                                             | 1800 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840045 | MCF REV TRUST                                      | No Data                                    | No Data | 1716 ELMHURST<br>AVE    | NICHOLS HILLS | OK    | 73120-1012 | NICHOLS HILLS<br>WILSHIRE     | 95    | 9   | NICHOLS HILLS WILSHIRE 095 009                                                                                                                                                                                             | 1716 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840040 | MIRELES HEATH B<br>TRS & 2018 TRUST                | MIRELES JESSICA J<br>TRS & 2018 TRUST      | No Data | 1714 ELMHURST<br>AVE    | NICHOLS HILLS | OK    | 73120-1012 | NICHOLS HILLS<br>WILSHIRE     | 95    | 8   | NICHOLS HILLS WILSHIRE 095 008                                                                                                                                                                                             | 1714 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840035 | CONNELLY<br>MORGAN P TRS                           | CONNELLY<br>MORGAN 2017<br>TRUST           | No Data | 1712 ELMHURST<br>AVE    | NICHOLS HILLS | OK    | 73120      | NICHOLS HILLS<br>WILSHIRE     | 95    | 7   | NICHOLS HILLS WILSHIRE 095 007                                                                                                                                                                                             | 1712 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840030 | FALCON<br>MILLENNIUM<br>TRUST                      | No Data                                    | No Data | 10001 NANCY RD          | OKLAHOMA CITY | OK    | 73131      | NICHOLS HILLS<br>WILSHIRE     | 95    | 6   | NICHOLS HILLS WILSHIRE 095 006                                                                                                                                                                                             | 1710 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840025 | LAWRENCE<br>CHARLES A JR &<br>HILARY TRS           | LAWRENCE<br>CHARLES JR & H S<br>2015 TRUST | No Data | 1708 ELMHURST<br>AVE    | NICHOLS HILLS | OK    | 73120-1012 | NICHOLS HILLS<br>WILSHIRE     | 95    | 5   | NICHOLS HILLS WILSHIRE 095 005                                                                                                                                                                                             | 1708 ELMHURST AVE<br>NICHOLS HILLS    |

1/5/2024

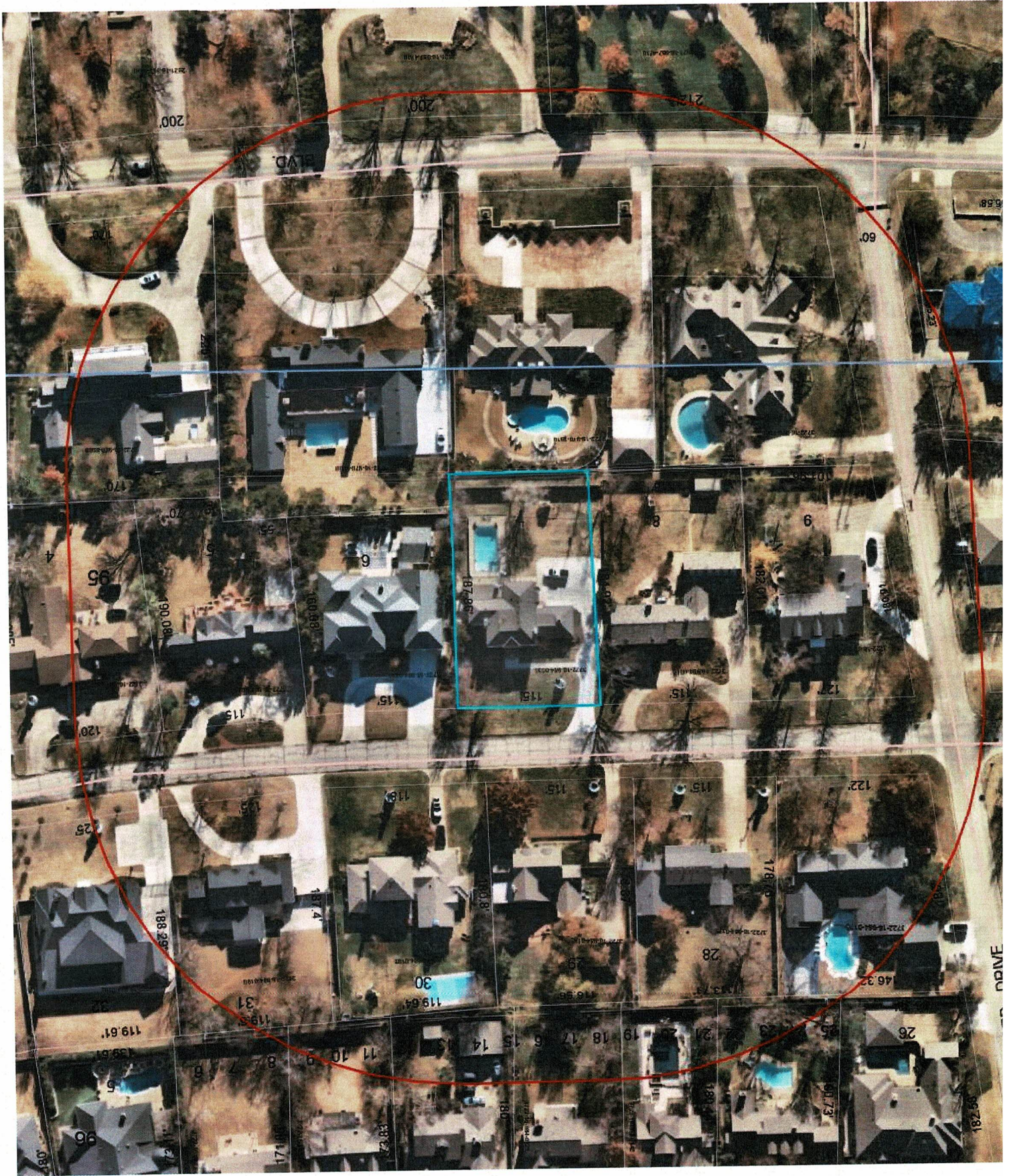
|            |                                      |                                             |         |                                    |               |    |            |                           |    |    |                                                                          |                                       |
|------------|--------------------------------------|---------------------------------------------|---------|------------------------------------|---------------|----|------------|---------------------------|----|----|--------------------------------------------------------------------------|---------------------------------------|
| R169840020 | FELLBATH<br>DOUGLAS &<br>REBECCA ANN | No Data                                     | No Data | 1706 ELMHURST<br>AVE               | NICHOLS HILLS | OK | 73120-1012 | NICHOLS HILLS<br>WILSHIRE | 95 | 4  | NICHOLS HILLS WILSHIRE 095 004                                           | 1706 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840170 | FARMER JAZMINE                       | No Data                                     | No Data | 1717 ELMHURST<br>AVE               | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 96 | 27 | NICHOLS HILLS WILSHIRE 096 027                                           | 1717 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840175 | WOLF MARY LYNN<br>TRUST              | No Data                                     | No Data | 1715 ELMHURST<br>AVE               | NICHOLS HILLS | OK | 73120-1011 | NICHOLS HILLS<br>WILSHIRE | 96 | 28 | NICHOLS HILLS WILSHIRE 096 028                                           | 1715 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840180 | MASTER THOMAS R<br>& SUSAN R         | No Data                                     | No Data | 1713 ELMHURST<br>AVE               | NICHOLS HILLS | OK | 73120-1011 | NICHOLS HILLS<br>WILSHIRE | 96 | 29 | NICHOLS HILLS WILSHIRE 096 029                                           | 1713 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840185 | REEL MICHAEL &<br>LEAH               | No Data                                     | No Data | 1711 ELMHURST<br>AVE               | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 96 | 30 | NICHOLS HILLS WILSHIRE 096 030                                           | 1711 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840190 | SIMA HAMID                           | SATVATT NAHID                               | No Data | 1709 ELMHURST<br>AVE               | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 96 | 31 | NICHOLS HILLS WILSHIRE 096 031                                           | 1709 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840195 | BROWN RYANNE E                       | BROWN<br>MATTHEW K                          | No Data | 1707 ELMHURST<br>AVENUE            | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 96 | 32 | NICHOLS HILLS WILSHIRE BLK 096<br>LOT 032                                | 1707 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840165 | WILSON TROY L<br>REV TRUST           | No Data                                     | No Data | 1724 GUILFORD<br>LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 96 | 26 | NICHOLS HILLS WILSHIRE 096 026                                           | 1724 GUILFORD LN<br>NICHOLS HILLS     |
| R169840145 | SPARLING L B &<br>CYNTHIA L TRS      | SPARLING 2023<br>REV TRUST                  | No Data | 1720 GUILFORD<br>LN                | NICHOLS HILLS | OK | 73120-1014 | NICHOLS HILLS<br>WILSHIRE | 96 | 0  | NICHOLS HILLS WILSHIRE 096 000<br>LOTS 22 THRU 25                        | 1720 GUILFORD LN<br>NICHOLS HILLS     |
| R169840140 | TREACY JON                           | TREACY HELEN<br>LOUISE                      | No Data | 22 OLD MILL DR<br>BLDG 2, Unit 250 | CANTON        | CT | 6019       | NICHOLS HILLS<br>WILSHIRE | 96 | 0  | NICHOLS HILLS WILSHIRE 096 000<br>LOTS 19 20 & 21                        | 1718 GUILFORD LN<br>NICHOLS HILLS     |
| R169840125 | DILBECK CALEB<br>DAX                 | DILBECK MOLIE                               | No Data | 1716 GUILFORD<br>LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 96 | 0  | NICHOLS HILLS WILSHIRE 096 000<br>W12.55FT LOT 15 & ALL 16 17 & 18       | 1716 GUILFORD LN<br>NICHOLS HILLS     |
| R169840105 | COWDEN DANIEL F<br>& SANDRA K        | No Data                                     | No Data | 1714 GUILFORD<br>LN                | NICHOLS HILLS | OK | 73120-1014 | NICHOLS HILLS<br>WILSHIRE | 96 | 0  | NICHOLS HILLS WILSHIRE 096 000 ALL<br>LOTS 12 13 & 14 & E12 1/2FT LOT 15 | 1714 GUILFORD LN<br>NICHOLS HILLS     |
| R169840095 | GORDON BRYAN &<br>KATHLEEN           | No Data                                     | No Data | 1712 GUILFORD<br>LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 96 | 0  | NICHOLS HILLS WILSHIRE 096 000<br>LOTS 9 10 & 11                         | 1712 GUILFORD LN<br>NICHOLS HILLS     |
| R169840075 | PINKLEY ALLYSON<br>A                 | CORBETT SEAN P                              | No Data | 1710 GUILFORD<br>LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 96 | 0  | NICHOLS HILLS WILSHIRE 096 000<br>WSFT OF LOT 5 & ALL LOTS 6 THRU 8      | 1710 GUILFORD LN<br>NICHOLS HILLS     |
| R169574710 | COX KATHRYN D                        | COX LOUIS H<br>ANDRES                       | No Data | 1710 W WILSHIRE<br>BLVD            | NICHOLS HILLS | OK | 73116-4114 | NICHOLS HILLS<br>ADD      | 37 | 5  | NICHOLS HILLS ADD 037 005                                                | 1710 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169574700 | CARTER RICHARD S<br>& MIRELA D TRS   | CARTER RICHARD<br>S & MIRELA D REV<br>TRUST | No Data | 1708 W WILSHIRE<br>BLVD            | NICHOLS HILLS | OK | 73116      | NICHOLS HILLS<br>ADD      | 37 | 4  | NICHOLS HILLS ADD 037 004                                                | 1708 W WILSHIRE<br>BLVD NICHOLS HILLS |



1/5/2024

|            |                                    |                                  |         |                         |               |    |            |                               |     |    |                                                                                                                                                                                                                            |                                       |
|------------|------------------------------------|----------------------------------|---------|-------------------------|---------------|----|------------|-------------------------------|-----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| R169574690 | SABLE DONALD E II<br>& REBECCA C   | No Data                          | No Data | 1706 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK | 73116-4114 | NICHOLS HILLS<br>ADD          | 37  | 3  | NICHOLS HILLS ADD 037 003 LOT 3<br>EX A TR BEG NE/C LOT 3 TH<br>SELY95.08FT SELY67.72FT<br>SWLY43.48FT S39.58FT E4.75FT<br>S108.36FT TO S LINE OF SD LOT TH<br>E11.04FT TO SE/C LOT 3                                      | 1706 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169707510 | ALMARAZ LOUIS<br>TRS               | ALMARAZ LOUIS<br>LIV TRUST       | No Data | 1711 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK | 73116-4113 | UNPLTD PT<br>SEC 31 13N<br>3W | 0   | 0  | UNPLTD PT SEC 31 13N 3W 000 000<br>PT OF SE4 SEC 31 13N 3W BEG<br>155.38FT N & 795FT WLY OF SE/C OF<br>SE4 TH WLY 165FT S225FT ELY 165FT<br>N225FT TO BEG                                                                  | 1711 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169709000 | OSTROWE DAVID<br>2004 TRUST        | OSTROWE<br>CAMILLA 2004<br>TRUST | No Data | 1709 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK | 73116-4113 | UNPLTD PT<br>SEC 31 13N<br>3W | 03W | 13 | UNPLTD PT SEC 31 13N 3W 03W 013<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC<br>6 12N 3W BEG 155.38FT N & 40FT W<br>& 98.59FT SW & 481.41FT WLY<br>FROM SE/C SE4 TH N25FT WLY175FT<br>S250FT ELY175FT TH N TO BEG                  | 1709 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169707500 | RIESEN THOMAS C<br>TRUST           | RIESEN CYNTHIA D<br>TRUST        | No Data | 1715 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK | 73116-4113 | UNPLTD PT<br>SEC 31 13N<br>3W | 0   | 0  | UNPLTD PT SEC 31 13N 3W 000 000<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC<br>6 12N 3W BEG 40FT W & 155.38FT N<br>& 98.59FT SWLY & 821.41FT WLY<br>ALONG A CURVE FROM SE/C SE4 SEC<br>31 13N 3W TH WLY ALONG A CURVE<br>137.64FT | 1715 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169708500 | MCDONALD<br>WILLIAM M REV<br>TRUST | No Data                          | No Data | 1707 W WILSHIRE<br>BLVD | NICHOLS HILLS | OK | 73116-4113 | UNPLTD PT<br>SEC 31 13N<br>3W | 0   | 0  | UNPLTD PT SEC 31 13N 3W 000 000<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC<br>6 12N 3W BEG 40FT W & 155.38FT N<br>& 98.59FT SWLY & 306.41FT WLY ON<br>A CURVE FROM SE/C SE4 SEC 31 13N<br>3W TH WLY ON A CURVE 170FT<br>S225FT E | 1707 W WILSHIRE<br>BLVD NICHOLS HILLS |





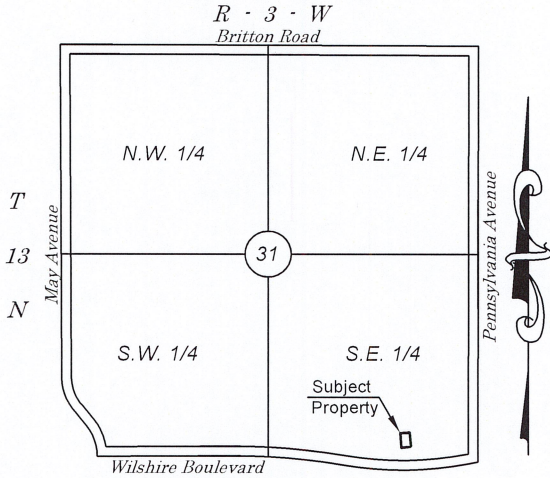




# PLAT OF SURVEY



SCISSORTAIL LAND SURVEY, LLC  
2401 Tee Circle, Ste 205, Norman, OK 73069  
(405) 387-3100 C.A. 7471



**DEED DESCRIPTION** Book 14629, Page 1494

Lot SEVEN (7), in Block NINETY-FIVE (95), of WILSHIRE SECTION OF NICHOLS HILLS, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

1712 Elmhurst Ave, Nichols Hills, OK 73120

**SURVEYOR'S NOTES**

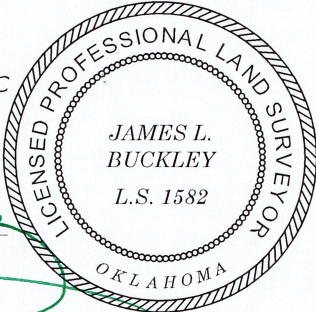
- 1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors November 1, 2020
- 2. Field work was performed December 28, 2023 by Aaron Calcote. And the final field check on January 16, 2024 by James Buckley.
- 3. The Basis of Bearing for this property survey is State Plane Coordinate System, Oklahoma North Zone for GIS purposes. Recorded measurements are noted along side measured Boundary.
- 4. Ten percent of the frontage of the property determines the side set back lines of 11.5' for this property.
- 5. East existing wall is over East side set-back by 1.3'
- 6. Concrete is over West property line by 1.9'

**SURVEYOR'S CERTIFICATE**

I, James L. Buckley, a registered Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated in the City of Newcastle, Oklahoma on this 16th day of January, 2024.

SCISSORTAIL LAND SURVEY, LLC

*[Signature]*  
JAMES L. BUCKLEY PLS 1582



**CLIENT:**

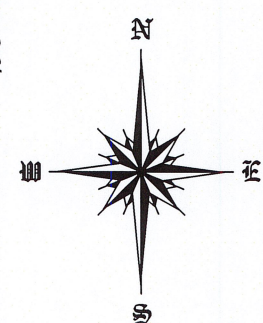
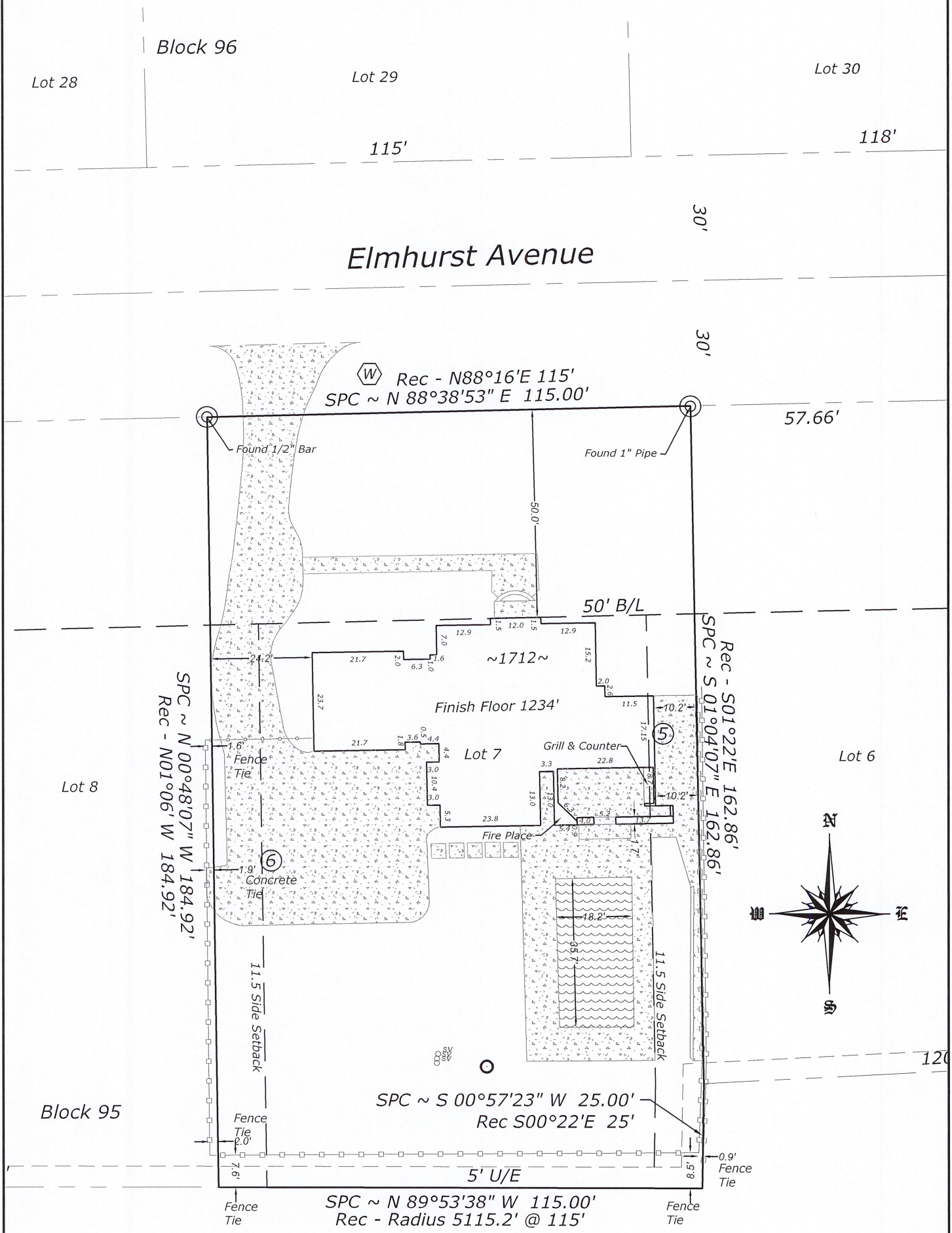
Morgan Connelly  
1712 Elmhurst Ave  
Nichols Hills, OK 73120

**DELIVERY:**

c/o Homes Inc.  
PO Box 14786  
Oklahoma City, OK 73113  
405-409-4822



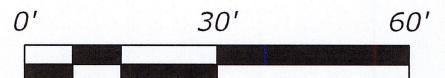
# PLAT OF SURVEY



## LEGEND

- SUBJECT PROPERTY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- FENCE WOOD

- SV Sprinkler Valve
- W WATER METER
- C CLEANOUT
- SET 1/2" BAR W/CAP
- FOUND SURVEY MONUMENT



**ScissorTail**  
LAND SURVEY, LLC  
2401 Tee Circle, Ste 205  
Norman, OK 73069  
(405) 387-3100 C.A. 7471



# CITY OF NICHOLS HILLS, OK

## PROPERTY CALCULATIONS

Date: 1/17/24Property Address: 1712 Elmhurst Ave.Zoning District: R-1-75 Single Family Residential

Legal Description (attach a separate sheet if necessary):

Lot Seven (7), in Block Ninety-five (95), of WILSHIRE SECTION OF NICHOLS  
HILLS, Oklahoma County Oklahoma

Total Property Square Footage: 21,431 SF

Property Dimensions:

|                                             |                                          |
|---------------------------------------------|------------------------------------------|
| *Depth: <u>186.39'</u>                      | **Width: <u>115'</u>                     |
| Less Front Yard Setback: <u>50.0'</u>       |                                          |
| Less Rear Yard Setback†: <u>10.0'</u>       | Less Total Side Yard Setbacks: <u>23</u> |
| Equals Buildable Area Depth: <u>126.39'</u> | Equals Buildable Area Width: <u>92</u>   |

|                                    |                    |
|------------------------------------|--------------------|
| Depth x Width = Buildable Area ††: | = <u>11,628 SF</u> |
|------------------------------------|--------------------|

| Allowable Lot Coverage<br>Buildable Area x 65% |
|------------------------------------------------|
| = <u>7,558 SF</u>                              |

| Lot Coverage as Submitted |
|---------------------------|
| = <u>2,969 (Existing)</u> |

| Allowable Floor Area<br>Buildable Area x <u>60</u> % |
|------------------------------------------------------|
| = <u>6,977 SF</u>                                    |

| Floor Area as Submitted           |
|-----------------------------------|
| First Floor: <u>2,043 SF</u>      |
| + Second Floor: <u>1,887 SF</u>   |
| + Additional Areas: <u>361 SF</u> |
| Total: = <u>4,291 SF</u>          |

| Impervious Site Area               |
|------------------------------------|
| Proposed Sq. Ft. = <u>0</u>        |
| Existing Sq. Ft. = <u>8,501 SF</u> |
| Difference = <u>0</u>              |

| Maximum Height Allowed Above Centroid |
|---------------------------------------|
| = <u>32'0"</u>                        |
| Maximum Height as Submitted:          |
| =                                     |

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

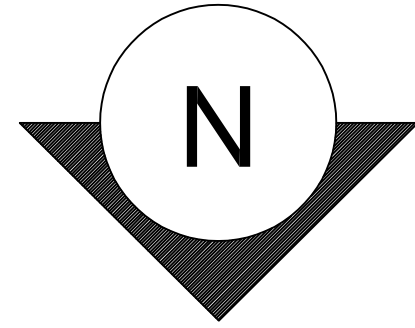
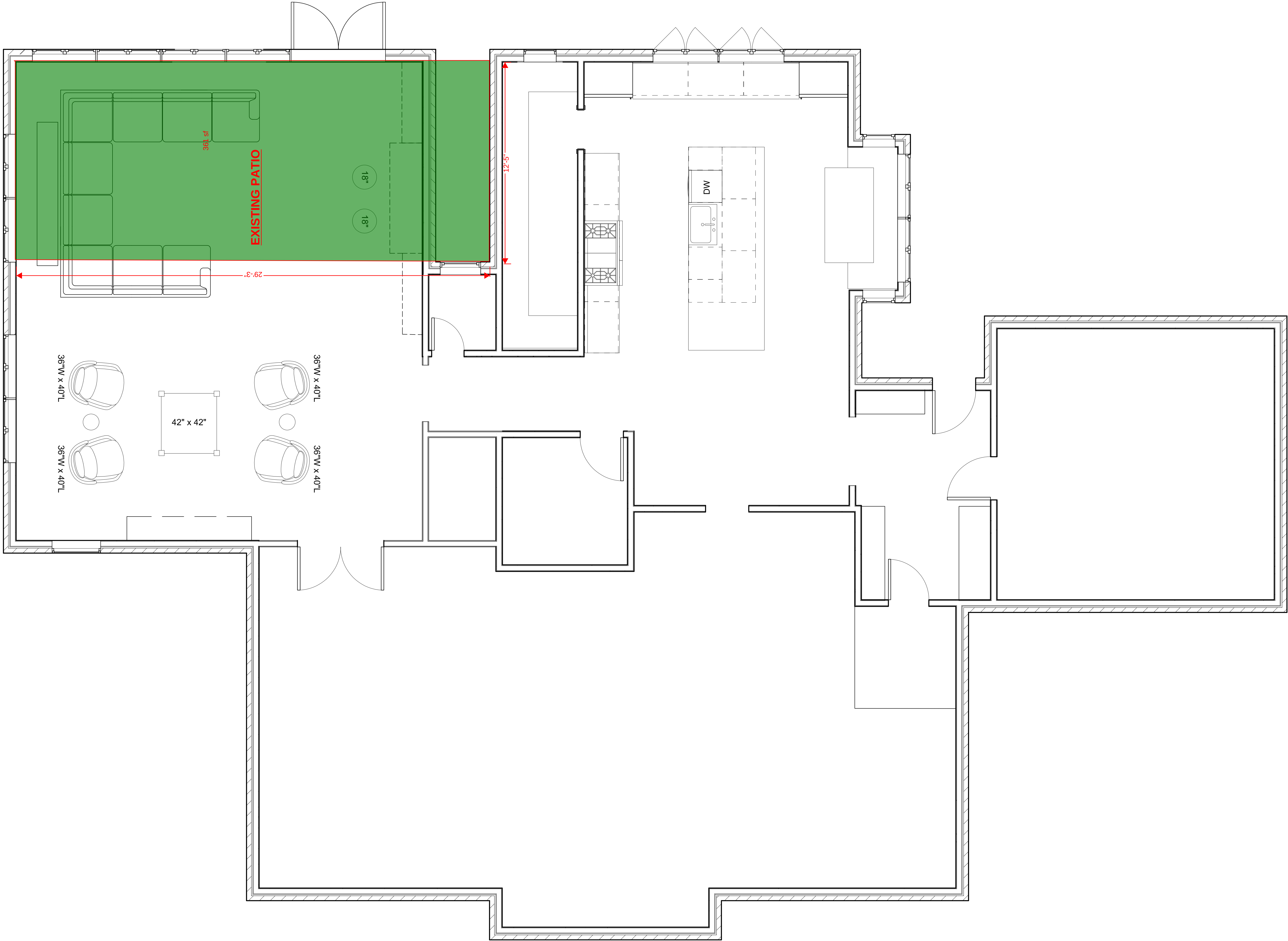
\*\* Width of the property is measured at the front yard setback line.

