

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

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



**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2025-06**

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

A portion of Lot One (1), in Block Seventy-one (71), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence South 89°44'30" East for a distance of 275.00 feet to the Southeast Corner of Lot 1; thence North 0°5' East for a distance of 54.30 feet to a point of curve; thence Northwesterly along a curve to the left having a radius of 288.30 feet for a distance of 92.21 feet; thence South 71°45'21" West for a distance of 76.91 feet; thence North 74°49'22" West for a distance of 192.76 feet to the West line of Lot 1 which point is the Southeast corner of Lot 2; thence South 00°40'8" West for a distance of 170.00 feet to the point or place of beginning.

The property is also known as **2419 NW Grand Boulevard**. Current zoning is **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.

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 **17th day** of **December, 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 1st day of December 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: Charles A. Vose Jr., Trustee of the Charles A. Vose, Jr. Revocable Trust

Mailing address: 9520 N. May Ave, Unit 310, Oklahoma City, OK 73120-2711

Telephone number(s): [REDACTED]

Email address(es): [REDACTED]

Address and legal description of subject property: Address: 2419 NW Grand Blvd, Nichols Hills, OK 73116.

Legal Description: See Exhibit A attached as a part hereof

Current zoning classification: E-2 Urban Estate

Present use of the property: Single family residence

This is an application for: ☒ Variance ☐ Appeal from administrative official decision

NOTE: This application is a partial restatement of an application for variances submitted by the Applicant on November 3, 2025 (the "**Prior Vose Application**") and Supplement to the Prior Vose Application filed November 24, 2025 (the "**Vose Supplement Application**"). The following were attached to the Prio Vose 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 was attached to the Prior Vose 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.

The subject building site constitutes a part of Lot 1, Block 71 of Nichols Hills, which was platted in 1929. On December 16, 1958, the Town of Nichols Hills enacted Ordinance No. 292. That ordinance recited that the boundary line of Nichols Hills excludes Lots 2 and 3 of Block 71 but includes all of Lot 1, Block 71. The ordinance recited that it is not possible for the Town to provide utilities to Lot 1 and went on to exclude or detach all of Lot 1 from the boundaries of Nichols Hills with the emergency. Shortly after the enactment of the ordinance, C.E. (Jack) Duffner Jr. acquired all of Lot 1 and granted a utility easement to the City of Oklahoma City through the interior of Lot 1 effectively bisecting Lot 1 into two pieces by the way the easement was granted (See Exhibit B to this Application). In January of 1960, Jack Duffner effected the first split of Lot 1 by conveying to Russell and Kathleen Engs the portion of Lot 1 that is now owned by Mike and Amy Dunn. The piece of Lot 1 which is a part of the lot owned by the Merritt Trusts, was split off by a deed from the Duffners and Alma Nichols and her daughters to Robert and Mary Maidt recorded on May 17, 1960. That conveyance left remaining the piece of Lot 1 that is the subject of this Application. The subject building site was conveyed to American First Title & Trust Company by a Warranty dated and filed November 16, 1965. American First subsequently conveyed the subject building site to Carson Hickox, Inc. and upon information and belief Carson Hickox, Inc. built the existing home on the subject building site in its current location and conveyed it to Sam and Margaret Homsey. The deed to the Homseys was dated December 15, 1967, and recorded January 19, 1968, in Book 3579, at page 169. After Lot 1 had been split into three parts and residences constructed on all three parts, the City of Nichols Hills annexed all of Lot 1 and most of Lot 2 back into the boundaries of Nichols Hills by Ordinance No. 507, which was enacted October 9, 1979, and filed October 16, 1979, in Book 4613 at page 1689. Copies of the relevant above-described instruments were attached as a part of the Prior Vose Application.

The splitting of Lot 1 and construction of residences on the pieces while they remained outside the City limits made the application of certain development regulations of the E-2 Urban Estate District to the subject property infeasible once it was re-annexed back into the City. See below.

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 6.

- ii. Code Section(s) from which a variance is requested:

Note: Unless otherwise specified, all references are to sections and subsections of Section 50-61 (the E-2 Urban District Regulations) of the Nichols Hills Code. The survey, NH Property Calculation Form, and Development Regulation Worksheet submitted with the Prior Vose Application were updated and submitted with the Vose Supplement Application and are being resubmitted with this Application. No changes have been made to the exterior of the improvements on the building site and none are contemplated by Applicant. The updated survey, NH Property

Calculation Form, and Development Regulation Worksheet depict the current situation of improvements on the building site and the variances needed.

(c) Conditional Uses. (1)a.4. Accessory Buildings, Accessory Structures and Accessory Uses shall be a minimum of six feet from the Main Building.

Reason: The cabana associated with the Main Building on the site is attached to the Main Building. To require detachment and a separation of six feet would push the cabana too close to the rear property line.

(e) Development Regulations.

(2) Front Yard Setback: Greater of 40 feet or platted restriction; and (2)b. Porte Cochere: A porte cochere which does not exceed 15 feet in height shall be permitted to extend not more than 15 feet in front of the Front Yard Setback Line.

Reason: The splitting of Lot 1 drastically reduced the available building area north of the 75-foot platted front building line. The existing porte cochere exceeds 15 feet in height and extends more than 15 feet in front of the Front Yard Setback Line. Applicant is seeking a variance to maintain and if ever necessary, rebuild, the main building and porte cochere in their current locations.

(3) Side Yard Setback: Main Building: Greater of 10 feet or 10% of Lot frontage and 15 feet for Lots abutting a street; Platted east side yard setback is 50 feet.

Reason: The main building complies with the required side yard setback on the West. Based on the updated survey, the East side yard setback variance requested is 12 feet 4 inches for an aggregate permitted setback of 37 feet 8 inches. The Applicant is seeking a variance to maintain and if ever necessary, rebuild the main building in its current location which is 37 feet 8 inches from the East property line along Dorset Drive.

(4) Rear Yard a. Setback: Main Building: 30 feet on first floor. c. Accessory Buildings 14 feet or more in height (e.g., the cabana): 10 feet plus one foot for each full foot of height above 14 feet.

Reason: Based on the updated survey, Applicant requests a rear yard setback variance to allow a setback of 22 feet 7 inches on the first floor, so that Applicant may maintain and if ever necessary, rebuild the main building and cabana in their current locations.

(7) Lot Coverage and Floor Area Ratio. A. Lot Coverage not more than 30% of the Lot Area within the setback lines. b. Floor Area Ratio: Not exceed 0.35 or 110% of the Floor Area of the Main Building existing on October 1, 2020, whichever is greater.

Reason: The splitting of Lot 1 drastically reduced the buildable area between the setback lines and construction of the home in late 1968 (basically the same size it is today except for the addition of the cabana) before the Lot Coverage and Floor Area Ratio requirements were adopted work a hardship on the homeowner if the possibility the owner will not be permitted to rebuild the home if it is ever destroyed by a casualty. Again, the Applicant is seeking a variance to maintain and if ever necessary, rebuild the main building and cabana in their current size and current location.

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

The splitting of Lot 1 and construction of the residence thereon back when Lot 1 had been removed from Nichols Hills jurisdiction and before the requirements of the Nichols Hills zoning ordinances were enacted and/or became applicable to this property make it unfair to apply those requirements at this time or if the improvements on the building site ever have to be rebuilt as a result of a casualty or substantial remodel.

- iv. State why you believe such conditions are peculiar to the particular piece of property involved.

The conditions are peculiar because this building site had been removed from Nichols Hills, was the result of a lot split changing the original concept of the plat for this lot, and the residence on the building site was first constructed in its current configuration before re-annexation back into Nichols Hills.

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

The relief, if granted, will not cause a detriment to public good because it would permit the continued existence of a lovely home at this corner that is in keeping with the general nature of the fine surrounding residences. If the residence (or its replacement) would have to be brought into conformance with the zoning regulations, it would result in a residence that is out of character and scale with (and inferior to) the surrounding residences. Any perceived irregularity resulting from different setbacks (which we deny exists) is ameliorated by the mature landscaping on the building site, the distance from the residence to the west (across a swale and small creek), and the existence of a street abutting the east boundary.

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

The relief, if granted, would not impair the purposes and intent of the City's zoning ordinances because it would preserve a lovely home that is complementary to, and does not detract from, the residences around it. Quite frankly, to force compliance now or in future would have a detrimental effect on the neighborhood because it would force the construction of a structure out of character and scale with the other stately homes along Grand Boulevard.

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

The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship because anything less would create future uncertainty at this location and perhaps force a redesign of a home that has been at this location longer than many others in the surrounding area and which has not been the subject of any objection or protest.

(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:

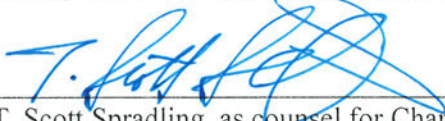
- iv. Details of the alleged error in the order, requirement, decision or determination appealed:

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 are true and correct and shall control to the extent contrary to or inconsistent with statements in the Prior Vose Application. All attachments to this Application shall supersede and control over the counterpart attachments to the Prior Vose Application.

Submitted and agreed to this 24th day of November, 2025.

Signature: _____


T. Scott Spradling, as counsel for Charles A. Vose, Jr., Trustee

Print applicant's full legal name: Charles A. Vose, Jr., Trustee of the Charles A. Vose Jr. Revocable Trust dated 25th day of July, 2018, an Oklahoma express private trust

Print signatory party's title if applicant is a legal entity: Counsel for the Applicant which is Trustee of a Trust

Board Of Adjustment

Address	2419 NW Grand Boulevard					
Lot And Block	Lot 1			Block 71		
Zone	E-2			Nichols Hills		
City	Nichols Hills					
County	Oklahoma County					
State	Oklahoma					
Zip Code	73116					

Type of Building or Fence	Check box below	Existing	Addition
Main Building	☒	☒	
Accessory Building	☒	☒	
Fence			

Type Of adjustment	Allowed	Proposed	Amount over allowed
1. Front Setback	75'	24'-6"	50'6"
2. Rear Setback (1st Floor)	30'	22'-7"	7'5"
3. Side Setback (East)	50'	37'-8"	12'4"
4.Side Setback			
5 Building Lot Coverage	5,724 sq.ft 30% of 19,079 sq.ft	6,877 sq.ft	1,153 sq.ft
6 Floor area Ratio	6,678 sq.ft 35% of 19,079 sq.ft	7,641 sq.ft	963 sq.ft
7. Height (Porte Cochere)	15'	17'-6"	2'-6"
8. Building envelope			
9. Other: Porte Cochere			
In Front of Front Build L	15'	72'-6"	57'-6"

	Explanation
NOTE	Homeowner is requesting variances for the front yard setback, rear yard setback, east side yard setback, BLC, and FAR on the existing dwelling. They are also requesting variances for the Porte Cochere's height and encroachment into the front yard setback.

Application for Variance – Development Regulation Worksheet

Applicant's Name: Charles A. Vose, Jr., Trustee of Charles A. Vose, Jr. Revocable Trust

Property Address: 2419 NW Grand Boulevard, Nichols Hills, OK 73116

Applicable Structure: (Check as applicable)

☐	☒ Main Building	☐	☒ New Existing	☐	Addition
☐	☒ Accessory Building	☐	☒ New Existing	☐	Addition
☐	Fence	☐	New	☐	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	75 feet	24 ft 6 in.	50 ft 6 in.
Rear Yard Setback	30 feet 1 st floor	22 ft 7 in. 1 st floor	7 ft 5 in. 1 st floor:
Side Yard Setback (specify north, south, east or west side)	West: 27 ft 6 in. (10% of lot width per ord.) East: 50 ft (per plat)	West: None East: 37 ft .8 in.	East: 12 ft 4 in.
Building Lot Coverage	Per calc. sheet: 5,724 sq. ft (30% of 19,079 sq. ft)	6,877 sq. ft	1,153 sq. ft
Floor Area Ratio	Per calc. sheet: 6,678 sq. ft (35% of 19,079 sq. ft)	7,641 sq. ft	963 sq. ft
Height	35 ft	None	N/A
No Build Envelope	N/A	N/A	N/A
Other (Porte cochere)	NGT 15 ft in height and NGT 15 ft in front of FBL	17 ft 6 in. feet in height and 72 ft 6 in. in front of FBL	2 ft 6 in. in height and 57 ft 6 in. in front of FBL

SCHEDULE OF ATTACHMENTS (WITH EXPLANATIONS)
TO
APPLICATION FOR BOARD OF ADJUSTMENT HEARING AND ACTION
(2419 NW Grand Blvd, Nichols Hills, OK 73116)

The following documents constitute supporting information for the Application of Charles A. Vose, Jr., Trustee of the Charles A. Vose, Jr. Revocable Trust dated 25th day of July, 2018, for a Board of Adjustment Hearing and Action regarding certain variances at 2419 NW Grand Blvd, Nichols Hills, OK 73116. Explanations of the attachments are also set forth below.

1. **Exhibit A:** This is the legal description of the property for which variances are requested.
2. **Proof of Authority:** This is the deed by which the applicant acquired the property.
3. **Ownership List:** This is a list of owners of property within a 300-foot radius of the subject property.
4. **Photo Binder with Photos of the Subject Property:**
 - Photo #1: View looking North across Grand showing the corner with Dorset Drive
 - Photo #2: Same view as photo #1
 - Photo #3: View looking Northwest across Grand showing the front of the house.
 - Photo #4: View looking North across Grand from almost directly in front of the house.
 - Photo #5: View looking Northeast across Grand from approximately the West boundary of the subject property extended South
 - Photo #6: View looking East across the front yard of the subject property from a point near the West boundary of the subject property.
 - Photo #7: View of the Northwest corner of the cabana attached to the residence (but not accessible from inside the residence) and the wall with gate extending from the NW corner to the rear (North) wall on the subject property.
 - Photos #8, 9 and 10: Views looking SE, S, and SW from the front door of the residence under the porte cochere.
 - Photo #11: View looking West across Dorset Drive at the East elevation of the residence. This photo was taken from a point approximately due East of the NE corner of the subject property.
 - Photo #12: View of the Dunn property (also a part of platted Lot 1, Block 71, taken from the same point as in Photo #11.
 - Photo #13: View of the Merritt property which also includes part of platted Lot 1, Block 71.
5. **As-Built Survey:** This survey was performed on 12/16/2024; however, the size and location of all exterior features of the improvements on the building site remain the same and no change is contemplated in connection with this application. This survey shows the building's exterior dimensions.
6. **NH Property Calculation Form** prepared by the Surveyor Self-explanatory.
7. **Detail of Plat showing Lot 1, Block 71 as platted** and Assessor page showing **Current**

Layout of Lots in Block 71

8. **NH Ordinance No. 292:** This ordinance detached all of Lot 1 from Nichols Hills.
9. **Utility Easement to OKC from Duffner** (owner of Lot 1 after de-annexation).
10. **Deeds splitting Lot 1** (to Engs (now Dunns), Maidts (now Merritts), and American-First (now Vose Trust).
11. **Deed to Sam and Margaret Homsey.** Upon information and belief, the Homseys were the first occupants of a residence on the subject property.
12. **NH Ordinance No. 507:** This ordinance re-annexed Lot 1 and part of Lot 2 back in to Nichols Hills.

EXHIBIT A

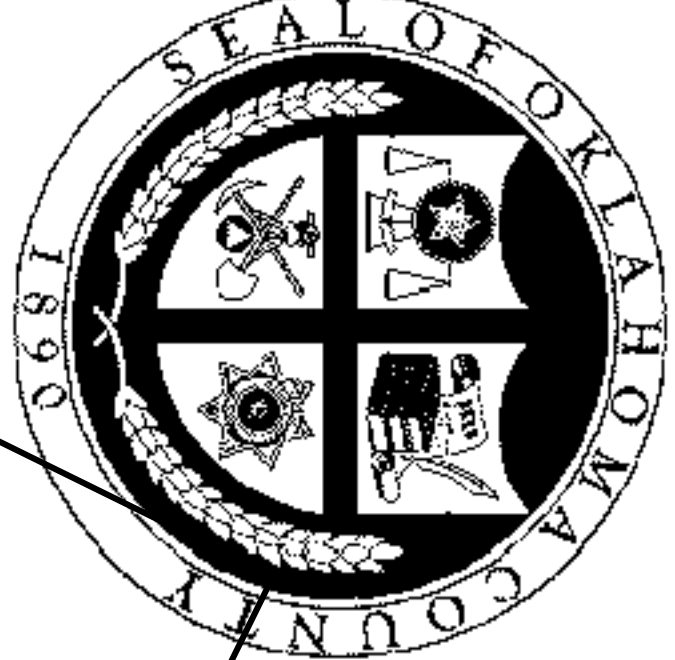
Legal Description of the Land

A portion of Lot One (1), in Block Seventy-one (71), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southwest Comer of said Lot 1; thence South 89°44'30" East for a distance of 275.00 feet to the Southeast Comer of Lot 1; thence North 0°5' East for a distance of 54.30 feet to a point of curve; thence Northwesterly along a curve to the left having a radius of 288.30 feet for a distance of 92.21 feet; thence South 71°45'21" West for a distance of 76.91 feet; thence North 74°49'22" West for a distance of 192.76 feet to the West line of Lot 1 which point is the Southeast comer of Lot 2; thence South 00°40'8" West for a distance of 170.00 feet to the point or place of beginning.

Also known as 2419 NW Grand Blvd, Nichols Hills, Oklahoma, 73116-4106

Okla. Co. Assessor Acc't # R165536570

Record Owner: Charles A. Vose, Jr., Trustee of the Charles A. Vose, Jr. Revocable Trust dated 25th day of July, 2018



WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Nada Trust** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Charles A. Vose, Jr., Trustee of the Charles A. Vose, Jr. Revocable Trust
dated 25th day of July, 2018

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 165536570

A portion of Lot One (1), in Block Seventy-one (71), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence South 89°44'30" East for a distance of 275.00 feet to the Southeast Corner of Lot 1; thence North 0°5' East for a distance of 54.30 feet to a point of curve; thence Northwesterly along a curve to the left having a radius of 288.30 feet for a distance of 92.21 feet; thence South 71°45'21" West for a distance of 76.91 feet; thence North 74°49'22" West a distance of 192.76 feet to the West line of Lot 1 which point is the Southeast corner of Lot 2; thence South 00°40'8" West for a distance of 170.00 feet to the point or place of beginning.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered November 13, 2024.

Nada Trust

BY: *[Signature]*
Ana Maria Tonseith
Trustee

BY: *[Signature]*
Daniel R. Tonseith
Trustee

WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

The State of OKLAHOMA

TRUSTEE ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 13 day of November, 2024, personally appeared Ana Maria Tonseth and Daniel R. Tonseth, Trustees of the NADA TRUST, to me known to be the identical person(s) who executed the within foregoing instrument as its Trustees, and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed, for the uses and purposes therein set forth.

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



[Signature]

Notary Public in and for the State of

Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
Chuck A Vose, Jr Revocable Trust
c/o Inovest
9520 N May Ave, Suite 310
Oklahoma City, OK 73120

Presented for filing by and return to:
Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 710102402917
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA _____)
COUNTY OF OKLAHOMA _____) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Chuck A Vose, Jr (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an (role, such as titled officer or trustee) of Charles A. Vose, Jr., Trustee of the Charles A. Vose, Jr. Revocable Trust dated 25th of July, 2018 (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually and as authorized agent of the Entity

Date _____

The foregoing Instrument was subscribed and sworn to before me this 22 day of November, 2024, by Charles A. Vose Jr, Trustee of the Charles A. Vose, Jr. Revocable Trust.

My Commission Expires:

My Commission No.:

NOTARY PUBLIC



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

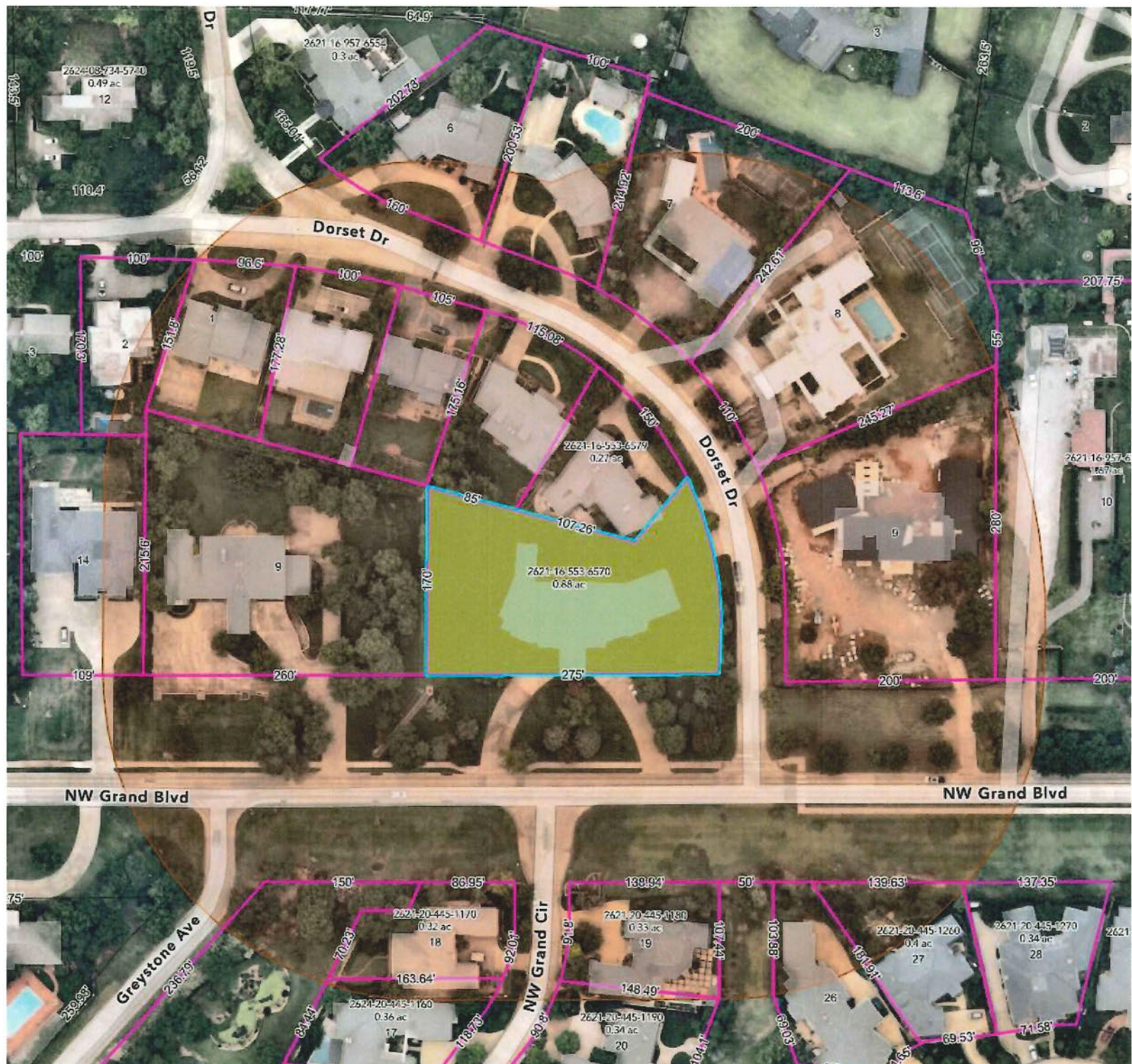
This Official Report is for Account Number **R165536570** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.



