

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, March 19, 2024 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert		Present	
Tori Raines	Chairman	Absent	
Rusty Caston		Present	
Jeff Oakley		Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes

- a. January 16, 2024 Minutes

MOTION: Lippert moved to approve the January 16, 2024 minutes as presented. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

- b. February 20, 2024 Minutes

MOTION: Lippert moved to approve the February 20, 2024 minutes as presented. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

5. Public Hearings

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

- a. Certificate of Approval Application - 7203 Nichols Road, Nichols Hills, OK.

Ms. Hollie Hunt, architect with Sam Gresham Architecture, presented the application (façade change) to the Building Commission. Mr. Kelly Miller, property owner, described the rooms on the second floor to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Vice-Chairman Herzel opened the public hearing.

No one from the public expressing a desire to be heard, the public hearing was closed.

MOTION: Oakley moved to approve agenda item 5a as presented. Caston seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	Rusty Caston
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

b. Certificate of Approval Application - 1300 Larchmont Lane, Nichols Hills, OK.

Mr. Jim Evans, property owner, presented the application (addition and façade change) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Vice-Chairman Herzel opened the public hearing.

No one from the public expressing a desire to be heard, the public hearing was closed.

MOTION: Oakley moved to approve agenda item 5b as presented. Caston seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	Rusty Caston
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

c. Certificate of Approval Application - 1730 Westminster Place, Nichols Hills, OK.

Mr. Chris Lower, property owner, presented the application (addition and façade change) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Vice-Chairman Herzel opened the public

hearing.

No one from the public expressing a desire to be heard, the public hearing was closed.

MOTION: Caston moved to approve agenda 5c with the addition of piping for downspouts in the back patio area. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

- d. Certificate of Approval Application - 1711 Elmhurst Avenue, Nichols Hills, OK.

Mr. Bryan Beavers, Bryan Beavers Construction, presented the application (addition) to the Building Commission. Mr. Michael Reel discussed the existing construction of the property that was previously approved August 16, 2022 by the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Vice-Chairman Herzel opened the public hearing.

No one from the public expressing a desire to be heard, the public hearing was closed.

MOTION: Caston moved to approve agenda item 5d as presented. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

- e. Certificate of Approval Application - 1804 Coventry Lane, Nichols Hills, OK.

Mr. Randy Sudderth, Sudderth Designs, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Vice-Chairman Herzel opened the public hearing.

Mrs. Suzy Morgan spoke of her concerns of the proposed home being within the building codes as far as the square footage and height. Also, Mrs. Morgan asked the Building Commission if the height and size limits of homes are different to the size of the lots. She also spoke of her concerns about the three-car garage facing the street. Mrs. Morgan also spoke of her concerns of code enforcement allowing the removal of large healthy trees and not enforcing the approved landscaping plans of previously approved applications.

Mr. Mike Morgan stated how disappointing it was to have this glorious tree removed.

Mrs. Susan Nicholson spoke of her concerns of removing healthy trees. Mrs. Nicholson also stated she is concerned with the size of the proposed home.

Mr. Charlie Amis supported Mr. and Mrs. Morgans concerns of the

size of the proposed home, the large garage and the style doesn't fit with the other homes on the street.

Mrs. Crosby Harris spoke of her concerns of the three-car garage on the front of the proposed home.

Mrs. Carol Goetzinger spoke of her concerns of the three-car garage and the driveway taking up half of the front yard. Also, the shingles on the side of the proposed home are not consistent architecturally with the neighborhood.

Mrs. Hilarie Blaney spoke of her concerns of the three-car garage on the front of the proposed home.

Mrs. Linda Clark spoke of her concerns that the proposed home doesn't fit with the feel of the neighborhood as to the height and square footage.

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

MOTION: Caston moved to continue agenda item 5e to the next regular scheduled meeting. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

6. Items for Separate Vote

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

- a. Discussion and possible action regarding Property Calculation Form and Centroid Calculation Form.

Vice-Chairman Herzel and Mrs. Carla Sharpe, attorney for the City, discussed the Centroid Calculation Form and the added language on the form to mirror the ordinance for existing homes. The Building Commission also agreed that the Property Calculation Form showing the different lot sizes and floor area ratios would be easier for the applicants to circle the appropriate property size of their application. Also, Mrs. Sharpe will draft an ordinance changing the Allowable Lot Coverage and the Allowable Floor Area to read Building Lot Coverage and Floor Area Ratio.

- b. Floor Area Ratio discussion.

Vice-Chairman Herzel discussed the Floor Area Ratio with the Building Commission and the need of continued restrictions of the Floor Area Ratio. The Commission agreed the need to keep the Floor Area Ratio as it is currently.

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Rusty Caston
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma

**City of Nichols Hills
Building Commission
March 19, 2024**

* Please sign your name if you wish to speak

HOLLIE HUNT

March 18, 2024

To: Nichols Hills Building Commission
RE: 1804 Coventry Lane
Proposed New Construction

Several lovely new homes have been built in the 1800 block of Coventry Lane in recent years. They've added to the ambiance of our neighborhood.

However, the proposed new construction at 1804 Coventry Lane seems overwhelmingly large for the lot. And, the three garages appear to be half of the frontage of the house.

Could there be modifications to the home that would still meet the homeowner's needs?

 

Will and Linda Clark
1830 Coventry Lane

From: Carol Goetzinger cgoetzinger@cox.net
Subject: March 19, 1024 -- Building Commission -- 1804 Coventry Lane
Date: March 19, 2024 at 7:21 AM
To: Carol Goetzinger cgoetzinger@cox.net



Dear Members of the Building Commission,

I received the Notice of Public Hearing for March 19 concerning the proposed house at 1804 Coventry Lane. I'm unable to attend the meeting, but wanted to express my concerns.

The plans show the proposed house in relation to the adjacent homes on either side. While the plans show one inch to spare before exceeding the maximum height allowance, the proposed house dwarfs the neighboring homes.

The three-car garage fronting Coventry Lane, as shown in the drawings, dominates the house and is inconsistent with the architecture of the homes in the neighborhood. The garages comprise half of the facade and the concrete driveway covers half of the front yard. Even the recent home builds with garages facing Coventry only have two-car garages which is consistent with the neighborhood.

I am also concerned with the proposed shingle material used on the sides of the house on the second story which is also inconsistent with the homes in the neighborhood. I've seen similar, if not identical, material used on a house in Oklahoma City at Greystone and Wilshire. This material looks inexpensive and isn't a good fit for Nichols Hills.

Thank you for letting me voice my concerns.

Carol Goetzinger
1729 Coventry Lane