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

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

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

Attachment: BOA-2024-03 (7090 : BOA 2024-03)



Scale:  $\frac{3}{8}" = 1'-0"$

Connelly Residence  
1712 Elmhurst Ave, Nichols Hills OK 73120  
Architectural - First Floor

Shaded area represents existing structure to remain

Notes





LOOKING SOUTH





























































REC#: 00187554 1/18/2024 9:41 AM  
OPER: RG TERM: 005  
REF#:

ACCT #: XXXXXXXXXXXXXXXXXXXX  
AUTH #: 03607D  
TRAN #: 000000003852

TYPE: PURCHASE  
APP NAME: CHASE VISA  
ENTRY MODE: CHIP

AMOUNT USD\$ 750.00

EMV DETAILS:  
AC: 2DFAECD654E18490  
AID: A0000000031010  
ATC: 0011  
TSI: E800  
TVR: 0080008000  
TOTAL: 750.00

Cardmember acknowledges receipt of  
goods and/or services in the amount of  
the total shown hereon and agrees to  
perform the obligations set forth by the  
cardmember's agreement with the issuer.

X





**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](mailto: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: Susan Binkowski

Mailing address: 12601 Dutch Forest Ln, Edmond, OK 73013

Telephone number(s): 405.834.5694

Email address(es): Shalom@susanbinkowski.com

Address and legal description: 6833 NW Grand Blvd (formerly addressed as 6911 Avondale) (ref survey for legal desc)

Current zoning classification: E-1

Present use of the property: ☐ Single Family Home

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-2024-04 (7091 : BOA 2024-04 6911 Avondale)



the outside line of buildings (existing and proposed) to the outside property lines; renderings of the proposed changes to the site; and a survey meeting the requirements of Sec. 50-188(c) of the Code.

**4. Explanatory Statements.** Provide responses applicable to this Application. Attach additional pages as necessary to provide complete answers.

**(a) Variance requests.** See Sec. 50-158 of the Code.

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

We are requesting a variance to move the front elevation of the property from Avondale Dr. to NW Grand Blvd. This request for a variance is to conform with the recent changes made to Sec 50-29 (b)(3), in which the former language read that "The front elevation of a residence located on a Listed Lot shall be determined by its owner, and may be addressed to any abutting street." We are also requesting a variance for the western build line setback.

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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:

Recently repealed Sec 50-29 (b)(3), see following worksheet for setback variance request

---

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

There has been extensive site plan and architectural work completed. This work was done contemplating the front elevation of the home to face NW Grand Blvd. The investigation and expense were initiated because at the time of purchase, the flexibility of such was granted by ordinance to the homeowner. However, the reasons for the solution still exist.

To maintain an Avondale facing elevation, 2-3 times the volume of new soil would be required on the site to correct both topographic and drainage challenges unique to this corner lot. Additionally, the usable site square footage would also be significantly diminished. The unique pie-shaped estate corner lot meets all other zoning requirements (such as setbacks, no build zone triangles, lot coverage, building height restrictions, etc.)

---

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

This property is one of the few Estate Corner lots in Nichols Hills. Because of its prominent location, the property acts as a bookend to the park. Additionally, it has a large easement area with several large storm sewer manholes and lines that intersect along NW Grand Blvd. The thoughtfulness of how to mask these necessary utilities and promote beauty are difficult.

---

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

The variances requested would seek not to just replace a structure but to elevate the site and those around it.

---



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

We believe the intent of the existing ordinances have been drafted to protect these historic elements and neighborhoods and maintain an unparalleled quality of community. We do not believe that granting the variances requested will stand in any opposition to these goals.

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

As stated above, and also as evidenced in the attached renderings and exhibits, we believe the relocating of the front elevation and the setback variance request are the most logical, least costly, and most beautiful design choice.

- (a) **Appeals.** See Sec. 50-294 of the Code.

- vii. State the details of the relief you are seeking.

- viii. Date and nature of the order, requirement, decision or determination appealed:

- ix. Name and title of the City officer who made the order, requirement, decision or determination appealed:

- x. 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 20 day of December\_\_\_\_, 2023.

Signature: \_\_\_\_\_

Print applicant's full legal name: Susan Binkowski\_\_\_\_\_

Print signatory party's title if applicant is a legal entity: Susan Binkowski Living Trust\_\_\_\_\_



## Board Of Adjustment

|                                  |                                                                                                                                |                 |                                     |          |  |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------|----------|--|
| Address                          | 6911 Avondale                                                                                                                  |                 |                                     |          |  |
| Lot And Block                    | Lot 3                                                                                                                          |                 | Block 35                            |          |  |
| Zone                             | E-1                                                                                                                            |                 |                                     |          |  |
| City                             | Nichols Hills                                                                                                                  |                 |                                     |          |  |
| County                           | Oklahoma County                                                                                                                |                 |                                     |          |  |
| State                            | Oklahoma                                                                                                                       |                 |                                     |          |  |
| Zip Code                         | 73116                                                                                                                          |                 |                                     |          |  |
| <b>Type of Building or Fence</b> | Check box below                                                                                                                |                 | New                                 | Addition |  |
| Main Building                    | <input checked="" type="checkbox"/>                                                                                            |                 | <input checked="" type="checkbox"/> |          |  |
| Accessory Building               | <input type="checkbox"/>                                                                                                       |                 | <input type="checkbox"/>            |          |  |
| Fence                            | <input type="checkbox"/>                                                                                                       |                 | <input type="checkbox"/>            |          |  |
| <b>Type Of adjustment</b>        |                                                                                                                                |                 |                                     |          |  |
|                                  | <b>Allowed</b>                                                                                                                 | <b>Proposed</b> | <b>Amount over allowed</b>          |          |  |
| 1. Front Setback                 |                                                                                                                                |                 |                                     |          |  |
| 2. Rear Setback                  |                                                                                                                                |                 |                                     |          |  |
| 3. Side Setback East             |                                                                                                                                |                 |                                     |          |  |
| 4.Side Setback West              | 80                                                                                                                             | 70              | 10                                  |          |  |
| 5 Building Lot Coverage          |                                                                                                                                |                 |                                     |          |  |
| 6 Floor area Ratio               |                                                                                                                                |                 |                                     |          |  |
| 7. Height                        |                                                                                                                                |                 |                                     |          |  |
| 8. Building envelope             |                                                                                                                                |                 |                                     |          |  |
| 9. Other                         | <b>Explanation</b>                                                                                                             |                 |                                     |          |  |
| NOTE                             | <b>Owner wants to change the West sideyard setback<br/>and the frontage of the property from Avondale Dr to NW Grand Blvd.</b> |                 |                                     |          |  |



## Application for Variance – Development Regulation Worksheet

Applicant's Name: Susan Binkowski

Property Address: 6833 NW Grand Blvd (formerly addressed as 6911 Avondale Drive,  
Nichols Hills, OK.) Ref. survey for legal desc

**Applicable Structure:** (Check as applicable)

|                                                   |                                         |                                   |
|---------------------------------------------------|-----------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Main Building | <input checked="" type="checkbox"/> New | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Accessory Building       | <input type="checkbox"/> New            | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Fence                    | <input type="checkbox"/> New            | <input type="checkbox"/> Addition |

**Type of Adjustment Sought:** Provide information in inches and feet. Do not use decimals.

|                                                                   | Allowed by City<br>Code                                                      | Proposed Variance | Amount over<br>Allowed |
|-------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------|------------------------|
| Front Yard Setback                                                |                                                                              |                   |                        |
| Rear Yard Setback                                                 |                                                                              |                   |                        |
| Side Yard Setback<br>(specify north, south,<br>east or west side) | 80'                                                                          | 70'               | 10'                    |
| Building Lot<br>Coverage                                          |                                                                              |                   |                        |
| Floor Area Ratio                                                  |                                                                              |                   |                        |
| Height                                                            |                                                                              |                   |                        |
| No Build Envelope                                                 |                                                                              |                   |                        |
| Other                                                             | Explanation: Moving frontage of property from Avondale Dr. to NW Grand Blvd. |                   |                        |

Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)



Form of affidavit regarding ownershipAffidavitSTATE OF OklahomaCOUNTY OF Oklahoma

Susan Binkowski, being first duly sworn, states:

1. My name is **Susan Binkowski**. My address is **12601 Dutch Forest Ln, Edmond, OK 73013**.  
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 **6833 NW Grand Blvd (formerly addressed as 6911 Avondale Drive)** and more particularly described as:

Refer to attached survey

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 28<sup>th</sup> day of March, 2023.

[Signature]  
Susan Binkowski

Notary Acknowledgment

Subscribed and sworn to before me this 28 day of March, 2023.

[Signature]  
Notary Public

My Commission Expires: 06/27/26  
Comm. No. 22008808





2022081601125169 B: 15242 P: 1008  
 08/16/2022 09:11:22 AM Pgs: 3  
 Fee: \$22.00 Doc Stamp: \$3900.00  
 Danny Lambert, Deputy County Clerk  
 Oklahoma County - State of Oklahoma



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

KNOW ALL MEN BY THESE PRESENTS:

THAT Judith C. Hall, Trustee of the Judith C. Hall 1998 Trust (a revocable trust) and Malcolm W. Hall, Trustee of the Malcolm W. Hall 1998 Trust (a revocable trust) 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

Susan Binkowski Living Trust

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 August 10<sup>th</sup> 2022.

Judith C. Hall 1998 Trust (a revocable trust)

BY: Judith C. Hall  
 Judith C. Hall  
 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 10<sup>th</sup> day of August, 2022 personally appeared Judith C. Hall, Trustee(s) of the Judith C. Hall 1998 Trust (a revocable trust) to me known to be the identical person(s) who executed the within foregoing instrument as its 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.



Notary Public in and for the State of Oklahoma

Notary's Printed Name: Steve Aragon  
 Notary's Commission Expires: 9-29-2023



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

Malcolm W. Hall 1998 Trust (a revocable trust)

By: Malcolm W. Hall  
Malcolm W. Hall  
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 10<sup>TH</sup> day of August, 2022 personally appeared Malcolm W. Hall, Trustee(s) of the Malcolm W. Hall 1998 Trust (a revocable trust) to me known to be the identical person(s) who executed the within foregoing instrument as its 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.



Steve Apperun  
Notary Public in and for the State of Oklahoma  
Notary's Printed Name: Steve Apperun  
Notary's Commission Expires: 9-29-2023

**Mail Deed and Tax Statements To:**  
Susan Binkowski  
6911 Avondale Dr.  
Nichols Hills, OK  
73116

**Presented for filing by and return to:**  
Chicago Title Oklahoma Co.  
3401 NW 63rd, Suite 300  
Oklahoma City, OK 73116  
File No.: 710102200741  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Corp.



2022081601125169 B: 15242 P: 1010 08/16/2022 09:11 AM Page 3 of 3

**EXHIBIT "A"**  
Legal Description**For Tax Map ID(s):** 189574620

A part of Lot Three (3), Block Thirty-Five (35), Nichols Hills, Oklahoma County, Oklahoma, being a part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, described as follows: Beginning at the Southwest corner of Lot Three (3), Block Thirty-Five (35); thence Easterly along the South line of said Lot Three (3) (said line being also the North line of Grand Boulevard), a distance of 219.36 feet; thence North 8°46' East a distance of 477.86 feet to a point on the North line of said Lot Three (3), which is 118.1 feet West of the Northeast corner of Lot Three (3); thence North 87°08' West along the North line of said Lot Three (3) (said line being also the South line of Avondale Drive), a distance of 173.7 feet to a point on a curve; thence to the left along a curve whose radius is 129.2 feet a distance of 222.7 feet; thence South along the West line of said Lot Three (3) (said line being also the East line of Nichols Road), a distance of 300 feet to the Southwest corner of said Lot Three (3), being the point of beginning.



## CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **300** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 7th day of December, 2023.

AMERICAN EAGLE TITLE INSURANCE COMPANY

  
 \_\_\_\_\_  
 DYLAN SMITH  
 ABSTRACTOR

State of Oklahoma        )  
                                   ) ss.  
 County of Oklahoma    )

This instrument was acknowledged before me on 12-18-2023, by Jessica Louk, Manager.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

My commission expires:  
 Order No.: 2211-0052-20 / UPDATE



Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)



**"EXHIBIT A"**

A part of Lot Three (3), Block Thirty-five (35), NICHOLS HILLS, Oklahoma County, Oklahoma, being a part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, described as follows:

Beginning at the Southwest corner of Lot Three (3), Block Thirty-five (35); thence Easterly along the South line of said Lot Three (3) (said line being also the North line of Grand Boulevard), a distance of 219.36 feet; thence North 8°46" East a distance of 477.86 feet to a point on the North line of said Lot Three (3), which is 118.1 feet West of the Northeast corner of Lot Three (3); thence North 87°08' West along the North line of said Lot Three (3) (said line being also the South line of Avondale Drive), a distance of 173.7 feet to a point on a curve; thence to the left along a curve whose radius is 129.2 feet a distance of 222.7 feet; thence South along the West line of said Lot Three (3) (said line being also the East line of Nichols Road), a distance of 300 feet to the Southwest corner of said Lot Three (3), being the point of beginning.

Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)



## "Exhibit B"

Dated: 12-18-2023

Order No. 2211-0052-20 Update

|                                                                                                                 |                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BINKOWSKI SUSAN LIV TRUST<br>6911 AVONDALE DR<br>NICHOLS HILLS, OK 73116                                        | 169574620<br>LOT 000 BLOCK 035<br>PT OF LOT 3 BEG SW/C LOT 3 TH<br>ELY219.36FT NELY477.86FT TO A POINT<br>118.1FT W NE/C LOT 3 WLY173.7FT TH<br>ALONG A CURVE 222.7FT S300FT TO BEG<br>NICHOLS HILLS ADD<br>(SUBJECT PROPERTY)                                                                                           |
| KING CHICK PROPERTIES LLC<br>304 NW 13 <sup>TH</sup> ST<br>OKLAHOMA CITY OK 73103                               | 169574505<br>LOT 007 BLOCK 034<br>BEG NW/C LOT 7 E225FT S186FT W TO W<br>LINE LOT 7 N TO BEG<br>NICHOLS HILLS ADD                                                                                                                                                                                                        |
| SHARP JOHN F JR & CAROLYN CO TRS<br>SHARP J F REV TRUST<br>1514 W WILSHIRE BLVD<br>NICHOLS HILLS, OK 73116-5213 | 169574500<br>LOT 000 BLOCK 034<br>PRT LOT 7 BEG AT NW/C OF LT 6 BLK 34 TH<br>S ALONG W LINE LT 6BLK 34 186FT TH W &<br>PAR TO N LINE OF LOT 7 175FT TH N186FT<br>E175FT TO BEG<br>NICHOLS HILLS ADD                                                                                                                      |
| LIDDELL MIKE TRS<br>LIDDELL MIKE TRUST<br>14201 CALIBER DR STE 300<br>OKLAHOMA CITY, OK 73134                   | 169574490<br>LOT 006 BLOCK 034<br>NICHOLS HILLS ADD                                                                                                                                                                                                                                                                      |
| ENRIGHT KELLEY ANN 2022 REV TRUST<br>1508 W WILSHIRE BLVD<br>NICHOLS HILLS, OK 73116                            | 169574480<br>LOT 005 BLOCK 034<br>NICHOLS HILLS ADD                                                                                                                                                                                                                                                                      |
| MCCLENDON KATHLEEN B TRS<br>MCCLENDON KATHLEEN B REV TRUST<br>PO BOX 18756<br>OKLAHOMA CITY, OK 73154           | 169574520<br>LOT 009 BLOCK 034<br>NICHOLS HILLS ADD                                                                                                                                                                                                                                                                      |
| LIDDELL MIKE TRS<br>LIDDELL MIKE TRUST<br>14201 CALIBER DR STE 300<br>OKLAHOMA CITY, OK 73134                   | 169574510<br>LOT 008 BLOCK 034<br>NICHOLS HILLS ADD                                                                                                                                                                                                                                                                      |
| DOBSON STEPHEN T & TINA JO<br>6910 AVONDALE DR<br>NICHOLS HILLS, OK 73116-5216                                  | 169574501<br>LOT 000 BLOCK 034<br>PT OF LOT 7 BEG SE/C LT 7 TH WLY112.85FT<br>WLY ALONG A CURVE 52.15FT<br>NELY185.82FT E140FT S197.6FT TO BEG & A<br>TR BEG 112.85FT WLY & 52.15FT ON A<br>CURVE FROM SE/C LT 7 TH NELY185.82FT<br>W35FT WLY161.37FT SE9.2FT SELY ALONG A<br>CURVE 246.87FT TO BEG<br>NICHOLS HILLS ADD |



|                                                                                                                                                                               |                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WETWISKA J STEVEN LIVING TRUST<br>WETWISKA REBECCA ANN LIVING TRUST<br>110 N ROBINSON AVE STE 400<br>OKLAHOMA CITY, OK 73102-9022                                             | 169574610<br>LOT 000 BLOCK 035<br>PT LOTS 2 & 3 BEG NW/C LT 2 TH ELY26.90FT<br>TO CURVE TH SELY ON CURVE 25FT<br>SLY250.10FT NW173.11FT NLY239.88FT<br>ELY118.10FT TO BEG<br>NICHOLS HILLS ADD                                         |
| BELVEDERE TRUST<br>6907 AVONDALE DR<br>NICHOLS HILLS, OK 73116                                                                                                                | 169574570<br>LOT 000 BLOCK 035<br>PT OF LOTS 1 & 2 BEG AT NW/C LT 1 TH<br>SELY21.90FT SWLY259.14FT NWLY54.50FT<br>TO SW/C LT 1 TH NWLY 50FT NWLY188.72FT<br>NELY251.22FT SELY268.10FT TO BEG<br>NICHOLS HILLS ADD                      |
| RAINBOLT LESLIE JEANNINE TRS<br>RAINBOLT LESLIE JEANNINE TRUST<br>6821 NW GRAND BLVD<br>NICHOLS HILLS, OK 73116-5413                                                          | 169574600<br>LOT 000 BLOCK 035<br>PT OF LOT 2 BEG AT SELY/C LT 2 TH WLY<br>ALONG SLY LINE LT 2 50FT TH NLY TO A<br>POINT 50FT WLY OF NW/C LT 4 TH ELY50FT<br>TH SLY TO BEG<br>NICHOLS HILLS ADD                                        |
| JOHNSON CAROL FETT REV LIV TRUST<br>6825 NW GRAND BLVD<br>NICHOLS HILLS, OK 73116-5413                                                                                        | 169574580<br>LOT 000 BLOCK 035<br>PT LOT 2 BEG 50 NWLY SE/C SD LOT 2 TH<br>NELY TO A POINT 50FT NWLY NW/C LOT 4<br>BLK 35 NWLY 177.75FT SWLY TO A POINT<br>60FT SELY SW/C SD LOT 2 SELY 165FT TO<br>BEG<br>NICHOLS HILLS ADD           |
| GEORGE JAMES & REBECCA MORGAN<br>6829 NW GRAND BLVD<br>NICHOLS HILLS, OK 73116-5413                                                                                           | 169574615<br>LOT 003 BLOCK 035<br>PT LOTS 2 & 3 BEG SE/C LT 3 TH NWLY<br>105.64FT NELY 238.46FT SE 177.75FT SWLY<br>TO A POINT ON S LINE LT 2 BEING 60FT<br>FROM SW/C LT 2 TH NW ALONG S LINE LT 2<br>60FT TO BEG<br>NICHOLS HILLS ADD |
| GRAND HILLS LLC<br>PO BOX 54390<br>OKLAHOMA CITY, OK 73154-1390                                                                                                               | 169574900<br>LOT 006 BLOCK 040<br>LOTS 5 & 6<br>NICHOLS HILLS ADD                                                                                                                                                                      |
| LOVE THOMAS E & JUDITH M REV TRUST<br>PO BOX 5256<br>OAK BROOK, IL 60522                                                                                                      | 169574910<br>LOT 007 BLOCK 040<br>NICHOLS HILLS ADD                                                                                                                                                                                    |
| HAWLEY WILLIAM D TRS<br>HAWLEY WILLIAM D LIV TRUST; and<br>HAWLEY ALLEN BARRETT TRUST; and<br>HAWLEY BRADLEY DEAN TRUST<br>6900 NW GRAND BLVD<br>NICHOLS HILLS, OK 73116-5004 | 169574755<br>LOT 001 BLOCK 038<br>NICHOLS HILLS ADD                                                                                                                                                                                    |
| IGBS LLC<br>6901 NW GRAND BLVD<br>OKLAHOMA CITY, OK 73116                                                                                                                     | 169451360<br>LOT 013 BLOCK 36B<br>NICHOLS HILLS REPLAT                                                                                                                                                                                 |

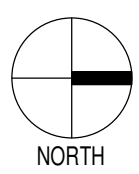
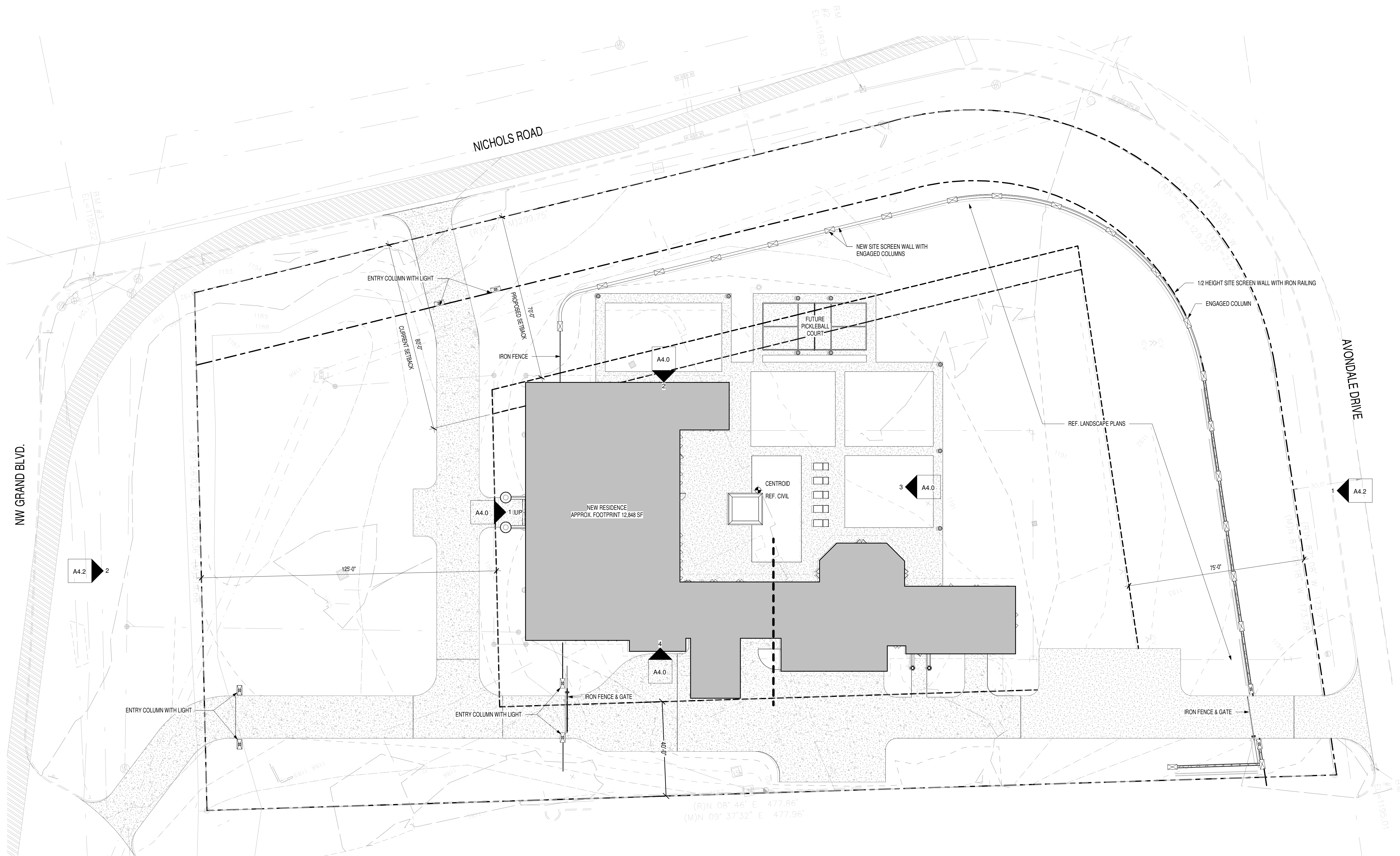


|                                                                                                                        |                                                        |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 23GRACELAND LLC<br>6905 NW GRAND BLVD<br>NICHOLS HILLS, OK 73116-5001                                                  | 169451340<br>LOT 012 BLOCK 36B<br>NICHOLS HILLS REPLAT |
| BARRINGTON PAULA DENISE<br>7000 NICHOLS RD<br>NICHOLS HILLS, OK 73116                                                  | 169451380<br>LOT 014 BLOCK 36B<br>NICHOLS HILLS REPLAT |
| SLATER ROBERT JR & SYLVIA M<br>7002 NICHOLS RD<br>NICHOLS HILLS, OK 73116-5011                                         | 169451120<br>LOT 001 BLOCK 36B<br>NICHOLS HILLS REPLAT |
| CUMBERLAND LLC<br>PO BOX 21808<br>OKLAHOMA CITY, OK 73156-1808                                                         | 169451140<br>LOT 002 BLOCK 36B<br>NICHOLS HILLS REPLAT |
| BROWN ROBERT C & ZELDA F TRS<br>BROWN ROBERT C & ZELDA F REV TRUST<br>6917 AVONDALE CT<br>NICHOLS HILLS, OK 73116-5008 | 169451160<br>LOT 003 BLOCK 36B<br>NICHOLS HILLS REPLAT |
| WILLIAMS NOEL R & KIM TRS<br>WILLIAMS NOEL R & KIM REV LIV TRUST<br>7004 NICHOLS RD<br>NICHOLS HILLS, OK 73116-5010    | 169451060<br>LOT 004 BLOCK 36A<br>NICHOLS HILLS REPLAT |



REVISED

8:46 am, Jan 02, 2024



1 | SITE PLAN  
1" = 20'-0"

# New Private Residence Susan & Hank Binkowski

6833 NW Grand Blvd. (Formerly addressed as 6911 Avondale Drive)  
Nichols Hills, Oklahoma 73116

Revision

| # | Description | Date |
|---|-------------|------|
|   |             |      |
|   |             |      |
|   |             |      |