STATE OF OKLAHOMA
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
correct copy of 2024 financial report
kept in the office of the County Assessor
on the 26th day of Oct, 2025
Given under my hand and official seal this
26th day of Oct, 2025

County Assessor

K. J. Hoyer Deputy

**Oklahoma County Assessor's
300ft Radius Report
10/28/2025**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169576556	PRICE MATTHEW C & DANA B CO TRS	PRICE MATTHEW & DANA REV TRUST		7710 DORSET DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PRT OF LOTS 6 & 7 BEG AT PT 72.16FT SELY FROM NW/C LOT 6 THSELY 100FT TO PT 46.16FT SELY FROM NW/C LOT 7 SWLY 214.92FT TO PT ON FRONT LINE LOT 7 NWLY TO PT 7FT NWLY FROM SW/C LOT 7 NELY 200.53FT TO BEG	7710 DORSET DR NICHOLS HILLS
R169576552	FOERSTER STEVEN PRICE REV TRUST			7712 DORSET DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOT 6 BEG 26FT SE OF NW/C LT 6 TH SELY 46.16FT SWLY 200.53FT NWLY 52.7FT TH NWLY ALONG A CURVE 107.3FT NELY 202.78FT TO BEG	7712 DORSET DR NICHOLS HILLS
R204451190	ARCHBALD GAIL G TRS	ARCHBALD GAIL G REV TRUST		2435 NW GRAND CIR	OKLAHOMA CITY	OK	73116	2400 GRAND BOULEVARD	2	20	2400 GRAND BOULEVARD 002 020	2435 GRAND CIR NICHOLS HILLS
R204451160	LASSER KAYLON S TRS	LASSER KAYLON S REV LIVING TRUST		2434 NW GRAND CIR	OKLAHOMA CITY	OK	73116-4118	2400 GRAND BOULEVARD	1	17	2400 GRAND BOULEVARD 001 017	2434 GRAND CIR NICHOLS HILLS
R204451285	2400 GRAND BLVD OWNERS ASSOC INC		C/O BILL SNIPES	5623 N WESTERN AVE, Unit B	OKLAHOMA CITY	OK	73118	2400 GRAND BOULEVARD	0	0	2400 GRAND BOULEVARD 000 000 COMMON AREAS A B & C	A-C COMMON AREA
R204451170	ELLIS MIKE & BEVERLY			6608 N WESTERN AVE, Unit 633	OKLAHOMA CITY	OK	73116-7326	2400 GRAND BOULEVARD	1	18	2400 GRAND BOULEVARD 001 018	2436 GRAND CIR NICHOLS HILLS
R204451180	MEACHAM DENVER II	EDWARDS PATRICIA		PO BOX 996	CLINTON	OK	73601-0996	2400 GRAND BOULEVARD	2	19	2400 GRAND BOULEVARD 002 019	2437 GRAND CIR NICHOLS HILLS
R204451290	2400 GRAND BOULEVARD LLC		C/O BILL SNIPES	5623 N WESTERN AVE, Unit B	OKLAHOMA CITY	OK	73118	2400 GRAND BOULEVARD	0	0	2400 GRAND BOULEVARD 000 000 COMMON AREAS D & E	D-E COMMON AREA
R204451250	RAGLAND DAVID E	RAGLAND JUDITH N		2407 NW GRAND CT	NICHOLS HILLS	OK	73116-4125	2400 GRAND BOULEVARD	2	26	2400 GRAND BOULEVARD 002 026	2407 GRAND CT NICHOLS HILLS
R204451260	ROSS MARY LILLIAN REV TRUST			2405 GRAND CT 9225 LAKE	NICHOLS HILLS	OK	73116	2400 GRAND BOULEVARD	2	27	2400 GRAND BOULEVARD 002 027	2405 GRAND CT NICHOLS HILLS
R204451270	HALL BROOKS JR & CAROLE B TRS	HALL BROOKS JR & CAROLE REV TRUST		HEFNER PKWY STE 200	OKLAHOMA CITY	OK	73120-2061	2400 GRAND BOULEVARD	2	28	2400 GRAND BOULEVARD 002 028	2403 GRAND CT NICHOLS HILLS
R165536570	VOSE CHARLES A JR TRS	VOSE CHARLES A JR REVOCABLE TRUST		9520 N MAY AVE, Unit 310	OKLAHOMA CITY	OK	73120-2711	NICHOLS HILLS PT BLK 71	71	1	NICHOLS HILLS PT BLK 71 071 001 PT LOT 1 BEG SW/C OF LOT 1 TH E275FT N54.30FT TH ON CURVE TO LEFT 92.21FT TH SW76.91FT NWLY 192.76FT S170FT TO BEG	2419 NW GRAND BLVD NICHOLS HILLS
R087347380	URBAN VIEW LIV TRUST			PO BOX 1067	MUSTANG	OK	73064	NICHOLS HILLS SUBURBAN TR	116	14	NICHOLS HILLS SUBURBAN TR 116 014	2501 NW GRAND BLVD OKLAHOMA CITY
R165536590	COHLMIA DEREK R TRS	TATE COOPER W TRS	RAYNE TRUST	2421 NW GRAND BLVD	NICHOLS HILLS	OK	73116-4106	NICHOLS HILLS PT BLK 71	71	9	NICHOLS HILLS PT BLK 71 071 009	2421 NW GRAND BLVD NICHOLS HILLS

**Oklahoma County Assessor's
300ft Radius Report
10/28/2025**

R165536579	DUNN MICHAEL E & AMY S			7601 DORSET DR	NICHOLS HILLS	OK	73116-4101	NICHOLS HILLS PT BLK 71	71	0	NICHOLS HILLS PT BLK 71 071 000 PT LOT 1 BEG 85FT ELY FROM SE/C LOT 2 TH SELY 107.26FT TH NELY 76.91FT TH NWLY ALONG CURVE 150FT TH SWLY TO PT OF BEG OR TRACT E	7601 DORSET DR NICHOLS HILLS
R169576562	NANDA SUMIT & SUMEETA			2311 NW GRAND BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 LOT 9 LESS A TRI TR ON NLY END BEING 55FT ON E & 245.27FT ON SLY SIDE	2403 NW GRAND BLVD NICHOLS HILLS
R165536572	MERRITT DAVID R & CHERYL K TRS	MERRITT DAVID R & CHERYL K LIV TRUST		7605 DORSET DR	NICHOLS HILLS	OK	73116-4101	NICHOLS HILLS PT BLK 71	71	0	NICHOLS HILLS PT BLK 71 071 000 PT OF LOTS 1 & 2 BEG AT SE/C LOT 2 TH SELY85FT NELY153.47FT NWLY ALONG A CURVE LEFT 98.57FT NWLY ALONG A CURVE LEFT 16.51FT SWLY175.16FT TO BEG OR TR D	7605 DORSET DR NICHOLS HILLS
R165536585	BYRNE ELLEN OBRIEN & RONALD TRS	BYRNE ELLEN OBRIEN REV TRUST		7607 DORSET DR	NICHOLS HILLS	OK	73116-4101	NICHOLS HILLS PT BLK 71	71	0	NICHOLS HILLS PT BLK 71 071 000 PT OF LOT 2 BEG 185FT ELY FROM SW/C TH NELY177.28FT SELY ON A CURVE 105FT SWLY175.16FT NWLY85FT TO BEG OR TR C	7607 DORSET DR NICHOLS HILLS
R169576563	KEESEEE CHRISTIAN K TRS	KEESEEE CHRISTIAN 1982 REV TRUST		1800 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 10 1 & 2 BEG SE/C LT 10 TH W200FT N335FT NW29.05FT E207.75FT S363FT TO BEG CONT 1.67ACRS MORE OR LESS	2401 NW GRAND BLVD NICHOLS HILLS
R165536580	BOXER GREGORY OWEN			7609 DORSET DR	NICHOLS HILLS	OK	73116-4101	NICHOLS HILLS PT BLK 71	71	2	NICHOLS HILLS PT BLK 71 071 002 BEG AT A PT 100FT SELY FROM SW/C TH SELY85FT NELY177.28FT WLY100FT SLY170.03FT TO BEG OR TR	7609 DORSET DR NICHOLS HILLS
R165536575	BERNITSKY WILLIAM J	MILLER MARGARET K		7611 DORSET DR	OKLAHOMA CITY	OK	73116-4101	NICHOLS HILLS PT BLK 71	71	0	NICHOLS HILLS PT BLK 71 071 000 BEG SW/C LOT 2 TH NELY 197FT SLY 170FT TO S LINE LOT 2 NWLY 100FT TO BEG PLUS LOT 1 BLK 116 NICHOLS HILLS SUB TRACTS	7611 DORSET DR OKLAHOMA CITY
R087347210	MERRITT PAUL L & SUSAN M CO TRS	SUSAN CONNELLY & PAUL L MERRITT REV TRUST		2508 SOMERSET PL	OKLAHOMA CITY	OK	73116-4112	NICHOLS HILLS SUBURBAN TR	116	2	NICHOLS HILLS SUBURBAN TR 116 002	2508 SOMERSET PL OKLAHOMA CITY
R169576558	NANDA RAM S TRS	NANDA RAM S REV TRUST		7600 DORSET DR	OKLAHOMA CITY	OK	73116-4102	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 8 & 9 BEG AT SW/C LOT 8 NELY 245.27FT N55FT TO NE/C LOT 8 NLY 96FT TO A PT 22FT S OF SE/C LOT 3 WLY 113.6FT SWLY 242.61FT SELY 110FT TO BEG	7600 DORSET DR NICHOLS HILLS
R169576557	STEVENS QUINCY O & PATTY K TRS	STEVENS QUINCY O & PATY K LIV TRUST		7608 DORSET DR	NICHOLS HILLS	OK	73116-4102	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 7 & 8 BEG 110FT NWLY OF SE/C LOT 8 TH NELY 242.61FT WLY 200FT SELY 100FT TO BEG	7608 DORSET DR NICHOLS HILLS



















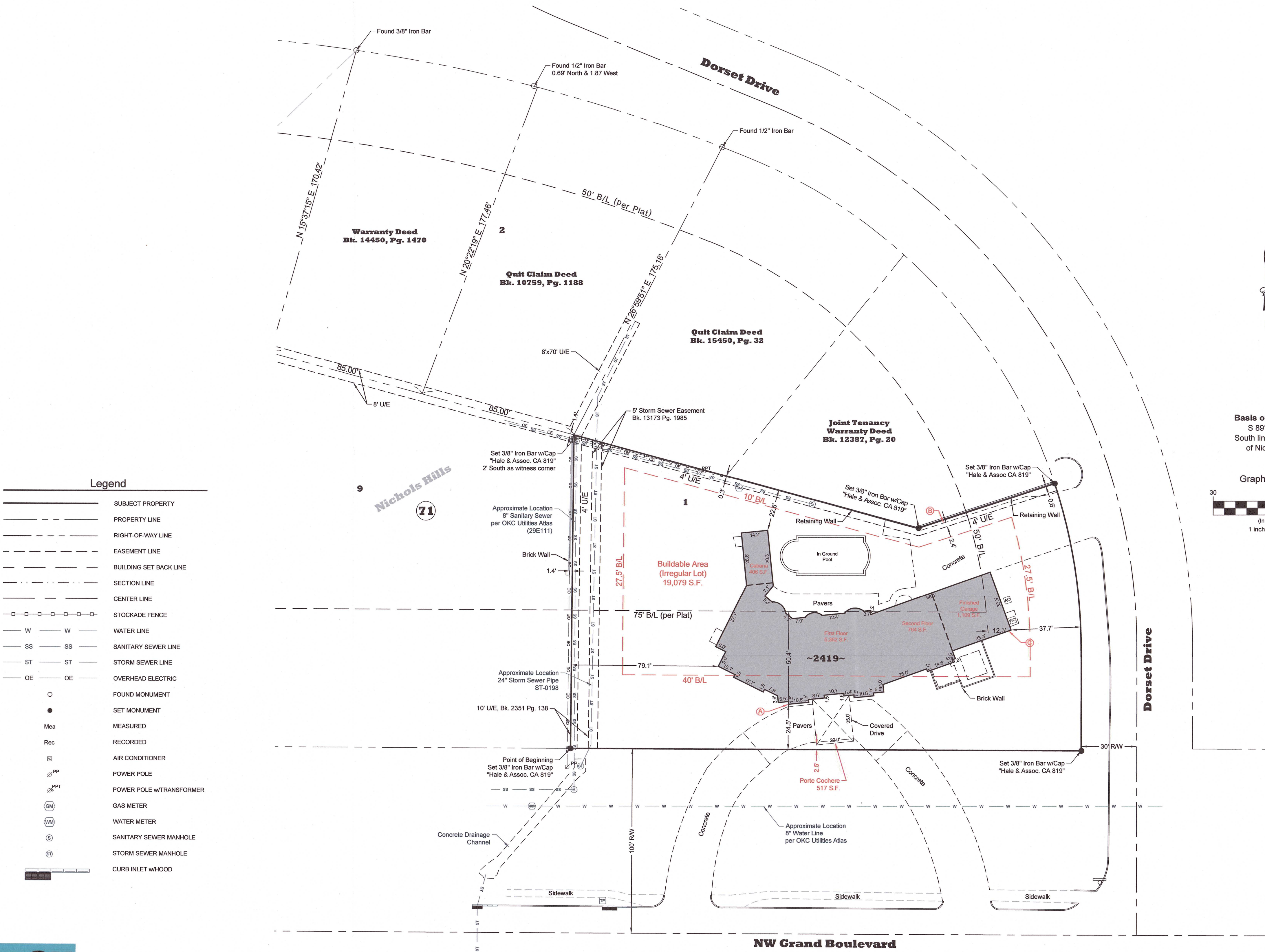








Plat of Survey
Part of the Northeast Quarter of
Section 6, Township 12N, Range 3W
City of Nichols Hills, Oklahoma County, Oklahoma



Legal Description

Warranty Deed: Book 13297, Page 434;

A portion of Lot One (1), in Block Seventy-one (71), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence South 89°44'30" East for a distance of 275.00 feet to the Southeast Corner of Lot 1; thence North 0°5' East for a distance of 54.30 feet to a point of curve; thence Northwesterly along a curve to the left having a radius of 288.30 feet for a distance of 92.21 feet; thence South 71°45'21" West for a distance of 76.91 feet; thence North 74°49'22" West for a distance of 192.76 feet to the West line of Lot 1 which point is the Southeast corner of Lot 2; thence South 00°40'8" West for a distance of 170.00 feet to the point or place of beginning.

Surveyor's Notes

- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
- Date of Field Work: December 9, 2024
- This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.

Statement of Encroachments

- (A) House encroaches B/L by 50.5'
- (B) Concrete encroaches U/E by 2.4'
- (C) House encroaches B/L by 12.3'

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 13th day of December, 2024.

Curtis Lee Hale, LS 1084

11-18-25
Date of Plat or Map



NO.	REVISION/ISSUE	DATE
1	Add Building Setbacks & Areas	11/18/25

CLIENT
Mr. C.A. Vose, Jr.
9520 N. May Avenue, Suite 310
Oklahoma City, Oklahoma 73120
(405) 996-3381

Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel: (405) 686-0174 - Fax: (405) 681-4881
C.A.: 819 - Exp: June 30, 2025
www.halesurvey.com



PROJECT NAME
Nichols Hills
Part of Lot 1, Block 71
2419 NW Grand Boulevard
Nichols Hills, Oklahoma
Plat of Survey

PROJECT NO.	4205.35
FILE	4205-35.dwg
DATE	12/11/2024
DRAWN BY	BJ
CHECKED BY	CWA
FIELD CREW	CLH, CH

SHEET
1
OF 1



The utilities as shown on this drawing were developed from the information available, this is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.



CITY OF NICHOLS HILLS, OKLAHOMA
Property Calculation Form

See attached instructions and City Code definitions.

Applicant Name: _____
 Property Address: 2419 NW Grand Boulevard
 Property Zoning District E-2 Urban Estates
 Total Property Square Footage: 38,510 Square Feet (S.F.)

Property Dimensions – Buildable Area Calculation (For irregular Lots, see instructions.)	
Lot Depth	Lot Width
Total Lot Depth = 133'-7"	Total Lot Width = 275'-0"
Front Yard Setback = 40'-0" (Per Zoning)	Total Side Yard Setbacks = 27'-6" Feet
Rear Yard Setback * = 10'-0"	
Buildable Area Depth = 48'-7" [Calculation: Total Lot Depth minus Front Yard Setback and Rear Yard Setback]	Buildable Area Width = 240'-0" [Calculation: Total Lot Width minus Total Side Yard Setbacks]
Buildable Area = 19,079 Square Feet (Irregular Lot) [Calculation: Buildable Area Depth multiplied by Buildable Area Width]	

Allowable Building Lot Coverage (BLC)	Allowable Floor Area Ratio (FAR)
Check percentage for the applicable Zoning District: ☐ E-1 Estate District – 30% ☒ E-2 Urban Estate District – 30% ☐ R-1-75 Residential District – 65% ☐ R-1-60 Residential District – 65% ☐ Other – insert applicable percentage and state Zoning District: _____	Check percentage for the applicable Zoning District: ☐ E-1 Estate District – 35% ☒ E-2 Urban Estate District – 35% (with exception for certain addresses) ☐ R-1-75 Residential District – 60% ☐ R-1-60 Residential District – 70% ☐ Other – insert applicable percentage and state Zoning District: _____

* For purposes of calculating Lot Coverage and Floor Area Ratio in the E-1 Estate District, the E-2 Urban Estate District, the R-1-75 Single-Family Residential District, and the R-1-60 Single-Family Residential District, the Rear Yard Setback is calculated using ten feet.

Allowable BLC = <u>5,724 Square Feet</u> <i>[Calculation: Buildable Area multiplied by the percentage for the applicable Zoning District]</i>	Allowable FAR = <u>6,678 Square Feet</u> <i>[Calculation: Buildable Area multiplied by the percentage for the applicable Zoning District]</i>
---	---

Complete the following for a new Main Building:

New Main Building – Building Lot Coverage and Floor Area	
Proposed Building Lot Coverage as submitted	Proposed Floor Area as submitted
Proposed First Floor = _____ Square Feet	Proposed First Floor = _____ Square Feet
Proposed BLC outside Main Building roof (e.g., proposed covered patio, detached garage, Accessory Building or Accessory Structure) =	Proposed Second Floor = N/A Proposed Other Additional Areas = N/A
Proposed Total Building Lot Coverage = _____ S.F.	Proposed Total Floor Area = _____ S.F.

Complete the following for a new Addition to an existing Main Building:

Addition to Main Building – Building Lot Coverage and Floor Area	
Building Lot Coverage as submitted	Floor Area as submitted
Existing Building Lot Coverage = 6,877 S. F.	Existing First Floor = 5,362 S.F. Existing Second Floor = 764 S. F. Existing Other Areas = 1,515 S.F.
Proposed First Floor = 5,362 S.F.	Proposed First Floor = 5,362 S.F.
Proposed BLC outside Main Building roof (e.g., proposed covered patio, detached garage, Accessory Building or Accessory Structure) = 6,877 S. F.	Proposed Second Floor = 764 S. F. Proposed Other Additional Areas = 1,515 S. F.
Proposed Total Building Lot Coverage = 6,877 S. F.	Proposed Total Floor Area = 7,641 S.F.

Maximum Height above Centroid

Check the maximum height allowed or the applicable Zoning District:

- ☐ E-1 Estate District – 45 feet
☒ E-2 Urban Estate District – 35 feet

R-1-75 Residential District:

- ☐ 31 feet for Lots with less than 100-foot frontage at the Front Yard Setback Line
☐ 32 feet for Lots with 100-foot frontage or greater but less than or equal to 125 feet at the Front Yard Setback Line
☐ 33 feet for Lots greater than 125 feet at the Front Yard Setback Line
☐ R-1-60 Residential District – 30 feet
☐ Other – insert applicable percentage and state Zoning District: _____

Maximum Height proposed = ____ Feet

Impervious Site Area

Existing Impervious Site Area = 13,765 Square Feet

Proposed Impervious Site Area = ____ Square Feet

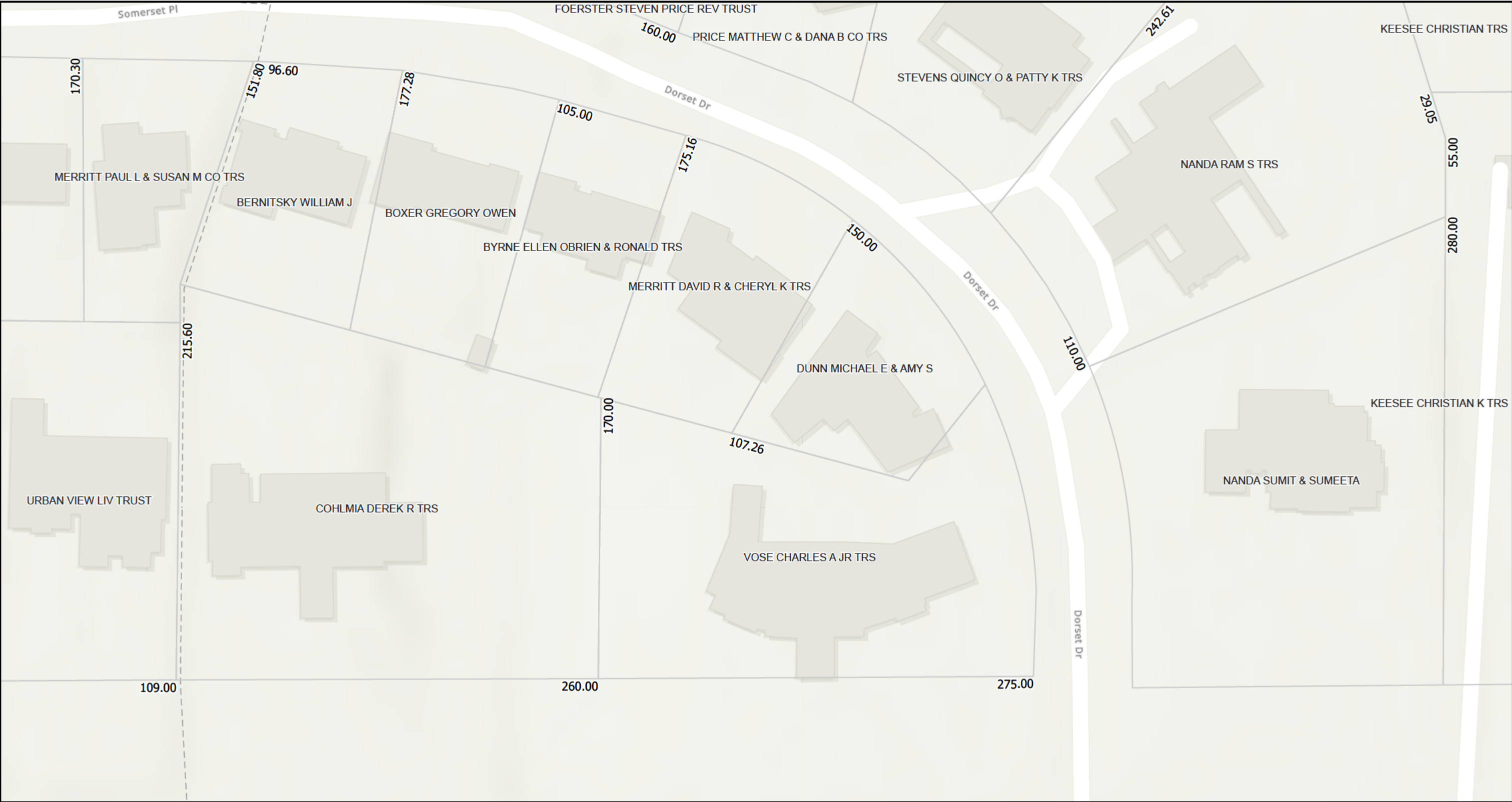
Difference = ____ Square Feet

For Irregular Lots

Surveyor or Architect Name, Signature, and Stamp



Vose Lot and Surrounding Lots



11/2/2025, 2:56:05 PM

- ☐ Tax Parcels
- ☐ Parcel Diminsions
- ☐ Sections
- ☐ World_Hillshade

1:882

00.010.010.03

00.010.030.05

mi

km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Lot 1, Bl. 71
2351 PAGE 138

16874
EASEMENT

I, or we G. E. Duffner, Jr.
of Oklahoma City, Oklahoma, for and in consideration of One Dollar (\$1.00)
receipt of which is hereby acknowledged, do hereby grant and convey unto the
City of Oklahoma City, a municipal corporation under and existing by virtue of
the laws of the State of Oklahoma, a permanent easement _____
_____ feet wide, described as follows:

1. A tract of land twelve (12) feet in width across lot 1, block 71, Nichols
Hills; the south line of this tract is described as the projection southeasterly
of the south line of Lot 2, Block 71, Nichols Hills (S 71° 49' 22" E) a distance
of 192.26 feet from the southeast corner of the said lot 2; thence N 71° 45' 21" E
for a distance of 76.91 feet to the westerly line of Dorset Drive.
2. A tract of land ten (10) feet in width being the west ten (10) feet of the said
lot 1, along the west line the length of which is 170.0 feet

for the purpose of constructing and maintaining Public Utilities
as may be necessary from time to time, with right of ingress and egress.

TO HAVE AND TO HOLD the same unto the grantee, its successors and assigns
forever, and the said property is to be exclusively used for the construction and
maintenance of Public Utilities
and for no other purpose whatsoever; and should the grantee abandon the above
property for the purposes above stated, then the said easement shall revert to
the grantor _____ heirs and assigns, herein.

DATED this 11 day of March, 19 59.

