

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, May 21, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Board of Adjustment only on items that appear on this Agenda. The Board of Adjustment may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Board of Adjustment.

1. Call to Order
2. Roll Call
3. Minutes
 - a. November 20, 2024 Minutes
 - b. April 8, 2025 Minutes
4. Public Hearings

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

- a. PUBLIC HEARING: Case No. BOA-2025-01, for which the applicants at 1120 Glenwood Avenue are seeking an 11'9" rear yard setback variance and a 10'11" east side yard variance.

BOA-2025-01 1120 Glenwood Avenue

The property is zoned R-1-60.

The applicants desire to construct an addition to the main dwelling. For the proposed addition, the applicants are seeking an 11'9" rear

yard setback variance and a 10'11" east side yard setback variance.

5. Adjournment

A handwritten signature in blue ink that reads "Amanda Copeland". The signature is written in a cursive style.

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, November 20, 2024 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

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

3. Minutes

a. September 18, 2024 Minutes

MOTION: Edward Clements moved to approve the September 18, 2024 minutes as presented. Larry Herzel seconded the motion.

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

4. Public Hearings

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

BOA-2024-15 6606 NW Grand Boulevard

The property is zoned E-2.

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

Mr. Jeff Blake, with Gumerson Blake, presented the application to the Board of Adjustment

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

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

MOTION: John Covington moved that application number BOA-2024-15 be approved because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. Edward Clements seconded the motion.

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

5. Items for a Separate Vote

a. Schedule of 2025 Board of Adjustment Meetings.

MOTION: John Covington moved to approve agenda item 5a as presented. Edward Clements seconded the motion.

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

6. Adjournment

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

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

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Special Meeting of the
Nichols Hills Board of Adjustment
Tuesday, April 8, 2025 at 12:00 PM
1009 NW 75th Street
Nichols Hills, OK 73116

1. Call to Order

| Attendees Present | Arrived |
|------------------------|---------|
| Chairman Robert Slater | 12:00 |
| Member Kathy Lippert | 12:00 |
| Member John Covington | 12:00 |
| Member Larry Herzel | 12:00 |
| Member Ed Clements | Absent |

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

- a. Retirement celebration for E. Peter Hoffman, Jr. No official City business will be discussed or action taken other than to participate in the celebration.

No official City Business was discussed or action taken other than to participate in the celebration of the retirement E. Peter Hoffman, Jr.

3. Adjournment

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2025-01**

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

Lot Eleven (11), in Block Eleven (11), of Nichols Hills, in Oklahoma County, Oklahoma, according to the recorded plat thereof;


The property is also known as **1120 Glenwood Avenue**. Current zoning is **R-1-60**.

The applicants desire to construct an addition to the main dwelling. For the proposed addition, the applicants are seeking an 11'9" rear yard setback variance and a 10'11" east side yard setback variance.

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 **21st day of May, 2025** 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 5th day of May 2025.


Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma



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

Staff use only
Case # _____
Date filed _____
Fee receipt # _____

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

Required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult the applicable provisions of the Nichols Hills City Code ("the Code") regarding the Nichols Hills Board of Adjustment when completing this Application.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: KYLE JONES

Mailing address: 1120 Glenwood Ave. in Nichols Hills, Oklahoma 73116

Telephone number(s): 405-988-9274

Email address(es): kyle.ross.jones@gmail.com

Address and legal description of subject property: 1120 Glenwood Ave. in Nichols Hills, Oklahoma 73116

Current zoning classification: R-1-60 BLOCK 11, LOT 11

Present use of the property: SINGLE FAMILY 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. 50-500) for Applications for Building Permits).
 - (b) For Applications for a variance prior to submission of an Application for Building Permit: photos of the subject building or building site; a conceptual site plan drawn to scale showing the exact size and location of lots or land, the size and location of buildings and floor plans, and measurements showing distance from

the outside line of buildings (existing and proposed) to the outside property lines; renderings of the proposed changes to the site; and a survey meeting the requirements of Sec. 50-500 of the Code.

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

(a) Variance requests. See Sec. 50-442 of the Code.

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

ADD NEW PRIMARY SUITE WING ALIGNED WITH EXISTING HOME, TO BE SAME SIZE AND
HEIGHT OF EXISTING SINGLE STORY CONSTRUCTION

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:

50-63 (e)(3) and Sec 50-63 (e)(4)

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

THE HOMEOWNERS EXISTING HOME IS 10'-0" FROM THE PROPERTY LINE ON THE EAST SIDE (SEE SITE PLAN). NEW SETBACK REQUIREMENTS DO NOT ALLOW FOR THE HOMEOWNER TO EXTEND THE HOME ADEQUATELY FOR A NEW PRIMARY SUITE. THE REAR SETBACK COMPOUNDS THE PROBLEM AS IT DOES NOT ALLOW FOR THE HOMEOWNER TO CREATE THE NECESSARY EXTENSION. PRE-EXISTING WALLS ON SITE (SEE SITE PLAN) ARE WITHIN THE REAR SETBACK. NEW DESIGN DOES NOT EXCEED PRE-EXISTING SITE CONDITIONS WITHIN SETBACK

iv. State why you believe such conditions are peculiar to the particular piece of property involved.
THIS LOT IS HIGHLY IRREGULAR WITH A MASSIVE FRONTAGE. 10% OF THE FRONTAGE RESULTS IN AN EXTREME SETBACK. ADDITIONALLY, THE REAR SETBACK WILL NOT ALLOW FOR THEM TO BUILD THE EXTENSION. THIS IS UNIQUE BECAUSE THE HOME IS ENTIRELY WALLED IN ON THE PROPERTY LINE AND THE PROPOSED MODIFICATIONS ARE SINGLE STORY.

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

ABSOLUTELY NOT, NEW CONSTRUCTION WOULD BE SINGLE STORY, NOT VISIBLE
FROM THE STREET. NO SIGHTLINES INTO ADJACENT YARDS. EXISTING WALL
AROUND PROPERTY PROVIDES ADDITIONAL PRIVACY.