Project Number

22 027

Sheet Title

SITE PLAN

Date

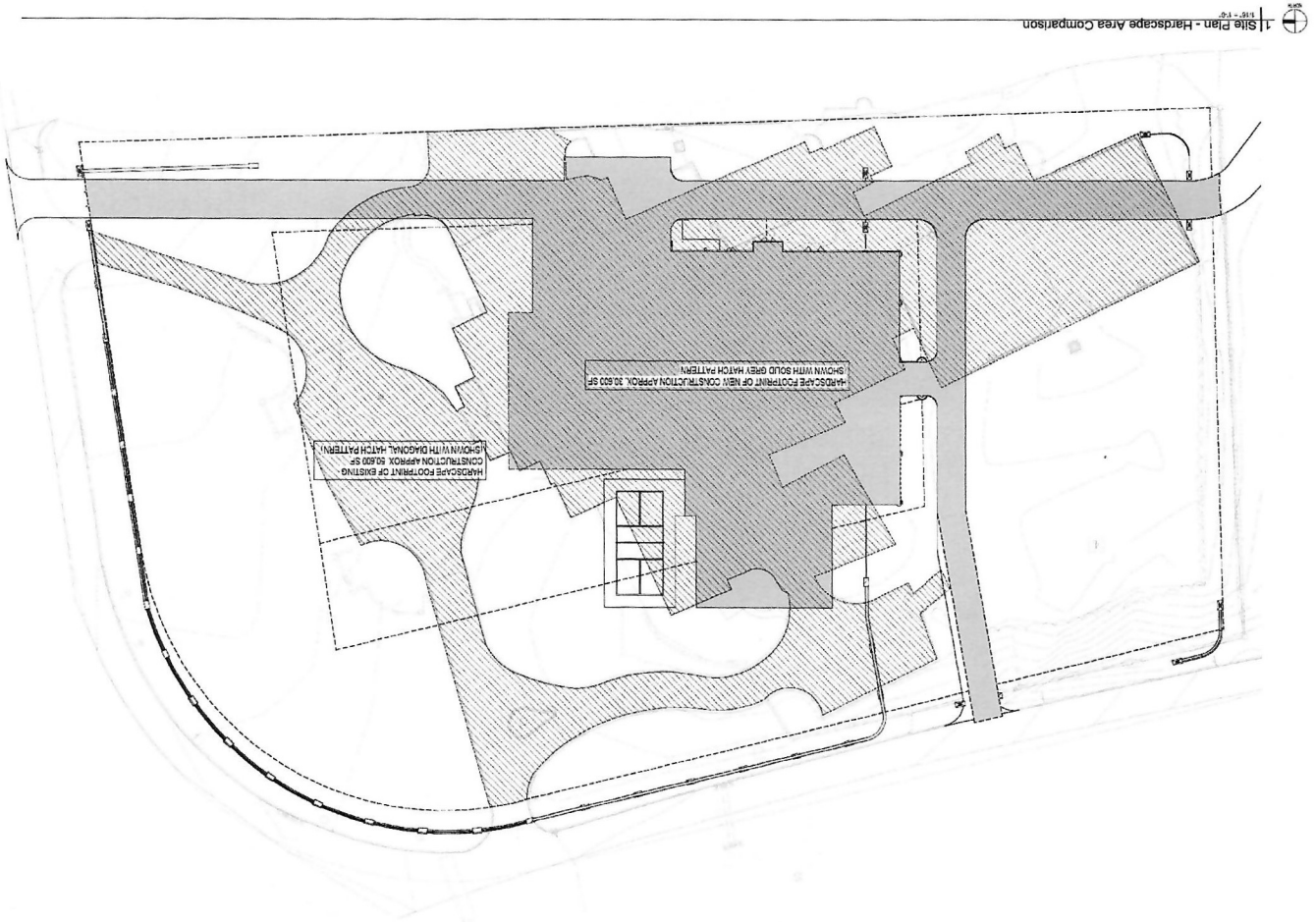
1/2/24

A1.0



11.16.22 Hardscape comparison /overlay  
Between Existing Home and Hardscapes and  
Proposed site.

Existing Home Calc: 50,600  
Proposed Home Calc: 30,600



**A1.2**

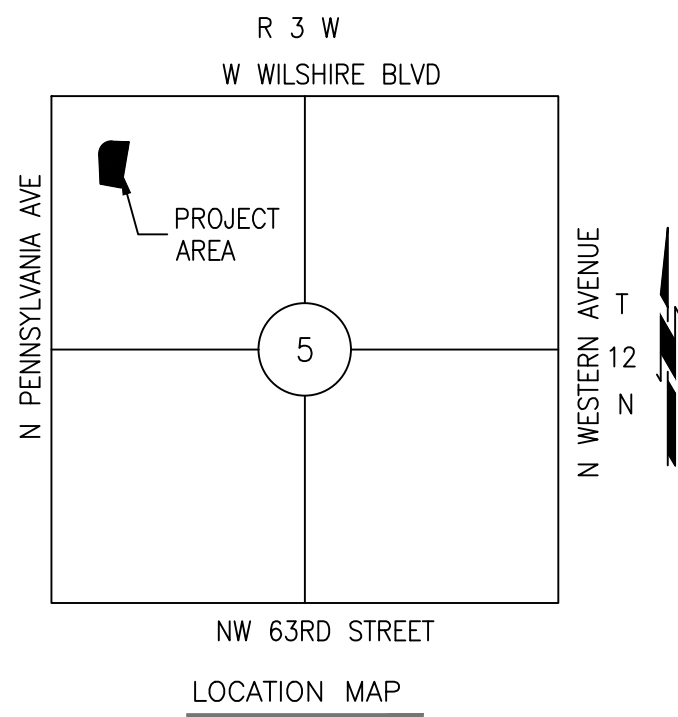
|             |                       |
|-------------|-----------------------|
| DATE        | 11/16/22              |
| PROJECT     | NEW PRIVATE RESIDENCE |
| SITE PLAN   |                       |
| PROJECT NO. | 2022-001              |
| DATE        | 11/16/22              |

**New Private Residence**  
Susan & Hank Binkowski  
7091 Avondale Drive  
Avondale, AZ 85319

**STUDIO**  
ARCHITECTURE  
315 WEST WILSON AVENUE, SUITE 100  
PHOENIX, AZ 85012  
PH: 602.254.1111  
WWW.STUDIOARCH.COM

DESIGNED BY: STUDIO  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 11/16/22





GENERAL CONSTRUCTION NOTES

- ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO CITY "STANDARDS AND SPECIFICATIONS" AND THE "SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS".
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
- IN DRIVE AND PARKING AREAS WHERE NEW CONCRETE PAVING IS TO ABUT EXISTING PAVING, THE CONTRACTOR SHALL CONSTRUCT A 10" THICKENED EDGE IN THE CONCRETE.
- UNLESS OTHERWISE DIRECTED THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS, STAIRS AND PAVED SURFACES (REFER TO ARCHITECTURAL PLANS & SPECS. FOR SIDEWALK FINISH AROUND BUILDING)
- THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY, PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
- REFER TO ARCHITECTURAL PLANS AND SPECS. FOR CONSTRUCTION INFORMATION AND DETAILS FOR BUILDING ERECTION.
- ANY AND ALL QUANTITIES SHOWN ARE FOR REFERENCE ONLY AND HAVE BEEN CALCULATED FOR MUNICIPAL OR OWNER PLANNING PURPOSES ONLY. THE CONTRACTOR(S) IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND CONSTRUCT THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. PRICE BID SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO CONSTRUCT AND FURNISH A FULLY FUNCTIONAL AND COMPLETE SITE.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECT PLANS FOR SIDEWALKS AND SITE AMENITIES.
- THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECT PLANS FOR SITE AMENITIES, LANDSCAPE AREAS, PAVERS AND SPECIAL SIDEWALK FINISHED.
- CONTRACTOR SHALL FIELD VERIFY NEW SIDEWALKS ALIGN WITH BUILDING DOORWAYS.

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE OR PAVER SIDEWALK SEE LANDSCAPE PLANS
- PROPERTY LINE

PROPOSED IMPERVIOUS AREA = 36,400 SQFT

OKLAHOMA STATE PLANE COORDINATE  
SYSTEM, OKLAHOMA NORTH ZONE  
HORIZONTAL DATUM: NAD 83 (2011)  
VERTICAL DATUM: NAVD 88 - RTKNET

BENCHMARK # 1

CUT "X" TOP OF CURB, SOUTH SIDE OF  
AVONDALE DRIVE, IN LINE WITH THE  
EAST LINE OF SUBJECT PROPERTY.

N: 200474.052  
E: 2104206.711  
EL: 1195.01

BENCHMARK # 2

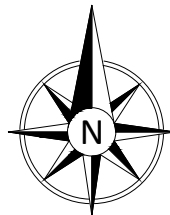
CUT "X" TOP OF CURB, SOUTH P.C. OF  
DRIVE TO SUBJECT PROPERTY ON  
NICHOLS ROAD

N: 200318.730  
E: 2103882.268  
EL: 1189.32

BENCHMARK # 3

CUT "X" TOP OF CURB, N.E.N. AT THE  
INTERSECTION OF NICHOLS ROAD AND  
NW GRAND BOULEVARD

N: 199983.221  
E: 2103895.844  
EL: 1195.22



0' 30' 60' 120'  
SCALE: 1" = 30'

UTILITY WARNING:  
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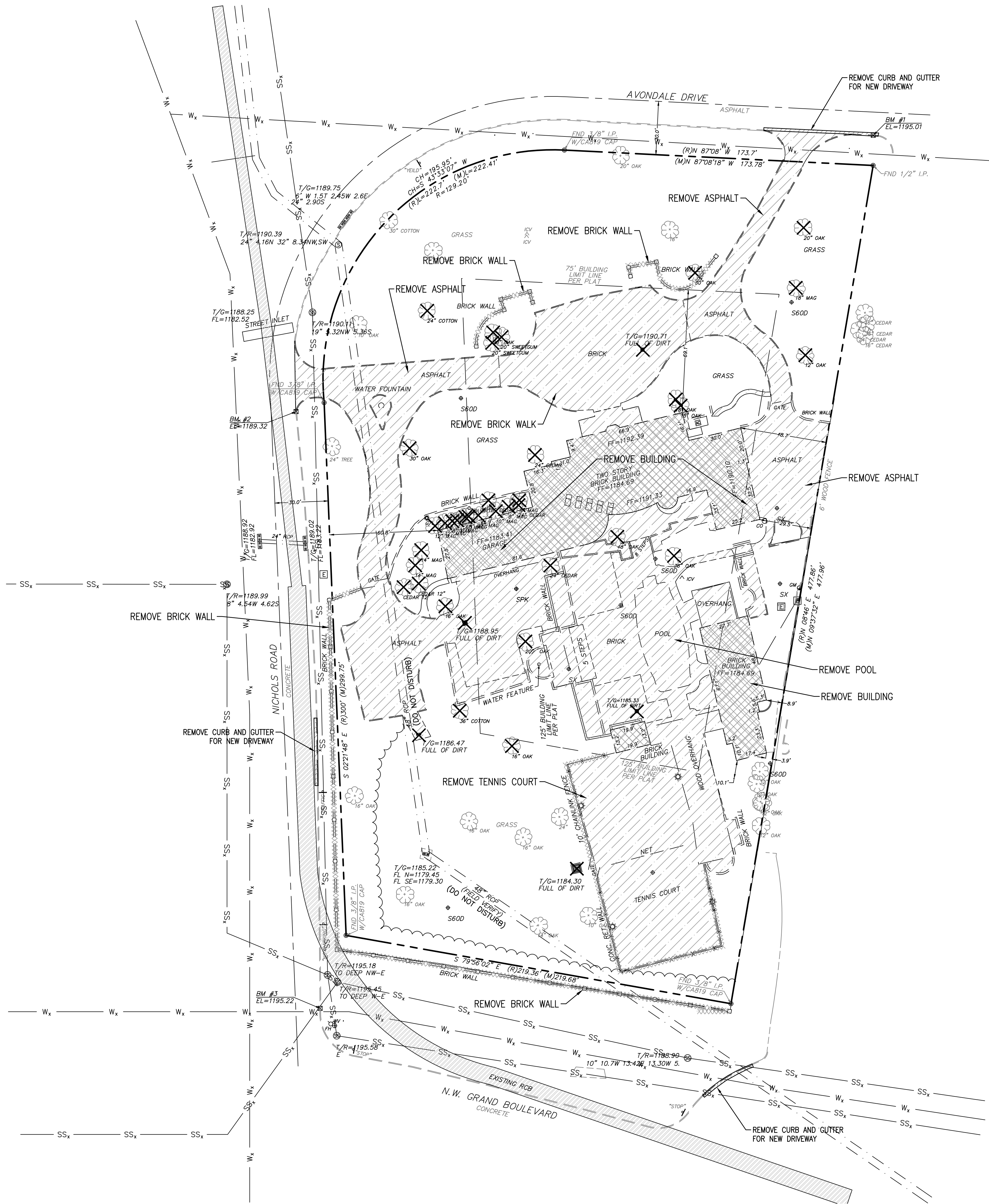
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SITE PLAN

Date  
10/30/23

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New Private Residence  
Susan & Hank Binkowski  
6833 NW Grand Blvd.  
Nichols Hills, Oklahoma 73116





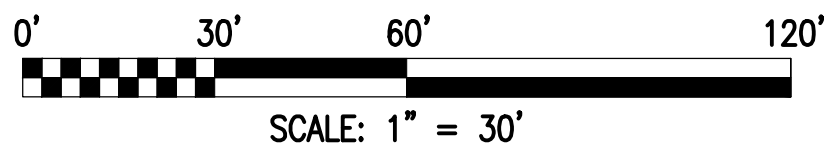
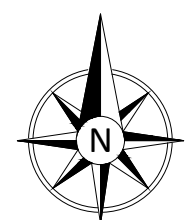
GENERAL DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR RESTRICTING ACCESS TO THE CONSTRUCTION AREAS AT ALL TIMES.
- CONTRACTOR MUST COORDINATE AND MAINTAIN PUBLIC ACCESS TO ADJACENT BUSINESSES ALONG SHARED DRIVEWAYS.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL REMOVED CONCRETE, ASPHALT, BUILDING, AND OTHER DEBRIS.
- REMOVAL OF TREES INCLUDE COMPLETE REMOVAL OF TREE & STUMP.
- CONTRACTOR SHALL NOT DISTURB EXISTING UTILITIES NOT MARKED FOR REMOVAL OR ABANDONMENT.
- REMOVAL OF NECESSARY POWER POLES SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.
- FENCE REMOVAL SHALL INCLUDE FENCE, POST, GATES, AND POST FOOTINGS UNLESS OTHERWISE NOTED.
- UTILITY REMOVAL INCLUDES BURIED LINES AND COORDINATION WITH UTILITY COMPANIES.
- PAVEMENT REMOVAL SHALL INCLUDE SAW CUTTING NEAT LINE AND FULL DEPTH REMOVAL OF PAVEMENT AND SUBGRADE MATERIALS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIAL AND DEPTHS PRIOR TO CONSTRUCTION ACTIVITY. THE SURVEY INFORMATION SHOWN WAS NOT COLLECTED BY BWR DESIGN GROUP, LLC.
- NO FILL, EMBANKMENT MATERIAL OR MATERIAL STORAGE SHALL BE PERMITTED WITHIN THE FEMA FLOOD PLAIN LIMITS.
- PRIVATE UTILITY REMOVAL AND RELOCATION SHALL BE COORDINATED WITH THE UTILITY PROVIDER. CONTRACTOR SHALL CONTACT AND COORDINATE.
- SEE UTILITY PLANS FOR ADDITIONAL REMOVAL REQUIRED FOR INTERCONNECTIONS.
- REMOVE EXISTING PRIVATE STORM LINES AND INLETS.

LEGEND

- REMOVE TREE / SHRUB / INLETS
- REMOVE LIGHT POLE
- REMOVE STRUCTURE
- REMOVE EXISTING FENCING/UTILITY LINE
- REMOVE PAVEMENT/SIDEWALK/SUBGRADE

EXISTING IMPERVIOUS AREA = 54,048 SQFT



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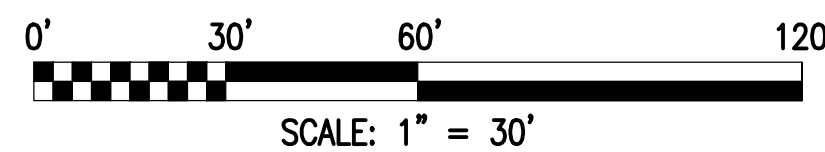
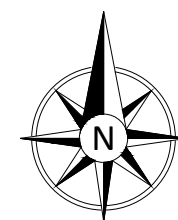
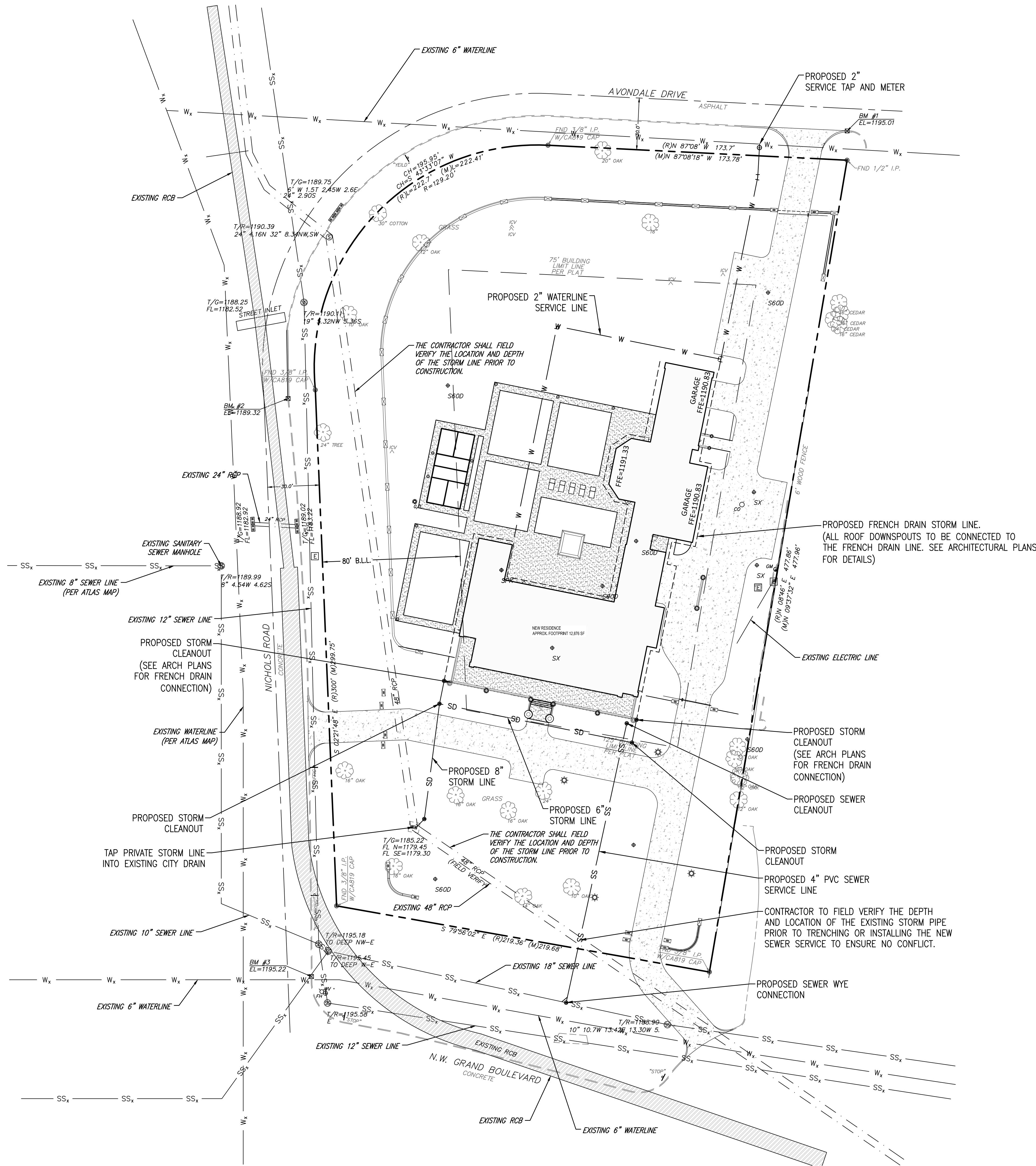


GENERAL UTILITY NOTES

- CONTRACTOR SHALL COORDINATE WITH THE CITY FOR ALL INTERCONNECTIONS TO PUBLIC UTILITIES.
- CONTRACT SHALL CALL OKIE PRIOR TO ANY CONSTRUCTION ACTIVITIES. CALL OKIE PRIOR TO DIGGING 940-5032 / 1-800-522-8543. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS TO THE BUILDING(S) WITH THE M.E.P. PLANS.
- UNLESS OTHERWISE NOTED, PIPE 3 INCHES AND SMALLER SHALL BE PEX STYLE OR PVC WATER PIPE.
- ALL VALVES, MANHOLE LIDS, AND SEWER CLEAN-OUTS LOCATED IN PAVED AREAS, SHALL BE RATED FOR H-20 TRAFFIC LOADING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ELEVATIONS AND ADJUSTING ALL COVERS AND LIDS IN PAVED AREAS TO FINISHED GRADE. ALL FIELD ADJUSTMENTS SHALL BE NOTED AND BROUGHT TO ENGINEER'S ATTENTION FOR APPROVAL.
- CONTRACTOR SHALL BASE OR LOWER ALL EXISTING VALVE BOXES AND COVERS, FIRE HYDRANTS, MANHOLES, MOTOR BOXES, TRAFFIC BOXES, AND OTHER UTILITIES TO MEET THE SPECIFICATIONS OF EACH UTILITY COMPANY RESPECTIVELY.
- ALL 4" SANITARY SEWER SERVICE LINES SHALL HAVE A MINIMUM 2.00% SLOPE WITH CLEANOUTS SET AT 10' ON CENTER. 6" SERVICE LINES SHALL HAVE A MINIMUM 1.00% SLOPE. SEWER PIPE SHALL BE PVC MATERIAL.
- CONTRACTOR SHALL PROVIDE IRRIGATION CONDUIT AND LIGHTING AS NEEDED. REFER TO LANDSCAPE ARCHITECTURAL PLANS AND MEP PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH STATE LAWS AND FEDERAL REGULATIONS RELATING TO TRENCH SAFETY, INCLUDING THOSE WHICH MAY BE ENACTED DURING THE PERFORMANCE UNDER THIS CONTRACT. CONTRACTOR IS ADVISED THAT FEDERAL REGULATIONS 29 C.F.R. 1926.500-1926.505 HAVE BEEN IN THEIR MOST RECENT VERSION AS AMENDED IN EFFECT SINCE JANUARY 2, 1990. CONTRACTOR SHALL FULLY COMPLY WITH THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS PERTAINING TO EDUCATIONS, TRENCHING, AND SHORING AND SHALL PROVIDE AND FAMILIARIZE ITS EMPLOYEES INVOLVED IN EXCAVATION AND TRENCHING WITH THE PROVISIONS IN OSHA PAMPHLET NUMBER 222A, EXCAVATING AND TRENCHING OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE SUFFICIENT WORKERS, MATERIAL AND EQUIPMENT TO COMPLETE ALL UTILITY CONNECTIONS IN THE ALLOTTED TIME. THE CONTRACTOR SHALL COORDINATE THE CONNECTION BETWEEN THE NEW AND EXISTING CITY MAINS WITH THE CITY AND ALL OTHER PARTIES AFFECTED BY THE DISRUPTION. THE CONNECTIONS SHALL BE MADE AT A TIME AGREEABLE TO THE CITY AND ALL AFFECTED PARTIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMIT APPLICATION AND COORDINATION WITH THE CITY. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES.
- THE EXISTING UTILITIES SHALL BE EXPOSED PRIOR TO THE WORK IN ORDER TO VERIFY DEPTH AND SIZE.
- THERE SHALL BE A MINIMUM DEPTH OF BURY OF 36-INCHES FOR PROPOSED PRIVATE WATER LINES.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS, BENDS, RESTRAINED JOINTS, THRUST BLOCKS, PIPES, VALVES, LABOR, MATERIAL AND EQUIPMENT TO INSTALL A COMPLETE OPERATIONAL PRIVATE WATER SYSTEM. THIS INCLUDES ALL DOMESTIC WATER, FIRE WATER AND FROST FREE HAND HYDRANT WATER LINES AND APPEARANCES NEEDED.

LEGEND

- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC PULLBOX
- EXISTING GAS METER
- EXISTING TELEPHONE PULLBOX



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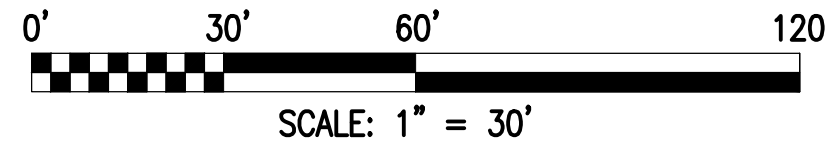
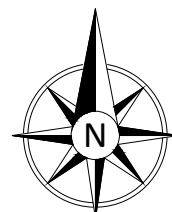


GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
3. PRIOR TO PLACEMENT OF FILL, THE GROUND SHALL BE STRIPPED (6" THICK) OF VEGETATION, SCARIFIED AND RECOMPACTED. FILL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS OBTAINED BY THE STANDARD COMPACTION TEST (ASTM D-698). THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND COORDINATE WITH STRUCTURAL ENGINEER FOR ALL SOIL AND PLACEMENT NEAR OR UNDER BUILDING SLAB.
4. UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE PROJECT ENGINEER FOR HIS REVIEW AND APPROVAL.
5. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY, PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING THE SILT FENCE BARRIER AROUND THE LIMITS OF CONSTRUCTION AND AS SHOWN ON THE EROSION PLAN, DURING CONSTRUCTION, UNTIL ALL WORK IS COMPLETE AND VEGETATION IS REESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SUBJECT TO FREQUENT INSPECTION OF ALL METHODS AND MATERIALS FOR EROSION PROTECTION.
7. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL ISLANDS, BEHIND CURBS AND ALL OTHER AREAS TO BE LANDSCAPED, WITH A MINIMUM 6" DEPTH OF TOPSOIL. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR SEEDING AND/OR SLAB SODDING AS DIRECTED BY THE OWNER.
8. MAINTENANCE OF SEEDD AND SODDED AREAS SHALL INCLUDE ALL NECESSARY FERTILIZATION AND WATERING UNTIL SUCH TIME AS PROPER VEGETATION AND ROOT GROWTH IS ESTABLISHED.
9. ALL ADA ACCESSIBLE PARKING STALL AREAS (INCLUDING THE PARKING STALL AND CORE MARKINGS) SHALL BE CONSTRUCTED TO NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION. ALL ACCESSIBLE SIDEWALKS SHALL BE CONSTRUCTED TO NOT EXCEED A 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE. ALL ADA CURB RAMPS SHALL NOT EXCEED 8.33% LONGITUDINAL SLOPE AND A MAXIMUM 6-INCH ELEVATION RISE. IN THE EVENT THAT ANY FIELD CONDITIONS WILL DEVIATE FROM THESE MAXIMUM ALLOWABLE SLOPES / CRITERIA, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY.
10. SOLID SLAB SOD ALL DISTURBED AREAS.
11. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECTURAL PLANS FOR FINAL SITE GRADING, PLANTER BEDS, ROCK DRAINAGE AREAS, SITE VEGETATION AND GROUND COVER DETAILS.
12. MAXIMUM GRADE SLOPE SHALL BE 3:1.
13. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING ELEVATIONS ALONG ALL PROPERTY LINE TO ENSURE THE PROPOSED GRADING WILL NOT DESTRUCT THE HISTORIC FLOW OR RUNOFF OR CREATE POONDING AREAS ON ADJACENT PROPERTIES.
14. THE GRADES SHOWN AROUND THE PROPOSED POOL AREA ARE GENERAL IN NATURE. THE CONTRACTOR SHALL COORDINATE WITH THE POOL DESIGNER REGARDING SPECIFIC GRADES AND DRAINS AROUND THE POOL AREA AND POOL DECKINGS.

