

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, August 20, 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. July 16, 2025 Minutes

MOTION: Edward Clements moved to approve the July 16, 2025 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-2025-04, for which the applicants at 7000 NW Grand Boulevard are seeking a 23' east

side yard setback variance and an 11'8 1/2" height variance.

BOA-2025-04 7000 NW Grand Boulevard

The property is zoned E-1.

The applicants desire to construct a building for an indoor pickleball, racket sports facility, and a restaurant. For the proposed building, the applicants are seeking a 23' east side yard setback variance, leaving a 5' east side yard setback. The applicants are also seeking an 11'8 ½ " height variance.

City Manager Shane Pate reviewed with the Board of Adjustment members the results of the various meetings that have taken place with the Oklahoma City Golf and Country Club, neighbors, Planning Commission, City Council, and Building Commission meetings.

Mr. Aaron Jack, President of the Oklahoma City Golf and Country Club, discussed the application with the Board of Adjustment members.

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

Mr. Robert McCampbell spoke in favor of the application.

Chairman Slater stated that a letter was received from Mr. Mack Morgan. The Board of Adjustment members read the letter and considered his concerns of the height of the proposed building and the variance only allowing eighteen inches for landscaping.

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

MOTION: Kathy Lippert moved that application number BOA-2025-04 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, subject to the variance being in compliance with the overall plan approved by the Building Commission and the City Council on the parking. John Covington seconded the motion.

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

5. Adjournment

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

RESULT: (UNANIMOUS)
MOVER: John Covington
SECONDER: Larry Herzel
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