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

THE LOT IS HIGHLY IRREGULAR AND THE PROPOSED ADDITIONS ALIGN WITH THE
INTENT OF THE CITY'S ZONING REQUIREMENTS. NO IMPAIRMENT.

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

THE PROPOSED ADDITION IS SMALL AND WELL WITHIN THE FAR AND COVERAGE REQUIREMENTS WHILE STILL PROVIDING SPACE BETWEEN HOME AND PROPERTY LINE.

(b) **Appeals.** See Sec. 50-606 of the Code.

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

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

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

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

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of Chapter 50 of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Board of Adjustment. Applicant will be advised of the date and time for that hearing. It is highly recommended that applicant attend (or have a representative attend) the hearing and be prepared to answer questions.

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

Submitted and agreed to this 10 day of MARCH, 2025.

Signature: KYLE JONES
KYLE JONES (Mar 10, 2025 12:18 CDT)

Print applicant's full legal name: KYLE JONES

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

Board Of Adjustment

| | | | |
|----------------------------------|---|--------------------------|-------------------------------------|
| Address | 1120 Glenwood Ave. | | |
| Lot And Block | Lot 11 | Block 11 | |
| Zone | R-1-60 | | |
| City | Nichols Hills | | |
| County | Oklahoma County | | |
| State | Oklahoma | | |
| Zip Code | 73116 | | |
| Type of Building or Fence | 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"/> |
| Type Of adjustment | Allowed | Proposed | Amount over allowed |
| 1. Front Setback | | | |
| 2. Rear Setback | 25' | 13' 3" | 11' 9" |
| 3. Side Setback East | 20' 11" | 9' 10" | 11' 1" |
| 4. Side Setback | | | |
| 5 Building Lot Coverage | | | |
| 6 Floor area Ratio | | | |
| 7. Height | | | |
| 8. Building envelope | | | |
| 9. Other | Explanation | | |
| | Homeowner is requesting a variance for 13' 3" rear yard setback and a 9' 10" on the east side yard setback. | | |
| NOTE | | | |

**Application for Variance – Development Regulation
Worksheet**

Applicant’s Name: KYLE JONES

Property Address: 1120 Glenwood Ave. in Nichols Hills, Oklahoma 73116

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 | 25' | 13'-3" | 11'-9" |
| Side Yard Setback (specify north, south, east or west side) | East: 10% of lot width of 209'-2" = 20'-11" | 9'-10" | 11'-1" |
| Building Lot Coverage | | | |
| Floor Area Ratio | | | |
| Height | | | |
| No Build Envelope | | | |
| Other | Explanation: | | |









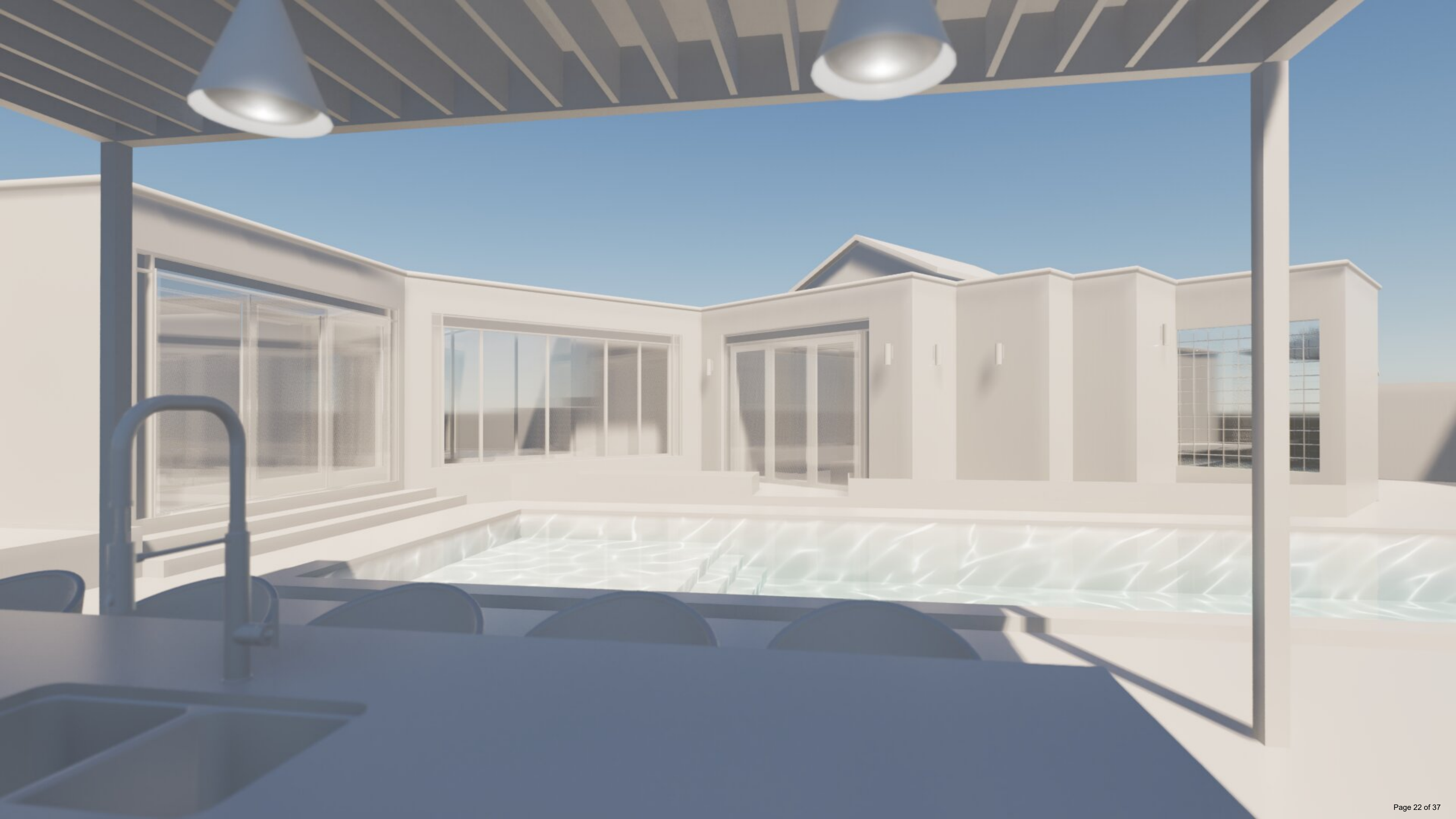












GENERAL NOTES - PROJECT RELATED:

CODE COMPLIANCE - ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND TO ENSURE ALL PLANS MEET OR EXCEED APPLICABLE CODES BEFORE CONSTRUCTION BEGINS. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL REVIEW ALL PLANS AND PROMPTLY NOTIFY DINNES STUDIO OF ANY NECESSARY CHANGES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

INSTALLATION - IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR DESIGNATED STRUCTURAL ENGINEER TO ENSURE THE PROPER MATERIALS AND CONSTRUCTION TECHNIQUES ARE SELECTED TO CONSTRUCT THIS PROJECT TO ENSURE IT MEETS OR EXCEEDS APPLICABLE SAFETY STANDARDS AND LOAD REQUIREMENTS.

SAFETY - THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS ARE USED TO PROVIDE A SAFE WORK SITE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER STRUCTURAL SHORING AND BRACING ARE IN PLACE DURING CONSTRUCTION. DINNES STUDIO ACCEPTS NO RESPONSIBILITY FOR MEANS, METHODS AND TECHNIQUE OF CONSTRUCTION EMPLOYED BY THE GENERAL CONTRACTOR.

WALLS - ALL EXTERIOR WALLS ARE 2X6 STUDS @ 16" O.C. AND ALL INTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE OR REQUIRED BY STRUCTURAL INTEGRITY OR PLUMBING.

DIMENSIONS - GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEMENTS PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DRAWING DIMENSIONS AND FIELD DIMENSIONS, THE FIELD DIMENSIONS SHALL GOVERN AND THE ARCHITECT SHALL BE NOTIFIED.

COVENANTS - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DINNES STUDIO AND ENSURING COMPLIANCE WITH ANY APPLICABLE CODES, COVENANTS AND RESTRICTIONS.

SITE SURVEY - THIS DRAWING SET MAKES NO REFERENCE TO A SITE SURVEY. ANY REFERENCE TO EASEMENTS, PROPERTY LINES, OR SITE ELEMENTS SHOULD BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

GENERAL NOTES - FOUNDATION:

1. PROVIDE A MINIMUM OF 4" SAND FILL BELOW GARAGE SLAB.
2. PROVIDE A MINIMUM OF 6" SAND FILL BELOW MAIN RESIDENCE SLAB.
3. SLAB EDGE ON SHEET 095 SHOWN TO EXTERIOR EDGE OF THE STUD CAVITY.

EXCAVATION - ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND BELOW THE LOCAL FROST LINE. THE FOUNDATION ELEVATION LEVEL TO BE ABOVE THE FLOOD PLAN AS REQUIRED BY CODE.

DRAINAGE - THE GENERAL CONTRACTOR SHALL ENSURE THAT THE FINISHED GRADE SUFFICIENTLY SLOPES AWAY FROM THE STRUCTURE SO AS TO PREVENT WATER STANDING OR FLOWING TOWARD THE STRUCTURE OR INTO THE ADJACENT PROPERTY. DRAINAGE SHALL BE PROPERLY TRANSFERRED INTO THE EXISTING LOT SURFACE WATER DRAINING SYSTEM. ANY AREA DIRECTLY IMPACTED BY THE ADDITION SHALL BE MODIFIED TO RESTORE EXISTING SURFACE WATER DRAINAGE.

CONCRETE - ALL CONCRETE WILL BE OF A CONSISTENT MIX TO THE RECOMMENDATION OF THE MANUFACTURER FOR THE SOIL TYPE AND SITE SPECIFIC CONDITIONS. REINFORCED STEEL SHALL BE USED AS REQUIRED BY CODE AND STANDARD BUILDING PRACTICES.

ANCHOR BOLTS - ANCHOR BOLTS SHALL BE PLACED IN THE FOUNDATION SLAB DURING THE FOUNDATION POUR A MINIMUM OF 7" DEEP AND SPACED NO LESS THAN 6 FEET APART OR 1 FOOT FROM ANY CORNER.

SOIL TESTING - NO SOIL TESTING HAS BEEN CONDUCTED ON THE SITE, AND FAILURE TO CONDUCT SUCH TESTS BEFORE CONSTRUCTION WILL BE AT THE SOLE RISK OF THE HOMEOWNER.