LEGEND

- EXISTING CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- DRAINAGE FLOW ARROW
- GUT
- TC
- SW
- FL
- EG
- FG
- GUTTER
- TOP OF CURB
- TOP OF SIDEWALK
- FLOW LINE ELEVATION
- EXISTING GRADE
- FINISH GRADE



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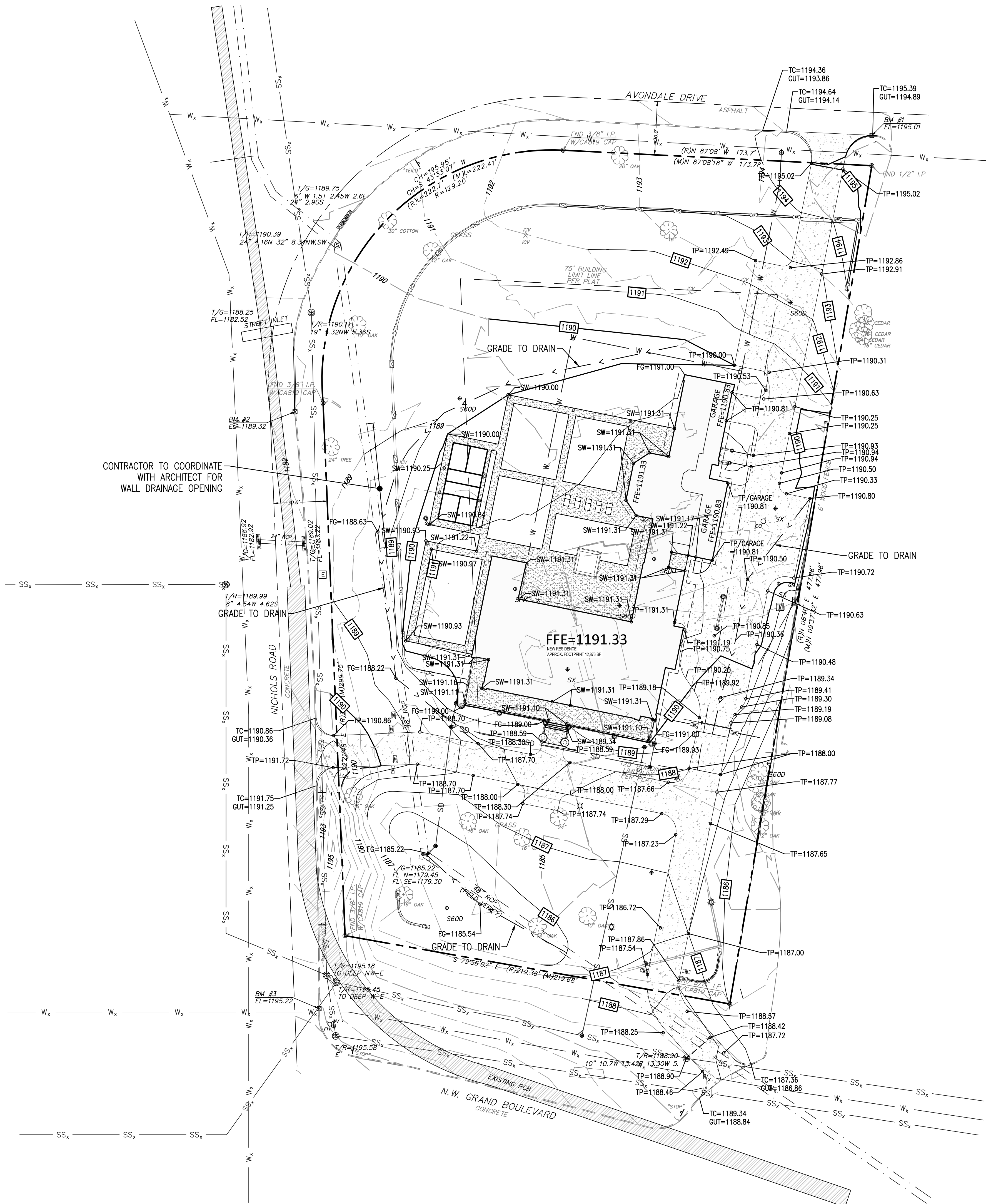
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GRADING  
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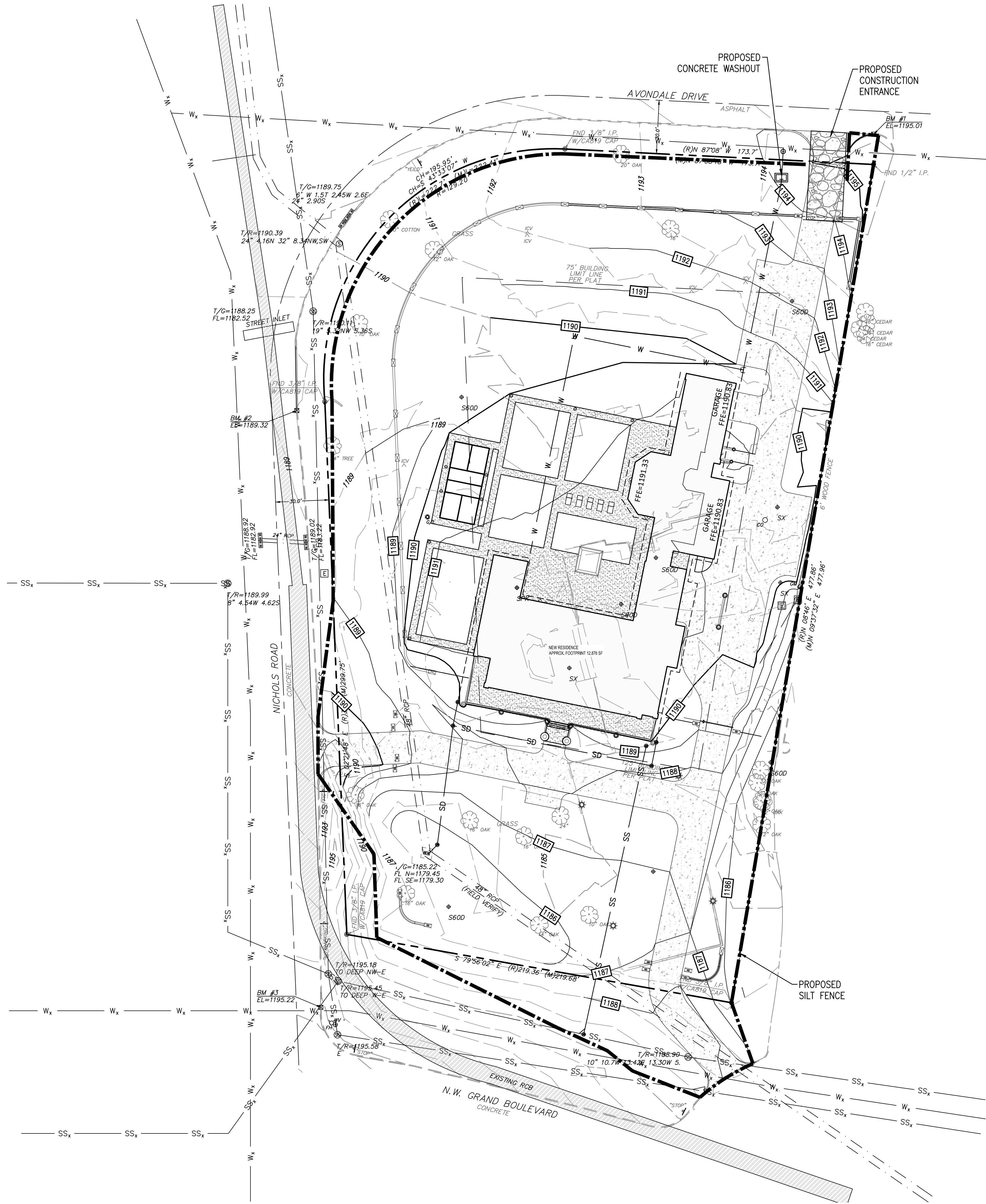
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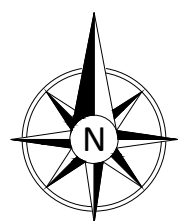


LEGEND

PROPOSED SILT FENCE

PROPOSED CONCRETE WASHOUT

PROPOSED CONSTRUCTION  
ENTRANCE



0' 30' 60' 120'  
SCALE: 1" = 30'

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Project Number  
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Sheet Title  
EROSION  
CONTROL  
PLAN

Date  
10/30/23

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New Private Residence  
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EROSION CONTROL  
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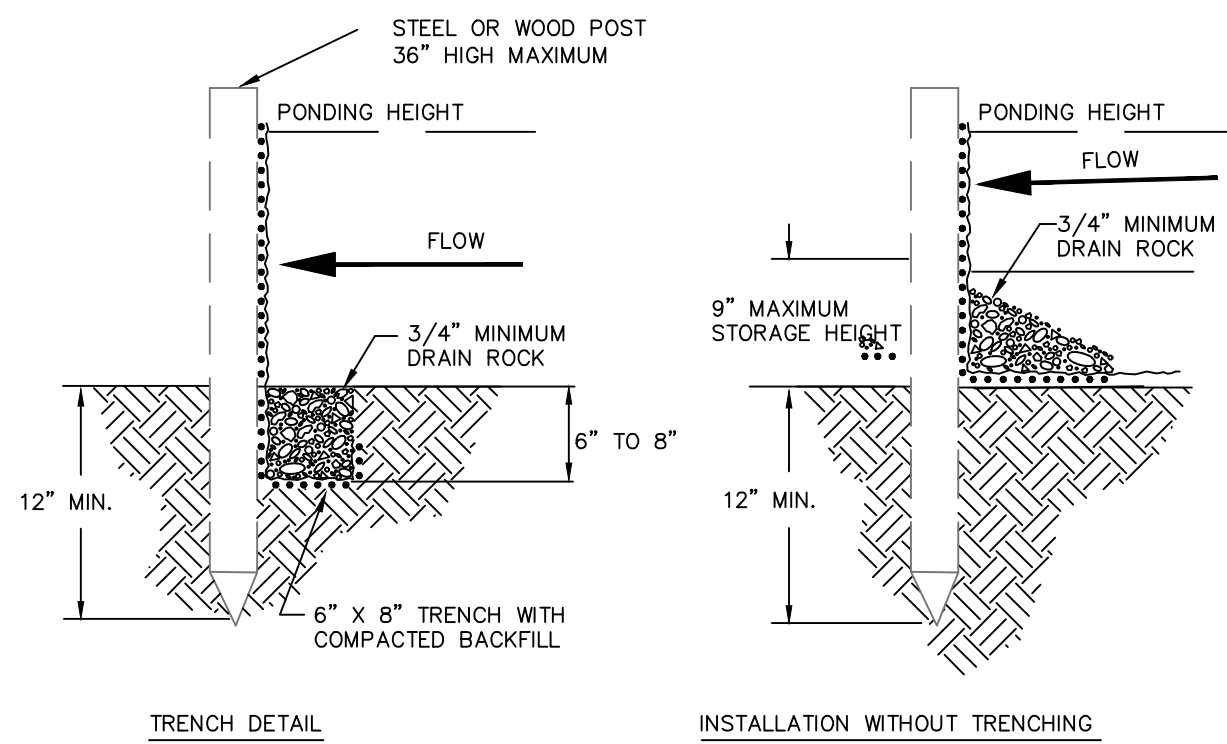
#### GENERAL EROSION CONTROL NOTES

- A. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ANY DAMAGE TO STORM WATER POLLUTION CONTROL DEVICES AS SOON AS PRACTICAL AFTER THE DISCOVERY OF THE DAMAGE.
- B. THE CONTRACTOR SHALL USE WHATEVER MEASURES NECESSARY TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THIS CAN BE ACCOMPLISHED BY TEMPORARY SEDIMENT PONDS, SILT FENCES, OR WIRE AND BURLAP FENCES.
- C. THE CONTRACTOR SHALL KEEP PAVEMENT AREAS FREE OF ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT.
- D. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF SUFFICIENT PERMANENT STABILIZATION TO PREVENT EROSION.
- E. THE CONTRACTOR SHALL INSTALL SOLID SLAB SOD TO OBTAIN STABILIZATION OF DISTURBED AREAS AS REQUIRED BY THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE CONSTRUCTION AND EROSION CONTROL SCHEDULES.
- F. THE CONSTRUCTION AND PLACEMENT OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE TIMED IN CONJUNCTION WITH THE PROGRESS OF GENERAL CONSTRUCTION. IT IS INTENDED THAT THE CONTRACTOR INSTALL THE NECESSARY CONTROL DEVICES AS REQUIRED TO PREVENT THE FREE RUN OF STORM WATER AND SILT FROM THE WORK AREA ONTO ADJACENT AREAS. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED, AS PREVIOUSLY SET FORTH HEREIN, UNTIL ALL AREAS OF CONSTRUCTION HAVE BEEN STABILIZED.
- G. THE CONTRACTOR SHALL BEGIN PERMANENT STABILIZATION OF COMPLETED AREAS OF CONSTRUCTION AS SOON AS IS PRACTICAL.
- H. STABILIZED CONSTRUCTION ENTRANCES SHALL BE REQUIRED AT ALL POINTS WHERE CONSTRUCTION OR EMPLOYEE VEHICLES ENTER OR LEAVE THE CONSTRUCTION OR STAGING AREAS. THE STABILIZED CONSTRUCTION ENTRANCES ARE INTENDED TO PREVENT THE TRACKING OF MUD ONTO PUBLIC STREETS OUTSIDE THE CONTROLLED CONSTRUCTION AREAS.
- I. UTILIZE THE EXISTING STABILIZED CONSTRUCTION ENTRANCES. IF NECESSARY, USE TWO INCH (2") STONE, OR RECLAIMED/RECYCLED CONCRETE OF SIMILAR SIZE, A MINIMUM OF SIX INCHES (6") THICK PLACED ON FILTER CLOTH.
- J. THE STABILIZED CONSTRUCTION ENTRANCES MAY BE REQUIRED. IF REQUIRED, IT SHALL BE A MINIMUM OF TWENTY FEET (20') IN WIDTH (BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR) AND AT LEAST FIFTY FEET (50') IN LENGTH. FIELD VERIFY LOCATION.
- K. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD STABILIZED CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, THEN A MOUNTABLE BERM WITH FIVE TO ONE (5:1) SLOPES WILL BE PERMITTED.
- L. THE WHEELS OF VEHICLES LEAVING THE CONSTRUCTION AREAS SHALL BE CLEANED OF MUD PRIOR TO LEAVING THE CONSTRUCTION OR STAGING AREAS. WHEN WHEEL WASHING IS REQUIRED IT SHALL BE PERFORMED IN AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- M. ANY MUD, SEDIMENT, EXCAVATION WASTE, ETC., DROPPED, WASHED, SPILLED, OR TRACKED FROM THE CONSTRUCTION OR STAGING AREAS ONTO STREETS OUTSIDE OF THE CONSTRUCTION AREAS SHALL BE REMOVED IMMEDIATELY.
- N. PERIODIC INSPECTION AND INSPECTION AFTER SIGNIFICANT RAINFALL SHALL BE MADE OF THE CONSTRUCTION ENTRANCES AS PREVIOUSLY SET FORTH HEREIN.
- O. STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD AND SEDIMENT ONTO PUBLIC STREETS OUTSIDE THE CONTROLLED CONSTRUCTION AREAS. PLACEMENT OF ADDITIONAL STONE, REPAIR AND/OR CLEANING OUT OF SEDIMENT TRAPPING DEVICES, AND OTHER MAINTENANCE MEASURES SHALL BE USED AS NECESSARY.
- P. SILT FENCE SHALL BE USED TO CONTROL SEDIMENTATION FROM SURFACE RUNOFF AROUND THE PERIMETER OF THE WORK AREA AS NECESSARY.
- Q. INSTALL A PREFABRICATED CONCRETE WASHOUT CONTAINER OR AN APPROVED SELF-INSTALLED CONCRETE WASHOUT FACILITY.

#### GENERAL NOTES

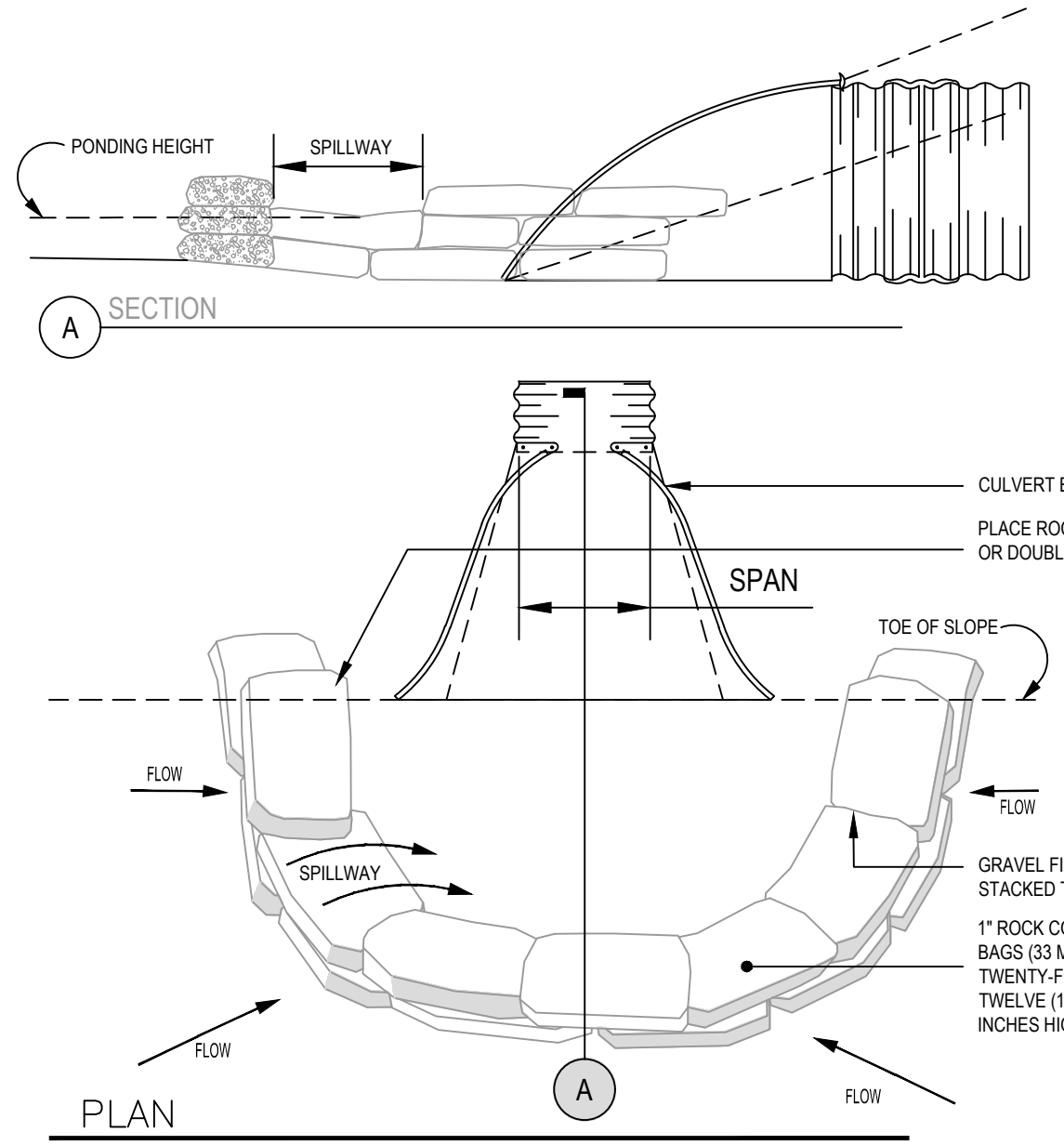
1. PLACE SEDIMENT BARRIERS IN GENTLY SLOPING AREAS SO AS TO ALLOW FOR PONDING OF WATER AND SEPARATION OF SEDIMENT.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, SHALL BE FILLED WITH GRAVEL AND SHALL BE LAYERED AND PACKED TIGHTLY.
3. CONTRACTOR SHALL LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. CONTRACTOR SHALL INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL SHALL BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

- 1" ROCK CONTAINED IN SYNTHETIC NET BAGS (33 MM MESH, APPROXIMATELY TWENTY-FOUR (24) INCH LONG, TWELVE (12) INCHES WIDE AND SIX (6) INCHES HIGH.

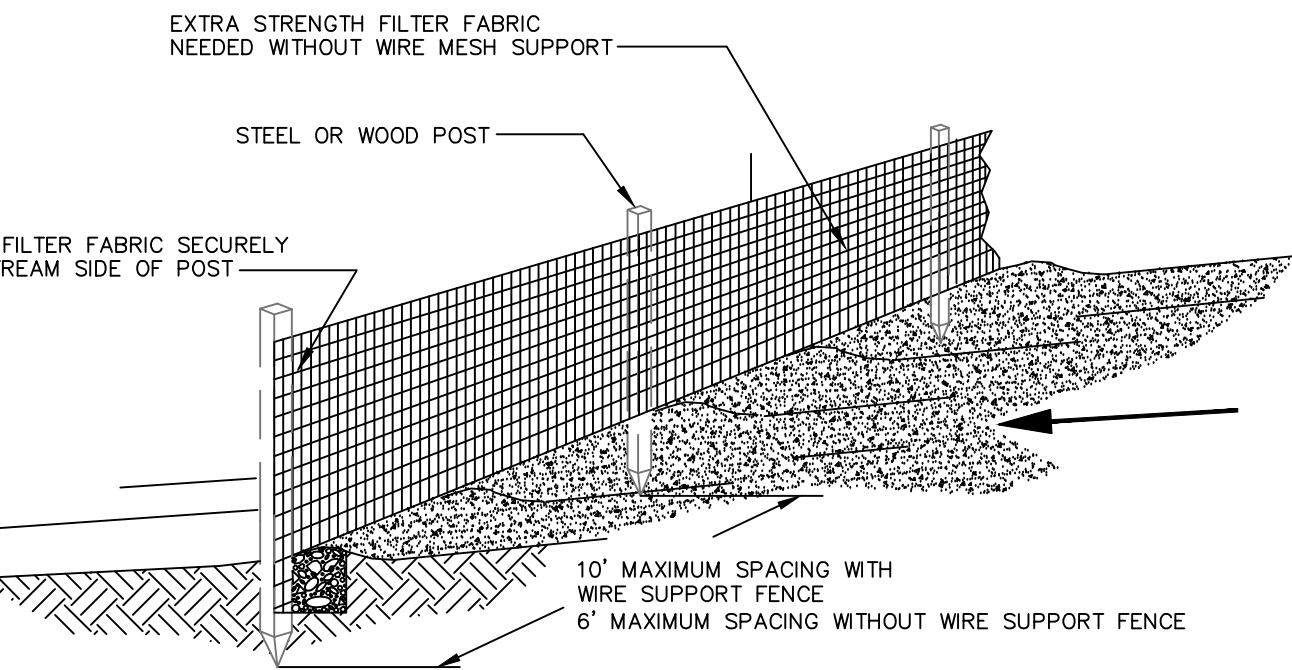


- NOTES:
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
  2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
  4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

#### 1 SILT FENCE DETAIL N.T.S.

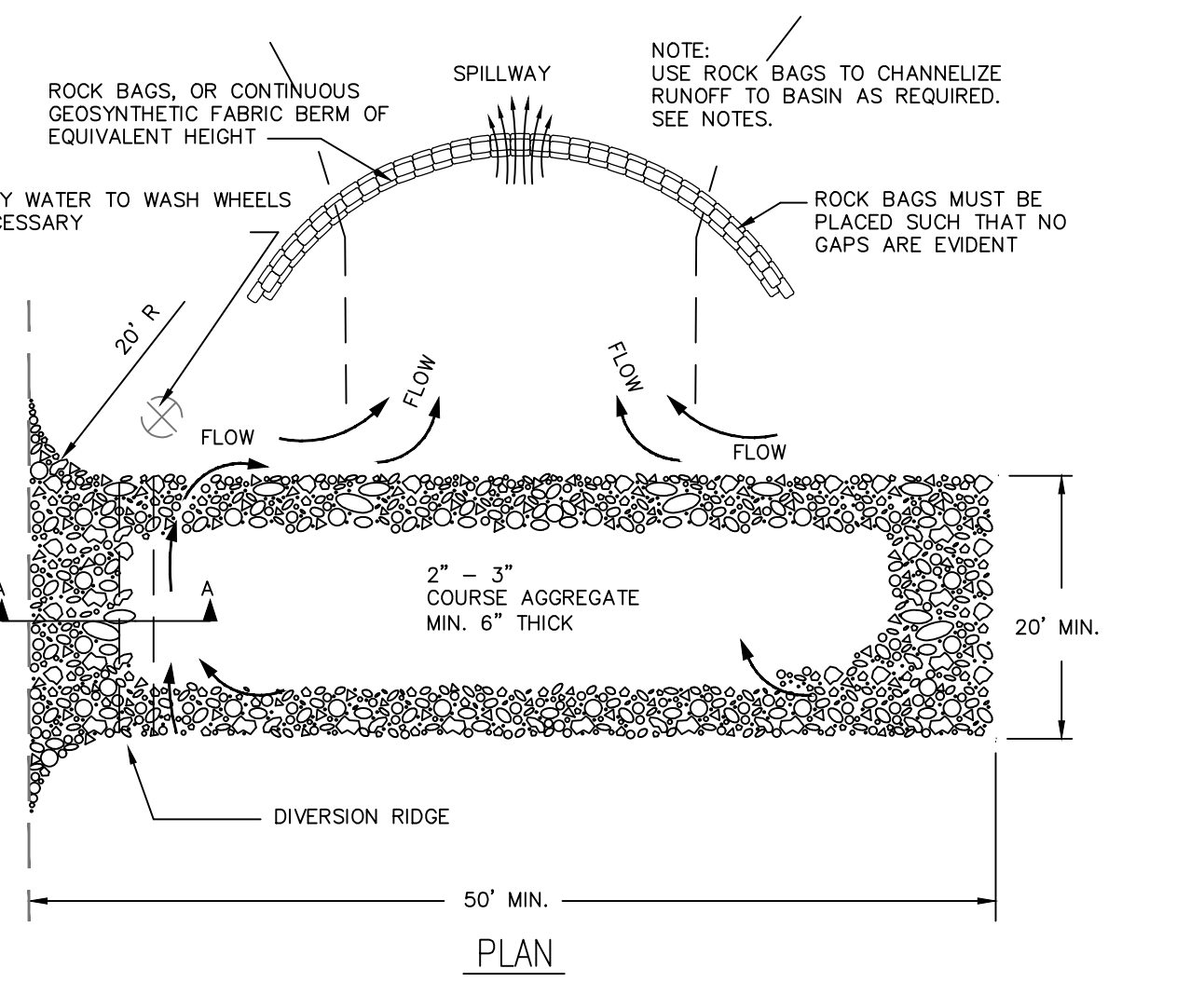


#### 3 ROCK BAG BARRIER DETAIL N.T.S.



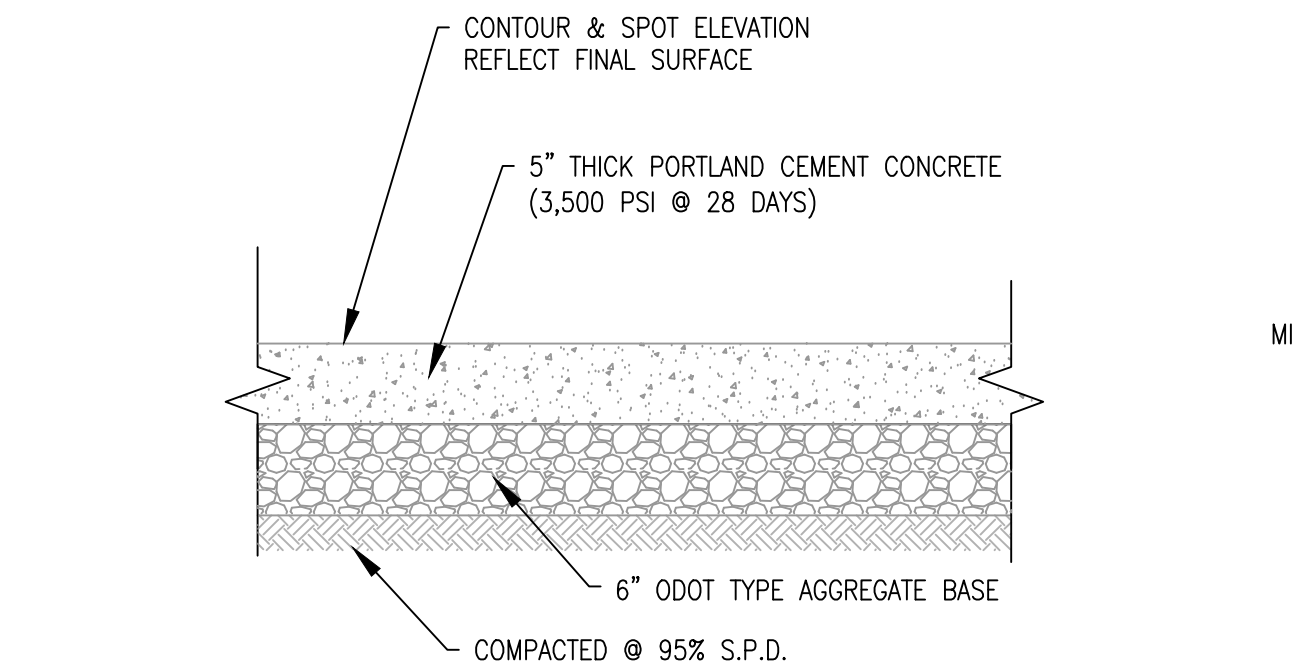
- NOTES:
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
  2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
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#### 1 SILT FENCE DETAIL N.T.S.



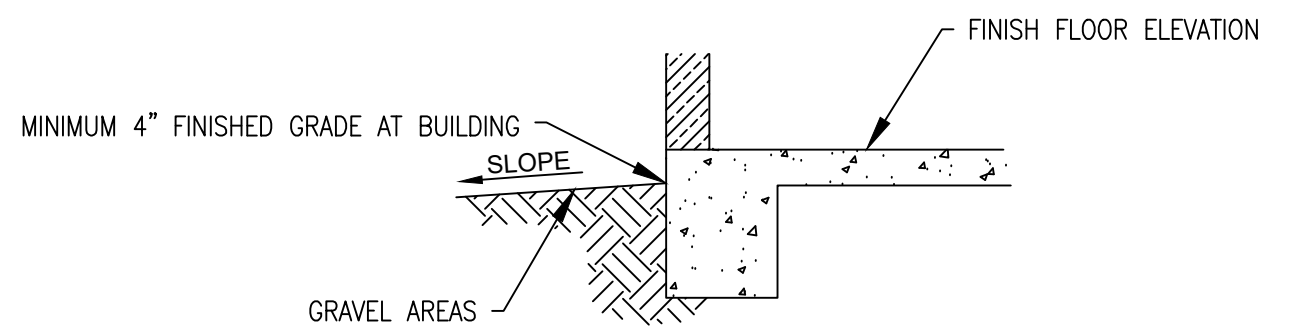
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  4. ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT.