STATE OF OKLAHOMA) ss.
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State,
on this 11th day of March, 19 59, personally appeared
G. E. Duffner, Jr. to me known to be the identical
person who executed the within and foregoing instrument and acknowledged to me
that he executed the same as his free and voluntary act and
deed for the uses and purposes therein set forth. Witness my hand and official
seal and day and year last above set forth.

Jacqueline Scott
Notary Public

My Commission Expires:
September 22, 1962

ACCEPTED BY the City Council this 31st day of March, 19 59.

Approved as to form and legality this 27th day of March, 19 59.

William L. Lee
Assistant Municipal Counselor

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 138
THE 6 DAY OF April, 1959, AT 9:18 O'CLOCK A.M. AND DULY RECORDED.
JUL PITTS, COUNTY CLERK FEE 1.50 BY Gale DEPUTY.

72275

2152 46681

JOINT TENANCY
WARRANTY DEED
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

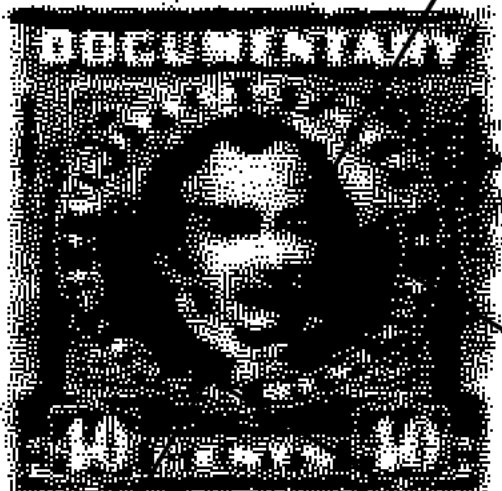
THAT C. E. DUFFNER, JR. AND GLORIA SUE DUFFNER

part LES of the first part, in consideration of the
sum of ONE AND NO/100 - - - - - dollars

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do
hereby grant, bargain, sell and convey unto RUSSELL L. ENGS AND KATHLEEN J. ENGS,
HUSBAND AND WIFE

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the
survivor in event of the death of either, parties of the second part, the following described real property and
premises situate in OKLAHOMA County, State of Oklahoma, to-wit:

A PORTION OF LOT ONE (1), BLOCK SEVENTY ONE (71), NICHOLS HILLS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING, FOR A TIE, AT THE SE CORNER
OF LOT 2, BLOCK 71; THENCE S. 74°49'22" E. ALONG THE SOUTH LINE OF LOT 2
EXTENDED FOR 85.0 FEET TO A POINT WHICH IS THE SW AND BEGINNING CORNER OF
THE PORTION OF LOT 1 HEREINAFTER DESCRIBED; THENCE CONTINUING S.
74°49'22" E. FOR 107.26 FEET; THENCE N. 71°45'21" E. FOR 76.91 FEET TO
THE EASTERLY LINE OF LOT 1; THENCE NORTHWESTERLY, ALONG A CURVE TO THE
LEFT AND HAVING A RADIUS OF 288.3 FEET FOR 150.0 FEET; THENCE
SOUTHWESTERLY TO THE POINT OR PLACE OF BEGINNING.



together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title
to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint
tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former
grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 21st day of JANUARY, 19 60

C. E. DUFFNER, JR.

GLORIA SUE DUFFNER

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State, on this 21st day of
JANUARY, 19 60, personally appeared C. E. DUFFNER, JR. AND
GLORIA SUE DUFFNER

known to be the identical person S who executed the within and foregoing instrument and acknowledged to me that
they executed the same as THEIR free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires SEPTEMBER 22, 1962

Jacques Scott Notary Public

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 631

THE 25 DAY OF Jan, 1960, AT 10:29 O'CLOCK A M. AND DULY RECORDED.

FILED 1.50 BY Chick DEPUTY.

WARRANTY DEED

(Statutory Form—Individual)

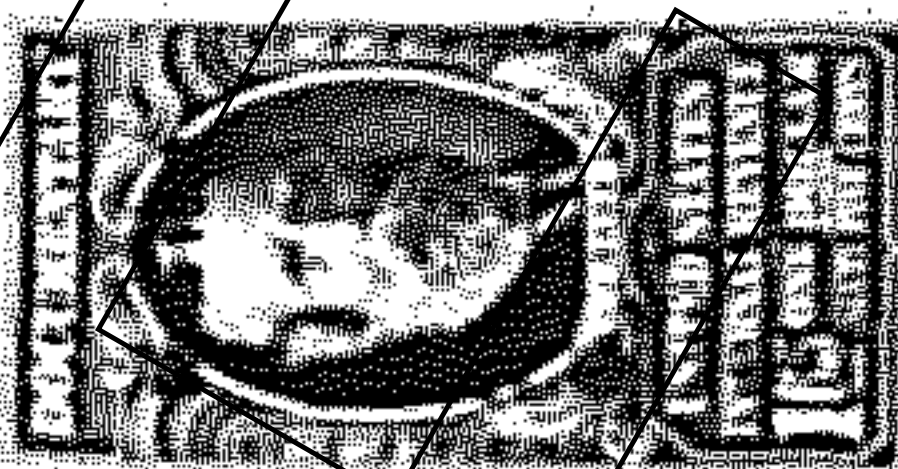
KNOW ALL MEN BY THESE PRESENTS:

THAT ALMA M. NICHOLS, a widow, VIVIAN NICHOLS COYLE AND JOHN W. COYLE,
wife and husband, ELIZABETH NICHOLS BURWELL COX AND MORGAN W. COX, wife
and husband, and GLORIA SUE DUFFNER AND
C. E. DUFFNER, JR., wife and husband parties of the first part, in consideration of the
 sum of ---One--- dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do
 hereby grant, bargain, sell and convey unto ROBERT L. MAIDT and MARY JANE MAIDT,
 husband and wife,

parties
 of the second part, the following described real property and premises situate in Oklahoma
 County, State of Oklahoma, to-wit:

A portion of Lots 1 and 2, Block 71, Nichols Hills, more particularly described as follows: BEGINNING at the SE corner of Lot 2; thence S. 74° 49' 22" E. Along the south line of Lot 2 extended for a distance of 85.00 feet; thence N. 38° 29' 48" E. a distance of 153.47 feet to a point on the front line of Lot 1; thence northwesterly along the front line of Lot 1, and Lot 2, which is a curve to the left having a radius of 288.3 feet, for a distance of 98.57 feet to a point of a compound curve; thence northwesterly along the front line of Lot 2, which is a curve to the left and having a radius of 910.10 feet, for a distance of 16.51 feet; thence S. 26° 51' 32" W. a distance of 175.16 feet to the point or place of beginning,



together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part ies of the second part,
their heirs and assigns forever, free, clear and discharged of and from all former
 grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 10TH day of MAY, 1960.

Alma M. Nichols
Vivian Nichols Coyle
John W. Coyle

Elizabeth Nichols Burwell Cox ENBC
Morgan W. Cox MWC
Gloria Sue Duffner GSD

INDIVIDUAL ACKNOWLEDGMENT C. E. Duffner, Jr. CEDJR
 STATE OF Oklahoma County of Oklahoma SS

Before me, a Notary Public in and for said County and State, on this 10TH day of MAY, 1960,
 personally appeared Alma M. Nichols, a widow, Vivian Nichols Coyle and John W. Coyle,
wife and husband, Elizabeth Nichols Burwell Cox and Morgan W. Cox,
wife and husband.

to me known to be the identical person s who executed the within and foregoing instrument, and acknowledged to me that
they executed the same as their free and voluntary act and deed for the uses and purposes therein set
 forth.

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

My commission expires SEPTEMBER 22, 1962

Jaeger Scott Notary Public

NOTE—This form is supplied by TITLE GUARANTY DEPARTMENT of AMERICAN-FIRST TITLE & TRUST CO., Oklahoma City, for the convenience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.

AFT&T-G-44

INDIVIDUAL ACKNOWLEDGMENT

BOOK 2489 PAGE 489

STATE OF Oklahoma County of Oklahoma SS
Before me, a Notary Public in and for said County and State, on this 10th day of MAY, 1960
personally appeared Gloria Sue Duffner and C. E. Duffner, Jr., wife
and husband

to me known to be the identical person S who executed the within and foregoing instrument, and acknowledged to me
that they executed the same as their free and voluntary act and deed for the uses and purposes therein
set forth.

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

My commission expires September 22, 1962 Joey Pitts Notary Public

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 488
THE 17 DAY OF May, 1960, AT 3:47 O'CLOCK P M. AND DULY RECORDED.
JOE PITTS, COUNTY CLERK FEE 2.30 BY Deputy DEPUTY.

92367

This Space Reserved for Filing Stamp

BOOK 2489 PAGE 489

RELEASE OF MORTGAGE

(Individual)

In Consideration of the payment of the debt therein named,

I do hereby release Mortgage made by

Earl F. Rice and Marvene F. Rice, husband

to and wife Van Gray

and which is recorded in Book 1287 Mortgages, Page 714 of the
Records of Oklahoma County, State of Oklahoma, covering the

All of Lot Twenty-eight (28) in Block One (1) in Roger Givens Southwest Addition
in Oklahoma County, Oklahoma, according to the recorded plat thereof.

in Oklahoma County, State of Oklahoma

Witness my Hand this 11th day of October, 1951

In the presence of

STATE OF OKLAHOMA }
COUNTY OF Oklahoma } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 11th day of
October, 1951, personally appeared Van Gray

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me
that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires 11/20/52 W. B. Bullock Notary Public

EARLY OFFICE SUPPLY CO. - PHOTOCO - OKLA. CITY

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 489
THE 17 DAY OF May, 1960, AT 10:02 O'CLOCK A M. AND DULY RECORDED.
JOE PITTS, COUNTY CLERK FEE 1.50 BY Deputy DEPUTY.

ORDINANCE NO. 292

AN ORDINANCE CHANGING TOWN LIMITS OF THE TOWN OF NICHOLS HILLS TO EXCLUDE LOT 1 IN BLOCK 71 OF THE TOWN OF NICHOLS HILLS, AND DECLARING AN EMERGENCY.

WHEREAS, the boundary line of Nichols Hills intersects Block 71 of the Town of Nichols Hills so as to exclude Lots 2 and 3 in said block, but to include Lot 1 of said block within the Town, so that said Block 71 lies partially within and partially without the boundaries of the Town, and

WHEREAS, it is not possible for the Town to furnish adequate sewer service and other utilities for said lot and it is undesirable and constitutes a nuisance for the aforesaid block to lie partly within and partly without the Town of Nichols Hills, making it impractical to properly assess taxes, improvements and other charges against the property and to administer the laws and ordinances of the Town in relation thereto, and the owner of said Lot 1, Block 71 has petitioned the Town to have the same detached.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Nichols Hills, Oklahoma County, Oklahoma, that:

Section 1. That Lot 1 of Block 71 of the Town of Nichols Hills being all of that portion of said block lying within the boundaries of the Town of Nichols Hills hereby detached and excluded from the Town of Nichols Hills and the boundary line of the Town altered and changed to follow the center of Dorset Drive from Wilshire Boulevard south to Grand Boulevard.

Section 2. EMERGENCY. It being immediately necessary in the interest of the peace, health and welfare of the people of the Town of Nichols Hills an emergency is hereby declared whereby this ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED by the Board of Trustees of the Town of Nichols Hills, Oklahoma County, Oklahoma, this 16th day of December, 1958.

(Seal)
ATTEST:

G. R. Bixler
Town Clerk

J. R. Porter
President of the Board of Trustees

STATE OF OKLAHOMA)
OKLAHOMA COUNTY) ss

I, the undersigned, the duly qualified and acting Clerk of the City of Nichols Hills, in said County and State, hereby certify that the above and foregoing copy of Ordinance is a true and complete copy of Ordinance No. 292, duly adopted by the Board of Trustees and approved by the President of the Board of Trustees of said Town, now City of Nichols Hills, on the date therein set out and recorded in my office.

WITNESS my hand and the seal of said City this 2nd day of June,

A.D., 1960.

G. R. Bixler
City Clerk

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 750

THE 2 DAY OF June, 1960, AT 12:39 O'CLOCK P.M. AND DULY RECORDED.

JOE PITTS, COUNTY CLERK

FEE 150 BY *Vaughan* DEPUTY M.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT C. E. Duffner, Jr.; one and the same person as Clarence E. Duffner, and Gloria Sue Duffner, husband and wife, parties of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the AMERICAN-FIRST TITLE & TRUST COMPANY, a corporation, party of the second part, the following described real property and premises situate in OKLAHOMA COUNTY, State of Oklahoma, to wit:

A portion of Lots Twelve (12) and Fourteen (14) and all of Lots Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), Block Twenty-six (26), of the amended plat of Blocks A-B-C-D-E-1-2-3 and 26, NICHOLS HILLS, Oklahoma County, Oklahoma, and more particularly described as follows:

BEGINNING at the Southeast Corner of Lot Eighteen (18), Block Twenty-six (26), thence North 0° 12' 00" West along the East line of Lot Eighteen (18) a distance of 123.60 feet to a point in the centerline of an alley; thence North 89° 38' 00" East a distance of 21.00 feet; thence North 0° 12' 00" West parallel to and 4.00 feet West of the East line of Lot Twelve (12) extended a distance of 85.00 feet to a point 65.00 feet North of the South line of Lot Twelve (12); thence South 89° 38' 00" West parallel to and 11.40 feet North of the South line of Lot Fourteen (14) extended a distance of 178.43 feet to a point on the East Right-of-Way line of Grand Boulevard; thence South 24° 11' 00" East parallel to and 27.0 feet West of the West line of Block Twenty-six (26) a distance of 228.02 feet to a point of intersection of the East right-of-way line of Grand Boulevard and the South line of Block Twenty-six (26) extended West; thence North 89° 38' 00" East along the South line of Block Twenty-six (26) a distance of 64.75 feet to the point or place of beginning; AND

A portion of Lot One (1), of Block Seventy-one (71), in Nichols Hills, Oklahoma County, Oklahoma, according to the Plat recorded in Book 22, Page 44, and more particularly described as follows:

BEGINNING at the Southwest Corner of said Lot 1; thence South 89° 44' 30" East for 275.0 feet to the Southeast Corner of Lot 1; thence North 0° 05' East for 54.30 feet to a point of curve; thence Northwesterly along a curve to the left and having a radius of 288.3 feet for 92.21 feet; thence South 71° 45' 21" West for 76.91 feet; thence North 74° 49' 22" West for 192.76 feet to the West line of Lot 1 which point is the Southeast Corner of Lot 2; thence South 0° 40' 08" West for 170.00 feet to the point or place of beginning;

(Consideration of this deed less than \$100.00)

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 16 day of November, 1965.

C. E. Duffner, Jr.
C. E. Duffner, Jr.

Gloria Sue Duffner
Gloria Sue Duffner

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma, County of Oklahoma, SS.
Before me, a Notary Public in and for said County and State, on this 16th day of November, 1965, personally appeared C. E. Duffner, Jr., one and the same person as Clarence E. Duffner, & Gloria Sue Duffner, husband and wife,

to me known to be the identical person/s who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires Nov 30, 1967

William R. Duffner Notary Public

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 404
THE 16 DAY OF Nov, 1965, AT 2:35 O'CLOCK P M. AND DULY RECORDED.
JOE MATTOX, COUNTY CLERK FEE 1.60 BY Bole DEPUTY. W.

JOINT TENANCY
Warranty Deed
 (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That CARSON E. HICKOX' INC.

_____, a corporation, party of the first part,
 in consideration of TEN AND NO/100

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby sell,
 bargain, sell and convey unto SAM R. HOMSEY and MARGARET HOMSEY,

Husband and Wife,

as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the
 survivor in event of the death of either, parties of the second part, the following described real property and
 premises situate in OKLAHOMA County, State of Oklahoma, to-wit:

A portion of Lot One (1) of Block Seventy-one (71) in
 NICHOLS HILLS, Oklahoma County, Oklahoma, according to
 the recorded plat recorded in Book 22, Page 44, and more
 particularly described as follows: Beginning at the
 Southwest corner of said Lot One (1); Thence South 89° 44'
 30" East for 275.0 feet to the Southeast corner of Lot One
 (1); Thence North 0° 5' East for 54.30 feet to a point of
 curve; Thence Northwesterly along a curve to the left and
 having a radius of 288.3 feet for 92.21 feet; Thence South
 71° 45' 21" West for 76.91 feet; Thence North 74° 49' 22"
 West for 192.76 feet to the West line of Lot One (1) which
 point is the Southeast corner of Lot Two (2); Thence South
 0° 40' 8" West for 178.00 feet to the point or place of
 beginning.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to
 the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint
 tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former
 grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature. ALSO
 Restrictive Covenants and Easements of record.

Signed and delivered this 15th day of DECEMBER, 1967

Attest:

CARSON E. HICKOX' INC.

Secretary.

By

President.

CORPORATION ACKNOWLEDGMENT

(Oklahoma Form)

STATE OF OKLAHOMA County of OKLAHOMA, ss:

On this 15th day of DECEMBER, A.D. 1967, before me, the undersigned, a
 Notary Public in and for the County and State aforesaid, personally appeared CARSON E. HICKOX,
 to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument

as its 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.

My commission expires

Jan 22, 1969

Notary Public.

NOTE: This form is supplied by TITLE GUARANTY DEPARTMENT of AMERICAN-FIRST TITLE & TRUST CO., Oklahoma City, for the con-
 venience of ATTORNEYS. No legal instrument or form should ever be prepared by anyone other than an Attorney.

4613 PC1689

OCT-16-79 99962

Aad - 7:00

OCT-16-79 99962

Ahd - 1:00

ORDINANCE NO. 507

Refer to: Exhibit
book 3
Page 130

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF NICHOLS HILLS, OKLAHOMA, BY THE ANNEXATION OF ADDITIONAL TERRITORY THAT IS ADJACENT OR CONTIGUOUS TO THE PRESENT CORPORATE LIMITS; DESCRIBING THE TERRITORY INCLUDED IN SUCH EXTENSION AND ANNEXATION; FINDING AND DETERMINING THAT SUCH ADDITIONAL TERRITORY IS SUBDIVIDED INTO TRACTS OR PARCELS OF LESS THAN FIVE (5) ACRES AND THAT EACH TRACT OR PARCEL CONTAINS MORE THAN ONE RESIDENCE; FURTHER FINDING AND DETERMINING THAT THE OWNERS OF A MAJORITY OF THE ACRES INCLUDED WITHIN SUCH ADDITIONAL TERRITORY HAVE CONSENTED IN WRITING TO THE ANNEXATION THEREOF TO THE CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

Be it ordained by the council of the City of Nichols Hills, Oklahoma.

Section 1. That the corporate limits of the City of Nichols Hills, Oklahoma, be and the same are hereby extended to include there- in the following described additional territory:

Lots 1 and 2 of Block 71, Nichols Hills, according to the plat recorded in Book 22 of Plats at Page 44 in the office of the County Clerk of Oklahoma County, Oklahoma, LESS AND EXCEPT a part of Lot 2, Block 71, Nichols Hills being more particularly described as follows:
Beginning at the Southwest (SW) corner of said Lot 2; thence North 45°59' East, along the Westerly line of Lot 2, a distance of 239.5 feet to the Northwest (NW) corner of Lot 2; thence South 15°28'36" West a distance of 170.03 feet to a point on the South (S) line of said Lot 2; thence North 74°56' West along said South (S) line a distance of 100.0 feet more or less to the point of beginning.

Section 2. The council hereby finds and determines that the territory hereby annexed is adjacent or contiguous to the present corporate limits of the City and that such additional territory is subdivided into tracts or parcels of less than five (5) acres and that each tract or parcel contains more than one residence.

Section 3. The council further finds and determines that the owners of a majority of the acres included within the territory hereby annexed have consented in writing to the annexation of said territory to the city.

Section 4. Repeal. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed; provided, however,

NAME City of Nichols Hills
ADDRESS 6407 Avondale Dr.
CITY & STATE Oklahoma City, Oklahoma
73116

Oct 16, 1979
STATE OF OKLAHOMA
JEREMY DENMON
COUNTY CLERK
RECORDED
OCT 16 1979
OKLAHOMA COUNTY

that no prior ordinance of the City of Nichols Hills, Oklahoma, which may have annexed the above described property, or any part thereof, to said city shall be deemed to be in conflict herewith nor shall such prior ordinance be repealed by this ordinance and the validity of any prior annexation of any portion of such territory shall not be affected hereby.

Section 5. Emergency. WHEREAS, it being immediately necessary for the preservation of the peace, health and safety of the City of Nichols Hills, Oklahoma, and the inhabitants thereof that provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage, as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the 9th day of October, 1979.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the 9th day of October, 1979.

ATTEST:

Laughash P. Kinsley
City Clerk

John M. Mear
Mayor

APPROVED AS TO FORM:

Edward H. Moler
Edward H. Moler,
City Attorney

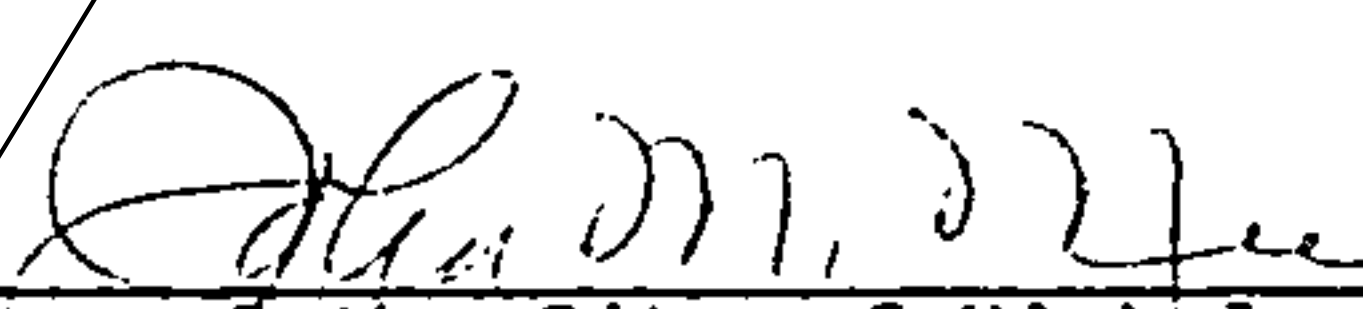
City of Nichols Hills



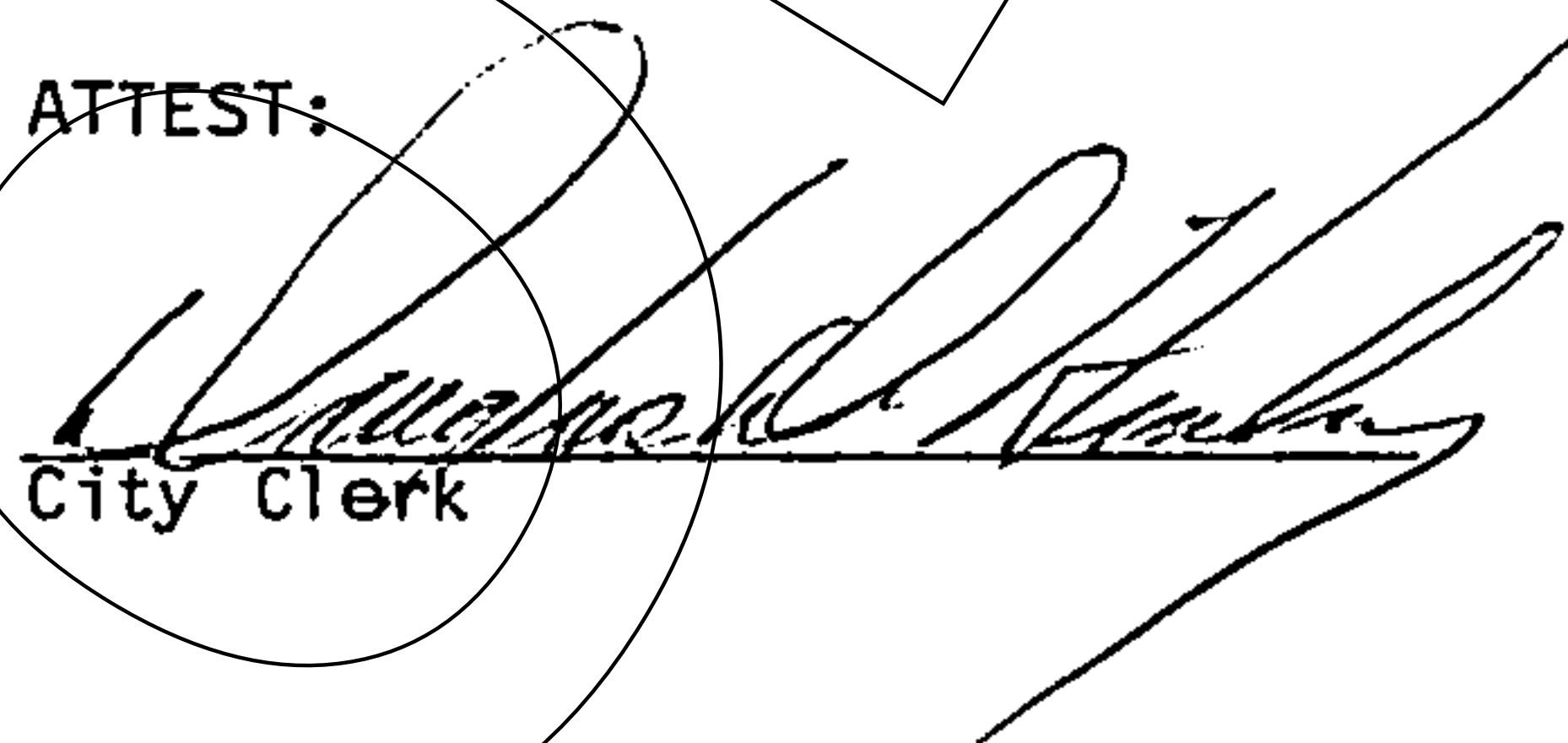
TOWN HALL, 6407 AVONDALE DRIVE
P.O. BOX 14038
OKLAHOMA CITY, OKLAHOMA 73114

Book 4613 Pg. 1689B

This is to certify that the foregoing is a true and correct copy of Ordinance No. 507 of the City of Nichols Hills, Oklahoma, which was duly enacted by the City Council and approved by the Mayor of said city on the 9th day of September, 1975, and that there is attached thereto an accurate map of the territory that was annexed to the City of Nichols Hills, Oklahoma, by said ordinance.