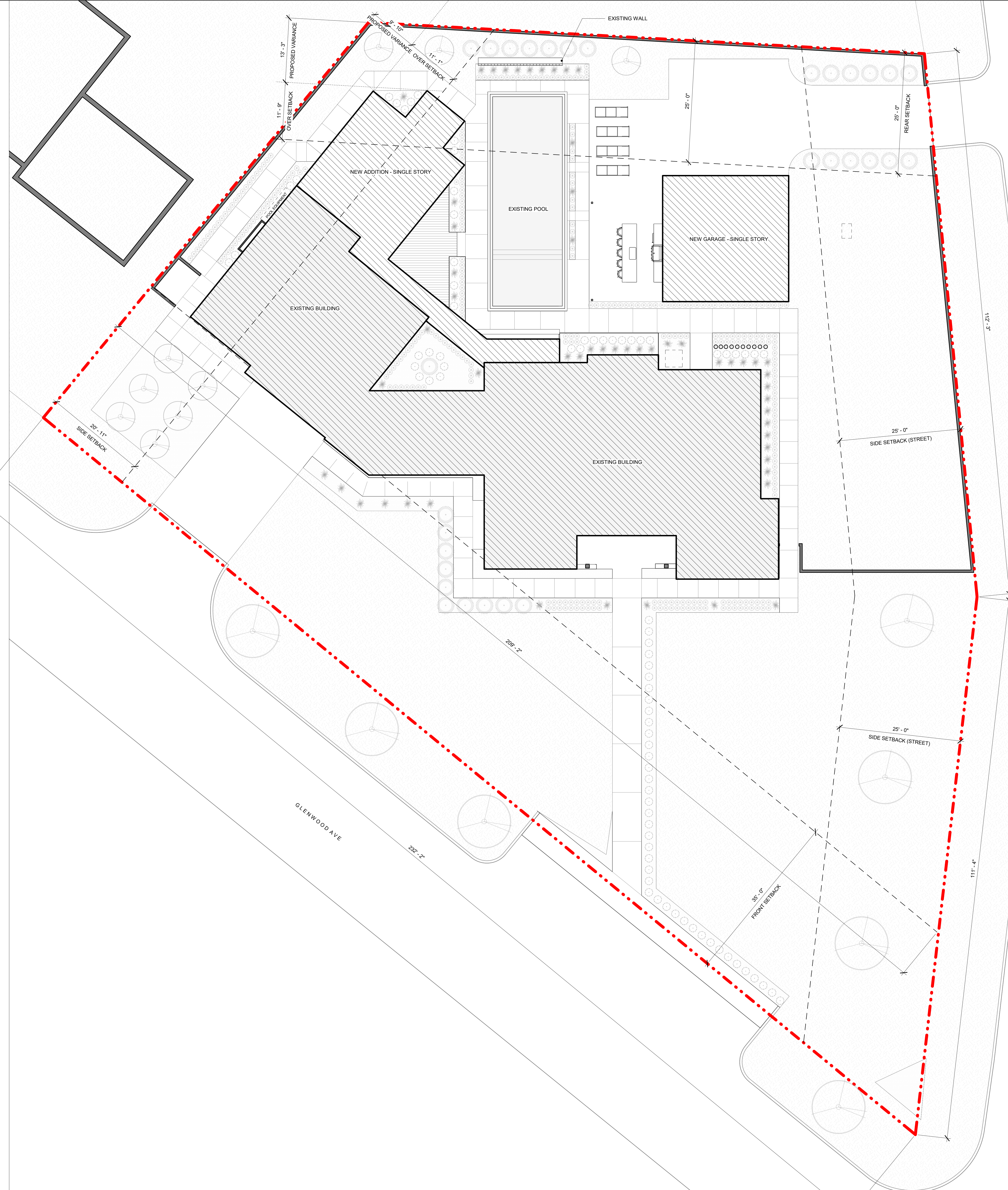
ENGINEERING - THE FOUNDATION PLAN AND TYPICAL FOUNDATION DETAILS WERE NOT PREPARED BY A LICENSED ENGINEER. DINNES STUDIO RECOMMENDS A QUALIFIED PROFESSIONAL ENGINEER BE CONSULTED PRIOR TO CONSTRUCTION WHO WILL TAKE INTO ACCOUNT THE RESULTS OF SOIL TESTING AND ANY LOAD CONSIDERATIONS. A QUALIFIED PROFESSIONAL ENGINEER SHALL SPECIFY ALL FOUNDATION WALLS, SLABS, FOOTINGS, SUPPORT BEAMS, AND WEB TRUSSES.

GENERAL NOTES - DRAWING SET:

USE - THIS DRAWING SET HAS BEEN PREPARED FOR THE EXCLUSIVE USE BY KYLE JONES. THIS DRAWING SET IS FOR THE SINGLE USE OF CONSTRUCTING THE EXTENSION OF THE RESIDENCE AT 1100 GLENWOOD AVE NICHOLS HILLS, OK IN NICHOLS HILLS, OKLAHOMA. DINNES STUDIO ACCEPTS NO RESPONSIBILITY FOR ANY ADDITIONAL USE, ALTERATION OR DUPLICATION OF THESE DRAWINGS.

ALL DRAWING SHEETS ARE ARCH D, 36"X48". DINNES STUDIO ACCEPTS NO RESPONSIBILITY FOR SCALING OF THESE DRAWINGS BEYOND WHAT IS INDICATED ON EACH INDIVIDUAL SHEET.

THESE PLANS ARE THE PROPERTY OF DINNES STUDIO AND ARE PROTECTED UNDER COMMON COPYWRITE LAW.



01 SITE PLAN
1/8" = 1'-0"

6/5/2025 9:00:17 AM

DINNES STUDIO

PROJECT FILE:
JONES RESIDENCE

NOTES:

REVISIONS:

| | |
|------------|----------------------|
| 03/10/2025 | VARIANCE APPLICATION |
|------------|----------------------|



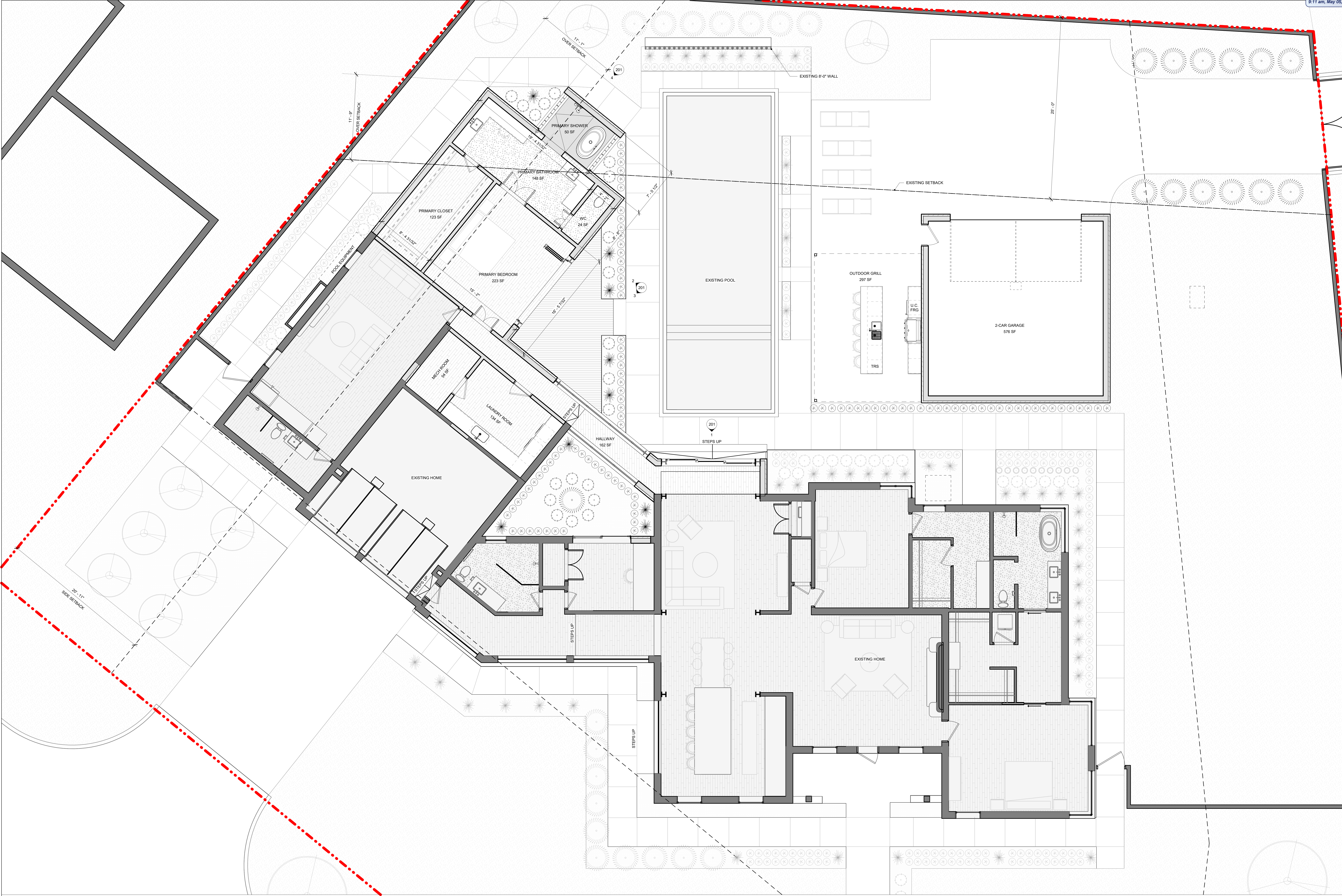
DINNES STUDIO

PROJECT TEAM:
CLIENT: KYLE JONES
CONTRACTOR: TO BE DETERMINED

PROJECT FILE:
JONES RESIDENCE
DRAWING FILE:
SITE PLAN

Scale: As indicated @ 36"X48"
Status: CONSTRUCTION

| | | | |
|-----------------------|------------------|-----------------|-------------|
| Project number: 24725 | Discipline: ARCH | Drawing No: 091 | Revision: - |
|-----------------------|------------------|-----------------|-------------|



01 PLAN LEVEL 01
1/4" = 1'-0"

6/5/2025 9:02:01 AM

PROJECT FILE:
JONES RESIDENCE

- NOTES:
- GENERAL NOTES:
- REFERENCE SHEET 095 FOR ALL OTHER GENERAL NOTES PERTAINING TO THIS PROJECT AND DRAWING SET.
 - GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND PROMPTLY NOTIFY DINNES STUDIO OF ANY ALTERATION OR CHANGES REQUIRED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DRAWING DIMENSIONS AND FIELD DIMENSIONS, THE FIELD DIMENSIONS SHALL GOVERN AND THE ARCHITECT SHALL BE NOTIFIED.
 - USE OF THIS DRAWING SET CONSTITUTES AGREEMENT WITH AND ACCEPTANCE OF ALL GENERAL NOTES RELATED TO THIS DRAWING SET.

REVISIONS:
- 03/10/2025 VARIANCE APPLICATION



DINNES STUDIO

PROJECT TEAM:
CLIENT: KYLE JONES
CONTRACTOR: TO BE DETERMINED

PROJECT FILE:
JONES RESIDENCE
DRAWING FILE:
PLAN LEVEL 01

SCALE:
1/4" = 1'-0" @ 36"X48"

STATUS:
CONSTRUCTION

PROJECT NUMBER: 24725
DISCIPLINE: ARCH
DRAWING NO: 101
REVISION: -

Dear Neighbor,

I hope this letter finds you well. We are writing to inform you about a home improvement project we are planning for our property at 1120 Glenwood Ave (please see the attached schematic plans). Our goal is to connect both sides of our house and add a master bedroom addition at the rear. To proceed, we are requesting a variance to encroach upon the required property setbacks and would appreciate your support.



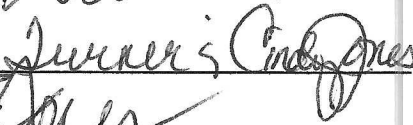
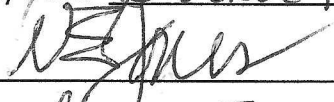
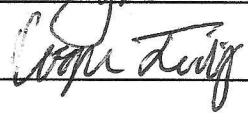
Specifically, the proposed master bedroom addition will be located approximately 14 feet from the rear property line (where the current setback requirement is 25 feet) and 10 feet from the side property line, aligning with our existing home. To ensure minimal impact on privacy, there will be no windows facing your yard, and the structure will remain a single-story addition designed to match our existing home. This project will not alter the home's appearance from the street or side street.