#### 2 GRAVEL DRIVE DETAIL N.T.S.

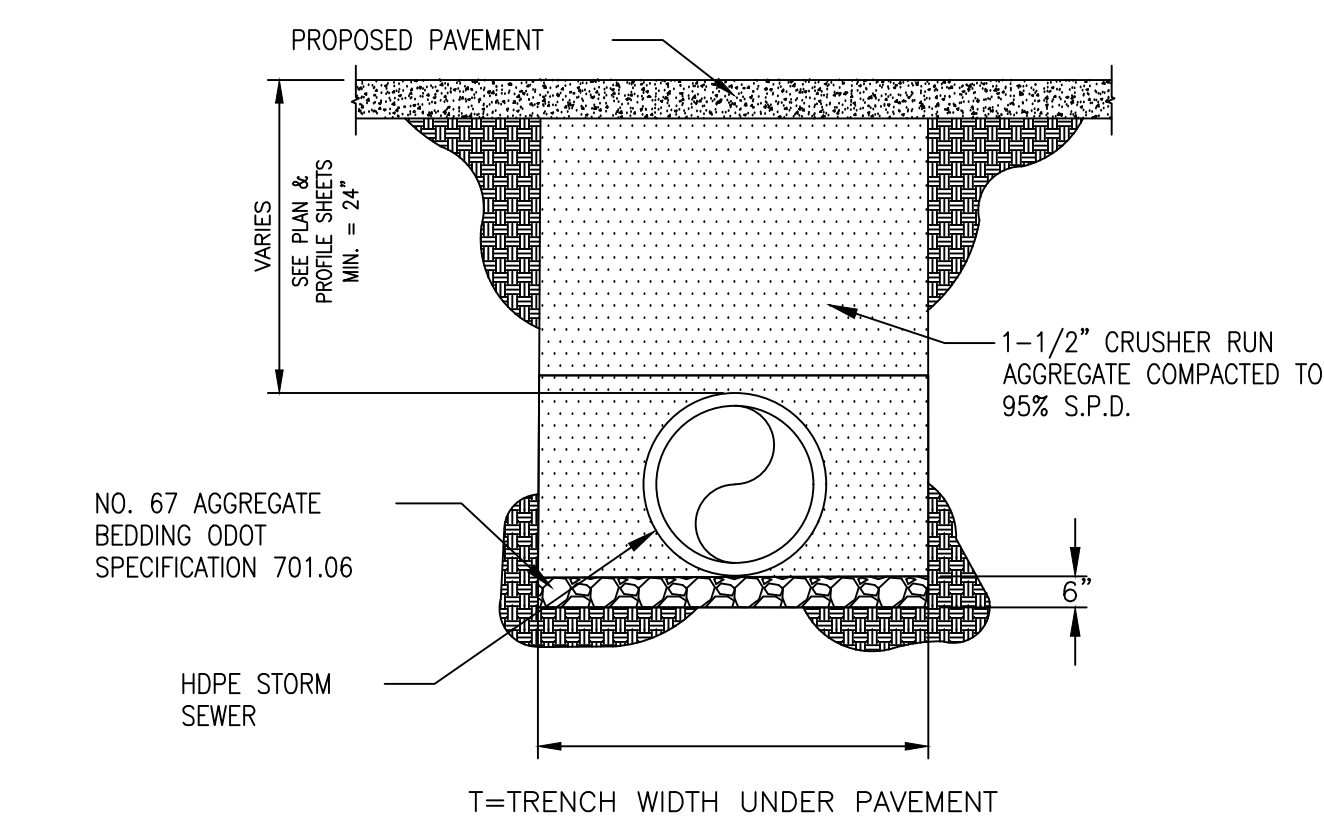


- NOTE:
1. SEE CITY PAVEMENT STANDARDS FOR JOINT MATERIAL AND JOINT SPACING.
  2. THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN TO THE ENGINEER TO REVIEW AND APPROVE.
  3. THE PAVEMENT SECTION AND SUBGRADE DETAILS PROVIDED ARE FOR GENERAL REFERENCE ONLY. THE OWNER DID NOT PROVIDE BWRDG A GEOTECHNICAL ENGINEER REPORT OF DESIGN RECOMMENDATION.

#### 7 CONCRETE DRIVEWAY PAVEMENT DETAIL

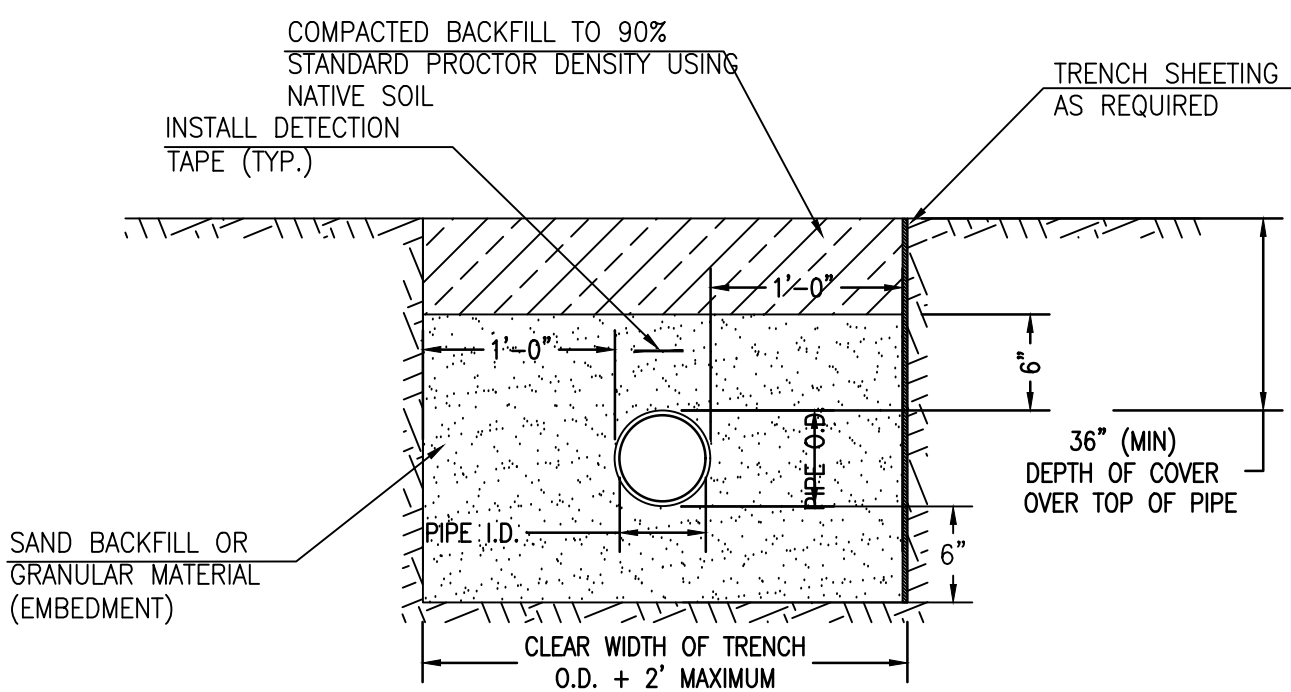
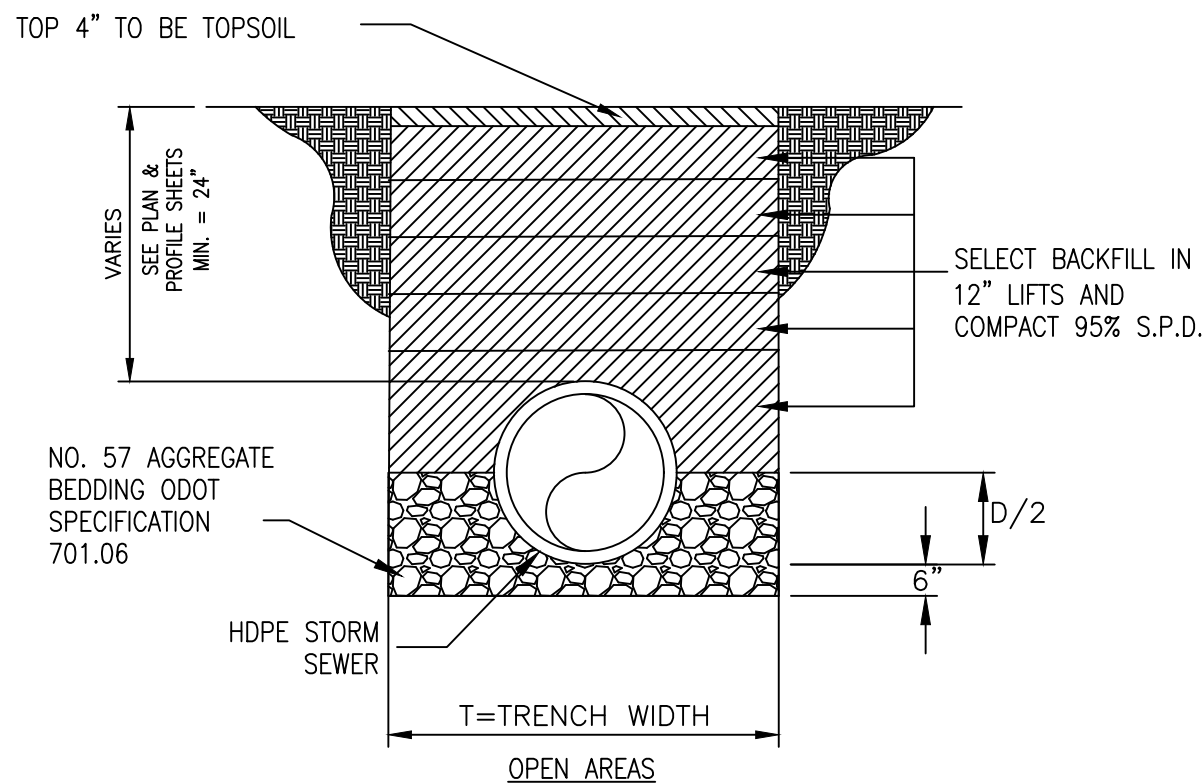


#### 8 GRADING ADJACENT TO BUILDING (NON PAVED AREAS)

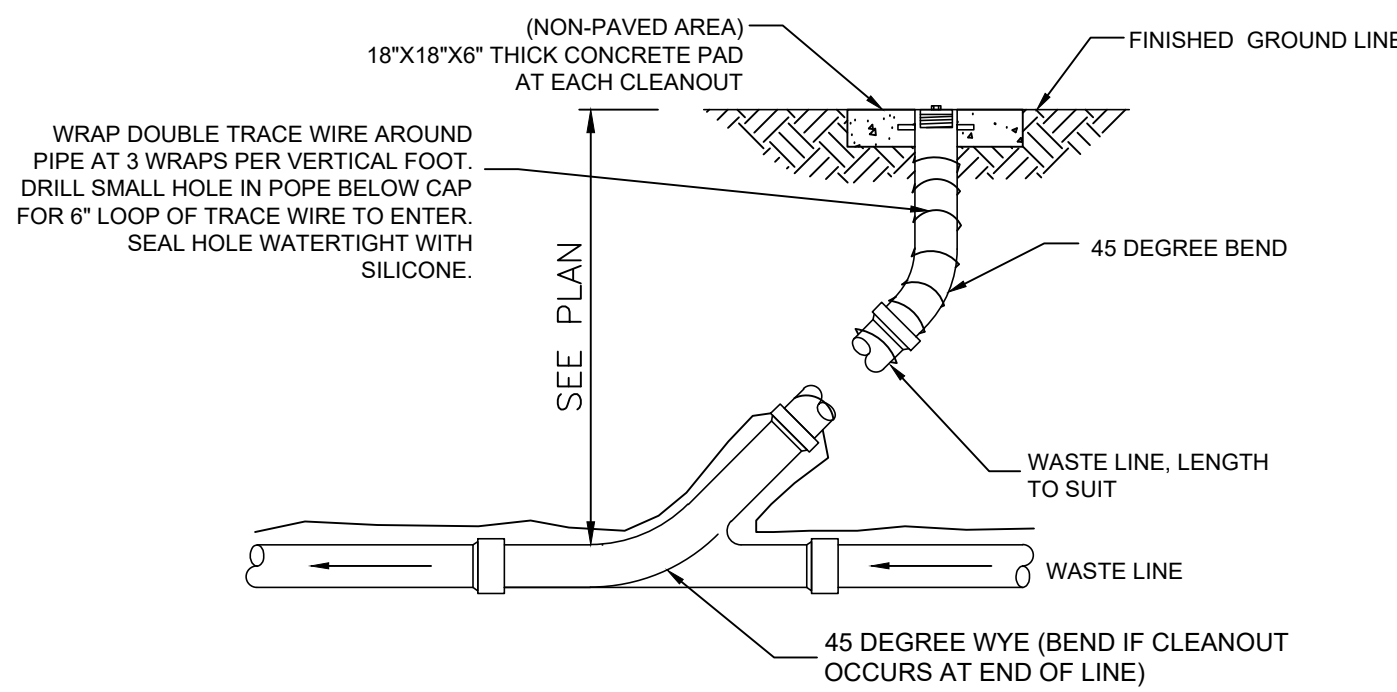


| TRENCH WIDTH    |                    |
|-----------------|--------------------|
| PIPE DIA. (IN.) | TRENCH WIDTH (IN.) |
| 6 - 8           | 26                 |

#### 9 STORM SEWER BEDDING DETAIL N.T.S.



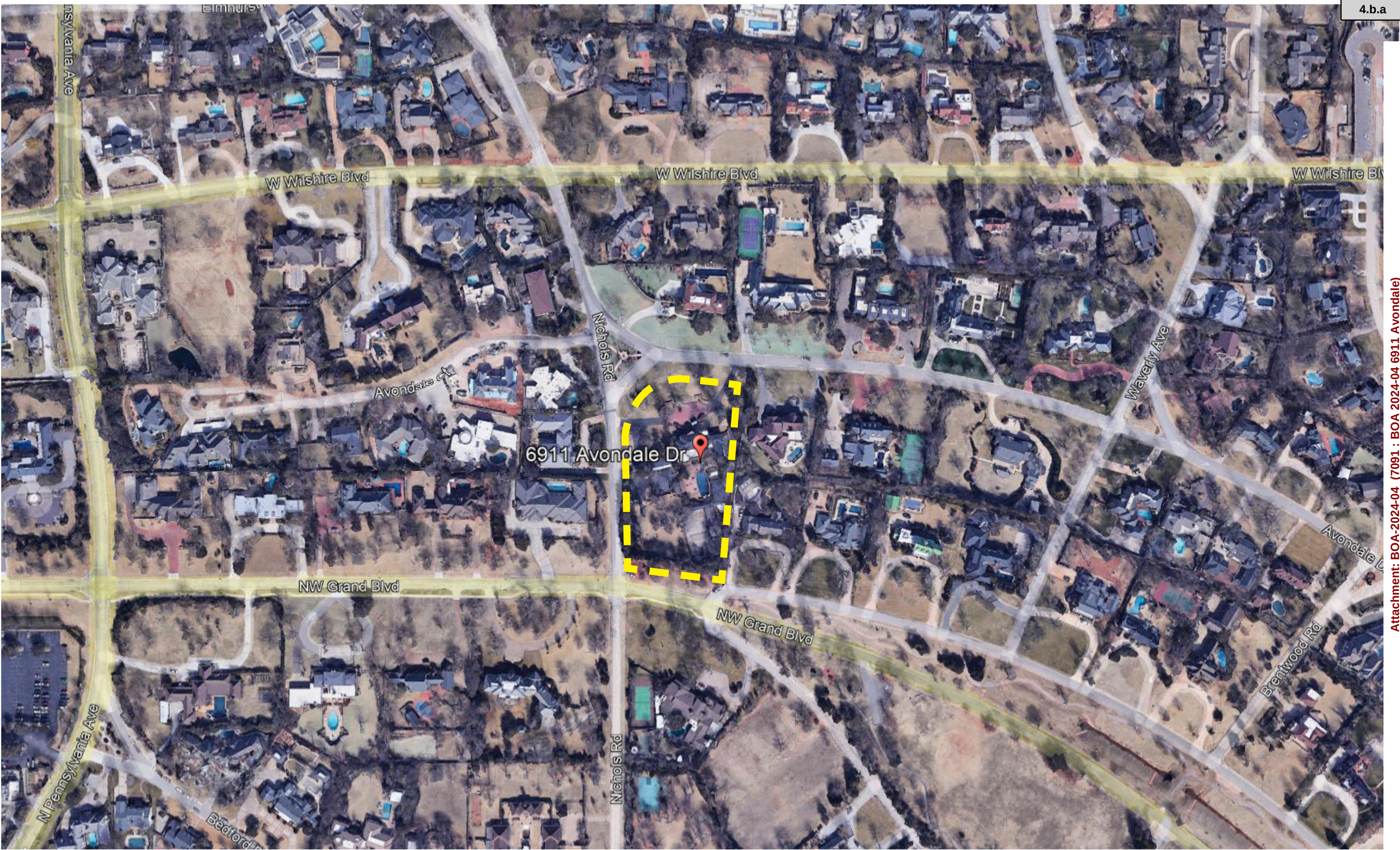
- PVC Pipe notes:
1. Pipe - PVC pressure pipe shall be AWWA C-900, Pressure Class 200 and with a minimum Dimension Ratio of fourteen (DR-14).
  2. Fittings - Fittings shall be mechanical joint type as specified under ductile iron fittings. All fittings shall have polyethylene encasement tubing with a thickness of 8 mil.
  3. Tracer Wire (Conductor) - Install one (1) strand of number twelve (12) gauge copper tracer wire along top of all PVC piping. Bring to top of ground and anchor oil valves, fire hydrants, and other appurtenances.
  4. Joint Restraints - block or mechanical joint restraint for AWWA C-900. Joint restraints shall be manufactured by Ebbco Iron Sales, Inc., or Uni-Flange by The Ford Meter Box Co., Inc., or approved equal.
  5. Water Service Connections stainless steel saddle and gasket.
  6. All bends require concrete thrust block or approved restrained joint pipe.



- NOTE:
1. LIDS IN TRAFFIC AREAS SHALL BE H-20 RATED

#### 11 SANITARY SEWER CLEAN OUT DETAIL





Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





Existing View From North Entry

Perimeter Fence and landscaping

West Entry

New Residence

North Entry

New trees for privacy

Existing Trees

Adjacent Residence

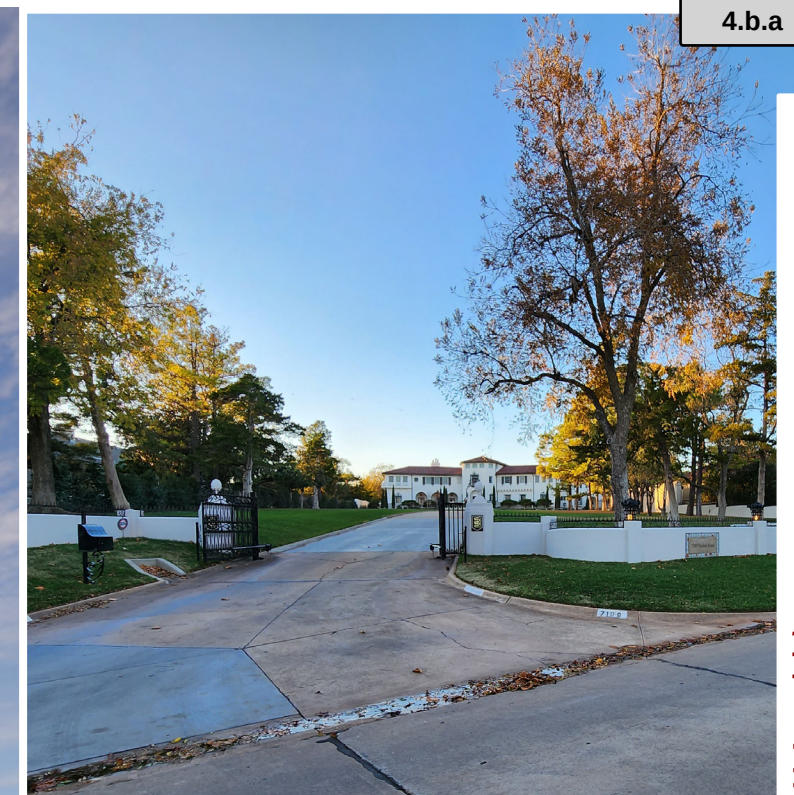
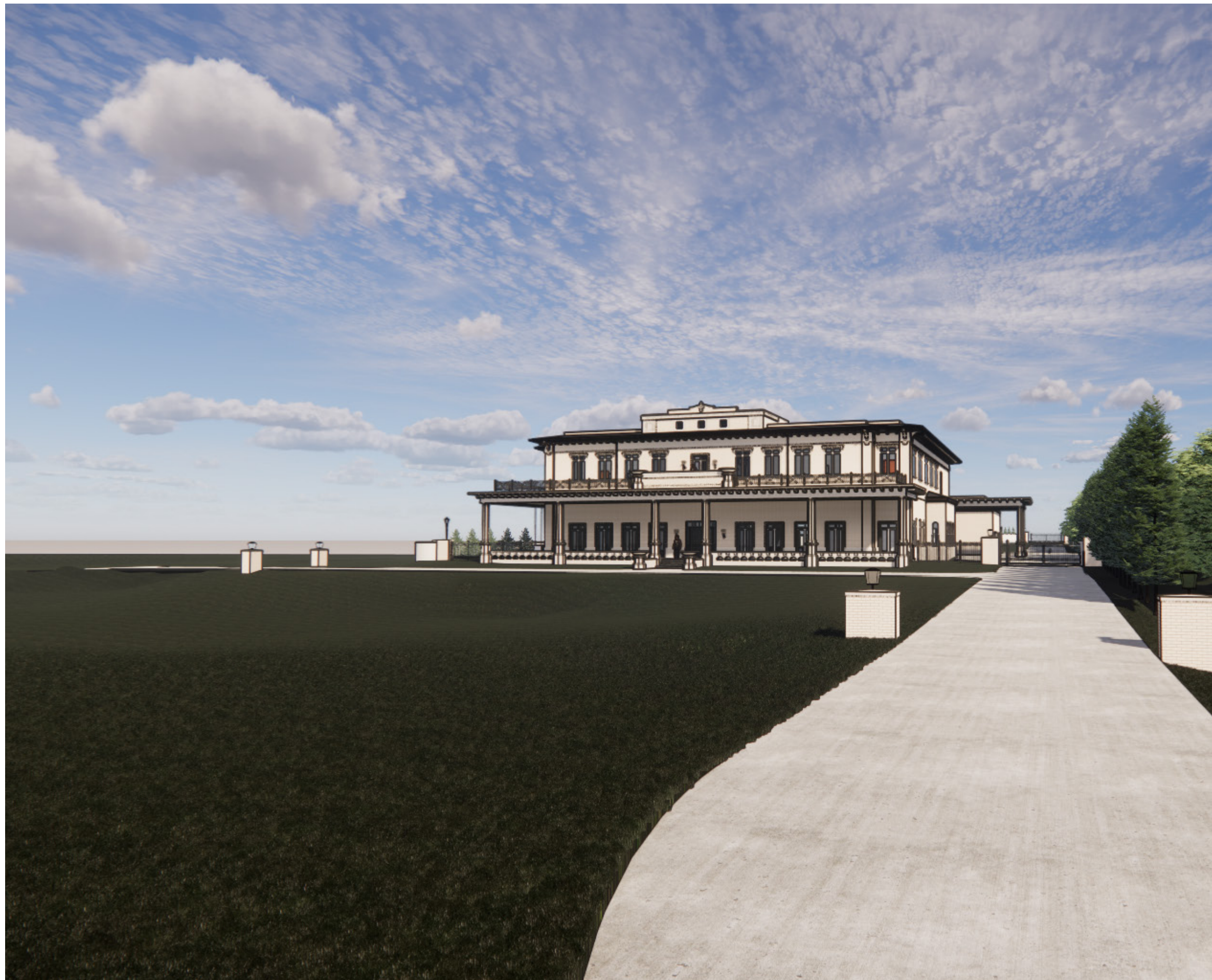
Adjacent Residence

South Entry

Existing View From South Entry



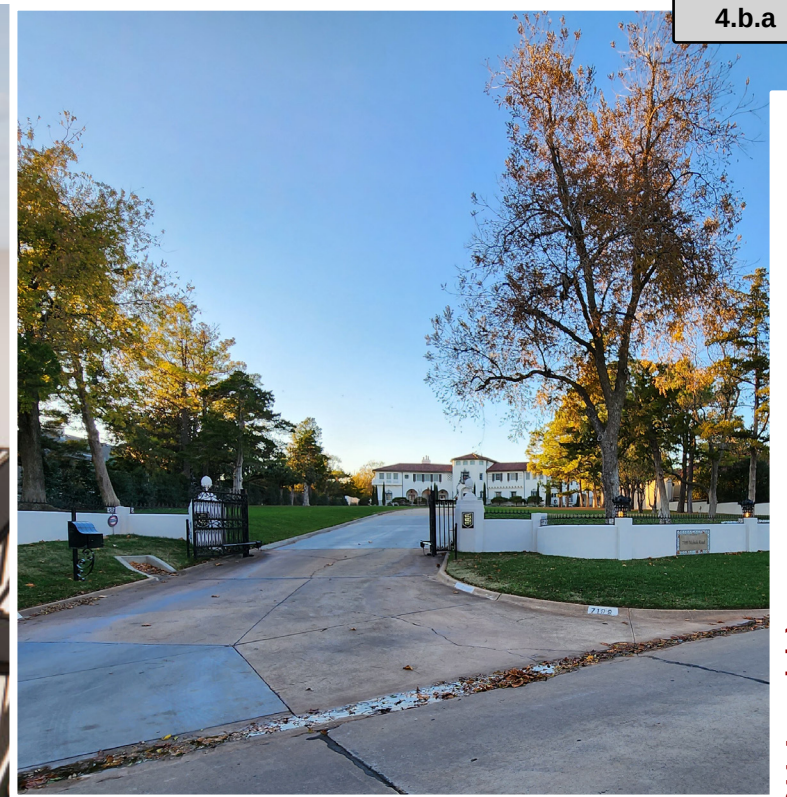
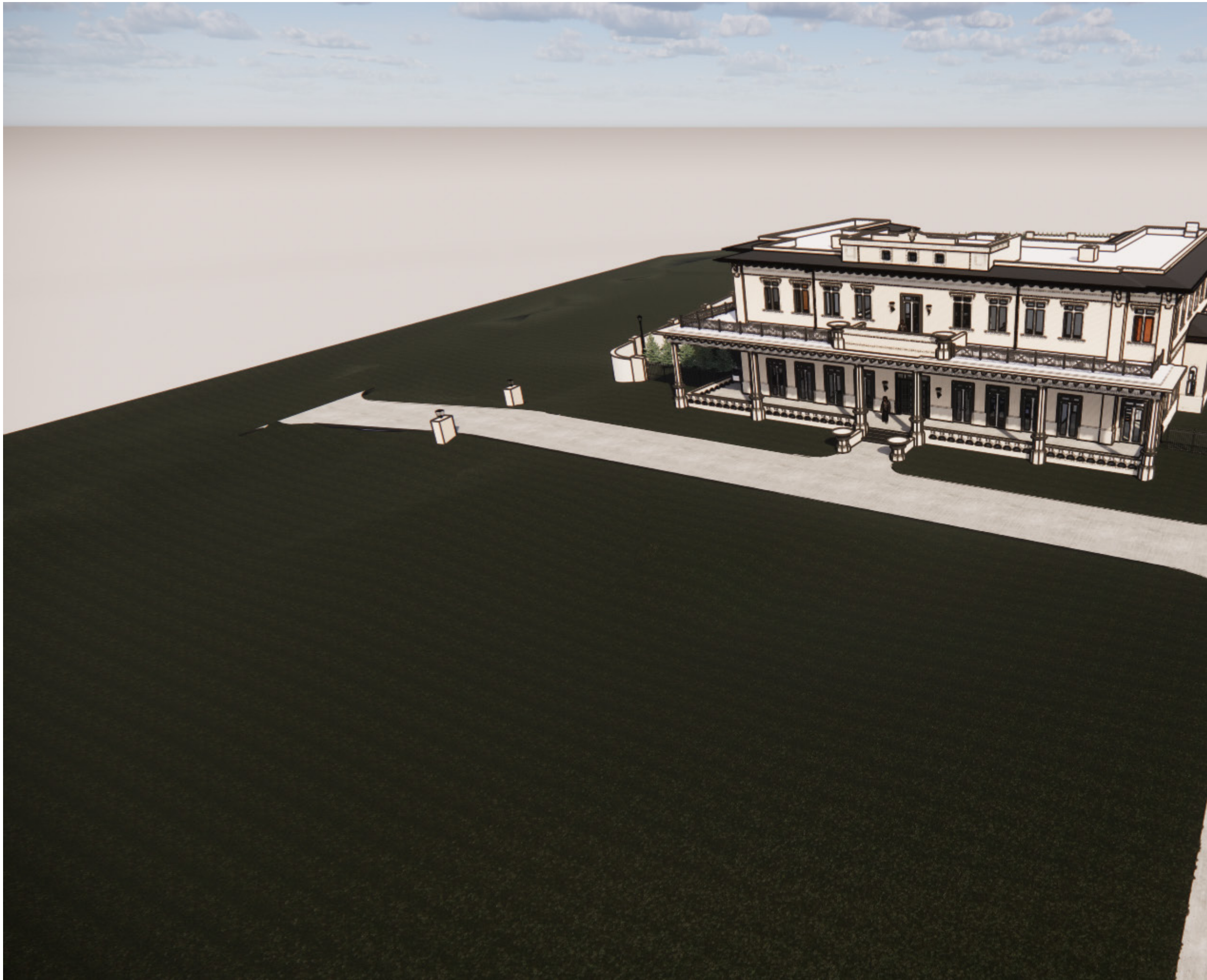