Mayor of the City of Nichols Hills,
Oklahoma

ATTEST:


City Clerk



REC#: 00216662 11/24/2025 10:08 AM

OPER: NB TERM: 010

REF#: 3906

PAID BY:

TRAN: 850.0000 Variance Request

2419 NW GRAND

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



Larry Stein

Oklahoma County Assessor

320 Robert S. Kerr. #313 , Oklahoma City Oklahoma 73102

(405) 713-1236 Fax (405) 713-1220 www.oklahomacounty.org/assessor

Open Records Request

Fee Receipt

Receipt No	Name	Received	Currency	Description	PricePerUnit	Units	PriceTotal
33340	<u>HARTZOG CONGER CASON</u>						
		10/28/2025	Cards	300 Feet Radius	\$25.00	1	\$25.00
						Total	\$25.00

Thank You

CheckNumber

For questions concerning this invoice, please contact
Stephanie Sousa 405-713-1236
Email address Stephanie.Sousa@oklahomacounty.org



CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARING CASE NO. BOA 2025-07

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 Fifteen (15), in the BUTTRAM ESTATES SECTION to Nichols Hills, Oklahoma County, Oklahoma, as shown by recorded plat thereof.

The property is also known as **7301 Waverly Avenue**. Current zoning is **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'.

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 **17th day of December, 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 1st day of December 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: KANDIE LIV TRUST / CRAIG & JUNE DRENNING

Mailing address: 7301 WAVERLY AVE

Telephone number(s): [REDACTED]

Email address(es): [REDACTED]

Address and legal description of subject property: 7301 WAVERLY AVE/BUTTERNUT EST BLK 000 LOTS 15

Current zoning classification: R R-1-75

Present use of the property: SING FAM RES

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.

LOCATION OF IRRIGATION ONLY WELL

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:

SEC 46-92(b)

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

iv. State why you believe such conditions are peculiar to the particular piece of property involved.

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

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

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

SEE ATTACHED

(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 16 day of OCTOBER, 2025

Signature: CRAIG A. DEERING, MEMBER

Print applicant's full legal name: CRAIG A. DEERING

Print signatory party's title if applicant is a legal entity: KIMBLE LIV TRUST, MEMBER

To the Members of the Nichols Hills Board of Adjustment,

I am requesting a variance to allow connection and use of an existing irrigation-only well located on my property. The well was installed 39 feet east of the west property line, rather than the required 50 feet, while remaining over 80 feet from the neighboring residence and fully compliant with the setback requirements on all other sides. The well meets all State of Oklahoma construction and safety standards and is intended solely for landscape irrigation, with no connection to any domestic or interior plumbing.

The selected location was chosen carefully and for sound, practical reasons. It is situated behind future perimeter fencing, screened from public view and maintaining the clean visual standards of the neighborhood. It was also the only viable location that avoided routing heavy drilling equipment across existing utilities, irrigation lines, and paved areas, which would have caused unnecessary disruption and potential damage.

The hardship in this case stems from the extraordinary setbacks required by City code in combination with the lot's configuration. As a corner entry property into Nichols Hills, the lot carries unusually deep front and side setbacks that significantly restrict the buildable area. In total, less than 10% of the front lot qualifies as truly developable space, leaving few — if any — options for compliant well placement. The strict application of the 50-foot setback standard in this situation effectively eliminates any feasible location for an irrigation well.

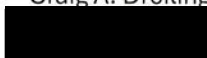
The installation error was unintentional. The licensed well driller, who operates under State of Oklahoma regulations, was unaware of the City's additional overlay setback and followed state-level standards when siting the well. The work took place following one of the wettest springs on record, after repeated weather-related delays in grading and landscaping. The compressed schedule created urgency to establish irrigation and stabilize the soil to prevent further erosion, as part of an expedited effort to complete the exterior landscaping of the property.

Granting this variance would allow us to connect the existing well to the newly installed irrigation system, enabling completion of landscaping of the property's exterior. Without this relief, irrigation must rely entirely on municipal water, which conflicts with the City's long-term conservation goals and places unnecessary strain on public resources.

This variance would not create any detriment to neighboring properties or public infrastructure. The well is quiet, screened, and visually unobtrusive, producing no adverse impact on drainage or utilities. On the contrary, approval would support the City's environmental and aesthetic objectives, preserving the manicured appearance of this prominent entry lot while reducing water demand.

In summary, this request represents the minimum variance necessary to allow reasonable use of the existing well and completion of the project. It balances adherence to City standards with practical realities of the property's size, layout, and setbacks — achieving a result that benefits both the homeowner and the community.

Respectfully submitted,
Craig A. Dreiling

A black rectangular redaction box covering the signature area.

Board Of Adjustment

Address	7301 Waverly				
Lot And Block	Lot 15		Block 84		
Zone	R-1-75				
City	Nichols Hills				
County	Oklahoma County				
State	Oklahoma				
Zip Code	73116				

Type of Building or Fence	Check box below	New	Addition
Main Building	☐	☐	☐
Accessory Building	☐	☐	☐
Water Well	☒	☒	☐

Type Of adjustment	Allowed	Proposed	Amount over allowed
1. Front Setback	50'	35'	15'
2. Rear Setback			
3. Side Setback West	Property Line: 50'	39'	11'
4. Side Setback Westsid	Main Building: 50'	32'	18'
5 Building Lot Coverage			
6 Floor area Ratio			
7. Height			
8. Building envelope			
9. Other: Well Depth	280'	300'	20'

NOTE	Explanation Homeowner is requesting four water well variances. A 39' variance from the westside property line. A 32' variance from the main building on the westside. A 35' variance from the front property line. A 300' variance well depth.
------	---

**Application for Variance – Development Regulation
Worksheet**

Applicant's Name: KANDINE LIV TRUST / CRAFT DRILLING
 Property Address: 7301 WAVERLY AVE

Applicable Structure: (Check as applicable)

☐ Main Building	☐ New	☐ Addition
☐ Accessory Building	☐ New	☐ Addition
☐ Fence	☐ New	☐ 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	SOUTH 50'	35'	15'
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)	WEST PROP LINE 50'	39'	11'
	WEST SIDE MAIN BLDG 50'	32'	18'
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation: IRRIGATION ONLY WELL		

↳ DEPTH 280' 300' 20'

Form of affidavit regarding ownership

Affidavit

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Craig A Dreiling, being first duly sworn, states:

1. My name is **Craig A Dreiling**. My address is **7301 Waverly Ave**. I am over the age of 18. I am a resident of the State of **Oklahoma**. 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 **7301 Waverly Ave** and more particularly described as:

**SECT 32-T13N-R3W QTR SW
BUTURAM ESTATES BLK 000 LOT 015**

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.

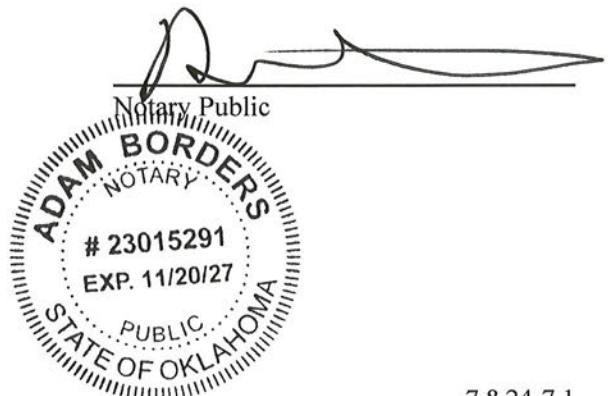
Executed this 16 day of OCTOBER, 2025.


CRAIG A DREILING, MEMBER KANOKIE LIV TRUST

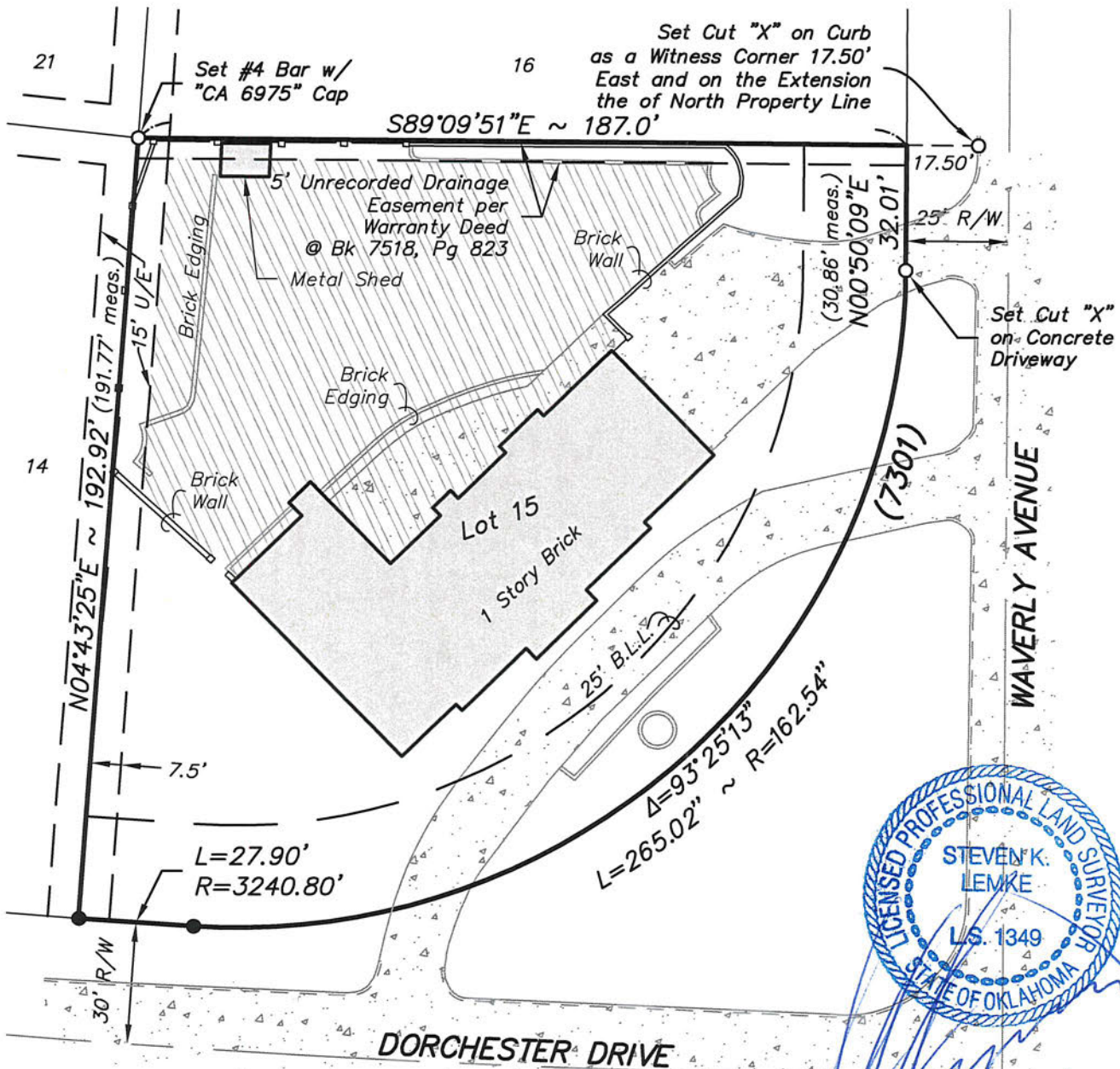
Notary Acknowledgment

Subscribed and sworn to before me this 16 day of OCTOBER, 2025.

My Commission Expires: 11/20/27
Comm. No. 23015291



PLAT OF SURVEY
LOT FIFTEEN (15), BUTTRAM ESTATES SECTION TO
NICHOLS HILLS, OKLAHOMA



This Plat of Survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
Last Site Visit: December 3, 2020

LEGAL DESCRIPTION

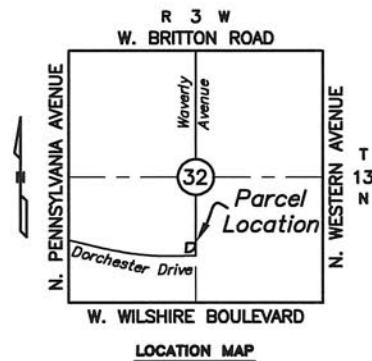
Lot Fifteen (15), Buttram Estates Section to Nichols Hills, Oklahoma, according to the recorded plat thereof, including a five (5) foot unrecorded drainage easement on the North property Line.

LEGEND

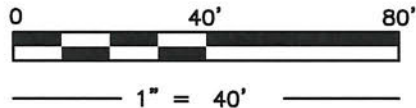
- SET MONUMENT AS NOTED
- FOUND #3 REBAR CORNER MONUMENT
- STOCKADE FENCE
- ==== CURB & GUTTER



Hatched Backyard Area Depicted in the Drawing above Represents ±9,692 Square Feet



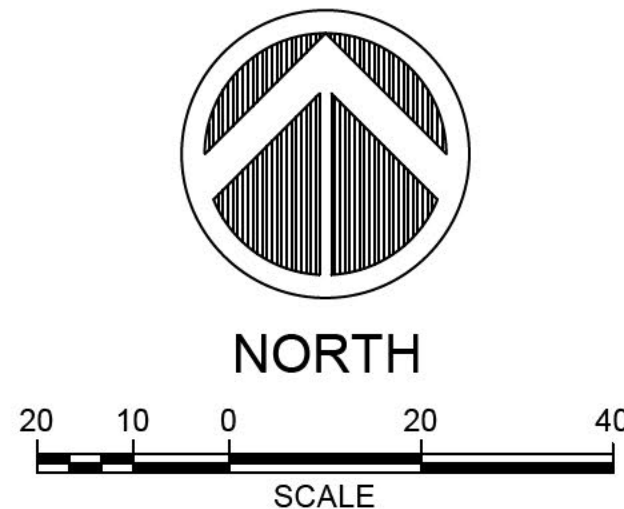
Basis of Bearing
The West Line of Lot 15 having a bearing of N04°43'25"E according to the Plat thereof.



3235 WEST CORNER DRIVE
NICHOLS HILLS, OK 73017
Phone: (405) 934-4444
Fax: (405) 934-4444
http://www.lemke.com

Surveyed By: EY/MD	Project: PLAT OF SURVEY
Drawn By: TG	7301 WAVERLY AVENUE
Approved By: SKL	Project Location: LOT 15, BUTTRAM ESTATES SECTION TO NICHOLS HILLS, OKLAHOMA
Date: 12/04/2020	Client: SIMON SIMON REAL ESTATE
Scale: 1" = 40'	
Project No: 01804020	

Sheet Number
1
Sheet 1 of 1



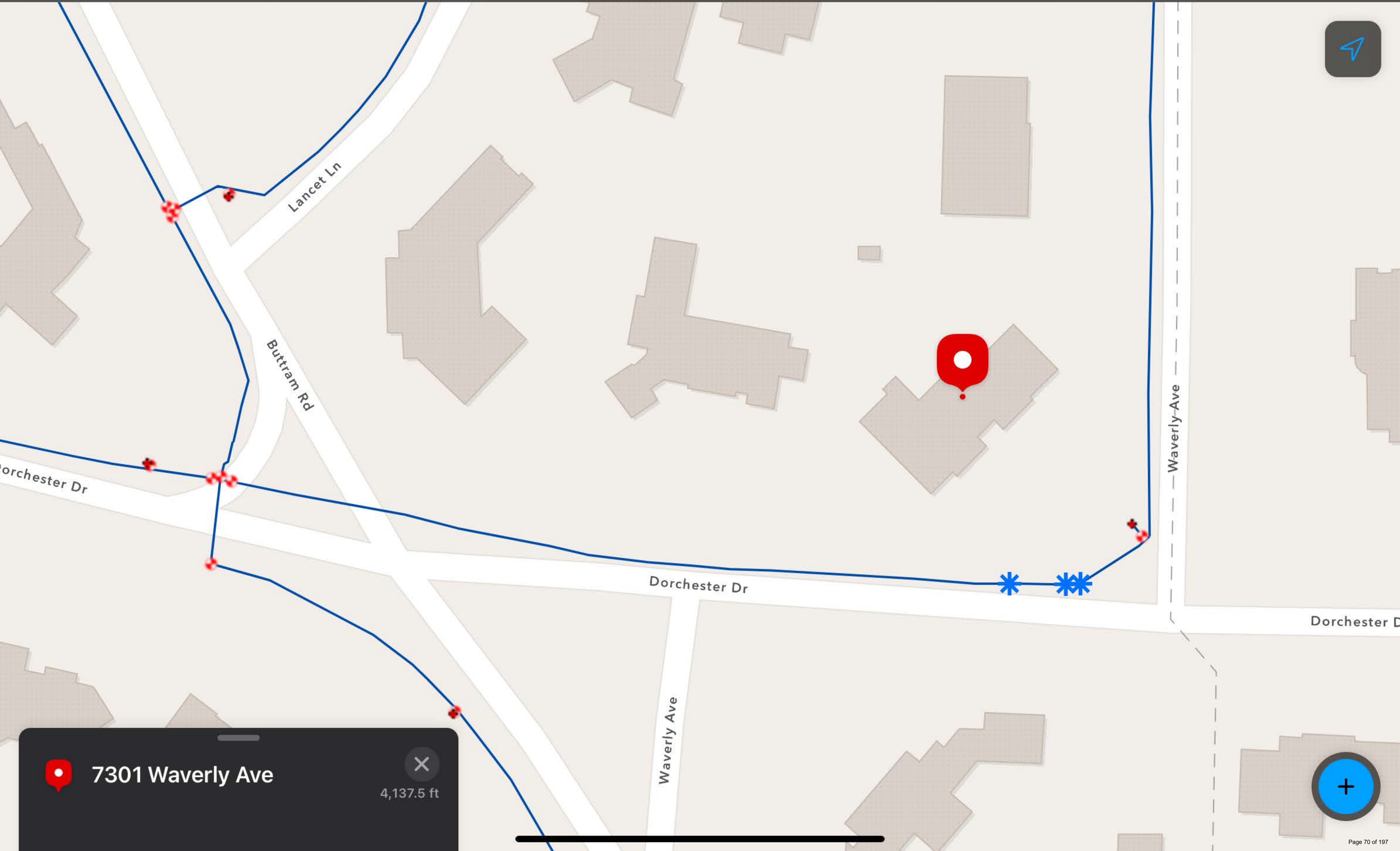
TOTAL LOT AREA	TOTAL IMPERVIOUS AREA PRE CONSTRUCTION	TOTAL IMPERVIOUS AREA POST CONSTRUCTION	INCREASED RUNOFF C VALUE AREA (0.5—0.9)	INCREASED 100 YEAR RUNOFF
31969.38	9669.25	12052.39	2383.14	0.14 CFS
	30.52%	37.82%		

1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTY ES DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THE PROJECT.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVD A NO AND MAINTAINING SAFETY CONES, FLAGMEN, AND BARRICADES. WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT.
3. IN ACCORDANCE WITH THE CITY OF CHICAGO'S CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
4. CONSTRUCTION REVIEW, INSPECTION, AND OBSERVATION OF THE CONTRACTOR SHALL BE CONSIDERED IS NOT INTENDED AS A REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM ALL APPLICABLE CITY AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE, AS REQUIRED, PRIOR TO BEGINNING WORK.
6. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE CITY OF CHICAGO'S REQUIREMENTS FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
8. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJACENT ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USE FACILITIES ES DURING EARTH MOVING OPERATIONS.
- a. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USE FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
- b. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
9. DO NOT CONDUCT WORK ON ADJOINING PROPERTY UNLESS DIRECTED BY ENGINEER.
10. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
11. INSTALL DETECTABLE WARNING TAPE ABOVE CONSTRUCTED UTILITIES. DETECTABLE WARNING TAPE IS DEFINED AS: ACID- AND ALKALI-RESISTANT, POLYETHYLENE FIRM TAPE MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES. MINIMUM WIDTH 6 INCHES WIDE AND 4 MILS THICK, CONTINUOUSLY INSCRIBED WITH A DESCRIPTION OF THE UTILITY, WITH METALLIC CORE ENCASED IN A PROTECTIVE JACKET FOR CORROSION PROTECTION. DETECTABLE BY METAL DETECTOR WHEN TAPE IS BURIED UP TO 30 INCHES DEEP. COLORED AS FOLLOWS:
- a. RED: ELECTRIC.
- b. YELLOW: GAS, OIL, STEAM, AND DANGEROUS MATERIALS.
- c. ORANGE: TELEPHONE AND OTHER COMMUNICATIONS.
- d. BLUE: WATER SYSTEMS.
- e. GREEN: SEWER SYSTEMS.
12. PROTECT STRUCTURES, UTILITIES, SEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CAUSED BY EARTH MOVING OPERATIONS.
13. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
14. PROTECT SUBGRADE AND FOUNDATION SOLS FROM FREEZING. TEMPERATURES INDICATED WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH DO NOT REQUIRE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIALS.
15. IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL, MATERIALS AND ROCK, REPLACE WITH SATISFACTORY MATERIAL.
16. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND TO EXISTING FINISH GRADE. DISPOSE OF EXCESS MATERIALS BY PILING AND REMOVING CERTAIN FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
- a. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB EXISTING OR EXCAVATED SUBGRADE UNTIL AFTER THE TEMPORARY PROTECTION BEFORE PLACING CONCRETE REINFORCEMENT. TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK.
- b. EXCAVATION FOR UNDERGROUNDS, BASES, AND MECHANICAL OR ELECTRICAL UTILITY STRUCTURES: EXCAVATE TO ELEVATIONS AND DIMENSIONS INDICATED WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. DO NOT DISTURB BOTTOM OF EXCAVATIONS INTENDED AS BEARING SURFACES.
17. EXCAVATIONS AT EDGES OF TREE- AND PLANT-PROTECTED ZONES:
- a. EXCAVATE BY HAND TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND DIMENSIONS. USE MINIMUM SHARP GRADING FORKS TO COMB SOL, AND EXPOSE ROOTS. DO NOT BREAK, TEAR, OR CHOP EXPOSED ROOTS. DO NOT USE MECHANICAL EQUIPMENT THAT RIPS, TEARS, OR PULLS ROOTS.
18. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACES, AND UNDESIRABLE MATERIALS. MEET ALL CITY REQUIREMENTS AND GRADES TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
- a. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADING.
- b. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
19. SITE SLOPE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.