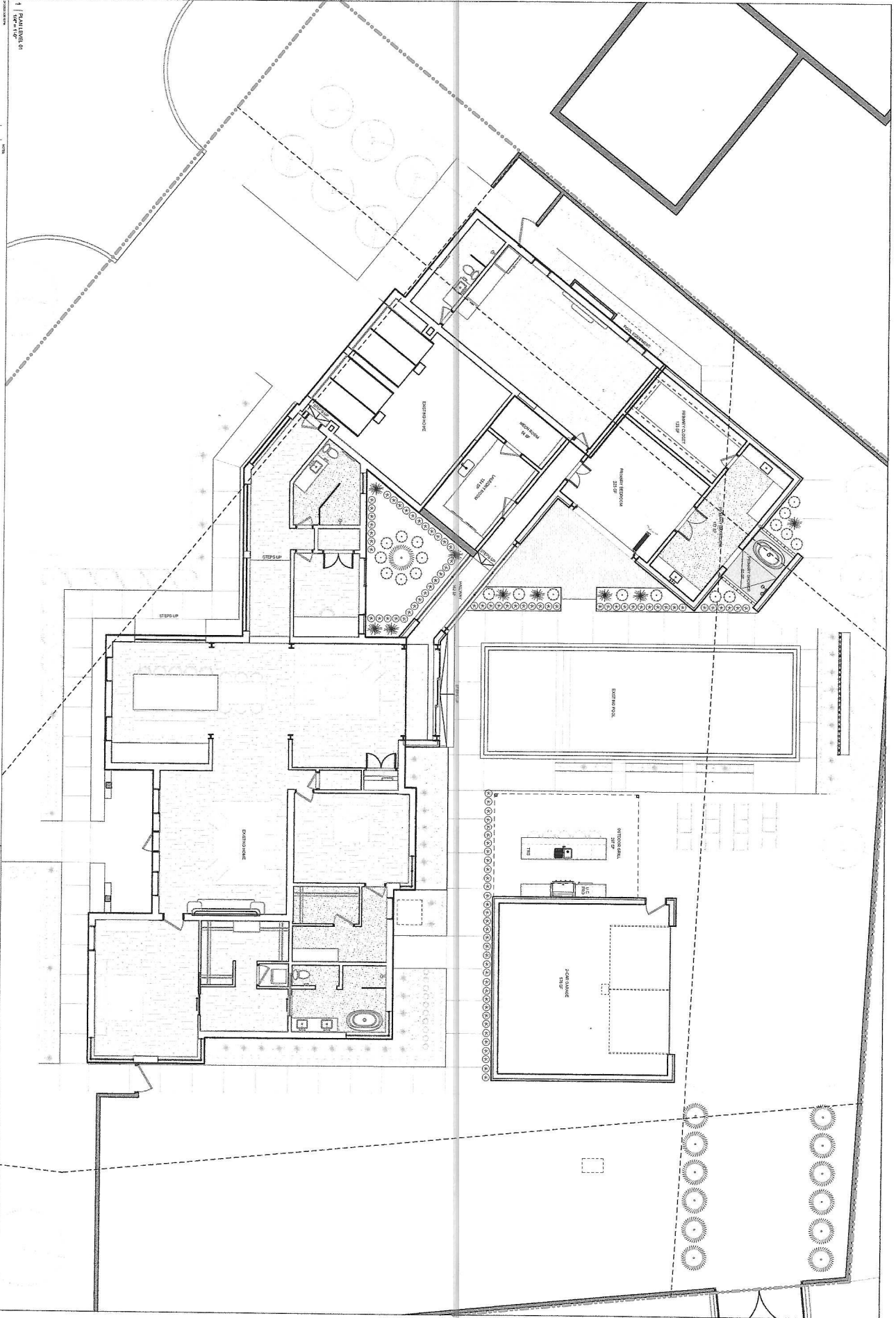
We would be grateful if you could review this request and, if you are in agreement, sign this letter in support of our variance application. Your approval is crucial to moving the project forward, and we sincerely appreciate your time and consideration.

Thank you for your support!

Warm regards,

Kyle and Kate Jones

Sean and Nicole Flynn-  1118 Glenwood Ave
Robert and Debra Harris-  1121 Belford Ave
Turner and Cindy Davis-  6903 Trenton Rd
Warren Jones-  1129 Glenwood Ave
Cooper Turlip-  1125 Glenwood Ave



PRELIM

| | |
|---------------------------------|----------------------------|
| <p>DINNES STUDIO</p> | |
| <p>PROJECT: JONES RESIDENCE</p> | <p>DATE: 08/25/2010</p> |
| <p>PLAN LEVEL: 01</p> | <p>SCALE: 1/8" = 1'-0"</p> |
| <p>NO: 2010-025</p> | <p>CONTRIBUTION: 101</p> |

OWNERSHIP LIST

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within **300 FEET**:

**LOT ELEVEN (11), BLOCK ELEVEN (11), NICHOLS HILLS ADDITION,
OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT
THEREOF.**

NICHOLS HILLS ADD

| | |
|--|---|
| LOT 14, BLOCK 18 | PAQUET RAYMOND MICHEL JR POZADAS CRISTINA MICHELLE 1203 GLENWOOD AVE NICHOLS HILLS, OK 73116 |
| LOT 3, BLOCK 18 | LUCKYONE INVESTMENTS LLC PO BOX 7187 MOORE, OK 73153 |
| LOT 2, BLOCK 18 | GLEASON DENISE 7003 TRENTON RD NICHOLS HILLS, OK 73116 |
| LOT 1, BLOCK 18 | CAMPBELL CARL D CAMPBELL JENNIFER N 1201 GLENWOOD AVE NICHOLS HILLS, OK 73116 |
| LOT 6, BLOCK 12 | RESSRS REV TRUST 1110 HEMSTEAD PL NICHOLS HILLS, OK 73116 |
| LOT 7, BLOCK 12 | HARTIG BRETT 1112 HEMSTEAD PL NICHOLS HILLS, OK 73116 |
| LOT 8 & E45FT LOT 9, BLOCK 12 | DETRICH JANE 1114 HEMSTEAD PL NICHOLS HILLS, OK 73116 |