Inspiration Image: 7199 Nichols Road

Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





Inspiration Image: 7199 Nichols Road

Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)









4.b.a

Inspiration Image

Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)



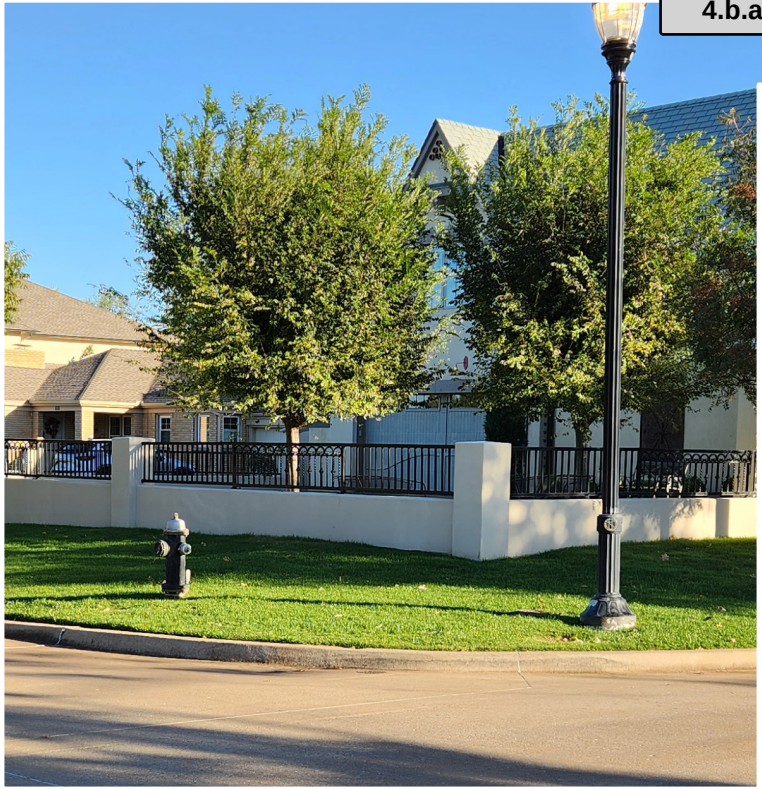
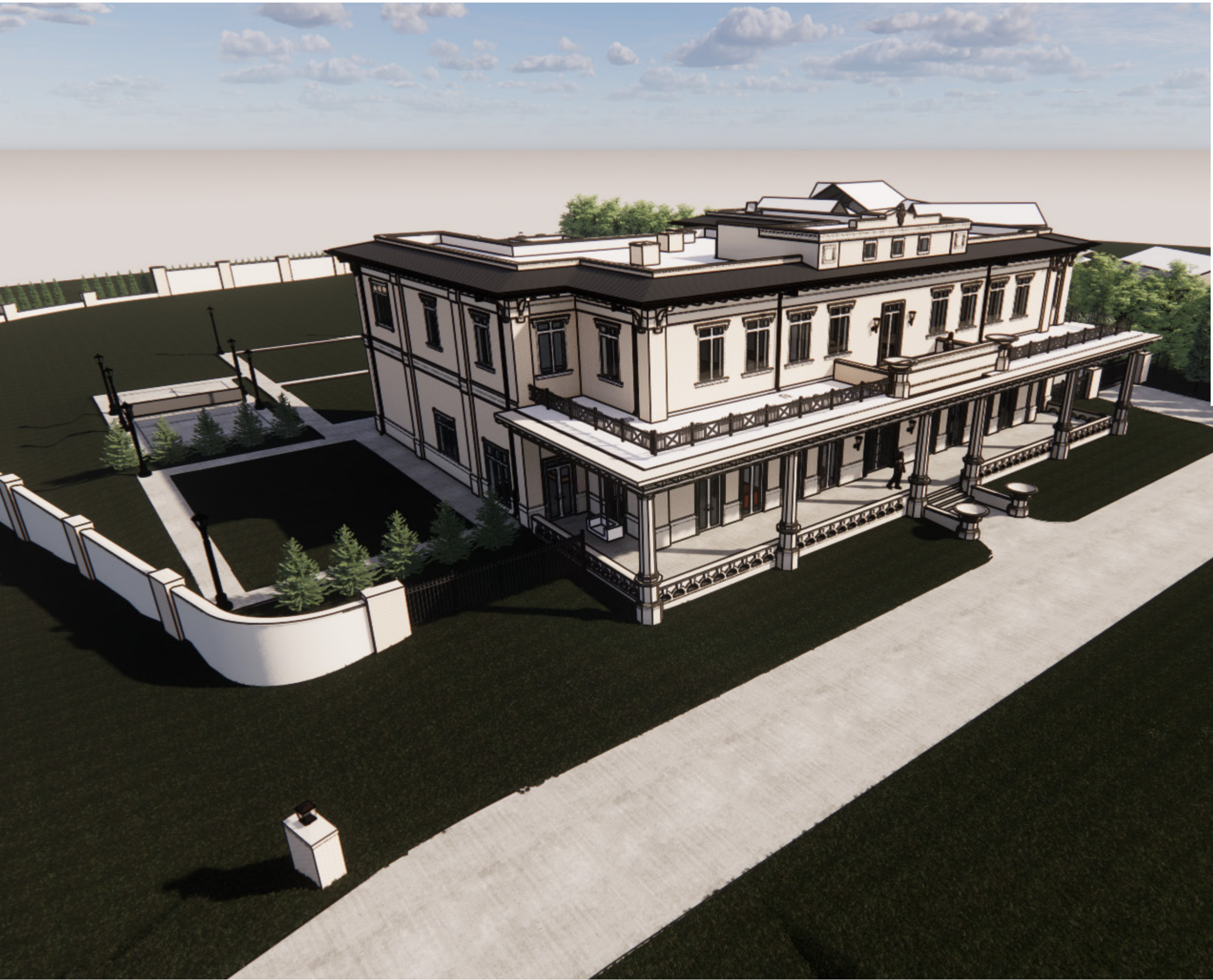


4.b.a

Inspiration Image

Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





4.b.a

Inspiration Image

Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





Inspiration Image: 7199 Nichols Road





Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





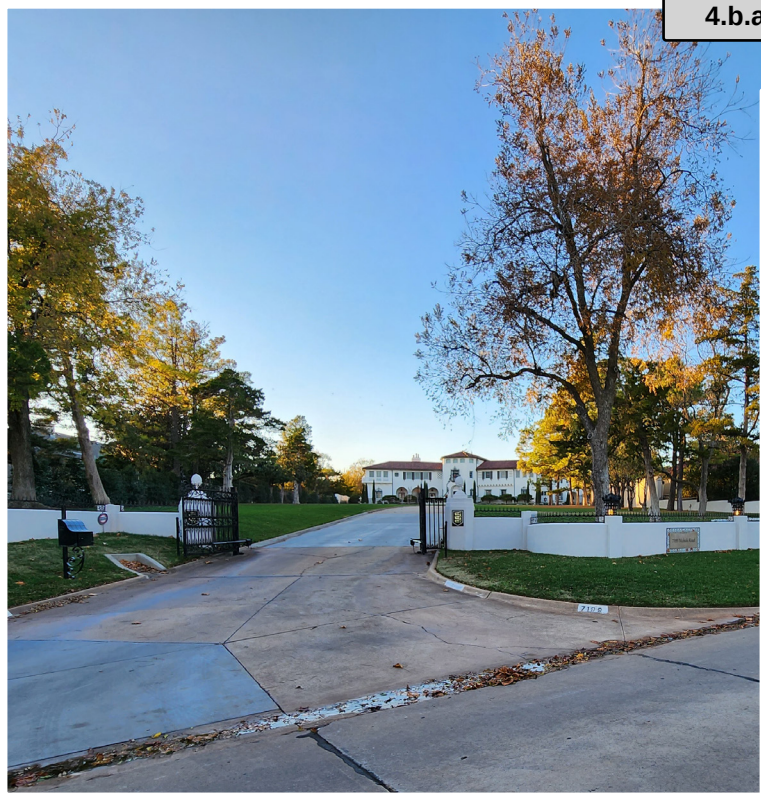
Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





4.b.a

Inspiration Image

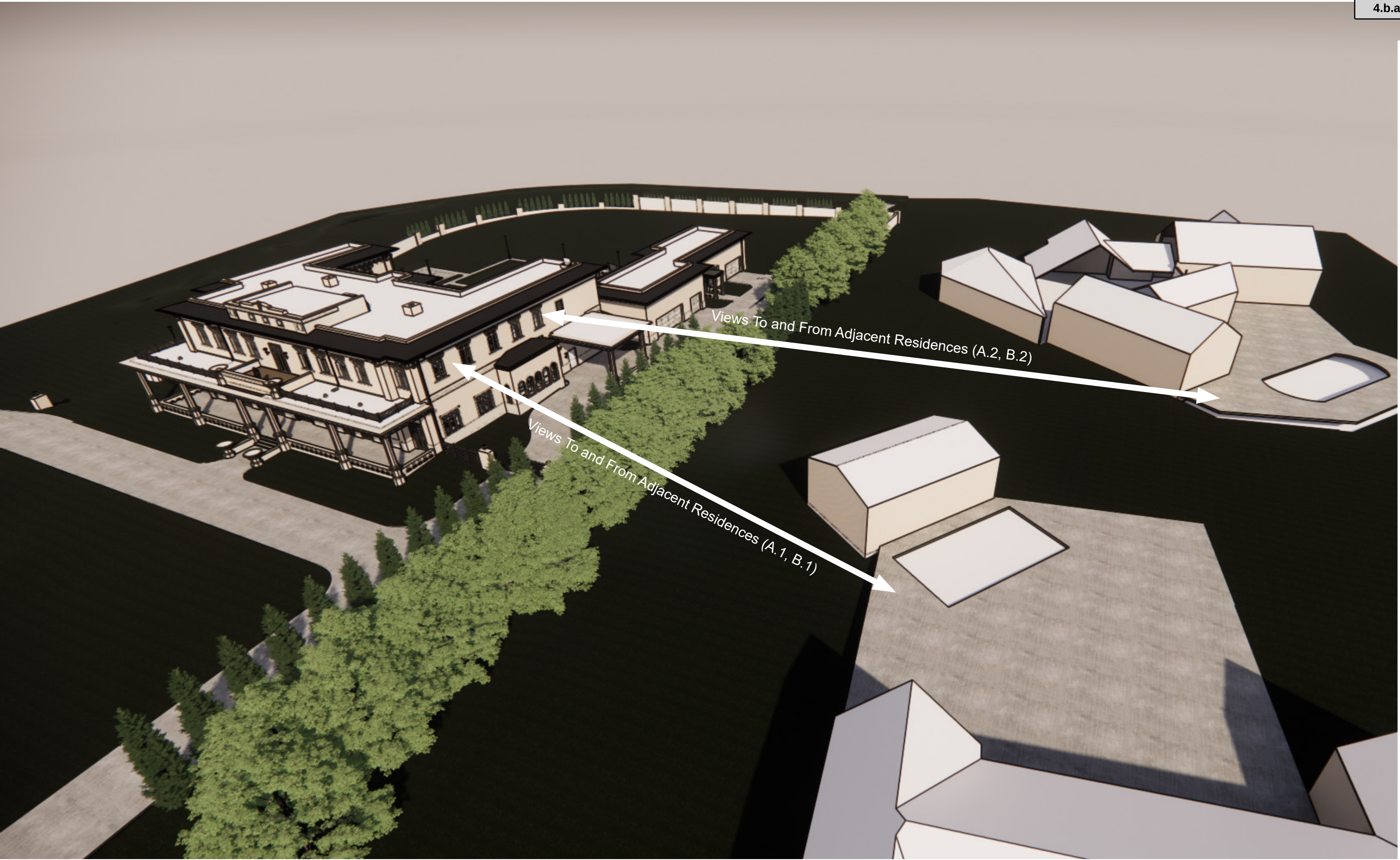
Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)

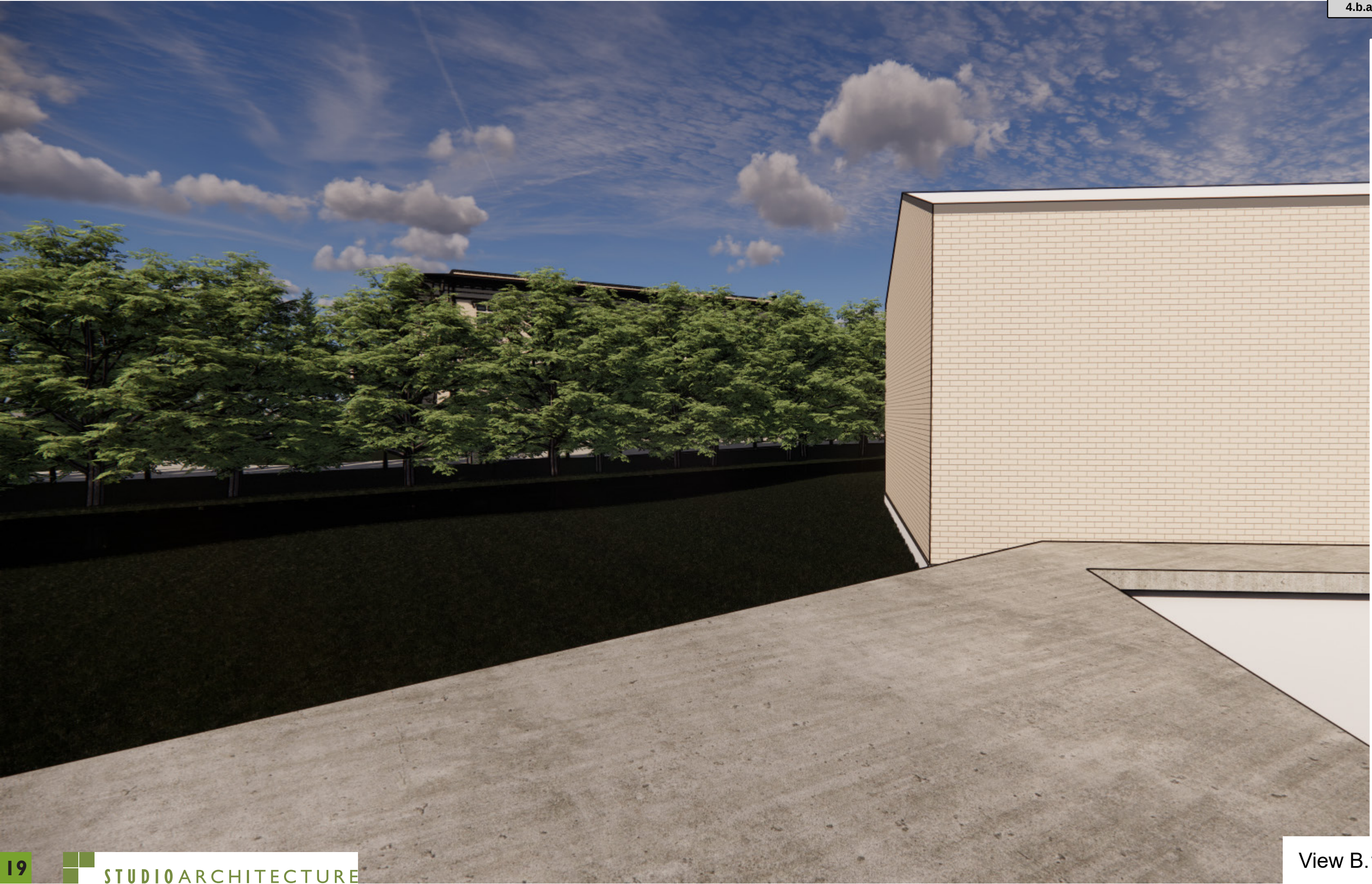












Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





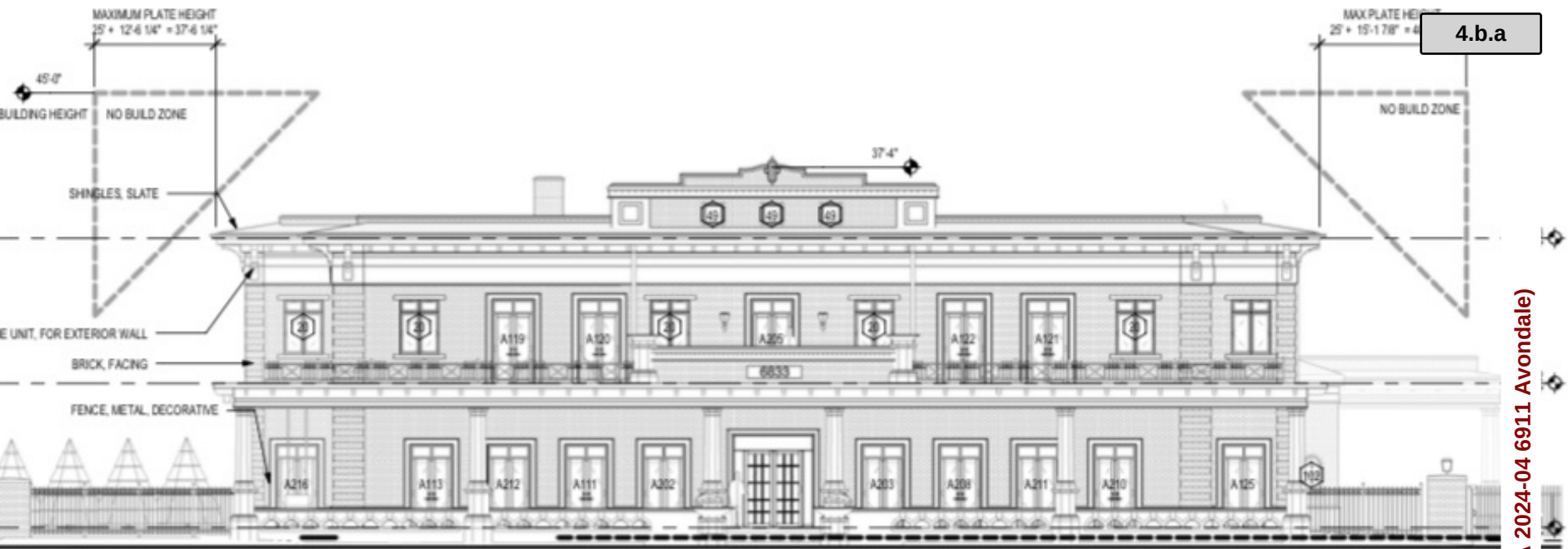
Attachment: BOA-2024-04 (7091 : BOA 2024-04 6911 Avondale)





Proposed new site plan overlay on top of existing site.





4.b.a

ON



Historic Inspiration



Porch Inspo







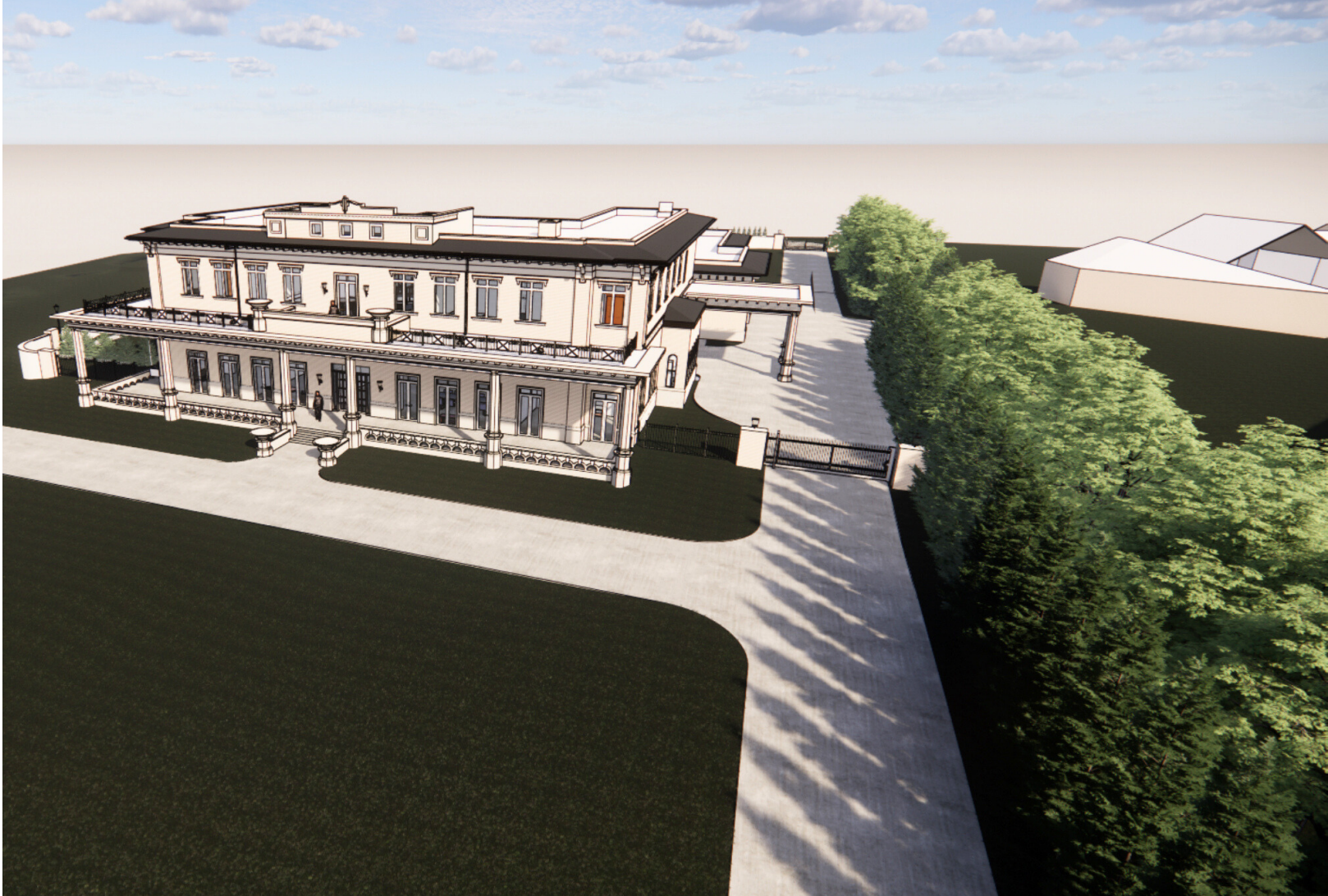


Landscape plans have already been executed to reflect the existing high caliber plant life commiserate with beauty of the surrounding neighbors.



Computer rendering of the home (to the left): Show the interior to address the home on all sides. The desire is to make an aesthetically beautiful addition to all 3 visible sides of the home to its neighbors.





**Exceptional sensitivity has been contemplated to provide new lush trees and additional plant screenings to protect privacy of adjacent neighbors that abutt the site on both Avondale and Grand Blvd.**





**This photo shows existing brick wall that encloses much of the Nichols Rd side and Grand Blvd. side of the**

**property. Current ordinances would not allow the fence to be where it currently stands if torn down.**

**\*\*\*This is another hardship facing best outcome and best use of the size of the lot. To improve the aesthetic and quality of the home site, by demolition of existing wall, the now “buildable area” and setbacks are such that the usable yard space decreases considerably.**

**\*\*\*Please note the incredible difference in slope and topography of the property from Grand Blvd. down onto the property that creates an incredible hurdle for proper site drainage and storm water trapping within the site.**





(Nichols Rd. Looking North toward Avondale.)

**\*\*\* The proposed new plan provides the opportunity for greater continuity of the streetview.**



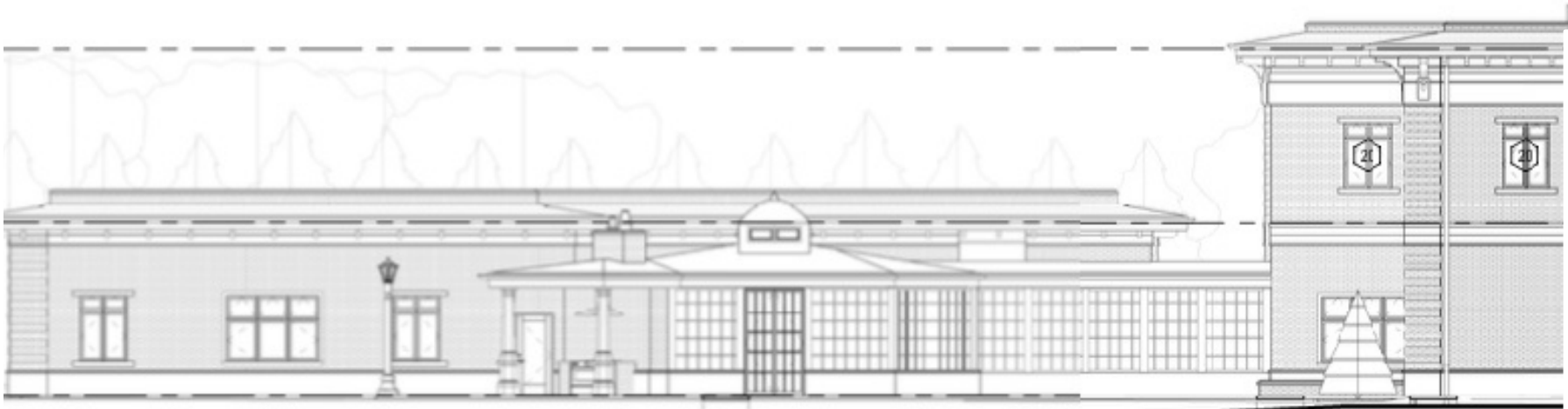


**An exhaustive amount of time and resources have been given in the ongoing beautification of Grand Blvd. (Love Fam Park as well as the Redbud Park Improvement Project and others)**

**This property easement on Grand Blvd (currently the back of the property) is one that is a visual interruption of that front of beautify and continuity.**

**The proposed site plan offers a NEW opportunity to maintain the Grand Blvd front door elegance. It's owners have also offered to partner with the City of NH and provide plant screenings and ongoing maintenance of the site. This would allow for the delicate disguise of the multiple sanitary sewer line manholes.**





Caregiver Cottage

Orangery

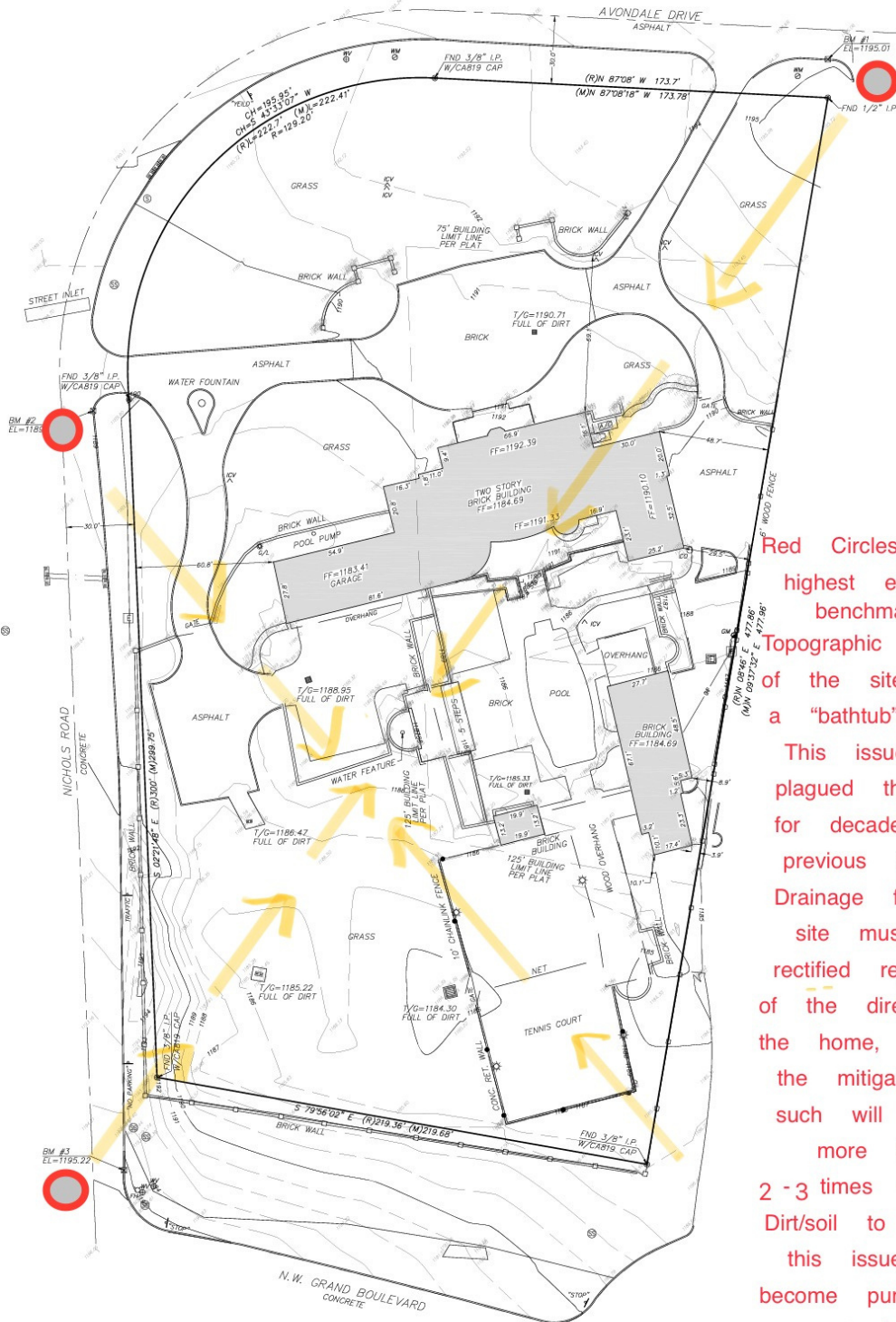


Insp for Orangery roof



Bi-fold Doors for Oran





Red Circles denote highest elevation benchmarks.