GPS accuracy 10.9 ft

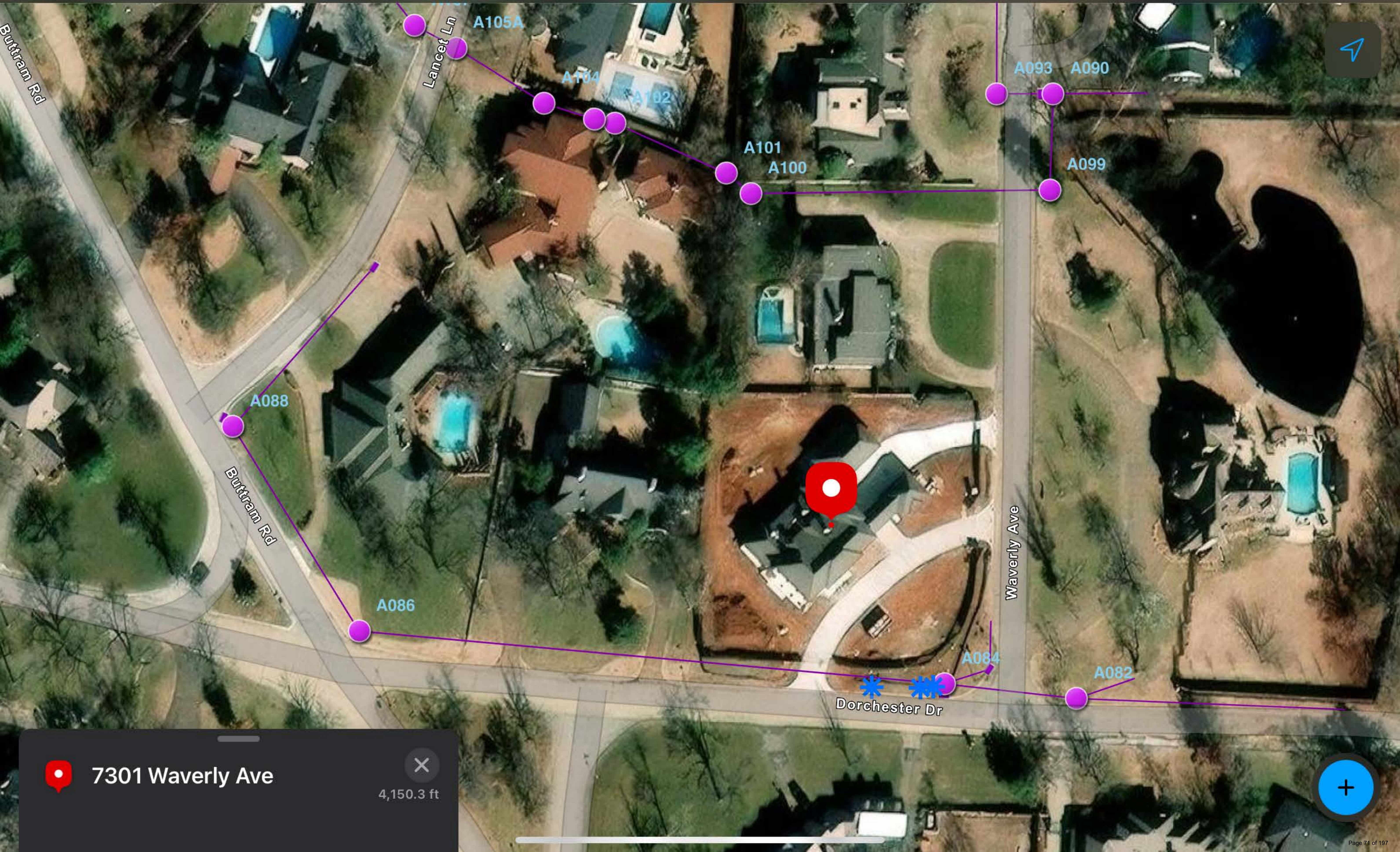


7301 Waverly Ave

4,137.5 ft



GPS accuracy 6.6 ft

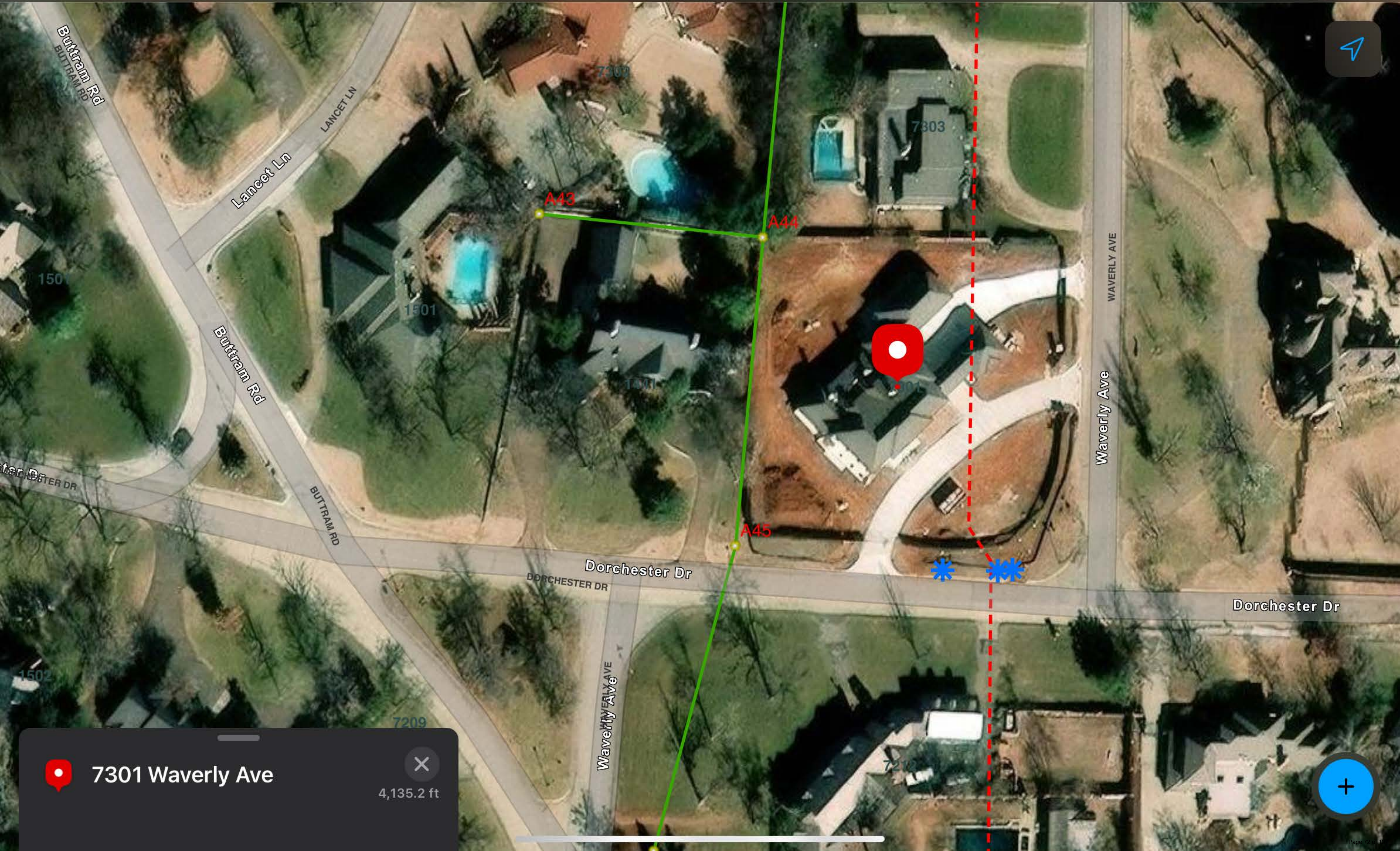


7301 Waverly Ave

4,150.3 ft



GPS accuracy 30.7 ft · 30 ft required



7301 Waverly Ave

4,135.2 ft





CITY OF NICHOLS HILLS, OKLAHOMA
Application for Domestic Water Well Permit

Staff use only

Date filed _____

Fee receipt # _____

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

Applicant is encouraged to review Article IV, *Water Wells*, Chapter 46 of the Nichols Hills City Code ("the Code").

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Okie Drilling and Water Well Services

Primary contact: Ty Sheppard

Mailing address: 3800 N. Oak Rd Harrah, OK 73045

Telephone number(s): _____

Email address(es): _____

This is an application to:

- | | |
|---|--|
| ☒ Drill a new domestic water well | ☐ Re-drill an existing domestic water well |
| ☐ Deepen an existing domestic water well | ☐ Recondition an existing domestic water well |
| ☐ Drill a water well to be used in connection with a water-to-air heating and cooling system (heat exchanger system) | |

Address or descriptive location of proposed or existing well: 7301 Waverly Ave Nichols Hills, OK

Brief description of proposed use of well: irrigation

Estimated depth of well for new wells: 300ft

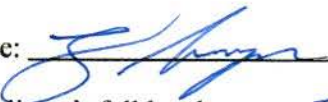
Address or descriptive location of proposed work: 7301 Waverly Ave Nichols Hills, OK

Description of proposed work: water well

The following must be attached to this Application:

1. **Legal description.** Legal description of the property on which the well is proposed to be drilled or now exists, as applicable.
2. **Plot plan.** Detailed drawing or plot plan of the location where the well is proposed to be drilled or now exists, as applicable, including evidence that the well will meet all requirements set out in Sec. 46-92 of the Code.
3. **Additional requirements for proposed heat exchanger systems.** Complete set of plans and specifications for the proposed heat exchanger system and all other pertinent information with respect to the proposed operation

Submitted and agreed to this 23 day of Sept, 2025.

Signature: 

Print applicant's full legal name: Tyrone E. Edwards

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

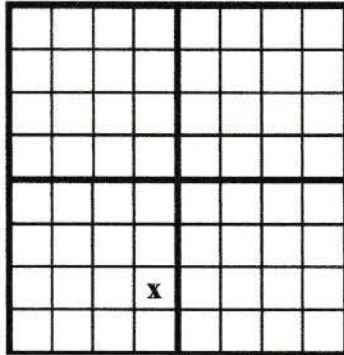


MULTI-PURPOSE WELL COMPLETION & PLUGGING REPORT

Oklahoma Water Resources Board
3800 North Classen Boulevard
Oklahoma City, OK 73118
Telephone (405) 530-8800

Legal Location
North

WELL ID NUMBER: 238766



«———— One Mile —————»
Each square is 10-acres

Quarters NE-SE-SW Section 32 Township 13N Range 03WI

Latitude 35.55414

Longitude -97.54109

Date collected(latitude and longitude), if different from date the well was drilled:
07/24/2025

Method latitude and longitude was collected: GPS - corrected data (WAAS)

County Oklahoma

Variance Request No. (if applicable) n/a

WELL OWNER - NAME AND ADDRESS

Well Owner Craig dreiling

Phone _____

Address/City/State 7301 wavelly ave nichols hills OK

Zip _____

Finding Location _____

Well Name _____

Water Rights #: _____

TYPE OF WORK: Groundwater Well

USE OF WELL: Domestic

NEW WELL CONSTRUCTION DATA

Date Well or Boring Was Completed 07/24/2025

Number of wells or borings represented by this log 1

* (Borings are within the same 10 acre-tract and with the same general depths and lithologies)

Hole Diameter 8 inches to a depth of 300 ft.

CASING INFORMATION *Note: If surface casing is used please indicate that on the appropriate well casing information line.

Surface Pipe Material: PVC / Plastic Surface Pipe Diameter 6 inches Surface Pipe From 0 ft to 3 ft

1) Well Casing Material PVC Casing Diameter 4 inches Casing From 3 ft to 300 ft

SCREEN OR PERFORATION INFORMATION

Type of Screen: PVC Type of Slots or Openings: Factory Slotted From 280 ft to 300 ft.

FILTER PACK INFORMATIONFilter Pack Material: Fine GravelFilter Pack Interval: From 20 ft to 300**WELL SEAL INFORMATION**Type of Surface Seal Cement GroutSurface Seal Interval: From 0 ft to 18 ftType of Annular Seal Bentonite PelletsAnnular Seal Interval: From 18 ft to 20 ftFilter Pack Seal Material n/aFilter Pack Seal Interval: From n/a ft to n/a ft**TYPE OF COMPLETION:** Pitless Adapter**HYDROLOGIC INFORMATION**Depth to water at time of drilling 55 ftEstimated yield of well 10 gpmFirst water zone ft**LITHOLOGY DESCRIPTION**

MATERIAL	ENCOUNTERED		SATURATED
	FROM (ft.)	TO (ft.)	
Clay	0	44	N
Sandrock	44	47	N
Clay	47	78	N
Sandrock	78	80	N
Clay	80	120	N
Sandrock	120	123	N
Clay	123	160	N
Sandrock	160	167	N
Clay	167	198	N
Sandrock	198	203	N
Clay	203	280	N
Sandrock	280	300	N

WELL LOCATION TO POTENTIAL SOURCES OF POLLUTIONHas this well been disinfected after completion of work? YesAre there any potential sources of pollution or wastewater lagoons within 300 ft. of the well? YDistance of Well is 51 - 75 feet from possible source. Type of possible source: House**PLUGGING INFORMATION**Date Well or Boring Was Plugged n/aTotal Depth of well being plugged ft.Was the well contaminated or was it plugged as though it was contaminated? n/aIf the well or boring was plugged as if it was contaminated, was the casing removed or perforated? n/aWas the grout tremied? n/aBackfilled with n/aBackfilled from ft. to ft.Grouted with n/aGrouted from ft. to ft.Grouted with CementGrouted from ft. to ft.Firm Name OKIE DRILLING AND WATER WELL SERVICES D/PC No. DPC-1059Operator Name TYRELL SHEPPARDOP No. OP-2377

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R169611155** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300Ft Radius Report

filed in the office of the County Assessor
on the 4th day of Nov, 2025

Given under my hand and official seal this

4th day of Nov, 2025

County Assessor

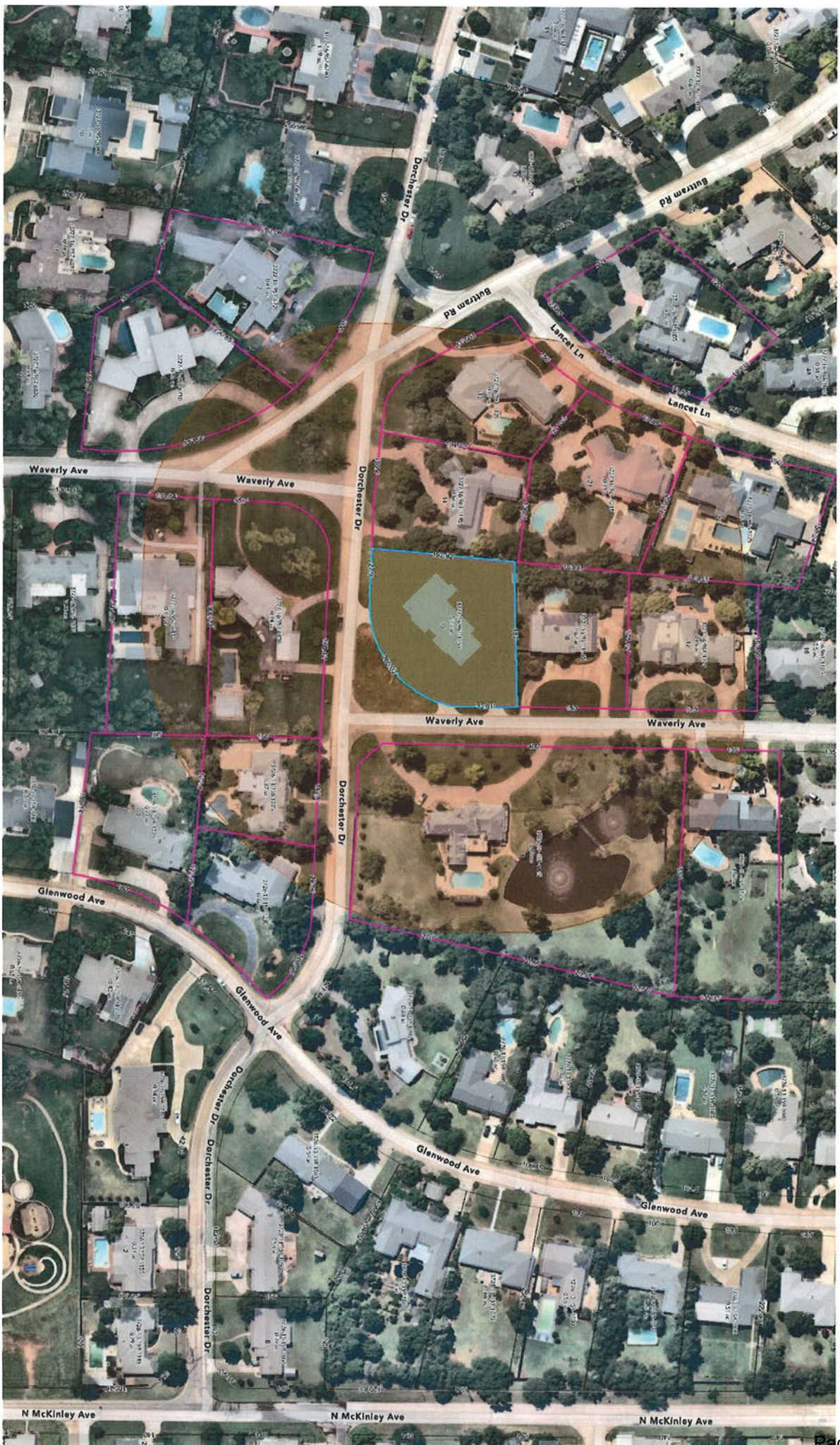
Tyler Franklin Deputy

Oklahoma County Assessor's
300ft Radius Report
11/4/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R16961155	KANOKIE LIV TRUST			1000 W WILSHIRE BLVD, Unit 430	OKLAHOMA CITY	OK	73116	BUTTRAM ESTATES	0	15	BUTTRAM ESTATES 000 015	7301 WAVERLY AVE NICHOLS HILLS
R16961145	BUCK IRENE REV TRUST	HONNOLD P CLARK JR TRS		6307 WATERFORD BLVD, Unit 200	OKLAHOMA CITY	OK	73118	BUTTRAM ESTATES	0	14	BUTTRAM ESTATES 000 014	1441 DORCHESTER DR NICHOLS HILLS
R16961135	ENGLES CHARLES & CLARA S TRS	ENGLES CHARLES & CLARA S LIV TRUST		1501 BUTTRAM RD	NICHOLS HILLS	OK	73120-1407	BUTTRAM ESTATES	0	13	BUTTRAM ESTATES 000 013	1501 BUTTRAM RD NICHOLS HILLS
R16961165	HEFFNER ROBERT V & KELLIE DIANE TRS			7303 WAVERLY AVE	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	0	16	BUTTRAM ESTATES 000 016	7303 WAVERLY AVE NICHOLS HILLS
R131591115	BURRAGE MICHAEL & ALETHA			512 N BROADWAY AVE STE 300	OKLAHOMA CITY	OK	73102-6235	PENNINGTON S NICHOLS HILLS	2	6	PENNINGTONS NICHOLS HILLS 002 006 BUTTRAM ESTATES 000 000 LOT 21 & PT OF LOT 22 BEG SW/C LT 22 TH SELV218, 21FT NE24, 10FT NWLY209, 19FT (MEASURED 210, 04FT) TO BEG & PT OF LOT 22 BEG SW/C TH SELV206, 16FT SW13FT NWLY210, 04FT (RECORDED 0 209, 19FT) TO BEG	8200 WAVERLY AVE OKLAHOMA CITY
R169611215	MARTIN TODD	MARTIN SHARI		7302 LANCET LN	NICHOLS HILLS	OK	73120-1416	BUTTRAM ESTATES	0	0		7302 LANCET LN NICHOLS HILLS
R169611175	PRESCOTT STEPHEN M & SUSAN C TRS	PRESCOTT FAMILY TRUST		7305 WAVERLY AVE	NICHOLS HILLS	OK	73120-1420	BUTTRAM ESTATES	0	17	BUTTRAM ESTATES 000 017	7305 WAVERLY AVE NICHOLS HILLS
R169611005	GARABELLI PAUL JAMES & LAUREN KENNEY TRS	GARABELLI PAUL LAUREN KENNEY LIV TRUST		7301 LANCET LN	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	0	1	BUTTRAM ESTATES 000 001	7301 LANCET LN NICHOLS HILLS
R131591125	UIDDELL JESSE DUNCAN THOMAS	LAVERY ERIN LANE		8304 WAVERLY AVE	OKLAHOMA CITY	OK	73114	PENNINGTON S NICHOLS HILLS	2	7	PENNINGTONS NICHOLS HILLS 002 007 EX N135FT	8304 WAVERLY AVE OKLAHOMA CITY
R169611225	SANDERS MATTHEW KYLE	SANDERS ASHLEE		1117 PARK MANOR ST	NICHOLS HILLS	OK	73116-6004	BUTTRAM ESTATES	0	0	BUTTRAM ESTATES 000 000 LOT 22 EX A TR BEG SW/C LT 22 TH SELV218, 21FT NE24, 10FT NWLY209, 19FT (MEASURED 210, 04FT) TO BEG & EX A TR BEG SW/C TH SELV206, 16FT SW13FT NWLY210, 04FT (RECORDED 209, 19FT) TO BEG PLUS PT OF LOT 23 BEG SW/C LT 23 TH SELV168, 29FT NE30FT NWLY160, 48FT TO BEG	7304 LANCET LN NICHOLS HILLS
R131591235	MARSHALL GALE E			8101 GLENWOOD AVE	NICHOLS HILLS	OK	73114	PENNINGTON S NICHOLS HILLS	4	2	PENNINGTONS NICHOLS HILLS 004 002	8101 GLENWOOD AVE OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
11/4/2025

R169576833	7210 WAVERLY LLC			729 SW THIRD ST 7209 WAVERLY AVE	OKLAHOMA CITY OK	73109	NICHOLS HILLS ADD	83	2	NICHOLS HILLS ADD 083 002	7210 WAVERLY AVE NICHOLS HILLS
R169576710	TMANA KAREN R REV TRUST				NICHOLS HILLS OK	73120	NICHOLS HILLS ADD	82	1	NICHOLS HILLS ADD 082 001	7209 WAVERLY AVE NICHOLS HILLS
R131591230	BEE MAC LLC			222 SIDNEY BAKER ST S, Unit 201	KERRVILLE TX	78028	PENNINGTON S NICHOLS HILLS	4	0	PENNINGTONS NICHOLS HILLS 004 000 LOT 1 EX WLY PT WHICH IS 144.6FT ON NLY SIDE & 122.6FT ON SLY SIDE	8113 GLENWOOD AVE OKLAHOMA CITY
R131591225	HENDEE DURWARD V & CAROLINE M TRS	HENDEE DURWARD V LIV TRUST		1440 DORCHESTER DR	OKLAHOMA CITY OK	73114-1117	PENNINGTON S NICHOLS HILLS	4	0	PENNINGTONS NICHOLS HILLS 004 000 WLY PT LOT 1 BEG AT NW/C LT 1 TH ELY ALONG N LINE 144FT 6 IN TH SLY IN A STRAIGHT LINE TO A POINT ON S LINE LT 1 BEING 122FT 6IN E OF SW/C LT 1 TH WLY 122FT 6IN TO SW/C SD LT 1 TH NLY ALONG W BOUNDARY SD LT 1 LINE TO BEG	1440 DORCHESTER DR OKLAHOMA CITY
R169576830	CRAIN RUSSELL D & DANN			7212 WAVERLY AVE	NICHOLS HILLS OK	73120-1214	NICHOLS HILLS ADD	83	1	NICHOLS HILLS ADD 083 001	7212 WAVERLY AVE NICHOLS HILLS
R169576720	BROWNE STEPHEN & BROWNE NATALE			1500 DORCHESTER DR	NICHOLS HILLS OK	73120	NICHOLS HILLS ADD	82	2	NICHOLS HILLS ADD 082 002	1500 DORCHESTER DR NICHOLS HILLS





REC#: 00216579 11/18/2025 12:22 PM
OPER: RG TERM: 005
REF#: 521
PAID BY:

TRAN: 850.0000 Variance Request
7301 WAVERLY -BOA
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



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



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: Daniel White Jordan & Kimberlee J. Jordan

Mailing address: 1601 Westminister Place

Telephone number(s): _____

Email address(es): _____

Address and legal description of subject property: 1601 Westminister Place

Current zoning classification: R-1-75

Present use of the property: 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. 50-188(c) 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. 50-188(c) 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. 50-158 of the Code.

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

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:

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

- iv. State why you believe such conditions are peculiar to the particular piece of property involved.