**W25FT OF LOT 9 & ALL LOT 10
BLOCK 12**

**BREIT MARK D TRS
BREIT MARK D REV TRUST
1118 HEMSTEAD PL
NICHOLS HILLS, OK 73116**

LOT 11, BLOCK 12

**SCOTT FAMILY TRUST
1120 HEMSTEAD PL
NICHOLS HILLS, OK 73116**

LOT 12, BLOCK 12

**RANDALL STEVE E & AMY TRS
RANDALL NEDBALEK FAMILY 2024 TRUST
1122 HEMSTEAD PL
NICHOLS HILLS, OK 73116**

LOT 13, BLOCK 12

**ADNEY DAVID R & JACQUELINE D
1124 HEMSTEAD PL
NICHOLS HILLS, OK 73116**

LOT 14, BLOCK 12

**BAKER JAMES MARK
BAKER CARLA D
1126 HEMSTEAD PL
NICHOLS HILLS, OK 73116**

LOT 15, BLOCK 12

**DE LA GARZA WENDY SUE TRS
DE LA GARZA SCOTT MARTIN TRS
DE LA GARZA WENDY LIV TRUST
1128 HEMSTEAD PL
NICHOLS HILLS, OK 73116**

LOT 16, BLOCK 12

**JONES WARREN E
1129 GLENWOOD AVE
NICHOLS HILLS, OK 73116**

LOT 17, BLOCK 12

**ALLEN PETER BLAKE
6931 MIDCREST DR
DALLAS, TX 75254**

LOT 18, BLOCK 12

**TERLIP COOPER
TERLIP LAURA
1125 GLENWOOD AVE
NICHOLS HILLS, OK 73116**

LOT 19, BLOCK 12

**SCOGGINS RONALD D
SCOGGINS NANCY E
1123 GLENWOOD AVE
NICHOLS HILLS, OK 73116**

| | |
|--|---|
| LOT 20, BLOCK 12 | STEARNS FAMILY LLC % BOB STEARNS 2301 W I 44 SERVICE RD STE 100 OKLAHOMA CITY, OK 73112 |
| LOT 21, BLOCK 12 | PEREZ GARY C PEREZ NINA G 1119 GLENWOOD AVE NICHOLS HILLS, OK 73116 |
| ALL LOT 22 & W1.5FT OF LOT 23, BLOCK 12 | TALENTOS INVESTMENTS LLC 4021 NW 151ST ST EDMOND, OK 73013 |
| E63.5FT OF LOT 23, BLOCK 12 | MOHAMADI REAL ESTATE INVESTMENTS LLC 6715 NW GRAND BLVD NICHOLS HILLS, OK 73116 |
| LOT 24, BLOCK 12 | EMANUEL FLOYD W & GRETZ J TRS EMANUEL TRUST 1113 GLENWOOD AVE NICHOLS HILLS, OK 73116 |
| LOT 25, BLOCK 12 | MOODY JAMES R WAGNER KATIE N 1111 GLENWOOD AVE NICHOLS HILLS, OK 73116 |
| LOT 26, BLOCK 12 | LONG WENDELL M TRS LONG WENDELL M REV TRUST 1109 GLENWOOD AVE NICHOLS HILLS, OK 73116 |
| LOT 27, BLOCK 12 | RAPPAPORT LORI R TRS RAPPAPORT LORI 2007 IRREV TRUST 1107 GLENWOOD AVE NICHOLS HILLS, OK 73116 |
| LOT 29, BLOCK 12 | BOX STEPHEN A 1103 GLENWOOD AVE NICHOLS HILLS, OK 73116 |

LOT 1, BLOCK 22

**DAVIS CYNTHIA L REV TRUST
6903 TRENTON RD
NICHOLS HILLS, OK 73116**

LOT 2, BLOCK 22

**MAGUIRE JOAN S TRS
MAGUIRE JOAN S REV TRUST
1202 GLENWOOD AVE
NICHOLS HILLS, OK 73116**

LOT 23, BLOCK 22

**PRATT NIKKI E TRS
PRATT NIKKI E TRUST
1204 GLENWOOD AVE
NICHOLS HILLS, OK 73116**

LOT 4, BLOCK 22

**BRADLEY TERRY L TRS
BRADLEY TERY L REV TRUST
6500 N CLASSEN BLVD
OKLAHOMA CITY, OK 73116**

LOT 5, BLOCK 22

**THOMSON COURTLANDT C &
DENCIE E TRS
THOMSON COURTLANDT &
DENCIE E LIV TRUST
1208 GLENWOOD AVE
NICHOLS HILLS, OK 73116**