Topographic changes of the site create a "bathtub" effect.

This issue has plagued this site for decades with previous owners. Drainage for this site must be rectified regardless of the direction of the home, however, the mitigation of such will require more than 2 - 3 times more fill Dirt/soil to mitigate this issue and become punitive on cost basis.





Inside the “walls” exhibiting the “bathtub-like” drainage issues that plague the property without mitigation





## \*\*\*\*\* REPRINT RECEIPT\*\*\*\*\*

REC#: 00186422 12/20/2023 11:36 AM  
OPER: RG TERM: 005  
REF#:   
PAID BY:

ACCT #: XXXXXXXXXXXXXXXXXXXX  
AUTH #: 815336  
TRAN #: 000000190869

TYPE: PURCHASE  
APP NAME: American Express  
ENTRY MODE: CHIP

AMOUNT USD\$ 750.00

EMV DETAILS:  
AC: 680763283FA439EE  
AID: A000000025010801  
ATC: 03B0  
TSI: E800  
TVR: 0000008000

TRAN: 850.0000 Variance Request  
6911 AVONDALE  
Variance Request 750.00CR

TENDERED: 750.00 CREDIT CARD  
APPLIED: 750.00-

CHANGE: 0.00

City of Nichols Hills  
6407 Avondale Dr  
Nichols Hills, OK 73116  
(405) 843-6637





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**CITY OF NICHOLS HILLS**

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**NOTICE OF PUBLIC HEARING  
CASE NO. BOA 2024-05**

**NOTICE IS HEREBY GIVEN** that an application has been filed appealing an administrative official decision, or alternatively, seek a variance from the Nichols Hills City Code on the following described property:

All of Lot Thirty (30), in Block Ninety-six (96), of Wilshire Section of Nichols Hills, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **1711 Elmhurst Avenue**. Current zoning is **R-1-75**.

The applicants desire to appeal the City Code Official's decision to deny the issuance of a permit for an accessory structure (Sport Court).

In the event the appeal is unsuccessful, the applicant is seeking a 1'6" variance from the west side yard setback, leaving a 4'6" west side yard setback.

**A PUBLIC HEARING WILL BE HELD** on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the **21<sup>st</sup> day of February 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 5<sup>th</sup> day of February 2024.

Amanda Copeland  
City Clerk  
City of Nichols Hills, Oklahoma

Attachment: BOA-2024-05 (7092 : BOA 2024-05 1711 Elmhurst Avenue)





**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](mailto: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: Michael E. Reel

Mailing address: 1711 Elmhurst Avenue, Nichols Hills, OK 73120

Telephone number(s): 405-830-0245

Email address(es): michael.reel2@gmail.com

Address and legal description of subject property: same as mailing address

Current zoning classification: R-1-75

Present use of the property: Primary Residence

This is an application for: ☒ Variance ☒ Appeal from administrative official decision

The following must be attached to this Application:

1. **Proof of authority.** Proof of applicant's authority to make this Application by attaching a copy of the applicable deed evidencing applicant's ownership or an affidavit regarding ownership (a form for which is attached to this Application).
2. **Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
3. **Supporting Information.**
  - (a) For Applications that relate to a denied Application for Building Permit (or other Application related to Chapter 50 of the Code): a copy of the denied Application and originals of all supporting information that was required for it pursuant to the Code (specifically Sec. 50-188(c) for Applications for Building Permits).
  - (b) For Applications for a variance prior to submission of an Application for Building Permit: photos of the subject building or building site; a conceptual site plan drawn to scale showing the exact size and location of lots or land, the size and location of buildings and floor plans, and measurements showing distance from

Attachment: BOA-2024-05 (7092 : BOA 2024-05 1711 Elmhurst Avenue)



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.

A sideyard setback variance of 6 inches on the northwest corner of the concrete pad.

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:

50-49(e)

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

I don't believe the Code applies to the concrete pad in my backyard, but if it does it's an unnecessary hardship

to tear up the concrete pad. Please see additional pages.

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

The concrete pad is not an accessory building that is subject to setback requirements. Please see additional pages.

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

Granting me a permit and the requested setback variance creates no detriment to the public good. Please see additional pages.

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

The relief sought would not impair the purpose or intent of the City's zoning ordinances. Please see additional pages.



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

Granting the permit and variance is the minimum necessary to alleviate the unnecessary hardship. Please see

additional pages.

(b) **Appeals.** See Sec. 50-294 of the Code.

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

A reversal of the City's decision to make me get a permit for the concrete pad in my backyard, or in the alternative granting me a permit and approving the requested variance.

ii. Date and nature of the order, requirement, decision or determination appealed:

Violation of Section 8-91 of the City Code.

iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

Dillion Thompson

iv. Details of the alleged error in the order, requirement, decision or determination appealed:

I don't believe the Code applies to the concrete pad in my backyard. Please see additional pages.

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 15 day of Dec., 2023.

Signature: 

Print applicant's full legal name: Michael E. Reel

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



## Board Of Adjustment

|                                                                                                                                                                                                                                                                                                                     |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------|----------|--|----------------------------------|-----------------|--|-----|----------|--|----------|--------------------------------------------------------------------------------------------------------------------------------------|--|---|---|--|--|--|--|
| Address                                                                                                                                                                                                                                                                                                             | 1711 Elmhurst                                                                                                                        |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| Lot And Block                                                                                                                                                                                                                                                                                                       | Lot 30                                                                                                                               |          | Block 96            |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| Zone                                                                                                                                                                                                                                                                                                                | R-1-75                                                                                                                               |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| City                                                                                                                                                                                                                                                                                                                | Nichols Hills                                                                                                                        |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| County                                                                                                                                                                                                                                                                                                              | Oklahoma County                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| State                                                                                                                                                                                                                                                                                                               | Oklahoma                                                                                                                             |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| Zip Code                                                                                                                                                                                                                                                                                                            | 73120                                                                                                                                |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| <table border="1"> <tr> <td rowspan="4"><b>Type of Building or Fence</b></td> <td colspan="2">Check box below</td> <td>New</td> <td>Addition</td> </tr> <tr> <td rowspan="3"></td> <td></td> <td></td> <td></td> </tr> <tr> <td>X</td> <td>X</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> |                                                                                                                                      |          |                     |          |  | <b>Type of Building or Fence</b> | Check box below |  | New | Addition |  |          |                                                                                                                                      |  | X | X |  |  |  |  |
| <b>Type of Building or Fence</b>                                                                                                                                                                                                                                                                                    | Check box below                                                                                                                      |          | New                 | Addition |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                     |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                     |                                                                                                                                      | X        | X                   |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                     |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| <b>Type Of adjustment</b>                                                                                                                                                                                                                                                                                           |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                     | Allowed                                                                                                                              | Proposed | Amount over allowed |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 1. Front Setback                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 2. Rear Setback                                                                                                                                                                                                                                                                                                     |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 3. Side Setback East                                                                                                                                                                                                                                                                                                |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 4.Side Setback West                                                                                                                                                                                                                                                                                                 | 6'                                                                                                                                   | 4'6"     | 1'6"                |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 5 Building Lot Coverage                                                                                                                                                                                                                                                                                             |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 6 Floor area Ratio                                                                                                                                                                                                                                                                                                  |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 7. Height                                                                                                                                                                                                                                                                                                           |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 8. Building envelope                                                                                                                                                                                                                                                                                                |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| <table border="1"> <tr> <td colspan="6">Explanation</td> </tr> <tr> <td>9. Other</td> <td colspan="5">Applicant requesting a variance on the west side yard setback and Sec. 50-169 where sport courts are prohibited in R-1-75 districts.</td> </tr> </table>                                                      |                                                                                                                                      |          |                     |          |  | Explanation                      |                 |  |     |          |  | 9. Other | Applicant requesting a variance on the west side yard setback and Sec. 50-169 where sport courts are prohibited in R-1-75 districts. |  |   |   |  |  |  |  |
| Explanation                                                                                                                                                                                                                                                                                                         |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| 9. Other                                                                                                                                                                                                                                                                                                            | Applicant requesting a variance on the west side yard setback and Sec. 50-169 where sport courts are prohibited in R-1-75 districts. |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |
| NOTE                                                                                                                                                                                                                                                                                                                |                                                                                                                                      |          |                     |          |  |                                  |                 |  |     |          |  |          |                                                                                                                                      |  |   |   |  |  |  |  |



### Application for Variance – Development Regulation Worksheet

Applicant's Name: Michael E. Reel

Property Address: 1711 Elmhurst Avenue

**Applicable Structure:** (Check as applicable)

|                                             |                              |                                   |
|---------------------------------------------|------------------------------|-----------------------------------|
| <input type="checkbox"/> Main Building      | <input type="checkbox"/> New | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Accessory Building | <input type="checkbox"/> New | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Fence              | <input type="checkbox"/> New | <input type="checkbox"/> 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<br>(specify north, south, east or west side) | 6 feet (west side)                                                                                                         | 4'-6" for the NW corner of the concrete pad | 1'-6" on the NW corner of the concrete pad |
| Building Lot Coverage                                          |                                                                                                                            |                                             |                                            |
| Floor Area Ratio                                               |                                                                                                                            |                                             |                                            |
| Height                                                         |                                                                                                                            |                                             |                                            |
| No Build Envelope                                              |                                                                                                                            |                                             |                                            |
| Other                                                          | Explanation: my backyard tilts at an angle so that's why I'm only seeking a variance on the NW corner of the concrete pad. |                                             |                                            |



Affidavit

STATE OF OKLAHOMA

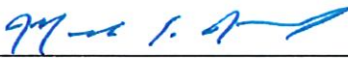
COUNTY OF OKLAHOMA

Michael Edward Reel, being first duly sworn, states:

1. My name is Michael Edward Reel. My address is 1711 Elmhurst Avenue, Nichols Hills, Oklahoma 731320. 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 1711 Elmhurst Avenue, Nichols Hills, OK 73120.
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 accurately describes the property for which the hearing and action is requested.

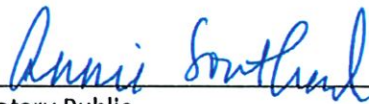
I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 15<sup>th</sup> day of December, 2023.

  
Michael E. Reel

Notary Acknowledgement

Subscribed and sworn to before me this 15<sup>th</sup> day of December, 2023.

  
Notary Public

My Commission Expires: 2/12/24

Comm. No. 08001548





To: Nichols Hills Board of Adjustment  
 From: Michael E. Reel  
 Re: 1711 Elmhurst Avenue Nichols Hills, OK 73120 Appeal from Administrative Official Decision or  
 in the Alternative Grant of Permit and Variance

Members of the Board of Adjustment:

I wanted to provide this letter along with my Application for Hearing and Action to provide some background on what I am seeking in front of the Board of Adjustment.

The issue here is the City of Nichols Hills has determined that the concrete pad in my backyard at my residence at 1711 Elmhurst Avenue, Nichols Hills, OK 73120 required a building permit when I built it in December of 2022 and that I am in violation of NH City Code §8-91 for not obtaining a building permit before building the concrete pad in my backyard. Thus, The City of Nichols Hills has requested that I tear up and remove the concrete pad in my backyard. I adamantly disagree with the decision of the City and it has put me in a position that I must either adhere to the requests of the City and remove the concrete pad in my backyard or sue the City of Nichols Hills and seek a ruling from the judicial system of Oklahoma. After discussing my position with the City, I have agreed to seek an appeal of the City's decision in front of the Board of Adjustments to see if a reasonable outcome can be obtained without having to turn to the judicial system.

To provide the Board of Adjustment with a quick summary of why I disagree with the City's decision that a building permit is required, the below bullet points guide my appeal of the City's decision:

1. §50-188(b) provides that a building permit is required in three specific instances, none of which apply to the concrete pad in my backyard.
2. §50-49(e) provides that there are development regulations and setback requirements for three items, none of which apply to the concrete pad in my backyard.
3. The City of Nichols Hill's official Application for Variance – Development Regulation Worksheet which is part of an Application for Nichols Hills Board of Adjustment Hearing and Action lists three, and only three, options for applicable structures that need a variance, none of which pertain to the concrete pad in my backyard.
4. The concrete pad in my backyard was built in 2022 before the enactments of City Ordinance No. 1225 and City Ordinance No. 1226 and thus is not subject to those ordinances.

To determine when a building permit is required in the City of Nichols Hills, one must first look to NH City Code §8-91 which sets forth the Code requirements for building permits. NH City Code §8-91(a) provides that building permits shall be required and issued in the manner provided in the building and residential codes adopted in this article and as provided in Chapter 50.

The relevant provision in Chapter 50 of the NH City Code which states when a building permit is required is found in §50-188(b). NH City Code §50-188(b) provides that a building permit is required in these three specific instances: (1) whenever required by the International Building Code, the International Residential Code, the International Mechanical Code, the International Plumbing Code, the International Existing Building Code, and/or the International Fuel Gas Code, each as applicable and



each as modified and adopted by the city in Chapter 8 of the Code, including whenever any building is to be constructed, moved, or altered structurally; (2) whenever a parking lot is constructed or have access points or loading/unloading spaces changed, and (3) whenever a change in drainage is proposed.

In looking at these three specific instances, none of these apply to the concrete pad in my backyard. There is nowhere in the International Building Code, the International Residential Code, the International Mechanical Code, the International Plumbing Code, the International Existing Building Code, or the International Fuel Gas Code that address when a building permit is required when building a concrete pad in the backyard. Furthermore, the concrete pad is not a building that was constructed, moved, or altered structurally. This is supported by the definition of a "building" in NH City Code §50-3 which defines a building as – "any structure intended for the shelter, housing or enclosure of persons, animals, or movable or transferrable personal property. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate structure." Thus, the first of the three specific instances is not applicable to the concrete pad in my backyard. The concrete pad is not a parking lot and does not have access points or loading/unloaded spaces. Thus, the second of the three specific instances is not applicable to the concrete pad in my backyard. Finally, I am not proposing a change to the drainage in my backyard because the concrete pad is flush with the surface of my backyard and slightly tilts downward toward my house to flow with the natural leveling of my backyard which slopes towards my house and to the street. Thus, the third specific instance is not applicable to the concrete pad in my backyard.

As stated in *Ledbetter v. Alcoholic Beverage Laws Enforcement Comm'n*, 764 P.2d 172, 179 (Okla.1988), the primary goal in construing statutes is "to follow the intent of the legislature". Furthermore, Courts will give the words of a statute a plain and ordinary meaning, unless it is clear from the statute that a different meaning was intended by the legislature. *Fanning v. Brown*, 2004 OK 7, 85 P.3d 841. Thus, pursuant to the plain and ordinary meaning of the language of the NH City Code, specifically §50-188(b) which dictates the three specific instances for when a building permit is required, a building permit is not required for the concrete pad in my backyard because none of the three specific instances apply to the concrete pad in my backyard.

Even if the Board of Adjustments were to agree with the City of Nichols Hills and determine that a building permit is required for the concrete pad in my backyard, the concrete pad is not subject to setback requirements. This is clearly articulated in both NH City Code §50-49(e) which provides the development regulations for lots in R-1-75 and in the City of Nichols Hills' official Application for Variance – Development Regulation Worksheet which is part of an Application for Nichols Hills Board of Adjustment Hearing and Action.

In addressing NH City Code §50-49(e) first, the Code clearly and unambiguously states that in my backyard, the setback requirements are for the following three, and only three situations: (1) main buildings, (2) accessory buildings, and (3) chimneys or fireplaces. The concrete pad in my backyard is not a main building, it is not an accessory building, and it is not a chimney or a fireplace. Thus, the three specific situations that are subject to setback requirements in a backyard for lots in R-1-75 do not apply to the concrete pad in my backyard. This is supported by the fact that that if I applied for a building permit (which I don't believe I have to) and the City of Nichols Hills denied my building permit because of setback requirements, the City of Nichols Hills' official Application for Variance – Development Regulation Worksheet which is part of an Application for Nichols Hills Board of Adjustment Hearing and Action states that "if a 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". Page 4 lists three, and only three, options for the applicable structure that is seeking the variance: (1) a main building, (2) an accessory building, or (3) a fence. A concrete pad is neither of these three options.

As stated above, the Supreme Court of Oklahoma has stated that Courts will give the words of a statute a plain and ordinary meaning, unless it is clear from the statute that a different meaning was intended by the legislature. *See also Fanning v. Brown*, 2004 OK 7, 85 P.3d 841. Here, §50-49(e) is clear that in my backyard, setback requirements are only for (1) main buildings, (2) accessory buildings, and (3) chimneys or fireplaces. None of which apply to a concrete pad in my backyard. Thus, even if the City of Nichols Hills were to determine that a building permit is required for the concrete pad in my backyard, it would be a determination that is contrary to the plain and ordinary language of the Code.

I also want to briefly address City Ordinance No. 1225 and City Ordinance No. 1226. City Ordinance No. 1225 was published in the Journal Record on February 17, 2023 and City Ordinance No. 1226 was published in the OKC Friday on March 24, 2023. As previously mentioned to the City, the concrete pad in my backyard was built and completed in December of 2022. Both ordinances were published after the concrete pad in my backyard was built and thus are not applicable or governing as to the concrete pad in my backyard. *See Okla. Stat. tit. 11, §44-107.1* which provides that "the lawful nonconforming use of a building, structure, or premises as such existed at the time of the adoption and recording of any ordinance affecting it, may be continued, although such use does not conform with the provisions of such ordinance." A stance by the City, that the concrete pad in my backyard must now conform to City Ordinances that were enacted after the concrete pad existed is against the plain and ordinary language of the Oklahoma State Statutes.

In order to get around the plain and ordinary meaning of the statute, the City of Nichols Hills may take the position that the use of "accessory buildings" in the NH City Code also includes and means "accessory structures" in order to make a determination that the concrete pad in my backyard is subject to setback requirements. The City may want to take this position that "accessory buildings" also mean "accessory structures" because the development regulations in §50-49 relating to setback requirements in backyards only, and specifically, refer to main buildings, accessory buildings, and chimneys and fences. §50-49 does not refer to setback requirements for accessory structures in backyards. To do this the City of Nichols Hills must take the position that at the time of construction of the concrete pad in my backyard, an accessory structure is the same thing as an accessory building because "accessory buildings, structures or use" are all contained within a single defined term under §50-3 of the NH City Code. However, this isn't a position that is rooted in the plain and ordinary language of the Code. To take this position, it would purely be a judgement call decision by the City of Nichols Hills. Furthermore, if the legislature intended for this to be the case, then the legislature could have, and should have, used the term "accessory building, structure, or use" in §50-49(e) when it was defining what is subject to setback requirements in a backyard. However, the legislature did not do this. Rather, the legislature purposely decided to specifically use the terms "main building", "accessory building", and "chimneys or fireplaces". I believe this is supported by the fact that the City of Nichols Hills enacted City Ordinances No. 1225 and No. 1226 to clarify the ambiguity in the statute when the legislature deleted the previously defined term of "Accessory Building, Structure, or use" and in its place provided three separate and new definitions for "Accessory Building", "Accessory Structure", and "Accessory Use". If the statute was already clear at the time I build the concrete pad in my backyard, City Ordinances No. 1225 and No. 1226 would not be necessary and would thus be redundant.

Without clear authority in the Code, the judgment call by the City that the concrete pad is subject to a building permit and setback requirements when such a decision runs counter to the express and plain



language of the Code could be viewed as a decision that is in excess of its statutory authority or arbitrary and capricious which is against the law in Oklahoma. *See Okla. Stat. tit. 75, §322. See also Patrick v. State ex rel. State Bd. Of Educ.*, 1992 OK CIV APP 153 and *Metcalf v. Oklahoma Bd. Of Medical Licensure*, 1992 OK CIV APP 174 and *Agrawal v. Oklahoma Dept. of Labor*, 364 P.3d 618.

I also want the Board of Adjustment to know that I did not build this concrete pad without first researching the Code. I also did not intend to purposely try to do something that is against the regulations of the City of Nichols Hills. As you may be aware, Elmhurst Avenue between Penn and May is a street that is frequented by cars trying to get around the lights and stop signs located at Wilshire and Penn. Because of this, we constantly have people driving fast down our street. This caused me to want somewhere else where my kids could play basketball, learn to ride their bikes, use chalk to draw art on the ground, and roll around on their scooters other than in my front yard where a kid could inadvertently go into the street, or a ball could fly into the street and thus subject them to cars quickly driving by. I researched the Code to see if I could build a concrete pad in my backyard so my kids could have a safe place to play that is surrounded and protected by my backyard fence. After fully researching the NH Code I came to the determination that I did not need a building permit before building the concrete pad in my backyard. I say this so that the Board of Adjustment knows that I did not do this to try and skirt the Code, or without consideration of the Code.

I also want the Board of Adjustment to know that I reached out to all neighbors that could potentially be affected by the concrete pad in my backyard. Please see Exhibit I. As you will see, I have secured signatures from my all my neighbors that I share a property line with and could potentially be affected by the concrete pad in my backyard. Their signatures signify their support that the court in my backyard stay as-is and that it not be removed or altered. I think it is important for the Board of Adjustment to know that the residents of Nichols Hills who could potentially be affected by the concrete pad in my backyard are all in agreement that the concrete pad in my backyard should stay in place as-is. To further help the Board of Adjustment visualize where all the residents of Nichols Hills that signed the support letter shown on Exhibit I reside, I've also attached an Exhibit II to my application to show the Board of Adjustment that all Nichols Hills residents that surround each corner of my backyard support my application in front of the Board of Adjustment today. I think that it's also important to make the Board of Adjustment aware that I built this concrete pad back in December of 2022 which is over a year ago and the City of Nichols Hills has not received any complaints of noise from my house or from the concrete pad in my backyard. This goes to further show the Board of Adjustments that they have a years' worth of evidence to prove that this concrete pad is not affecting my neighbor's enjoyment of their property.

In summary, I would ask that the Board of Adjustment reverse the decision of the City of Nichols Hills that a building permit was required for the concrete pad in my backyard that was built over a year ago in 2022, or if the Board of Adjustment believes that a building permit is required, that a building permit be granted for the concrete pad in my backyard and that any setback variances be granted as well. Reversing the decision by the City of Nichols Hills that a building permit is required or allowing for a permit to be granted and granting all setback requirements would not cause substantial detriment to the public good and it would be the minimum necessary to alleviate the unnecessary hardship caused by the City's decision.



I appreciate the time of the Board of Adjustments and thank you for your consideration of my appeal.

Respectfully,



Michael E. Reel



Exhibit I

[Please See Attached]



To Whom It May Concern:

By signing this letter, I am voicing my support for the application being filed by Michael and Leah Reel who live at 1711 Elmhurst Avenue, Nichols Hills, OK 73120. Specifically, I am supportive of Michael and Leah Reel having a court in their backyard, continuing to have a court in their backyard, and do not believe that it should be subject to removal, any setback requirements, variances, or modifications. Furthermore, if the City of Nichols Hills determines that Michael and Leah Reel should have to obtain a building permit then I am in support of Michael and Leah Reel obtaining a building permit for the court without stipulations or fines and that all setback variances be approved by the City of Nichols Hills without change to the court as currently built. The court in the backyard of Michael and Leah Reel's house does not bother me and I do not object to them having the court in their backyard as they have built it.

| Homeowner's Name            | Homeowner's Signature | Homeowner's Address |
|-----------------------------|-----------------------|---------------------|
| THOMAS R. LASTER            | T.R. Laster           | 1713 Elmhurst       |
| Morgan P. Connelly          | Morgan P. Connelly    | 1712 Elmhurst       |
| Heath Miller<br>H.A. Miller | Heath Miller          | 1714 Elmhurst       |
| Hamid R. Sima               | Hamid R. Sima         | 1709 Elmhurst       |
| Kathleen Gordon             | Kathleen Gordon       | 1712 Guilford Ln    |
| Sean & Ally<br>Corbett      | Sean Corbett          | 1710 Guilford Ln    |



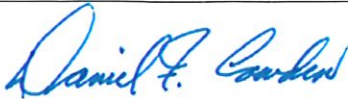
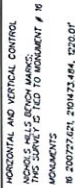
| Homeowner's Name | Homeowner's Signature                                                             | Homeowner's Address |
|------------------|-----------------------------------------------------------------------------------|---------------------|
| Daniel F. Cowden |  | 1714 Guilford Ln.   |
| Dax Dilbeck      |  | 1716 Guilford Ln.   |
|                  |                                                                                   |                     |



Exhibit II





[www.autodesk.com/revit](http://www.autodesk.com/revit)

MICHAEL & LEAH REEL  
1711 ELMHURST AVE.  
NICHOLS HILLS, OK 73120



01.28.24

AMY BULLER

[illegible]

## SITE PLAN

|                |                |
|----------------|----------------|
| Project number | Project Number |
| Date           | Issue Date     |
| Drawn by       | Author         |
| Checked by     | Checker        |
| A000           |                |
| Scale          | As Indicated   |

① SITE SURVEY - WITH ADDITION  
3/23\* = 1'-0"

$$\textcircled{2} \quad 1'' = 10^{-3} \text{ m}$$
$$\textcircled{2} \quad 1'' = 10^{-3} \text{ m}$$
$$\textcircled{2} \quad 1'' = 10^{-3} \text{ m}$$

