

## AGENDA

Regular Meeting of the  
Nichols Hills Board of Adjustment  
Wednesday, December 17, 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. August 20, 2025 Minutes
4. Public Hearings

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

- a. PUBLIC HEARING: Case No. BOA-2025-06 2419 NW Grand Boulevard

The property is zoned E-2.

The applicants are not making any changes to the existing dwelling and accessory structures currently. However, the applicant does want to obtain variances for the existing structures regarding several encroachments to the City's zoning ordinances. In the application, the applicants are seeking a 50'6" front yard setback variance, leaving a 24'6" front yard setback. The applicants are also seeking a 7'5" rear-yard setback variance, leaving a 22'7" rear-yard

setback. The applicants are also seeking a 12'4" east side yard setback variance, leaving a 37'8" east side yard setback.

The allowable Building Lot Coverage (BLC) for this property is 30%, or 5,724 square feet. The applicants are seeking a 1,153 square foot variance from the allowable BLC, for a proposed 6,877 square foot BLC.

The allowable Floor Area Ratio (FAR) for this property is 35%, or 6,678 square feet. The applicants are seeking a 963 square foot (5%) variance from the allowable FAR, for a proposed 7,641 square foot FAR.

The property also contains an existing Porte Cochere. The applicants are seeking a 2'6" height variance from the City Code regarding height restrictions for Porte Cocheres in the E-2 Urban Estate Zoning District, allowing for a 17'6" maximum height. The existing Porte Cochere also encroaches on the City's front yard setback requirements for Porte Cocheres in the E-2 Urban Estate Zoning District. Accordingly, the application seeks a 57'-6" variance from the front yard setback for Porte Cocheres, allowing the existing Porte Cochere to extend 72'-6" in front of the platted Building Line.

The property also contains an existing cabana that is attached to the Main Building. The City Code requires Accessory Buildings, Accessory Structures, and Accessory Uses have a minimum separation from the Main Building. Accordingly, the application also seeks a variance from the City's requirement that the existing cabana be separated from the Main Building.

b. PUBLIC HEARING: Case No. BOA-2025-07 7301Waverly Avenue

The property is zoned R-1-75.

The applicants desire to construct a water well. For the proposed water well, the applicants are seeking a 15' front yard setback

variance, leaving a 35' front yard setback. The applicants are also seeking an 11' west side yard setback variance from the property line, leaving a 39' west side yard setback from the property line. The applicants are also seeking an 18' west side yard setback variance from the main dwelling, leaving a 32' west side yard setback from the main dwelling. The applicants are also seeking a 20' well depth variance for a maximum water well depth of 300'.

- c. PUBLIC HEARING: Case No. BOA-2025-08, for which the applicants desire to appeal a Building Commission Certificate of Approval.

#### BACKGROUND

BOA-2025-08

The property is zoned R-1-75.

The applicants desire to appeal the Building Commission's decision to approve the Certificate of Approval regarding Case Number BC-2025-20.

#### 5. Adjournment



City Clerk  
City of Nichols Hills, Oklahoma