LOT 16, BLOCK 22

**HOLLIDAY HAL M & TONI M
1213 BELFORD AVE
NICHOLS HILLS, OK 73116**

LOT 17, BLOCK 22

**KATIGAN FAMILY LLC
1609 DRURY LN
OKLAHOMA CITY, OK 73116**

**LOT 18 & BEG SW/C LOT 19 N
TO NW/C E5.6FT S68FT SWLY
TO BEG, BLOCK 22**

**FURSETH SHERRY TRS
FURSETH SHERRY LIVING TRUST
1209 BLEFORD AVE
NICHOLS HILLS, OK 73116**

**EX BEG SW/C LOT 19 N TO NW/C
E5.6FT S68FT SW TO SW/C
BLOCK 22**

**WILSON CURTIS G & WENDI L
1205 BELFORD AVE
NICHOLS HILLS, OK 73116**

LOT 20, BLOCK 22
FLINN SEAN
FLINN ERIN
1203 BELFORD AVE
NICHOLS HILLS, OK 73116

LOT 21, BLOCK 22
RICE ANDREW & APPLE N
1201 BELFORD AVE
NICHOLS HILLS, OK 73116

LOT 1, BLOCK 23
TACCIA THOMAS M JR & BREANNA
1200 BELFORD AVE
NICHOLS HILLS, OK 73116

LOT 2, BLOCK 23
SULLIVAN ANDREW HARRISON
SULLIVAN LAUREN DOUGLASS
1202 BELFORD AVE
NICHOLS HILLS, OK 73116

LOT 3, BLOCK 23
FRICKS JACOB RAY
FRICKS MERICH
1204 BELFORD AVE
NICHOLS HILLS, OK 73116

LOT 4, BLOCK 23
WARD CHARIS LEE
GALLAS JUSTIN ZENNON
1206 BELFORD AVE
NICHOLS HILLS, OK 73116

LOT 5, BLOCK 23
FRIEDEMANN KIMM E
6222 W ROCK CREEK RD
NORMAN, OK 73072

LOT 6, BLOCK 23
ARNOLD WILLIAM C & MARILYN A TRS
ARNOLD WILLIAM & MARILYN TRUST
1210 BELFORD AVE
NICHOLS HILLS, OK 73116

LOT 7, BLOCK 11
DUTCH LANE LLC
1112 GLENWOOD AVE
NICHOLS HILLS, OK 73116

LOT 8, BLOCK 11
STRINGER NATALIE MARIE REV TRUST
GRANSEE SAMUEL F
1114 GLENWOOD AVE
NICHOLS HILLS, OK 73116

LOT 9, BLOCK 11

**JJS REV TRUST
1116 GLENWOOD AVE
NICHOLS HILLS, OK 73116**

LOT 10, BLOCK 11

**FLYNN SEAN PATRICK & NICOLE ALEECE
1118 GLENWOOD AVE
NICHOLS HILLS, OK 73116**

LOT 12, BLOCK 11

**HARRIS ROBERT A
HARRIS DEBRA A
1121 BELFORD AVE
NICHOLS HILLS, OK 73116**

LOT 13, BLOCK 11

**PATTON GUY L
PATTON CAROLINE L D
1119 BELFORD AVE
NICHOLS HILLS, OK 73116**

LOT 14, BLOCK 11

**WARD CHAARIS
GALLAS JUSTIN
1206 BELFORD AVE
NICHOLS HILLS, OK 73116**

LOT 11, BLOCK 10

**WELCH JENNIFER D TRS
JDW 2023 TRUST
1120 BELFORD AVE
NICHOLS HILLS, OK 73116**

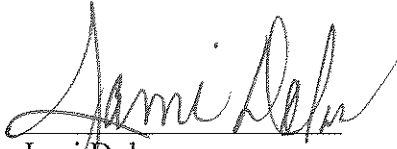
LOT 10, BLOCK 10

**MEREDITH LINDA L JACKSON &
DENNIS W TRS
MEREDITH LINDA L JACKSON
REV TRUST
1118 BELFORD AVE
NICHOLS HILLS, OK 73116**

This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 25th day of March, 2025.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.



Jami Dolan
Asst. Secretary



Mitchell D. Reid, Vice President

On this 25th day of March, 2025 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell D. Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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





Susan Lowrance, Notary Public

My Commission Expires: 1-24-28
My Commission Number: 0000353
Reference #2501688

Form of affidavit regarding ownership

Affidavit

STATE OF Oklahoma

COUNTY OF Oklahoma

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

1. My name is Kyle Jones ^{1120 Glenwood Ave} ^{W/OK 73116}. My address is 1120 Glenwood Ave W/OK 73116. I am over the age of 18. I am a resident of the State of OK. 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 1120 Glenwood Ave W/OK 73116 and more particularly described as:

1120 Glenwood Ave
W/OK 73116
[Insert legal description]

LOT 11, BLOCK 11, NICHOLS HILLS

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 17th day of March, 2025.

Kyle Jones
[Full legal name]

Notary Acknowledgment

Subscribed and sworn to before me this 17th day of March, 2025.

Alisha Matson
Notary Public

My Commission Expires: 07/06/28
Comm. No. 2008135



Oklahoma City Abstract & Title Co.

P.O. Box 260

Oklahoma City, OK 73101-0260

Phone (405)348-8605 Fax (405)330-5520

RECEIVED

By Kristina Makowicz at 1:41 pm, Mar 25, 2025

Invoice

| | | | |
|---|------------------------|------------------------------|---------------------------|
| Customer: | | Invoice Number | Date |
| Dinnes Studio 559 Pedras Circle Newcastle, OK 73065 | | 2501688 | 03/25/2025 |
| | | File Number | Branch |
| | | 2501688 | Abstracting |
| | | Customer Order Number | Customer OrderDate |
| | | | 03/25/2025 |
| Deliver-To: | | Sales Price | Buyer |
| Dinnes Studio 559 Pedras Circle Newcastle, OK 73065 | | | Kyle Ross Jones |
| | | Seller | |
| | | | |
| Property Address | | Loan Amount | Lender |
| 1120 Glenwood Ave., Nichols Hills, Oklahoma | | | |
| Property Type | Property County | Sales Rep | Terms |
| | Oklahoma | | |

Thank You For Your Business

| <i>Description</i> | <i>Amount</i> |
|-----------------------------------|-----------------|
| 1100 - Title Charges | |
| Ownership List | \$150.00 |
| Total 1100 - Title Charges | \$150.00 |
| Subtotal | \$150.00 |
| Total | \$150.00 |

Brief Legal: Property Address
1120 Glenwood Ave. Nichols Hills, Oklahoma 73116

Subdivision
Lot 11, Block 11, Nichols Hills Addition, Oklahoma County, Oklahoma

PIN
169571240

Comments/Additional Information:
1120 Glenwood Avenue



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

REC#: 00205315 3/10/2025 1:36 PM
OPER: NB TERM: 010
REF#: 256
PAID BY:

TRAN: 850.0000 Variance Request
1120 GLENWOOD AVE
Variance Request 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00

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