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

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

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

(b) **Appeals.** See Sec. 50-294 of the Code.

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

1. Reverse the decision of the Building Committee (11-18-25)
2. Prohibit the Farha's from adding two 5'x8' dormers on the south side and west side of the south side roof.

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

11-18-25 Decision was made to allow the Farha's to move forward w/ the construction of the 2 5'x8' dormers w/ obscure glass.

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

The Bldg. Comm w/ Rusty Caston serving as chairman.

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

It violates Section 7 of the Nichols Hills Building Commission Guidelines + lack of proper drawings to scale + dimensions.

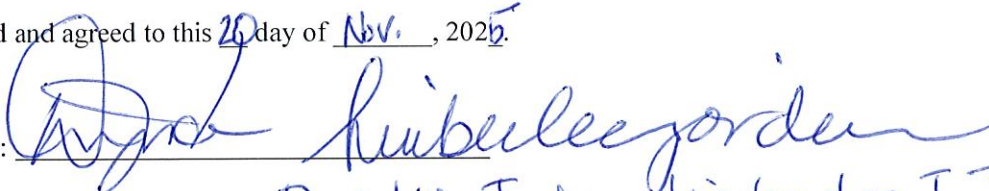
This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of Chapter 50 of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, 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.

Also, no physical or visual visit was made by any of the Building Comm.

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

Submitted and agreed to this 26 day of Nov., 2026.

Signature:



Print applicant's full legal name: Daniel W. Jordan Kimbertee J. Jordan

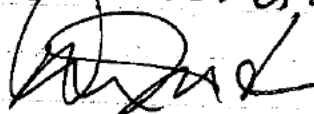
Print signatory party's title if applicant is a legal entity: _____

(11/13/25)

COMMISSIONERS,

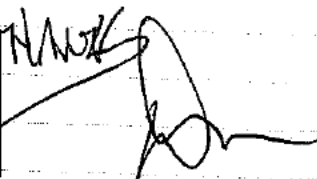
PLEASE COME TO BOTH OUR
NOMES AND SEE FOR YOURSELF.

THANK YOU,

DAVID JORDAN


PLEASE CALL WITH ANY
QUESTIONS.

THANK



Kimberlee & Daniel Jordan
1601 Westminster Place
Nichols Hills, Oklahoma
73120



1. Our original letter correcting the w/4'X 8" w/5' X 8'.
2. No person on the building committee ever PERSONALLY visited the site in question to inspect, evaluate or measure the distance of said addition. Every person, with the exception of Mr. Farha, that viewed the potential dormer placements agreed they were too big and too close to our property line. Also, with the exception of Mr. Farha, all agreed both dormers would egregiously violate our privacy and freedom.
3. Mr. Farha didn't submit detailed drawings with accurate measurements, scale and distance size. Not only with the dormer windows but the set back from the side property line which includes the distance to our property line (which is under 11') or from the eve of the roof, which is less than 12' from the Farha's house wall.
4. Photos taken by Farha are not accurate. They have either been cropped or manipulated.
5. The NH's Building Commission guidelines: Section 3, B-7 privacy guidelines state that all the architecture "RESPECT THE PRIVACY OF ADJACENT PROPERTIES". Also note: the NH Building Commission requires sight-proof screening in some situations. No sight screening was done and this was most definitely a case for site screening that did not take place.
6. The two dormers will, no doubt, increase the property value of the Farha home while decreasing the value of the Medley and Jordan homes.
7. We demand a 3rd party survey, not associated in any way with the Farhas or the Jordans, with scale, footage and dimension of the building plans from the Farhas.

2

Kimberlee and Daniel Jordan
1601 Westminster Place
Nichols Hills, OK 73120



Nichols Hills Building Commission
City of Nichols Hills Oklahoma
6407 Avondale Drive
Nichols Hills, OK 73116-6431

Re: Applicant: Bruce Bockus BC-2025-20
Proposed project: Installation of second-floor dormer windows
Proposed project's address or descriptive location: 7305 Nichols Road

Commissioners,

According to the Nichols Hills Building Commissions Demolition, Design and Construction Guidelines provided by the City of NH under article III, B, #7 – PRIVACY, we state our grievances.

B-7.3 Upper Story Windows

*Minimize the number of windows on proposed building that overlook neighboring properties. Orient upper-story windows to protect a neighbor's privacy.

*Place window to avoid direct views into existing neighboring windows by off setting or staggering windows facing neighbor's windows.

*Avoid large upper story windows overlooking adjacent rear yards.

*Set back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

Jordan comments on each *point in the articles:

B-7.3

*Point #1: The two ~~8~~ X 8' dormers that have been described will absolutely encroach our privacy.

*Point #2: These 2 large dormers are absolute direct views into our small garden side yard, into our dining room, into bedroom, into kitchen and bathroom/laundry room.

*Point #3: Avoidance of large upper story windows that the Farha's are proposing to install.

*Point #4: To set back upper floors cannot be avoided by the applicant as this is already a permanent structure of an existing building. We measured and the eve of their property is less than 11: from our property line.

We purchased this home a little over 2 years ago. If these proposed dormers were present in the Henderson's home when we toured this home, we would never considered the purchase of this historic home, let alone paid the price for such an obvious invasion of privacy!

From the beginning: an email was received w/said proposed expansion but we were encouraged to keep that quiet as they had not yet purchased the property. That is what we did.

There has been lack of good information to us. Until just recently, we have never received official photos or professional drawings/renderings with exact measurements of the proposal. We have simply received a Google rendition of the plan.

In summation:

There are numerous articles of the Nichols Hill's Guidelines that strongly and obviously support our grievances we have with the Farha's proposed remodel and expansion.

The Nichols Hills printed rights to our privacy are clearly axiomatic and in agreement with our feelings and rejection of said project.

We stand by the Nichols Hill City Code and Guidelines for our family's privacy.

Please see attached our photos that we have submitted proving the effect the views,p from the proposed dormers will have on our one-story home.

As the photos distinctly demonstrate, we kindly recommend, and we are extremely adamant, that the dormers should not be installed.

Yours truly,


Kimberlee and Daniel Jordan



Form of affidavit regarding ownership

Affidavit

STATE OF Oklahoma

COUNTY OF Oklahoma

Daniel White Jordan and Kimberlee J Jordan being first duly sworn, states:

1. My name is Daniel White Jordan and Kimberlee J Jordan. My address is 1601 Westminster Pl Nichols Hills, Oklahoma 73120. I am over the age of 18. I am a resident of the State of Oklahoma. 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 1601 Westminster Pl, Nichols Hills, Oklahoma 73120 and more particularly described as:

Waverly Sec Nichols Hills Block 065 Lot 007

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 20 day of November, 2025


Daniel White Jordan and Kimberlee J Jordan



Notary Acknowledgment

Subscribed and sworn to before me this 20th day of November, 2025.


Notary Public

My Commission Expires: 12.13.25
Comm. No. 21016005

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R169601365** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

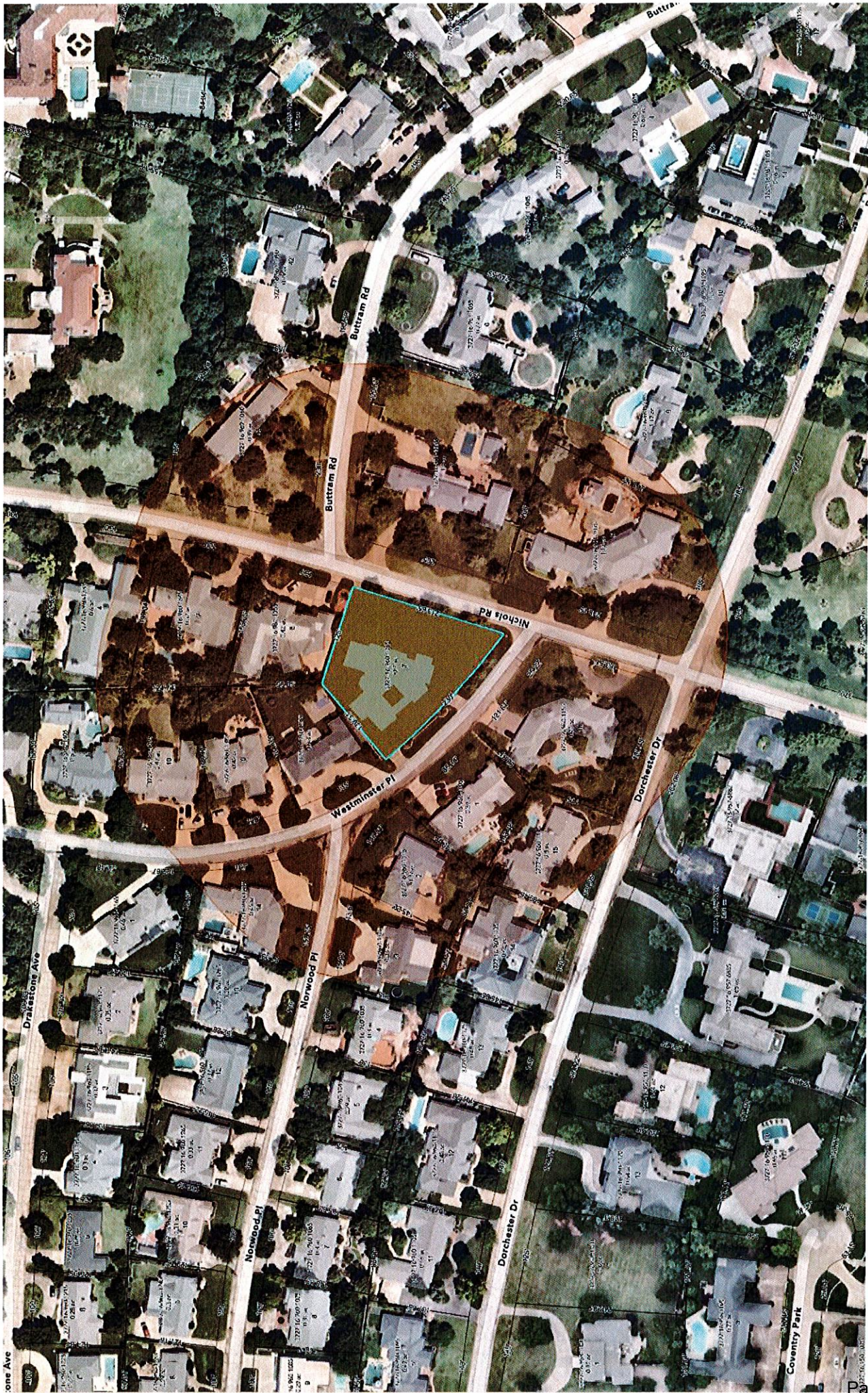
If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 Ft Radius Report
filed in the office of the County Assessor
on the 20th day of Nov, 2025
given under my hand and official seal this
20th day of Nov, 2025

County Assessor

Tyler Franklin Deputy



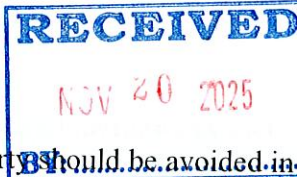
**Oklahoma County Assessor's
300ft Radius Report
11/20/2025**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169601365	JORDAN DANIEL W TRS	JORDAN KIMBERLEE S TRS	JORDAN 2020 TRUST	1601 WESTMINSTER PL	NICHOLS HILLS	OK	73120-1215	WAVERLY SEC NICHOLS HILLS	65	7 007	WAVERLY SEC NICHOLS HILLS 065	1601 WESTMINSTER PL NICHOLS HILLS
R169601375	MEDLEY DANIEL L & DIANE R TRS	MEDLEY FAMILY REV TRUST		1603 WESTMINSTER PL	NICHOLS HILLS	OK	73120-1215	WAVERLY SEC NICHOLS HILLS	65	8 008	WAVERLY SEC NICHOLS HILLS 065	1603 WESTMINSTER PL NICHOLS HILLS
R169601355	FARHA CLINT & CHELSEY			7305 NICHOLS RD	NICHOLS HILLS	OK	73120-1210	WAVERLY SEC NICHOLS HILLS	65	6 006	WAVERLY SEC NICHOLS HILLS 065	7305 NICHOLS RD NICHOLS HILLS
R169601355	JOHNSTON CRAIG F & ERIN J TRS	JOHNSTON CRAIG & ERIN 2008 TRUST		7301 NICHOLS RD	NICHOLS HILLS	OK	73120-1200	WAVERLY SEC NICHOLS HILLS	63	16 016	WAVERLY SEC NICHOLS HILLS 063	7301 NICHOLS RD NICHOLS HILLS
R169601005	CASSIL JOHN K & KAREN L TRS	CASSIL JOHN KEVIN & KAREN LYNN TRUST		1602 WESTMINSTER PL	NICHOLS HILLS	OK	73120-1216	WAVERLY SEC NICHOLS HILLS	63	1 001	WAVERLY SEC NICHOLS HILLS 063	1602 WESTMINSTER PL NICHOLS HILLS
R169611075	STRASSER JASON S B REV TRUST	STRASSER AMBER M REV TRUST		7300 NICHOLS RD	NICHOLS HILLS	OK	73120-1226	BUTTRAM ESTATES	0	8	BUTTRAM ESTATES 000 008	7300 NICHOLS RD NICHOLS HILLS
R169611065	THE PALMER TRUST			7304 NICHOLS RD	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	0	0	LOT 6 & ALL LOT 7	7304 NICHOLS RD NICHOLS HILLS
R169601015	VU JOHN TRS	TRUONG LISA TRS	VU FAMILY LEGACY TRUST	1604 NORWOOD PL	NICHOLS HILLS	OK	73120-1212	WAVERLY SEC NICHOLS HILLS	63	0	0 13.60FT ON N SIDE	1604 NORWOOD PL NICHOLS HILLS
R169601385	1605 WESTMINSTER LLC			2701 W BRITTON RD	OKLAHOMA CITY	OK	73120	WAVERLY SEC NICHOLS HILLS	65	9 009	WAVERLY SEC NICHOLS HILLS 065	1605 WESTMINSTER PL NICHOLS HILLS
R169691060	MORRIS CARRIE	MORRIS ERIC		1511 BUTTRAM RD	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES SEC 2	0	43	BUTTRAM ESTATES SEC 2 000 043	1511 BUTTRAM RD NICHOLS HILLS
R169601345	JOHNSON WALTER H & CHRISTY T TRS	JOHNSON FAMILY 2019 TRUST		7307 NICHOLS RD	NICHOLS HILLS	OK	73120	WAVERLY SEC NICHOLS HILLS	65	5 005	WAVERLY SEC NICHOLS HILLS 065	7307 NICHOLS RD NICHOLS HILLS
R169601295	SINCLAIR MARY D TRS & REV TRUST	SINCLAIR WILLIAM D TRS & REV TRUST		1605 NORWOOD PL	NICHOLS HILLS	OK	73120-1211	WAVERLY SEC NICHOLS HILLS	64	0	LOT 14	1605 NORWOOD PL NICHOLS HILLS
R169601145	VOSE L C 1965 TRUST C 1 & TRUST C 2	ATTN MARK MORRIS	C/O REMINGTON MANAGEMENT	1200 NW 63RD STE 200	OKLAHOMA CITY	OK	73116	WAVERLY SEC NICHOLS HILLS	63	15 015	WAVERLY SEC NICHOLS HILLS 063	1603 DORCHESTER DR NICHOLS HILLS
R169601395	HERMAN JEFFREY F REV TRUST			1607 WESTMINSTER PL	NICHOLS HILLS	OK	73120	WAVERLY SEC NICHOLS HILLS	65	0	000 ALL LOT 10 PLUS PT OF LOT 11 BEG SW/4 TH E193.3FT TO SE/C TH NLY 13FT TH WLY TO PT OF BEG	1607 WESTMINSTER PL NICHOLS HILLS
R169601025	JOHNSTON RYAN B & JESSICA J			1606 NORWOOD PL	NICHOLS HILLS	OK	73120-1212	WAVERLY SEC NICHOLS HILLS	63	0	000 LOT 3 & A PT OF LOT 2 BEG AT SW/C LT 2 TH NLY 145.29FT TO NW/C ELY 13.60FT TH SWLY TO BEG	1606 NORWOOD PL NICHOLS HILLS

**Oklahoma County Assessor's
300ft Radius Report
11/20/2025**

R169601135	SLAUGHTER PHILIP R & ALEXA D F		PO BOX 18895	OKLAHOMA CITY	OK	73154	HAVERLY SEC NICHOLS HILLS	63	14 014	HAVERLY SEC NICHOLS HILLS 063	1605 DORCHESTER DR NICHOLS HILLS
R169601335	BROWN FAMILY TRUST		7309 NICHOLS RD	NICHOLS HILLS	OK	73120	HAVERLY SEC NICHOLS HILLS	65	4 004	HAVERLY SEC NICHOLS HILLS 065	7309 NICHOLS RD NICHOLS HILLS
R169611085	JIROUS BARBARA L TRUST	JIROUS BARBARA L REV TRUST	1507 DORCHESTER DR	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	0	9	BUTTRAM ESTATES 000 009	1507 DORCHESTER DR NICHOLS HILLS
R169601405	QUIGLEY JAMES P & MARY K CO TRS	JMQ TRUST	1609 WESTMINSTER PL	NICHOLS HILLS	OK	73120	HAVERLY SEC NICHOLS HILLS	65	0	NICHOLS HILLS ADD 084 000 PT OF BLK 84 BEG AT NW/C TH E460.73FT S219.33FT SW364.32FT W204.61FT NW124.14FT NW105FT TH NELY ON A CURVE TO THE LEFT 491.55FT TH N7 48FT TO BEG	1609 WESTMINSTER PL NICHOLS HILLS
R169576870	BURGER JERRY R & CARLEEN M TRS	BURGER J R & C M 2003 REV TRUSTS	7316 NICHOLS RD	NICHOLS HILLS	OK	73120-1227	NICHOLS HILLS ADD	84	0	NICHOLS HILLS ADD 086 000 PT OF LOT 1 BEG NE/C LT 1 TH SW200FT NW262.06FT NE200.51FT E1Y262.06FT TO BEG	7316 NICHOLS RD NICHOLS HILLS
R169576882	RICHARDSON BARBARA P		7205 NICHOLS RD	NICHOLS HILLS	OK	73120	NICHOLS HILLS ADD	86	0	NICHOLS HILLS ADD 082 000 PT LOT 6 BEG AT NW/C LT 6 TH SELY120.46FT SWL Y24.60FT SELY164.45FT SWLY171.80FT NWLY195.16FT TH NELY ALONG A CURVE RIGHT 65.65FT TH NELY304.17FT TO BEG CONT 0 1.455ACRS MORE OR LESS	7205 NICHOLS RD NICHOLS HILLS
R169576765	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	82	0	0 1.455ACRS MORE OR LESS	0 UNKNOWN NICHOLS HILLS
R169601165	ZERBY HEIDI REV TRUST		1608 WESTMINSTER PL	NICHOLS HILLS	OK	73120	HAVERLY SEC NICHOLS HILLS	64	1 001	HAVERLY SEC NICHOLS HILLS 064	1608 WESTMINSTER PL NICHOLS HILLS
R169601285	LEES CLIFTON RAY TRS & REV TRUST	LAWRENCE LEES LISA A TRS & REV TRUST	1607 NORWOOD PL	NICHOLS HILLS	OK	73120-1211	HAVERLY SEC NICHOLS HILLS	64	0 14	HAVERLY SEC NICHOLS HILLS 064 000 LOT 13 & W10FT OF N78FT OF LOT	1607 NORWOOD PL NICHOLS HILLS





B-6.7 Paving. Large expanses of paved area throughout a property ~~should be avoided in~~ favor of breaking up paved areas with colored or textured materials, vegetation, and/or a more natural hardscape surface or accenting.

B-6.8 Main entries. Main entries should be visible from the street and contribute towards a friendly neighborhood experience.

7. Privacy Guidelines

The Building Commission Ordinance require that all “architecture and landscaping respect the privacy of adjacent properties.”¹⁰ The following Guidelines can help ensure that your construction project meets this important requirement. Also note that the City Code requires sight-proof screening in some situations.

When considering the privacy required for adjacent properties, think about what the concerns would be if your next door neighbor or neighboring business was proposing to either build a new Building or remodel or add on to an existing Building. Incorporate those concerns into the design your project.

Residents should be provided with privacy both inside and outside their homes by utilizing site layout techniques such as alternating the placement of windows, rear yard outdoor patio areas, and entrances on adjacent lots. Windows on adjacent properties shall not be located directly across from each other.

When a project is reviewed, the Building Commission will be looking for general compliance with these privacy Guidelines, as well as applicable sight-proof screening requirements in the City Code. The Building Commission understands that, in some cases, strict compliance with privacy, landscaping, noise, and lighting Guidelines may not be possible or necessary. However, in cases where a project’s design appears to raise potential significant issues that would not be posed with a suitable alternative project design more sensitive to adjacent properties, the Building Commission may require a condition to its approval.

B-7.1 Visual distance. Buildings and Additions should be located to increase visual distance between Buildings. Avoiding large two-story Building masses at the sides and rear of adjacent rear yards can help preserve privacy and sunlight access for your Building and for neighboring properties. Rather than simply following the minimum setback standards, consider what a comfortable distance between a proposed Addition and an existing neighbor’s Building would be. Also consider the pattern of Building separation in the immediate neighborhood and design a project compatible with this pattern. Locate areas that require more privacy away from your neighbors. Orient active outdoor areas away from neighbors.

B-7.2 Upper-Story decks and balconies. ^{or Doorway Windows} Avoid or minimize the number of decks that overlook neighboring properties. Locate upper-story balconies and decks to minimize the loss of privacy

¹⁰ City Code, Sec. 50-344, Purpose and intent of the Building moving, demolition, design, and construction review process.

for neighboring properties. Upper-story balconies or decks facing the street are usually preferable to upper-story balconies or decks facing a yard area adjacent to a neighbor. Techniques to lessen impacts to neighboring property privacy include the following:

DO NOT DO →

Meeting with neighbors adjacent to proposed upper-story balconies and decks prior to beginning the City application process is strongly encouraged.

- Screen second-story balconies and decks from neighboring property by incorporating architectural screening elements, such as enclosing walls, trellises or awnings. For example, effective enclosures might include walls over four feet and perimeter planters facing neighbor's side or rear yards.

NO →

- Locate second-story balconies and decks to avoid direct sight lines from the deck or balcony to neighbors' windows, open yard, patio, deck, and/or loggia areas.

NO →

- Set back upper-story decks or balconies over 20 square feet at least 15 feet from interior lot lines when possible.

B-7.3 Upper-story windows.

Handwritten notes and diagrams for B-7.3. A vertical line with several horizontal lines branching off to the right, representing a building facade. The top two horizontal lines are labeled 'NO' with arrows pointing to them. The bottom two horizontal lines are labeled 'DO NOT' with arrows pointing to them. The middle horizontal line is labeled 'B-7.3 Upper-story windows.' with an arrow pointing to it.

- Minimize the number of windows on proposed Buildings that overlook neighboring properties. Orient upper-story windows to protect a neighbor's privacy.
- Place windows to avoid direct views into existing neighboring windows by offsetting or staggering windows facing neighbors' windows.
- Avoid large upper-story windows overlooking adjacent rear yards.
- Use frosted or semi-transparent window glass at necessary window locations felt to be invasive, allowing illumination while protecting privacy.
- Set back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

B-7.4 Landscaping. In addition to the requirements as to landscaping set out in City Code and these Guidelines, the following Guidelines should be followed to promote the respect for the privacy of adjoining properties.

- Screening plants, such as hedges on side and rear property lines, should be considered to create privacy between neighbors.
- Keep existing vegetation that currently gives privacy to you or your neighbors.
- Use landscaping to screen outdoor living areas.
- Use evergreen trees and shrubs to provide year-round privacy.



CITY OF NICHOLS HILLS, OKLAHOMA
Property Calculation Form

See attached instructions and City Code definitions.

Applicant Name: BRUCE BOCKUS
Property Address: 7305 NICHOLS ROAD NICHOLS HILLS, OK 73116
Property Zoning District: R-1-75
Total Property Square Footage: 18,850 SQ. FT.

