

## MINUTES

Regular Meeting of the  
Nichols Hills Board of Adjustment  
Wednesday, June 18, 2025 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. May 21, 2025 Minutes

**MOTION:** John Covington moved to approve the May 21, 2025, minutes as presented. Larry Herzel seconded the motion.

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

4. Public Hearings

- 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.

Mr. Westin Dinnes, Dinnes Studio, 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:** Kathy Lippert moved that application BOA-2025-01 be approved as a 4' 5" rear yard setback variance and an 11'1" side yard setback as presented. The application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. John Covington seconded the motion.

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

b. PUBLIC HEARING: Case No. BOA-2025-02, for which the

application is seeking a 2'-5/16" height variance at 6809 NW Grand Boulevard.

BOA-2025-02 6809 NW Grand Boulevard

The property is zoned E-2.

The application is seeking a 2'-5/16" height variance, allowing for a 37'-5/16" maximum height to the main building.

Mr. Bruce Bockus, Bockus Payne Architecture, presented the application to the Board of Adjustment. Mr. Kent Hoffman, Hoffman Group, also discussed the application with the Board of Adjustment.

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

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

**MOTION:** Larry Herzal moved that application number BOA-2025-02 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. Kathy Lippert seconded the motion.

- c. PUBLIC HEARING: Case No. BOA-2025-03, for which the applicants at 6412 N. Hillcrest Avenue are seeking a 6' front yard setback variance and an 8' north side yard setback variance.

BOA-2025-03 6412 N. Hillcrest Avenue

The property is zoned R-1-75.

The applicants desire to construct an addition to the main dwelling. For the proposed addition, the applicants are seeking a 6' front yard setback variance, leaving a 44' front yard setback. The applicants are also seeking a 2'11" north side yard setback variance, leaving an 8' north side yard setback.

Mr. Phil Fitzgerald, architect with Fitzgerald Associates, presented the application to the Board of Adjustment.

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

Mr. Robert Clements spoke in support of the application.

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

**MOTION:** Larry Herzel moved that application BOA-2025-03 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. Kathy Lippert seconded the motion.

<b>RESULT:</b>	<b>(Yes 4, No 1, Abstained 0)</b>
<b>MOVER:</b>	Larry Herzel
<b>SECONDER:</b>	Kathy Lippert
<b>AYES:</b>	Edward Clements, Kathy Lippert, John Covington, Larry Herzel
<b>NAYS:</b>	Robert Slater

5. Adjournment

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

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



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Chairman  
City of Nichols Hills, Oklahoma



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City Manager  
City of Nichols Hills, Oklahoma



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City Clerk  
City of Nichols Hills, Oklahoma