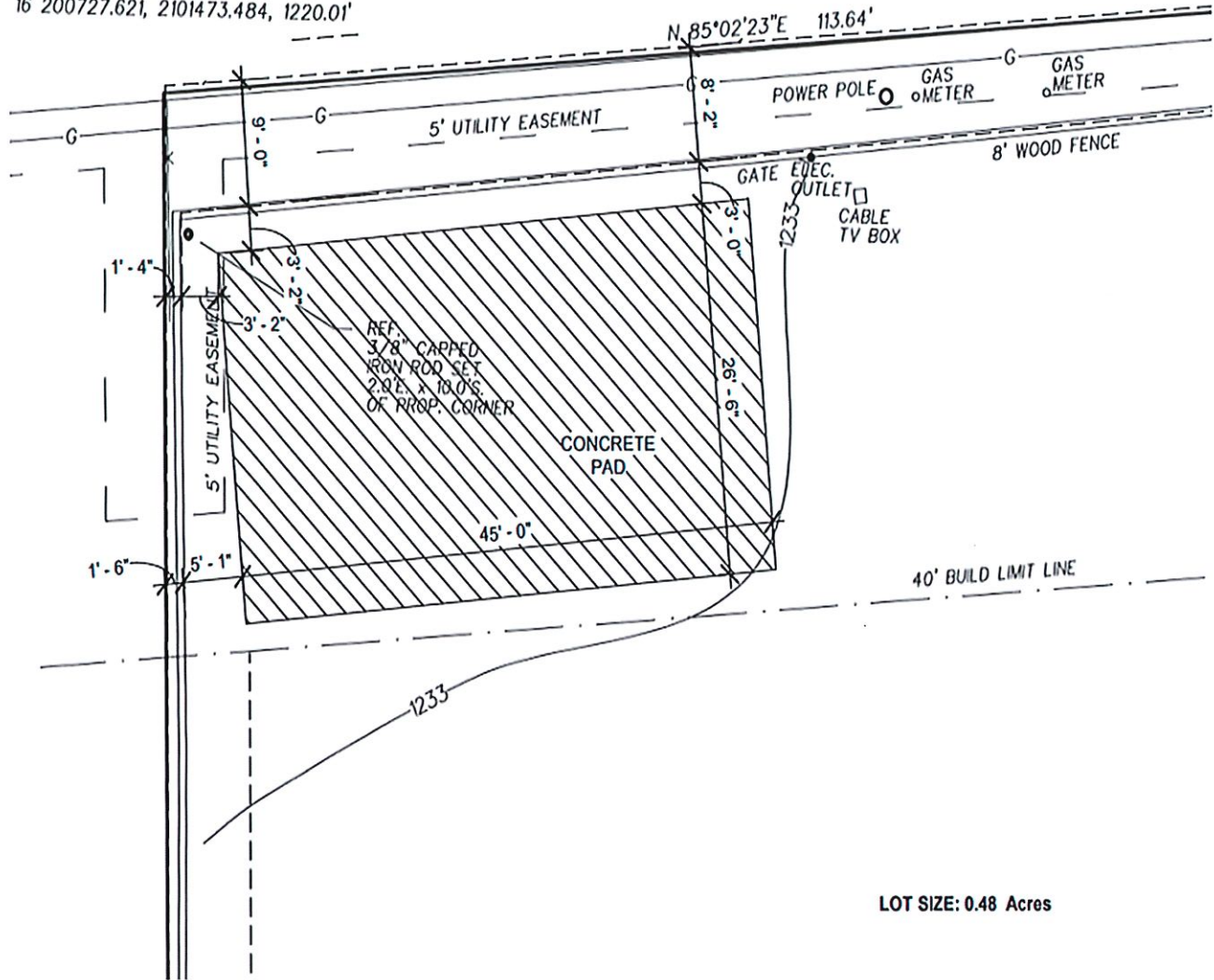


## HORIZONTAL AND VERTICAL CONTROL

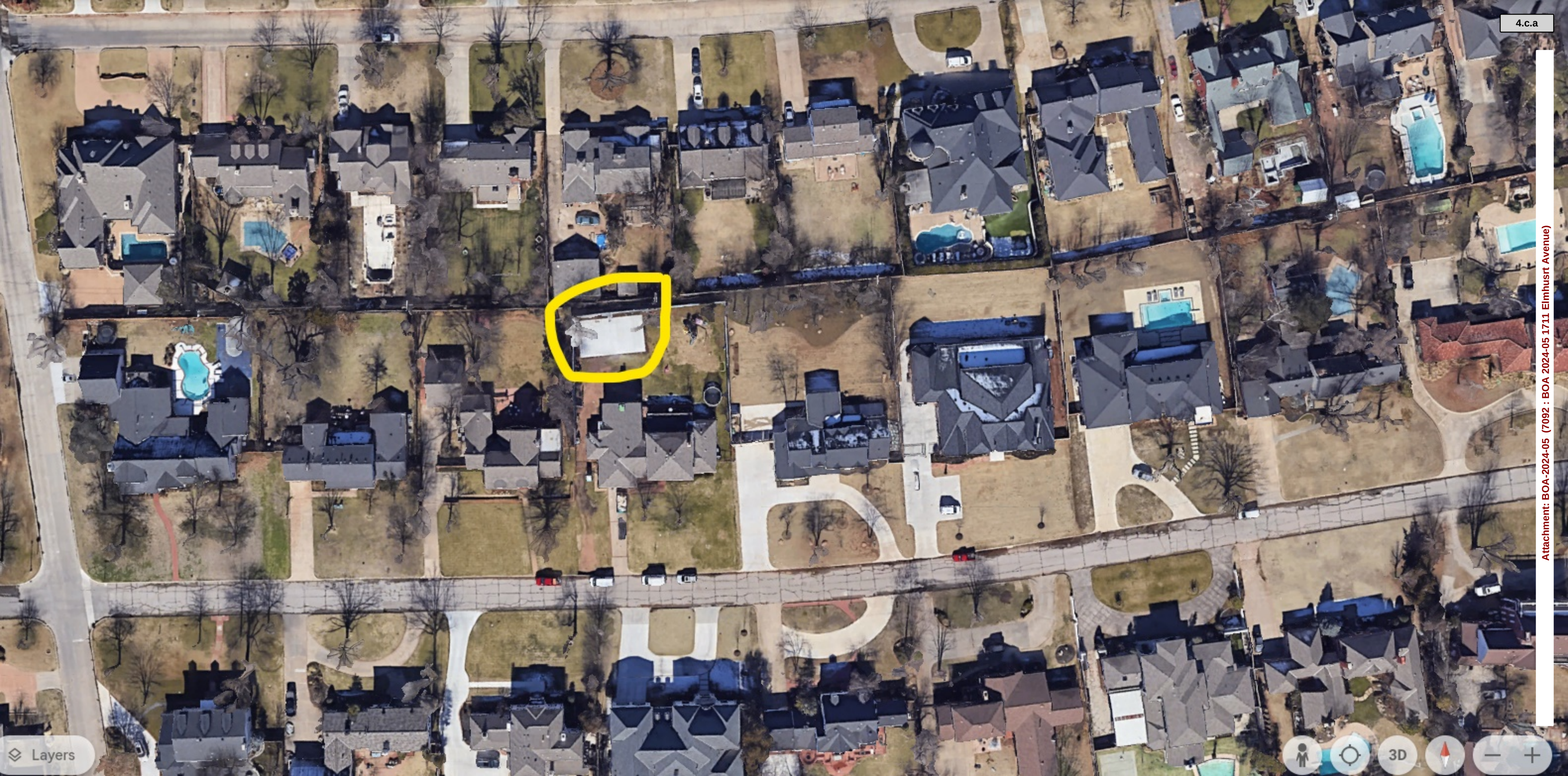
NICHOLS HILLS BENCH MARKS;  
THIS SURVEY IS TIED TO MONUMENT # 16

## MONUMENTS

16 200727.621, 2101473.484, 1220.01'





















Published in OKC Friday on March 24, 2023

## ORDINANCE NO. 1226

AN ORDINANCE AMENDING CHAPTER 50 OF THE NICHOLS HILLS CITY CODE REGARDING SECONDARY BUILDINGS, ACCESSORY BUILDINGS, ACCESSORY STRUCTURES, AND ACCESSORY USES; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

### EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Section 50-3 of the Nichols Hills City Code is amended, with deleted language stricken through and new language underlined, to wit:

#### **Sec. 50-3. Definitions.**

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

~~Accessory Building, Structure, or use means a Building, Structure, or use that is incidental, appropriate, and subordinate to the principal use of the land or Buildings located upon the same premises. A permitted home office use defined and allowed in Section 50-136 is an accessory use. Typical accessory Structures on a residential property would be a detached garage, carport, greenhouse, cabana, gazebo, pergola, storage shed, and any other Structure that is incidental, appropriate, and subordinate to the principal use of the residence. Architectural elements such as trellises and arbors that are used only for decorative purposes are not accessory Structures provided that the architectural design and material used harmonize with the Main Building. All portable Buildings are accessory Structures subject to the regulations of this chapter.~~

Accessory Building means a Building that is less than 650 square feet and that is incidental, appropriate, and subordinate to the principal Building(s) located on the same Lot.

Accessory Structure means a Structure that is less than 650 square feet and that is incidental, appropriate, and subordinate to the principal use of the Building(s) or land located on the same Lot.

Accessory Use means an activity or use in connection with or in a Building or Structure that is incidental, appropriate, and subordinate to the principal use of the Building(s), Structures or land on the same Lot.



\*\*\*\*\*

Landscape Structure means any Structure erected or installed outside and separated from the Main Building that is affixed to the ground and associated with landscaping or used in association with outdoor activities. Landscape Structures include greenhouses, storage sheds, gazebos, pergolas, artwork, statuary, and fountains.

\*\*\*\*\*

Lot means any plot of land occupied or intended to be occupied by one Building, or a group of Buildings, and Secondary Buildings, Accessory Buildings, Accessory Structures, and/or Accessory Uses, including such open spaces as required by this Chapter and other laws or Ordinances, and having its principal frontage on a Street. For the purposes of this Chapter, Lot includes, but is not limited to, a measured plot of land having fixed boundaries and designated on a plat and of at least sufficient size to meet the requirements in this Chapter and in Chapter 40. Minimum Use Regulations and Development Standards, as the term "Lot" is defined in the City Subdivision Regulations.

\*\*\*\*\*

Lot Coverage means the percentage of the Buildable Area of a Lot which is covered by a roof or other Structure and is not open to the sky, calculated from outside face of frame to outside face of frame. The term "Lot Coverage" includes, but is not necessarily limited to, the Main Building, Secondary Buildings, Accessory Buildings, Accessory Structures, and Accessory Uses. covered Porches and decks, covered terraces, Carports, and Porte Cocheres. "Lot Coverage" does include unenclosed swimming pools, unenclosed tennis or game courts, and driveways.

\*\*\*\*\*

→ Sports Court means any outdoor uncovered surface area designed for athletic or recreational purposes, including tennis, basketball, handball, pickleball, paddleball, badminton, bocce ball, volleyball, and racquetball courts. Sports Courts include any slabs, fences, and lighting accessory to the Sports Court. Sports Courts do not include driveways or parking areas that are used for athletic or recreational purposes (such as a single basketball goal installed on a residential driveway). Swimming Pools are not Sports Courts.

Section 2. New Division 6 of Article II is hereby added to Chapter 50, with new language underlined, to wit:

**Division 6 – Accessory Buildings, Accessory Structures, and Accessory Uses.**

**Sec. 50-158. Accessory Buildings, Accessory Structures, and Accessory Uses in general.**

Except as otherwise set out in this Division, all Accessory Buildings, Accessory Structures, and Accessory Uses are subject to the following:



or other landscaping approved by the code official exist, lawn quality natural grass must cover the entire property between the public street and the wall facing the street.

c. *Additional requirements for tree houses.*

- i. *Developmental regulations.* Tree houses may not exceed 14 feet in height and may not exceed 100 square feet in area.
- ii. *Screening requirements.* Tree houses shall be screened from view from the public street to achieve a visual barrier to the height provided herein. Such screening shall be at least six feet in height and shall consist of a combination of stone or masonry walls and evergreen landscaping, berms or other methods approved by the city code official. Any tree houses exceeding eight feet in height must be completely screened with evergreen landscaping to the height of the tree house, in addition to any walls that may be used to screen the tree house. Evergreen landscaping or other methods approved by the city code official shall also be installed between the tree house and any adjacent or abutting property owners to provide a noise barrier. Except where sidewalks, evergreen landscaping, or other landscaping approved by the code official exist, lawn quality natural grass must cover the entire property between the public street and the wall facing the street.

**Sec. 50-168. Portable Buildings.**

Portable Buildings are Accessory Buildings that are allowed in all Zoning Districts and that do not require a Permit. Portable Buildings are subject Section 50-158 (except that they do not require a Permit) and the following:

- (1) Portable Buildings may not be located in a Front Yard. Portable Buildings may be located only in a Rear Yard or Side Yard.
- (2) Portable Storage Buildings and Portage Storage Containers for temporary storage purposes are addressed in Section 8-65.
- (3) Any Building that is moveable but that is larger than a Portable Building requires a Conditional Use Permit.

 **Sec. 50-169. Sports Courts.**

Sports Courts are Accessory Structures that are allowed only in the E-1 Estate District, the E-2 Urban Estate District, and the U-4 Church District by Conditional Use Permit. Sports Courts are prohibited in all other Zoning Districts.

Where allowed, Sports Courts are subject to Section 50-158 and the following:



 (1) *Building Permit required.* In addition to the Conditional Use Permit required by Section 50-158, the applicable Permit must be obtained for any hard surface area, slab, wall, fence, enclosure or other Structure, as required by this Chapter.

(2) *Landscaping required; Planting Plan.* Sports Courts must be screened from view from the street or any public way by landscaping. For installation of a Sports Court, the application for a Building Permit must be accompanied by a Planting Plan, as defined by Section 50-300 of this Code, which includes graphic and written criteria of plant placement, plant specification of type, sizing, and spacing and other features to comply with the provisions of this Section. The Planting Plan will be reviewed as part of the Building Permit review processes. A Building Permit will not be issued until the Planting Plan has been reviewed, approved, and made a part of the Building Permit file. The Planting Plan may be included in a site plan or other construction document.

(3) *Location and Setbacks.* Sports Courts may be constructed only in the Rear Yard or Side Yard of a Lot.

(4) *Fencing.* Any fence enclosing a Sports Court must comply with the requirements set out in Article VI, Chapter 8 of this Code as to height and appearance. Notwithstanding such requirements, the portion of any fence that exceed six feet in height must be open fencing.

(5) *Lighting.*

a. *General.* Sports Court lighting must comply with the requirements set out in Division 9, Article II of this Chapter.

b. *Hours of illumination.* Sports Courts lights may not be on at any time on any given day from one-half hour after sunset to one-half hour before sunrise.

(6) *No commercial use.* A Conditional Use Permit issued by the City for a Sports Court is for the sole use and enjoyment of the Property Owner, such owner's tenants and guests. A Sports Court may not be used for any commercial purpose.

(7) *Existing Sports Courts.* Sports Courts existing as of the effective date of this Division must comply with the provisions in this Section applicable to operation and maintenance of Sports Courts.

#### **Sec. 50-170. Swimming Pools.**

Swimming Pools are Accessory Structures that are allowed by Swimming Pool Permits in the Residential Zoning Districts. Where required by this Code, a Certificate of Approval from the Building Commission may also be required. Swimming Pools are subject to Section 50-158 and the requirements set out in Article VII, Chapter 8 of this Code.



Published in OKC FRIDAY on June 23, 2023

## ORDINANCE NO. 1231

AN ORDINANCE AMENDING CHAPTER 3 OF THE NICHOLS HILLS CITY CODE REGARDING THE CITY FEE SCHEDULE; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

### ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Chapter 3 of the Nichols Hills City Code, Section 3-3 (City Fee Schedule) is hereby amended, with new language underlined and deleted language dashed through, to wit:

#### **Sec. 3-3. Fee schedule.**

The following City Fee Schedule is hereby adopted.

#### **CITY FEE SCHEDULE**

##### ***Chapter 2. Administration***

Permit and inspection fees.

- (a) Connection to a storm sewer ..... \$62.00
- (b) Connection to a sanitary sewer, inside City ..... \$117.00
- (c) Connection to a sanitary sewer, outside City ..... \$344.00

Note: For other permit and inspection fees see Chapter 38: right-of-way use; paving and curb cuts; Portland cement, driveways and driveway approaches

Engineering services performed by the City.

- (a) *Paving plans.* Where the City Engineer or his designated representative prepares paving plans, fees shall be the maximum permitted by state assessment paving laws.
- (b) *All other public improvements.* The fee shall be a percentage of estimated costs as provided herein:

| Estimated Construction Cost | Fee in Percentage |
|-----------------------------|-------------------|
| Up to \$10,000.00           | 13.8              |



Plus, per opening ..... \$10.00

Plus inspection fees

First inspection ..... \$30.00

Second inspection ..... \$35.00

Third and each subsequent inspection ..... \$55.00

Portland cement construction, repair or replacement of driveways, driveway approaches, or portion thereof, located on street, parking or other public easement or property ..... \$115.00

Plus inspection fees

First inspection ..... \$30.00

Second inspection ..... \$35.00

Third and each subsequent inspection ..... \$55.00

All other Portland cement work ..... \$115.00

Plus inspection fees

First inspection ..... \$30.00

Second inspection ..... \$35.00

Third and each subsequent inspection ..... \$55.00

Application to close public way or easement ..... \$1750.00

#### ***Chapter 40. Subdivisions***

Plat and planned unit development application fees

Preliminary plat ..... \$3,500.00

Final plat ..... \$3,500.00

Planned unit development ..... \$3,500.00

Deed approval application fees

Lot line adjustment deed approval application fee ..... \$250.00

Metes and bounds tract deed approval application fee ..... \$250.00

Lot split deed approval application fee ..... \$500.00

Combined lot deed approval application fee ..... \$500.00

#### ***Chapter 42. Taxation***



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number R169840185 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.**

Attachment: BOA-2024-05 (7092 : BOA 2024-05 1711 Elmhurst Avenue)



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 2024 Ft. Collins report

filed in the office of the County Assessor  
on the 28<sup>th</sup> day of NOV, 2023

Given under my hand and official seal this  
28<sup>th</sup> day of NOV, 2023

County Assessor

Kstrayer Deputy



| accountno  | name1                                             | name2                                  | name3   | mailingaddress1      | city          | state | zipcode    | subname                         | block | lot | legal                                                                                                                                                                                                            | location                              |
|------------|---------------------------------------------------|----------------------------------------|---------|----------------------|---------------|-------|------------|---------------------------------|-------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| R169707500 | RIESEN THOMAS C TRUST                             | RIESEN CYNTHIA D TRUST                 | No Data | 1715 W WILSHIRE BLVD | NICHOLS HILLS | OK    | 73116-4113 | UNPLTD PT SEC 31 13N 3W 000 000 | 0     | 0   | UNPLTD PT SEC 31 13N 3W 000 000<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N & 98.59FT SWLY & 821.41FT WLY<br>ALONG A CURVE FROM SE/C SE4 SEC 31 13N 3W TH WLY ALONG A CURVE 0 137.64FT | 1715 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169707510 | ALMARAZ LOUIS TRS                                 | ALMARAZ LOUIS LIV TRUST                | No Data | 1711 W WILSHIRE BLVD | NICHOLS HILLS | OK    | 73116-4113 | UNPLTD PT SEC 31 13N 3W 000 000 | 0     | 0   | UNPLTD PT SEC 31 13N 3W 000 000<br>PT OF SE4 SEC 31 13N 3W BEG 155.38FT N & 795FT WLY OF SE/C OF SE4 TH WLY 165FT S225FT ELY 165FT                                                                               | 1711 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169708500 | MCDONALD WILLIAM M REV TRUST                      | No Data                                | No Data | 1707 W WILSHIRE BLVD | NICHOLS HILLS | OK    | 73116-4113 | UNPLTD PT SEC 31 13N 3W 000 000 | 0     | 0   | UNPLTD PT SEC 31 13N 3W 000 000<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N & 98.59FT SWLY & 306.41FT WLY ON A CURVE FROM SE/C SE4 SEC 31 13N 3W TH WLY ON A CURVE 170FT               | 1707 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169709000 | OSTROWE DAVID 2004 TRUST                          | OSTROWE CAMILLA 2004 TRUST             | No Data | 1709 W WILSHIRE BLVD | NICHOLS HILLS | OK    | 73116-4113 | UNPLTD PT SEC 31 13N 3W 000 000 | 03W   | 13  | UNPLTD PT SEC 31 13N 3W 03W 013<br>PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 155.38FT N & 40FT W & 98.59FT SW & 481.41FT WLY<br>FROM SE/C SE4 TH N25FT WLY 75FT S250FT ELY 175FT TH N TO BEG                | 1709 W WILSHIRE<br>BLVD NICHOLS HILLS |
| R169840045 | MCF REV TRUST                                     | No Data                                | No Data | 1716 ELMHURST AVE    | NICHOLS HILLS | OK    | 73120-1012 | NICHOLS HILLS WILSHIRE          | 95    | 9   | NICHOLS HILLS WILSHIRE 095 009                                                                                                                                                                                   | 1716 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840040 | MIRELES HEATH B TRS & 2018 TRUST                  | MIRELES JESSICA J TRS & 2018 TRUST     | No Data | 1714 ELMHURST AVE    | NICHOLS HILLS | OK    | 73120-1012 | NICHOLS HILLS WILSHIRE          | 95    | 8   | NICHOLS HILLS WILSHIRE 095 008                                                                                                                                                                                   | 1714 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840035 | CONNELLY MORGAN P TRS                             | CONNELLY MORGAN 2017 TRUST             | No Data | 1712 ELMHURST AVE    | NICHOLS HILLS | OK    | 73120      | NICHOLS HILLS WILSHIRE          | 95    | 7   | NICHOLS HILLS WILSHIRE 095 007                                                                                                                                                                                   | 1712 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840030 | FALCON MILLENNIUM TRUST                           | No Data                                | No Data | 10001 NANCY RD       | OKLAHOMA CITY | OK    | 73131      | NICHOLS HILLS WILSHIRE          | 95    | 6   | NICHOLS HILLS WILSHIRE 095 006                                                                                                                                                                                   | 1710 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840025 | LAWRENCE CHARLES JR & HILLARY TRS                 | LAWRENCE CHARLES A JR & H S 2015 TRUST | No Data | 1708 ELMHURST AVE    | NICHOLS HILLS | OK    | 73120-1012 | NICHOLS HILLS WILSHIRE          | 95    | 5   | NICHOLS HILLS WILSHIRE 095 005                                                                                                                                                                                   | 1708 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840020 | FELLRATH DOUGLAS & REBECCA ANN                    | No Data                                | No Data | 1706 ELMHURST AVE    | NICHOLS HILLS | OK    | 73120-1012 | NICHOLS HILLS WILSHIRE          | 95    | 4   | NICHOLS HILLS WILSHIRE 095 004                                                                                                                                                                                   | 1706 ELMHURST AVE<br>NICHOLS HILLS    |
| R169840015 | JENNINGS CHRISTOPHER ANDREW & KELSEY LAINE CO TRS | DKJ REV TRUST                          | No Data | 1704 ELMHURST AVE    | NICHOLS HILLS | OK    | 73120      | NICHOLS HILLS WILSHIRE          | 95    | 3   | NICHOLS HILLS WILSHIRE 095 003                                                                                                                                                                                   | 1704 ELMHURST AVE<br>NICHOLS HILLS    |



|            |                              |                         |                                 |               |    |            |                        |    |    |                                        |                                    |
|------------|------------------------------|-------------------------|---------------------------------|---------------|----|------------|------------------------|----|----|----------------------------------------|------------------------------------|
| R169840170 | FARMER JAZMINE               | No Data                 | 1717 ELMHURST AVE               | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 27 | NICHOLS HILLS WILSHIRE 096 027         | 1717 ELMHURST AVE<br>NICHOLS HILLS |
| R169840175 | WOLF MARY LYNN TRUST         | No Data                 | 1715 ELMHURST AVE               | NICHOLS HILLS | OK | 73120-1011 | NICHOLS HILLS WILSHIRE | 96 | 28 | NICHOLS HILLS WILSHIRE 096 028         | 1715 ELMHURST AVE<br>NICHOLS HILLS |
| R169840180 | LASTER THOMAS R & SUSAN R    | No Data                 | 1713 ELMHURST AVE               | NICHOLS HILLS | OK | 73120-1011 | NICHOLS HILLS WILSHIRE | 96 | 29 | NICHOLS HILLS WILSHIRE 096 029         | 1713 ELMHURST AVE<br>NICHOLS HILLS |
| R169840185 | REEL MICHAEL & LEAH          | No Data                 | 1711 ELMHURST AVE               | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 30 | NICHOLS HILLS WILSHIRE 096 030         | 1711 ELMHURST AVE<br>NICHOLS HILLS |
| R169840190 | SIMA HAMID                   | SATVATI NAHID           | 1709 ELMHURST AVE               | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 31 | NICHOLS HILLS WILSHIRE 096 031         | 1709 ELMHURST AVE<br>NICHOLS HILLS |
| R169840195 | BROWN RYANNE E               | BROWN MATTHEW K         | 1707 ELMHURST AVENUE            | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 32 | NICHOLS HILLS WILSHIRE BLK 096 LOT 032 | 1707 ELMHURST AVE<br>NICHOLS HILLS |
| R169840200 | GARNER DANA DENISE           | GARNER WILLIAM LANCE    | 1705 ELMHURST AVE               | OKLAHOMA CITY | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 33 | NICHOLS HILLS WILSHIRE BLK 096 LOT 033 | 1705 ELMHURST AVE<br>NICHOLS HILLS |
| R169840165 | WILSON TROY L REV TRUST      | No Data                 | 1724 GUILFORD LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 26 | NICHOLS HILLS WILSHIRE 096 026         | 1724 GUILFORD LN<br>NICHOLS HILLS  |
| R169840145 | SPARLING L B & CYNTHIA L TRS | SPARLING 2023 REV TRUST | 1720 GUILFORD LN                | NICHOLS HILLS | OK | 73120-1014 | NICHOLS HILLS WILSHIRE | 96 | 0  | LOTS 22 THRU 25                        | 1720 GUILFORD LN<br>NICHOLS HILLS  |
| R169840140 | TREACY JON                   | TREACY HELEN LOUISE     | 22 OLD MILL DR BLDG 2, Unit 250 | CANTON        | CT | 6019       | NICHOLS HILLS WILSHIRE | 96 | 0  | LOTS 19 20 & 21                        | 1718 GUILFORD LN<br>NICHOLS HILLS  |
| R169840125 | DILBECK CALEB DAX            | DILBECK MOLLIE          | 1716 GUILFORD LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 0  | W12.55FT LOT 15 & ALL 16 17 & 18       | 1716 GUILFORD LN<br>NICHOLS HILLS  |
| R169840105 | COWDEN DANIEL F & SANDRA K   | No Data                 | 1714 GUILFORD LN                | NICHOLS HILLS | OK | 73120-1014 | NICHOLS HILLS WILSHIRE | 96 | 0  | LOTS 12 13 & 14 & E12 1/2FT LOT 15     | 1714 GUILFORD LN<br>NICHOLS HILLS  |
| R169840095 | GORDON BRYAN & KATHLEEN      | No Data                 | 1712 GUILFORD LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 0  | LOTS 9 10 & 11                         | 1712 GUILFORD LN<br>NICHOLS HILLS  |
| R169840075 | PINKLEY ALLYSON A            | CORBETT SEAN P          | 1710 GUILFORD LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 0  | WSFT OF LOT 5 & ALL LOTS 6 THRU 8      | 1710 GUILFORD LN<br>NICHOLS HILLS  |
| R169840070 | PRATER SCOTT                 | PRATER ELIZABETH        | 1708 GUILFORD LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 5  | WSFT                                   | 1708 GUILFORD LN<br>NICHOLS HILLS  |
| R169840065 | JACKSON BRIAN C & CAMILLE G  | No Data                 | 1706 GUILFORD LN                | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS WILSHIRE | 96 | 0  | LOT 4 EX 5FT                           | 1706 GUILFORD LN<br>NICHOLS HILLS  |
| R169840365 | GARRETT PATRICK W            | No Data                 | 1721 GUILFORD LN                | NICHOLS HILLS | OK | 73120-1013 | NICHOLS HILLS WILSHIRE | 97 | 0  | LOTS 47 48 & 49                        | 1721 GUILFORD LN<br>NICHOLS HILLS  |



Oklahoma County Assessor's  
300ft Radius Report  
11/28/2023

|            |                                  |                             |         |                            |               |    |            |                           |    |                                                                                                                                                            |                                   |
|------------|----------------------------------|-----------------------------|---------|----------------------------|---------------|----|------------|---------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| R169840385 | MAHMOOD<br>AAMIR                 | No Data                     | No Data | 10600 S PENN<br>AVE STE 16 | OKLAHOMA CITY | OK | 73170-4257 | NICHOLS HILLS<br>WILSHIRE | 97 | NICHOLS HILLS WILSHIRE 097 000<br>LOTS 50 51 & 52                                                                                                          | 1719 GUILFORD LN<br>NICHOLS HILLS |
| R169840395 | FORD ASHLEY                      | FORD MICHAEL<br>RYAN        | No Data | 1717 GUILFORD<br>LN        | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 97 | NICHOLS HILLS WILSHIRE 097 000 ALL<br>LOTS 53 54 55 EX PT LT 55 BEG SE/C<br>N181.38FT TO NE/C WLYSFT SELY<br>APPROX 182FT TO BEG                           | 1717 GUILFORD LN<br>NICHOLS HILLS |
| R169840415 | RASMUSSEN<br>TIMOTHY D           | OLMSTEAD SEAN<br>C          | No Data | 1715 GUILFORD<br>LN        | NICHOLS HILLS | OK | 73120-1013 | NICHOLS HILLS<br>WILSHIRE | 97 | NICHOLS HILLS WILSHIRE 097 000 PT<br>OF LOT 55 BEG AT SE/C LT 55 TH<br>N181.38FT TO NE/C TH WLYSFT TH<br>SELY APPROX 182FT TO BEG & ALL<br>LOTS 56 57 & 58 | 1715 GUILFORD LN<br>NICHOLS HILLS |
| R169840425 | WOFORD KIRK                      | No Data                     | No Data | 1713 GUILFORD<br>LN        | NICHOLS HILLS | OK | 73120-1013 | NICHOLS HILLS<br>WILSHIRE | 97 | NICHOLS HILLS WILSHIRE 097 000<br>LOTS 59 60 & 61                                                                                                          | 1713 GUILFORD LN<br>NICHOLS HILLS |
| R169840445 | NICHOLS HILLS<br>INVESTMENTS LLC | No Data                     | No Data | 1711 GUILFORD<br>LN        | NICHOLS HILLS | OK | 73120      | NICHOLS HILLS<br>WILSHIRE | 97 | NICHOLS HILLS WILSHIRE 097 000<br>LOTS 62 THRU 64                                                                                                          | 1711 GUILFORD LN<br>NICHOLS HILLS |
| R169840455 | JOHNSTON<br>REBECCA B TRS        | JOHNSTON<br>REBECCA B TRUST | No Data | 1709 GUILFORD<br>LN        | NICHOLS HILLS | OK | 73120-1013 | NICHOLS HILLS<br>WILSHIRE | 97 | 65 NICHOLS HILLS WILSHIRE 097 065                                                                                                                          | 1709 GUILFORD LN<br>NICHOLS HILLS |