Property Dimensions – Buildable Area Calculation (For irregular Lots, see instructions.)	
Lot Depth	Lot Width
Total Lot Depth = <u>145' AVERAGE</u>	Total Lot Width = <u>130'</u>
Front Yard Setback = <u>25' (FOR CALC'S)?</u>	Total Side Yard Setbacks = <u>26'</u> ? < 11'
Rear Yard Setback * = <u>10' - ?</u>	
Buildable Area Depth = <u>110'</u> [Calculation: Total Lot Depth minus Front Yard Setback and Rear Yard Setback]	Buildable Area Width = <u>104'</u> [Calculation: Total Lot Width minus Total Side Yard Setbacks]
Buildable Area = <u>11,440</u> [Calculation: Buildable Area Depth multiplied by Buildable Area Width]	

25' or 26' ?
25' on permit - IMPLICATIONS

Allowable Building Lot Coverage (BLC)	Allowable Floor Area Ratio (FAR)
Check percentage for the applicable Zoning District:	Check percentage for the applicable Zoning District:
☐ E-1 Estate District – 30% ☐ E-2 Urban Estate District – 30% ☒ R-1-75 Residential District – 65% ☐ R-1-60 Residential District – 65% ☐ Other – insert applicable percentage and state Zoning District: _____	☐ E-1 Estate District – 35% ☐ E-2 Urban Estate District – 35% (with exception for certain addresses) ☒ R-1-75 Residential District – 60% ☐ R-1-60 Residential District – 70% ☐ Other – insert applicable percentage and state Zoning District: _____

* For purposes of calculating Lot Coverage and Floor Area Ratio in the E-1 Estate District, the E-2 Urban Estate District, the R-1-75 Single-Family Residential District, and the R-1-60 Single-Family Residential District, the Rear Yard Setback is calculated using ten feet.

Maximum Height above Centroid

Check the maximum height allowed for the applicable Zoning District:

☐ E-1 Estate District – 45 feet

☐ E-2 Urban Estate District – 35 feet

R-1-75 Residential District:

☐ 31 feet for Lots with less than 100-foot frontage at the Front Yard Setback Line

☐ 32 feet for Lots with 100-foot frontage or greater but less than or equal to 125 feet at the Front Yard Setback Line

☒ 33 feet for Lots greater than 125 feet at the Front Yard Setback Line — 25'

☐ R-1-60 Residential District – 30 feet

☐ Other – insert applicable percentage and state Zoning District: _____

Maximum Height proposed = 28'

Impervious Site Area

Existing Impervious Site Area =

Proposed Impervious Site Area =

Difference = NO CHANGE -0-

For Irregular Lots

Surveyor or Architect Name, Signature, and Stamp



**RECEIVED**

By Kristina Makowicz at 10:53 am, Oct 21, 2025

BOCKUS PAYNE

October 20, 2025

Privacy Implications:

THEY DO NOT! /

The addition of the 3 dormers on the Farha Residence fall well within the zoning standards. The addition of these 3 dormers, however, have triggered the necessity of obtaining Building Commission approval.

THEY DO NOT! /

The Farha's have a shared concern with their neighbors regarding privacy, it is an important issue for everyone concerned. The bedroom shared dormer is 64' from the rear property line. The west dormer in the game room is 50' from the rear property line, while the south dormer in the game room is 25' from the south side property line. These distances will be helpful in maintaining privacy for both the Farha's and their neighbors. If you review the dormer placements that are indicated on the aerial photo, we believe you will agree these dormers will have little impact with regard to privacy. As stated in the Narrative, the Farha's have actively sought to communicate their desire to add on to their residence with both neighbors adjacent to their home. 2 EMAILS

The neighbor to the west (rear property line) has indicated via email that they do not oppose the Farha's plans. The neighbor to the south (side property line) has not responded to the Farha's attempt to communicate with them. They will however continue to reach out to their southern neighbor until the scheduled Building Commission meeting.

Yours sincerely,

Bruce Bockus

Architect for the Owner



CITY OF NICHOLS HILLS



**NOTICE OF PUBLIC HEARING
BUILDING COMMISSION – CITY OF NICHOLS HILLS, OKLAHOMA
CERTIFICATE OF APPROVAL APPLICATION**

Notice is hereby given that an Application for a Certificate of Approval from the Nichols Hills Building Commission has been filed by the following applicant as to the following project:

Applicant: Bruce Bockus BC-2025-20

Proposed project: Installation of second-floor dormer windows

Proposed project's address or descriptive location: 7305 Nichols Road

The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours. No later than the Friday preceding the hearing, the full application and supporting documents will be posted at www.nicholshills-ok.gov.

This Application will be considered at a public hearing to be held by the Nichols Hills Building Commission on Tuesday, November 18, 2025, at 4:00 p.m. This public hearing will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person objecting to or supporting this Application may appear before the Nichols Hills Building Commission on the above public hearing date and show cause why the proposed Application should be approved or disapproved. Further, written support or protest regarding the Application may be filed with the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116, provided it is received by the City Clerk not less than three days before the public hearing.

Dated this 30th day of October 2025.



Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma

Hello Clint,

My husband, Dan, does not have email.

Please call him at [REDACTED] to discuss your plans.

We look forward to meeting you and Chelsey....and your sons!

Thanks,
Kimberlee Jordan



On Oct 30, 2025, at 2:51 PM, Clint T Farha [REDACTED] wrote:

with no
photos

Dear Mr. and Mrs. Jordan,

I hope you're both doing well. We recently moved into 7305 Nichols earlier this month and are beginning to move forward with updates to the home. We wanted to keep you apprised and share a brief overview of the locations of the dormers that are part of the plans.

Attached is an image that Bruce Bockus's team prepared showing their placement. The left side of the house, which will have two dormers, is planned to be the gameroom for our two sons (2 years and 8 months). One dormer is planned at the top of the stairs leading to the gameroom, and the second dormer will be on the west side of the house. The main area of the gameroom is planned to face inward toward the center of the house.

We wanted to keep you updated and appreciate your time in looking this over. Please don't hesitate to reach out if you have any questions or would like to review anything further.

We look forward to meeting you soon.

Sincerely,

Clint and Chelsey Farha

On Fri, May 9, 2025 at 5:12 PM Clint T Farha <[REDACTED]> wrote:
Dear Mr. and Mrs. Jordan,

I hope this note finds you well. My name is Clint Farha, and my wife and I, along with our two young boys (ages 2 months and 18 months), currently have a house under contract at 7305 Nichols Road.

I grew up a few streets away on Drury Lane, and we are so excited to be moving back and raising our family in such a special neighborhood.

The current owner of the house included a second story in case they ever wanted to expand, but they never finished the space. Our plan is to complete parts of it by adding a playroom and two bedrooms for our boys, with the rooms having "dormers"/windows.

1) [Our architect mentioned that it would be helpful—if you're comfortable doing so—to let the city know that you are not opposed to the project. If it's more convenient, feel free to simply reply to this email and we will pass it along to our architect.

2) [If you'd like to know more about our plans, I'd be happy to connect you with our architect, Bruce Bockus.

Lastly, we kindly ask that the sale of the house be kept confidential at this time, per the seller's request.

Thank you very much for your time, and we look forward to being neighbors.

Best regards,

Clint and Chelsey Farha

<7305 Nichols - Dormers.pdf>

email #1



From: Clint T Farha [REDACTED]
Subject: 7305 Nichols Road
Date: May 9, 2025 at 5:12 PM
To: [REDACTED]

Dear Mr. and Mrs. Jordan,

I hope this note finds you well. My name is Clint Farha, and my wife and I, along with our two young boys (ages 2 months and 18 months), currently have a house under contract at 7305 Nichols Road.

I grew up a few streets away on Drury Lane, and we are so excited to be moving back and raising our family in such a special neighborhood.

The current owner of the house included a second story in case they ever wanted to expand, but they never finished the space. Our plan is to complete parts of it by adding a playroom and two bedrooms for our boys, with the rooms having "dormers"/windows.

Our architect mentioned that it would be helpful—if you're comfortable doing so—to let the city know that you are not opposed to the project. If it's more convenient, feel free to simply reply to this email and we will pass it along to our architect.

If you'd like to know more about our plans, I'd be happy to connect you with our architect, Bruce Bockus.

Lastly, we kindly ask that the sale of the house be kept confidential at this time, per the seller's request.

Thank you very much for your time, and we look forward to being neighbors.

Best regards,

Clint and Chelsey Farha

**RECEIVED**

By Kristina Makowicz at 10:53 am, Oct 21, 2025

BOCKUS PAYNE

October 20, 2025

Narrative:

The Clint Farha Family closed on the property located at 7305 Nichols Road in June of this year. They purchased the home from the Mike Henderson Family. After closing the Henderson's leased back the property from the Farha's until recently and now the Farha's are ready to move forward with seeking a Certificate of Approval from the Building Commission.

They intend to add 1,247 square feet totally within the existing attic space with the exception of 3 dormers, which are required by Code for the 2 bedrooms. The Farha Family has communicated via email with the 2 adjacent Owners to discuss how these dormers might impact the neighbor's privacy and vice versa.

The addition will not have any impact on the Lot Coverage Calculations and falls within the allowances of the Floor Area Ratio (reflected on the attached form).

We respectfully request the approval of the proposed design and issuance of a Certificate of Approval from the Building Commission in order to obtain a building permit and then proceed with constructing the space needed for the Farha Family.

We appreciate the Building Commission's hard work at protecting the interests of all residents of Nichols Hills.

Gratefully,

Bruce Bockus

Architect for the Owner















































Add a Caption

Wednesday • Nov 19, 2025 • 8:34 AM

[Adjust](#)

 IMG_8094

Apple iPhone 13 Pro Max

Wide Camera — 26 mm f1.5

12 MP • 3024 × 4032 • 2.3 MB

ISO 64

26 mm

0 ev

f1.5

1/121 s



[Nichols Hills](#) >

[Adjust](#)





Add a Caption

Wednesday • Nov 19, 2025 • 8:51AM

[Adjust](#)

 IMG_8095

Apple iPhone 13 Pro Max

Wide Camera — 26 mm f1.5

12 MP • 3024 × 4032 • 1.9 MB

ISO 40

26 mm

0 ev

f1.5

1/289 s



[Nichols Hills](#) >

[Adjust](#)





Add a Caption

Wednesday • Nov 19, 2025 • 8:34 AM

[Adjust](#)

 IMG_8093

Apple iPhone 13 Pro Max



Wide Camera — 26 mm f1.5

12 MP • 3024 × 4032 • 2.7 MB

ISO 50

26 mm

0 ev

f1.5

1/1135 s



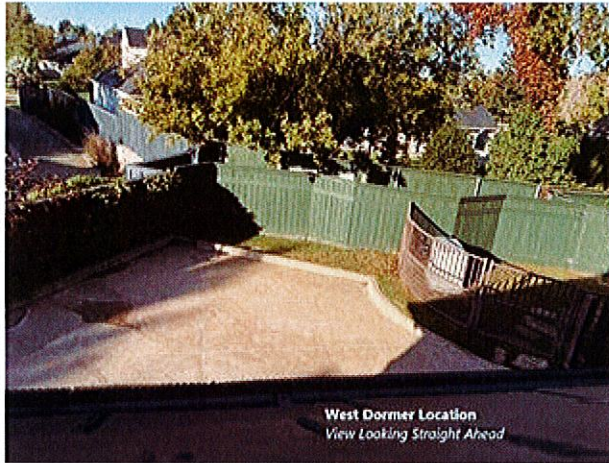
[Nichols Hills](#) >

[Adjust](#)





West Dormer Location



WIDGER?
NO LEAVES

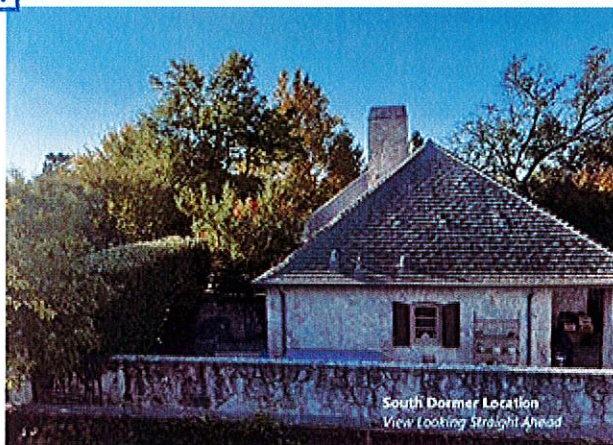
PICAROS - cut
beginning of
windows



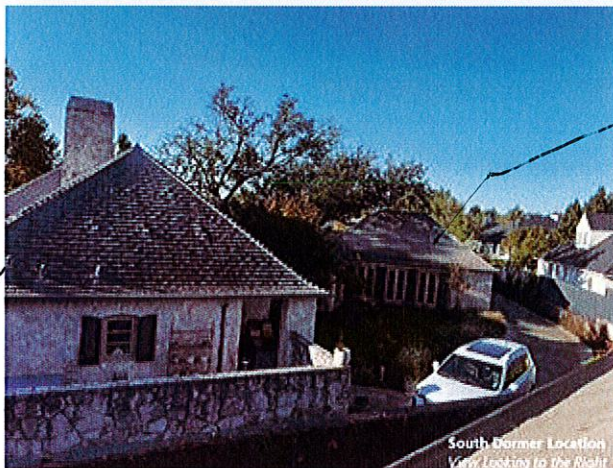
Much wider than
PICAROS APP 6/22

RECEIVED
NOV 20 2025
BY:

South Dormer Location



11 TO 12 OF
HOUSE



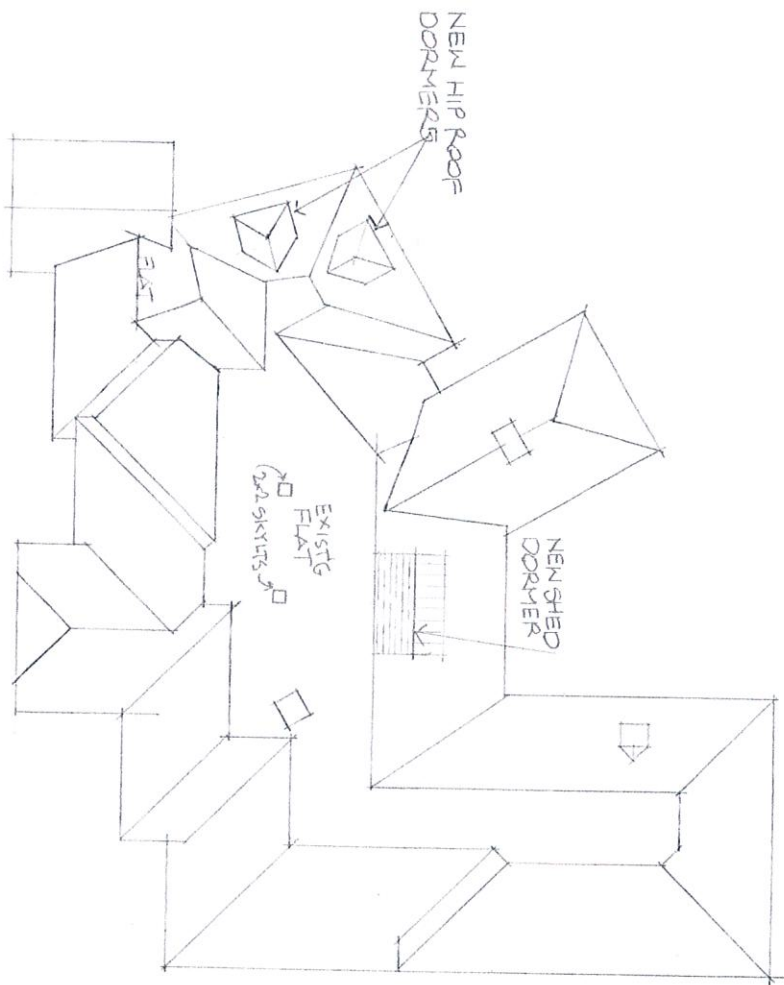
WIDE VIEW TO
THE LEFT (ENTRANCE)
FROM DRIVE ROOM

1400 ROOM

PHOTO ZOOMED OUT TO
GIVE APPEARANCE OF
A FURTHER DISTANCE

NOT RIGHT
MIGHT

CROPPED &
ZOOM OUT



NOTE: ROOFING MATERIAL ON NEW DORMERS TO MATCH EXISTING ROOF
CREATED FROM GOOGLE MAPS
7305 NICHOLS RD. EXIST'G ROOF PLAN TO REMAIN AS IS
W/ THE EXCEPTION OF 2 DORMERS 1/16"=1'-0"



CONSTRUCTION
DOCUMENTS

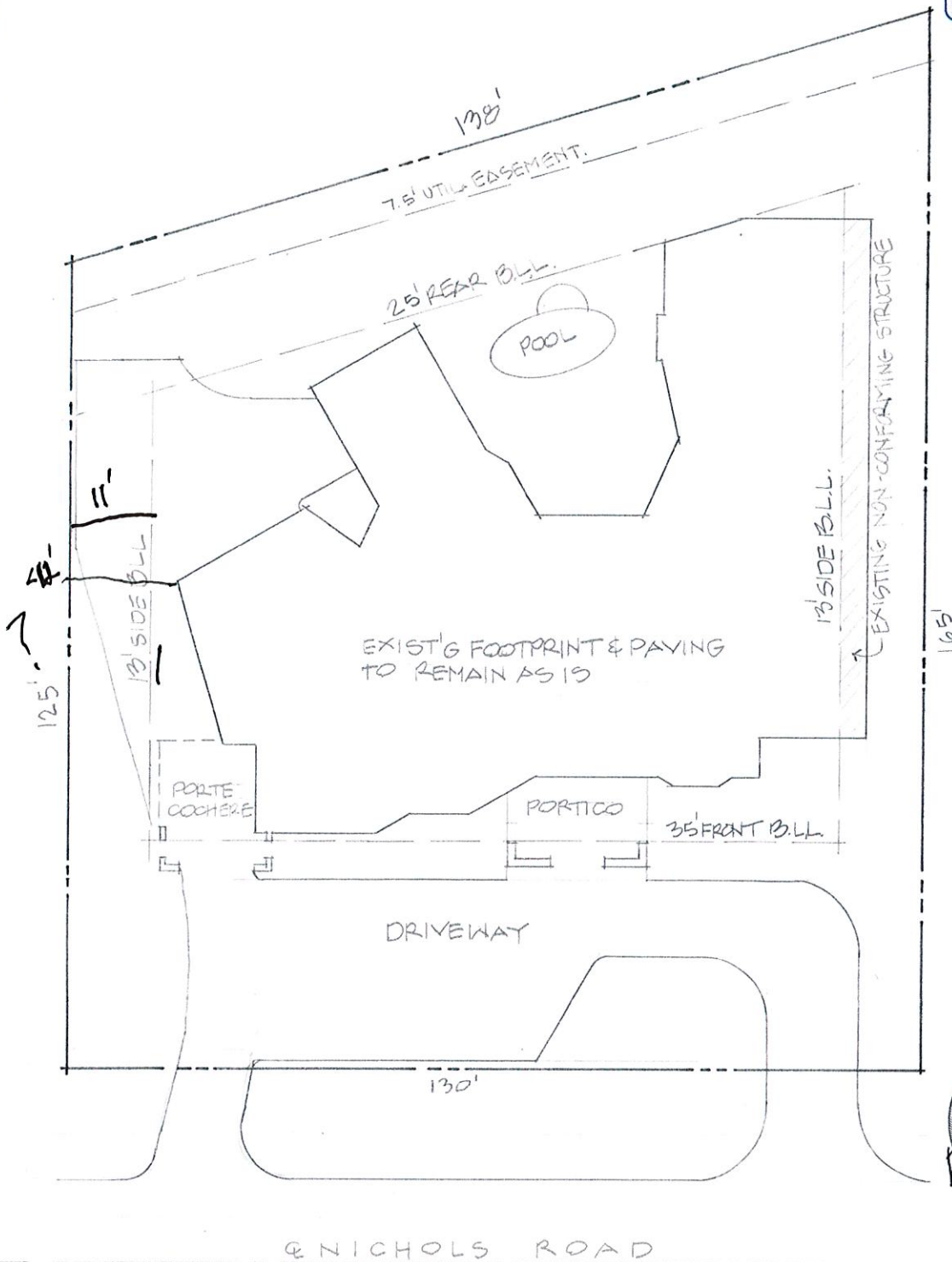
20 OCT 2025



BOCKUS PAYNE

REVISED

7:38 am, Oct 24, 2025



SITE PLAN

7305 NICHOLS ROAD

1/16" = 1' 0"

20 OCT 2025

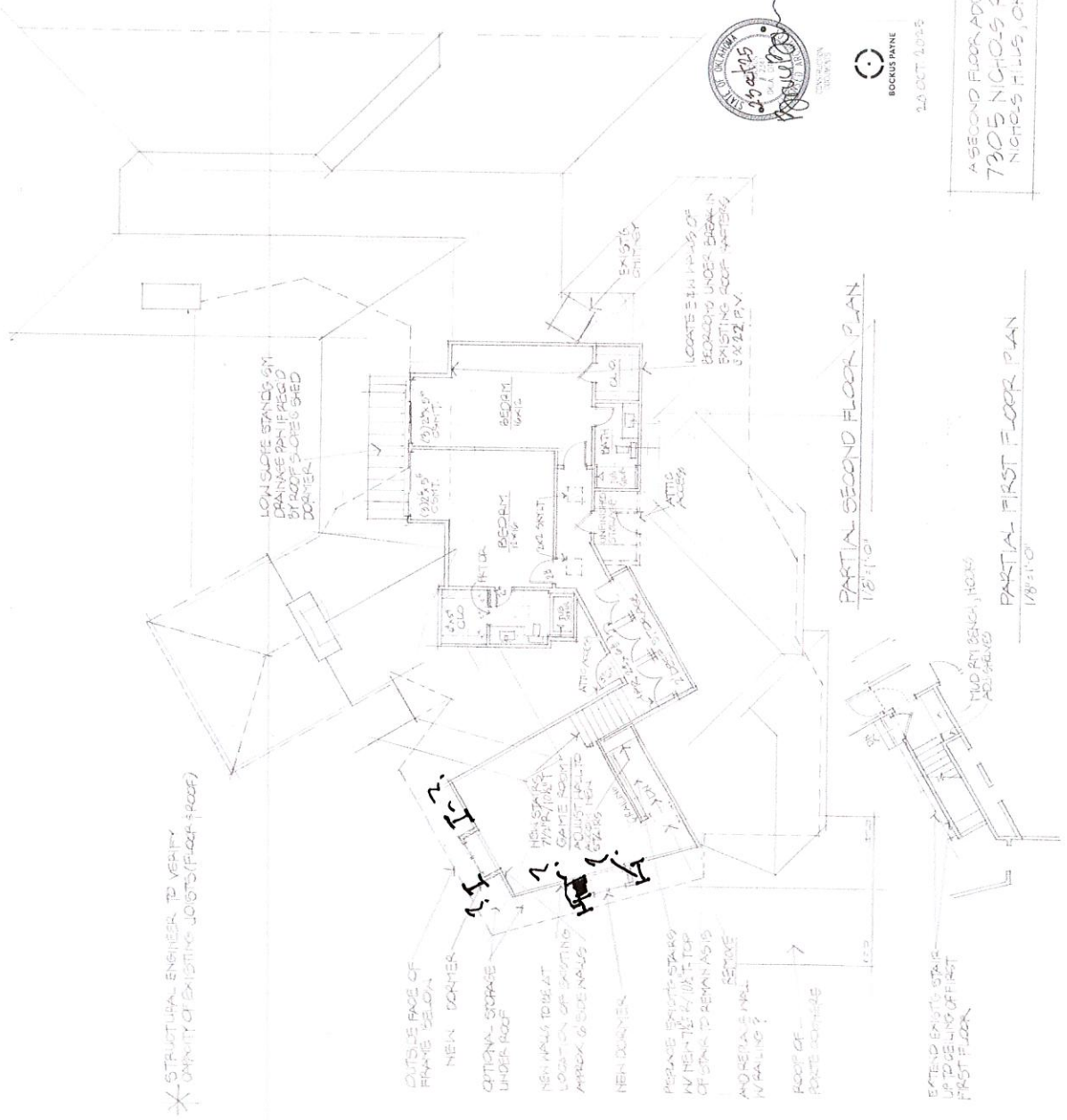


BOCKUS PAYNE

REVISED
7:58 AM, Oct 24, 2025

A SECOND FLOOR ADDITION
7305 NICHOLS ROAD
NICHOLS HILLS, OK

20 OCT 2025



PARTIAL SECOND FLOOR PLAN
1/8" = 1'-0"

PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

MILD STEEL BRACKETS
ADJUSTABLE

EXISTING BRACKETS
UP TO JOINT OF FIRST
FLOOR

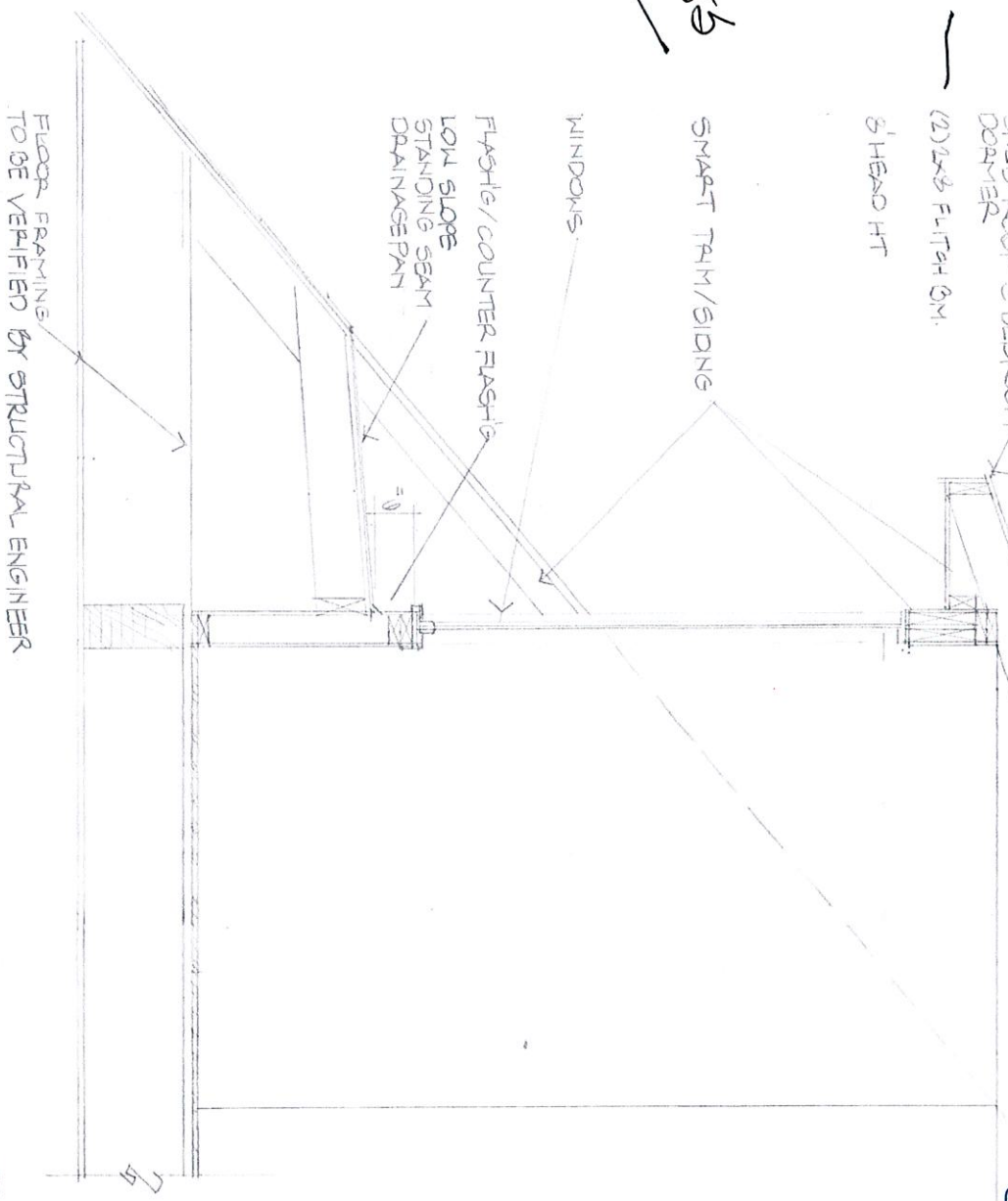
* STRUCTURAL ENGINEER TO VERIFY
UNIFORMITY OF EXISTING JOISTS (FLOOR & ROOF)

REVISED
7:28 AM, Oct 24, 2025

5' -

SHED ROOF @ BEDROOM
DORMER
(2) 2x8 FLTH BM.
8' HEAD HT

NO SCMB
DIM. FOR
OF EXTERIOR
MEASUREMENTS



FLOOR FRAMING
TO BE VERIFIED BY STRUCTURAL ENGINEER

WALL SECTION @ DORMER

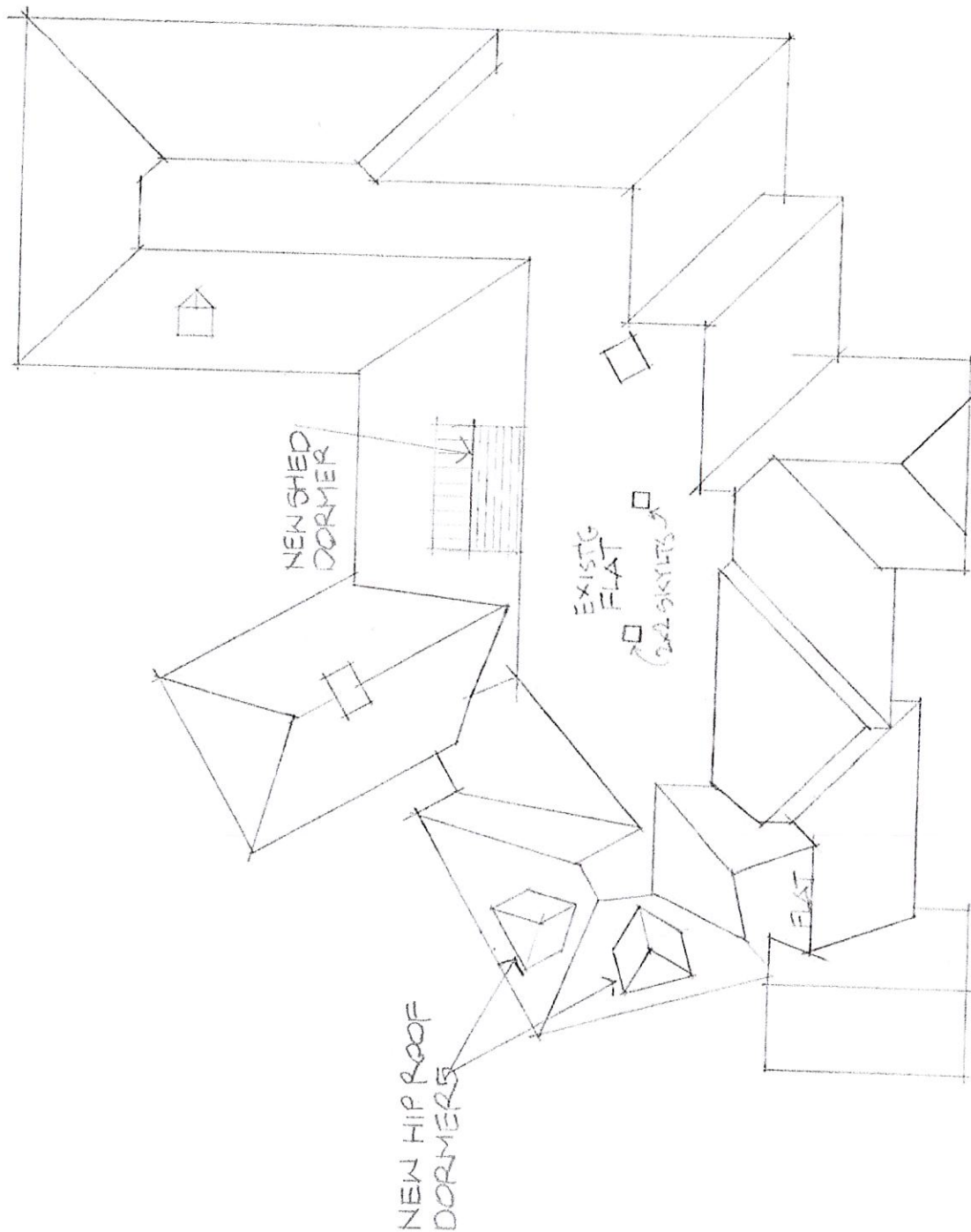
7305 NICHOLS ROAD

20 OCT 2025
BOCKUS PAYNE



3/4" = 1'-0"

CONSTRUCTION
DOCUMENTS



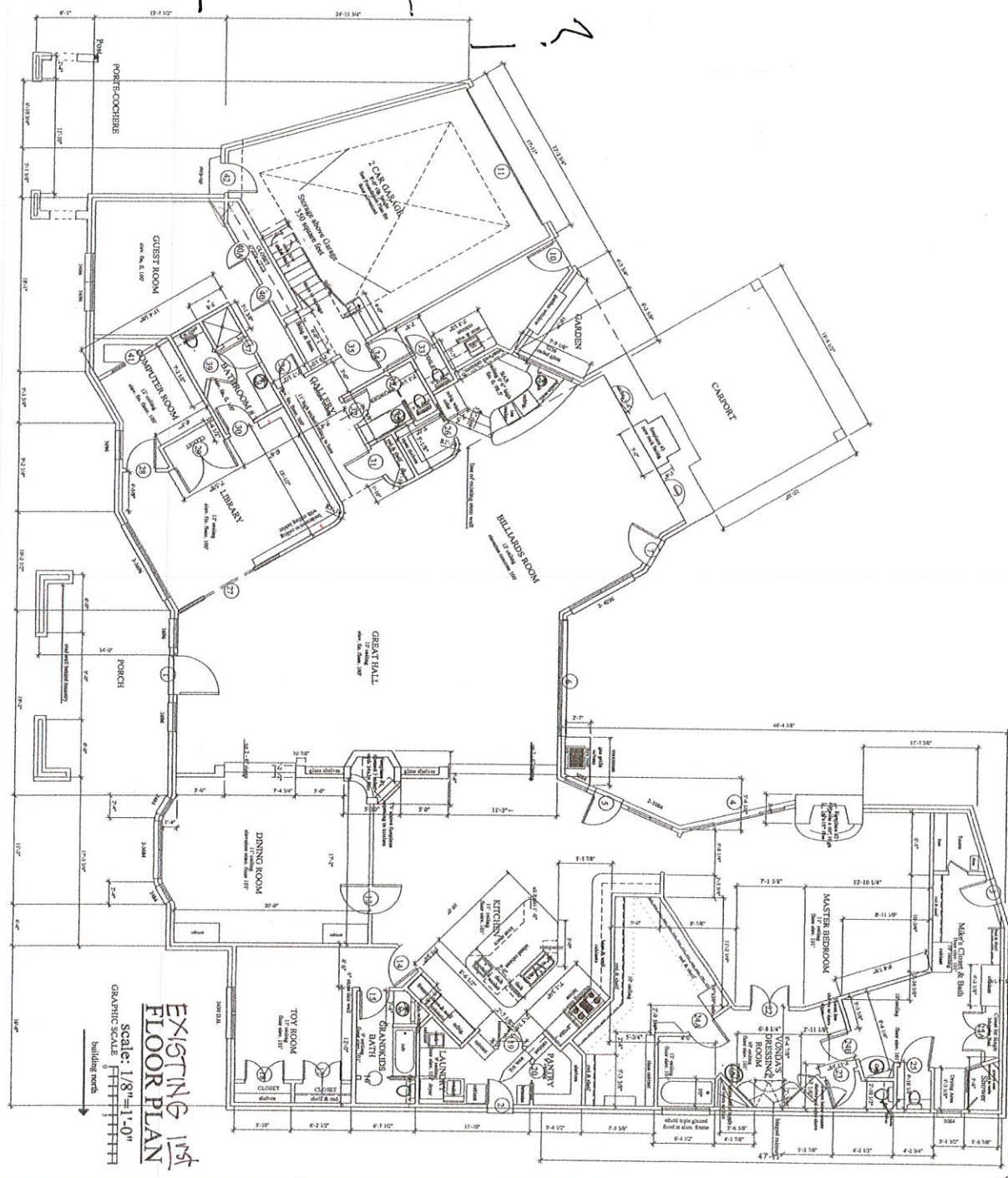
CREATED FROM GOOGLE MAPS

EXIST'G ROOF PLAN TO REMAIN AS IS

W/ THE EXCEPTION OF 2 DORMERS

1/10"=1'-0"

Handwritten notes: *Footage 28*, *2.1*, *2.1*, *2.1*



EXISTING 1ST
FLOOR PLAN
Scale: 1/8"=1'-0"
GRAPHIC SCALE

Sheet no.
3 of 7
July 1998
Revised 1/10/99

A Residential Remodel and Additions
for
MR. & MRS. MIKE HENDERSON
7305 Nichols Road, Nichols Hill, Oklahoma

Jack M Graves
Architect-Engineer
2003 Huntington Ave. 405.842.1544



RECEIVED
By Certified Mailman at 10:57 AM, Oct 21, 2008



*** REPRINT RECEIPT*****

EC#: 00216618 11/19/2025 3:19 PM

PER: RG TERM: 005

EF#: 4352

AID BY:

RAN: 850.0000 Variance Request
1601 WESTMINSTER PL -BOA
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



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Certificate of Approval
Nichols Hills Building Commission

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.

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

This application requires approval by the Nichols Hills Building Commission. In completing this application form, please refer to the *Nichols Hills Building Commission Review and Certificate of Approval Process Overview* and the *Building Commission Certificate of Approval Checklist*, attached to the Building Commission Application Packet as Attachment D and Attachment E respectively. Applicant is also encouraged to review Article V, *Building Commission*, in Chapter 50 of the Nichols Hills City Code (the "City Code"); and *The Nichols Hills Building Demolition, Design, and Construction Guidelines* (the "Guidelines") which are available on the City's website.

If this Application includes a Building demolition or moving approval request, applicant should also consult the City Code, Article IX, *Building Moving and Demolition*, in Chapter 8 and Section 8-265, *Demolition or moving of Dwellings; construction of replacement Dwellings*, if the Building proposed for demolition or moving is a Dwelling.

Attach a separate sheet to provide complete answers if necessary.

ARCHITECT

Applicant's name: BRUCE BOCKUS, REPRESENT'G the CLINT FARHA FAMILY

Mailing address: 1001 N.W. 63rd ST. SUITE 300, OKC OK 73116

Telephone number(s): [REDACTED]

Email address(es): [REDACTED]

Proposed project address or descriptive location: 7305 Nichols Road

Applicant proposes: [check applicable project description]

☐ Demolition of an existing Building. If yes, is the Building a Dwelling? Yes ☐ No ☐

☐ Construction of a new replacement Dwelling after demolition of an existing Dwelling.

- ☐ Construction of a new Main Building on a now vacant Lot.
- ☒ Construction of an Addition to an existing Main Building.
- ☐ Façade change requiring approval pursuant to City Code Section 50-673(c), *When Certificates of Approval are required; Façade Alterations.*
- ☐ Construction of a new Secondary Building (allowed only in the Church, Retail, and Business Districts)
- ☐ Construction of an Addition to a Secondary Building (allowed only in the Church, Retail, and Business Districts)
- ☐ Moving an existing Building

Required attachments. See *Pre-Application Meeting and Building Commission Certificate of Approval Checklist*; Attachment D to the Building Commission Application Packet.

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

Required Plat review certification. Applicants must review the recorded Plat applicable to the subject property. Check the applicable statement below after doing so:

- ☐ To the best of my knowledge, the project proposed in this Application **is** in conflict with plat restrictions and/or declarations of covenants and restrictions filed of record with the Oklahoma County Clerk.
- ☒ To the best of my knowledge, the project proposed in this Application **is not** in conflict with any plat restrictions and/or declarations of covenants and restrictions filed of record with the Oklahoma County Clerk.

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

Submitted and agreed to this 20 day of OCT, 2025

Signature: 

Print applicant's full legal name: BRUCE LEE BOCKUS



October 20, 2025

Narrative:

The Clint Farha Family closed on the property located at 7305 Nichols Road in June of this year. They purchased the home from the Mike Henderson Family. After closing the Henderson's leased back the property from the Farha's until recently and now the Farha's are ready to move forward with seeking a Certificate of Approval from the Building Commission.

They intend to add 1,247 square feet totally within the existing attic space with the exception of 3 dormers, which are required by Code for the 2 bedrooms. The Farha Family has communicated via email with the 2 adjacent Owners to discuss how these dormers might impact the neighbor's privacy and vice versa.

The addition will not have any impact on the Lot Coverage Calculations and falls within the allowances of the Floor Area Ratio (reflected on the attached form).

We respectfully request the approval of the proposed design and issuance of a Certificate of Approval from the Building Commission in order to obtain a building permit and then proceed with constructing the space needed for the Farha Family.

We appreciate the Building Commission's hard work at protecting the interests of all residents of Nichols Hills.

Gratefully,

Bruce Bockus

Architect for the Owner



CITY OF NICHOLS HILLS, OKLAHOMA
Property Calculation Form

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Applicant Name: BRUCE BOCKUS
Property Address: 7305 NICHOLS ROAD NICHOLS HILLS, OK 73116
Property Zoning District: R-1-75
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Lot Depth	Lot Width
Total Lot Depth = <u>145' AVERAGE</u>	Total Lot Width = <u>130'</u>
Front Yard Setback = <u>25' (FOR CALC'S)</u>	Total Side Yard Setbacks = <u>26'</u>
Rear Yard Setback * = <u>10'</u>	
Buildable Area Depth = <u>110'</u> [Calculation: Total Lot Depth minus Front Yard Setback and Rear Yard Setback]	Buildable Area Width = <u>104'</u> [Calculation: Total Lot Width minus Total Side Yard Setbacks]
Buildable Area = <u>11,440</u> [Calculation: Buildable Area Depth multiplied by Buildable Area Width]	

Allowable Building Lot Coverage (BLC)	Allowable Floor Area Ratio (FAR)
Check percentage for the applicable Zoning District: ☐ E-1 Estate District – 30% ☐ E-2 Urban Estate District – 30% ☒ R-1-75 Residential District – 65% ☐ R-1-60 Residential District – 65% ☐ Other – insert applicable percentage and state Zoning District: _____	Check percentage for the applicable Zoning District: ☐ E-1 Estate District – 35% ☐ E-2 Urban Estate District – 35% (with exception for certain addresses) ☒ R-1-75 Residential District – 60% ☐ R-1-60 Residential District – 70% ☐ Other – insert applicable percentage and state Zoning District: _____

* For purposes of calculating Lot Coverage and Floor Area Ratio in the E-1 Estate District, the E-2 Urban Estate District, the R-1-75 Single-Family Residential District, and the R-1-60 Single-Family Residential District, the Rear Yard Setback is calculated using ten feet.

Allowable BLC = 6570(11,440)=7,436

[Calculation: Buildable Area multiplied by the percentage for the applicable Zoning District]

Allowable FAR = 6070(11,440)=6,864

[Calculation: Buildable Area multiplied by the percentage for the applicable Zoning District]

Complete the following for a new Main Building:

New Main Building – Building Lot Coverage and Floor Area	
Proposed Building Lot Coverage as submitted	Proposed Floor Area as submitted
Proposed First Floor =	Proposed First Floor =
Proposed BLC outside Main Building roof (e.g., proposed covered patio, detached garage, Accessory Building or Accessory Structure) =	Proposed Second Floor = Proposed Other Additional Areas =
Proposed Total Building Lot Coverage =	Proposed Total Floor Area =

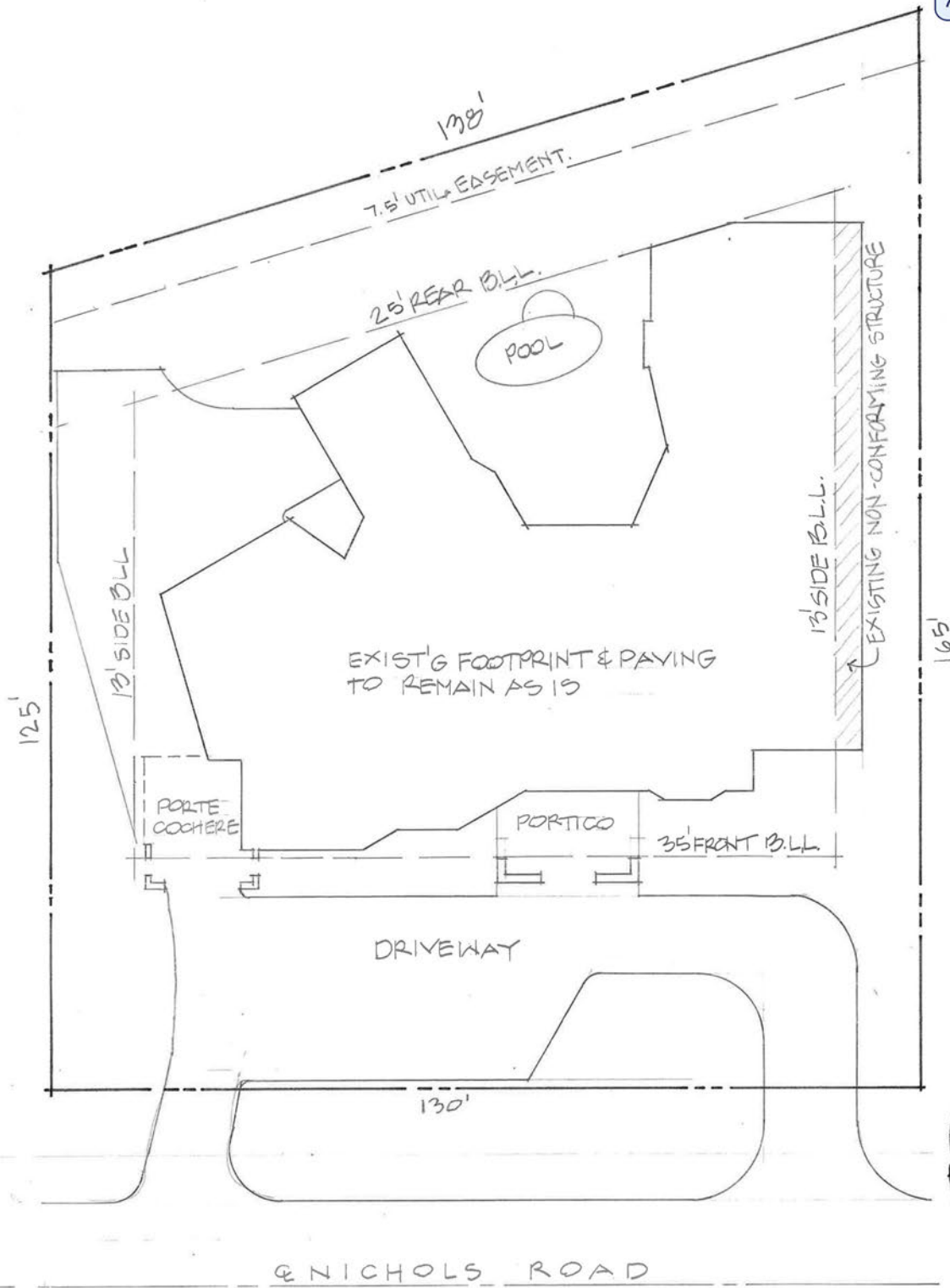
Complete the following for a new Addition to an existing Main Building:

Addition to Main Building – Building Lot Coverage and Floor Area	
Building Lot Coverage as submitted	Floor Area as submitted
Existing Building Lot Coverage = <u>7385 S.F.</u>	Existing First Floor = <u>5607</u> Existing Second Floor = <u>N/A</u> Existing Other Areas = <u>N/A</u>
Proposed First Floor = <u>N.A.</u>	Proposed First Floor = <u>N/A</u>
Proposed BLC outside Main Building roof (e.g., proposed covered patio, detached garage, Accessory Building or Accessory Structure) = <u>N.A.</u>	Proposed Second Floor = <u>1247 S.F.</u> Proposed Other Additional Areas = <u>N/A</u>
Proposed Total Building Lot Coverage = <u>7385 S.F.</u>	Proposed Total Floor Area = <u>6854 S.F.</u>

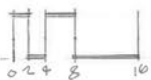
Maximum Height above Centroid
Check the maximum height allowed or the applicable Zoning District: ☐ E-1 Estate District – 45 feet ☐ E-2 Urban Estate District – 35 feet R-1-75 Residential District: ☐ 31 feet for Lots with less than 100-foot frontage at the Front Yard Setback Line ☐ 32 feet for Lots with 100-foot frontage or greater but less than or equal to 125 feet at the Front Yard Setback Line ☒ 33 feet for Lots greater than 125 feet at the Front Yard Setback Line ☐ R-1-60 Residential District – 30 feet ☐ Other – insert applicable percentage and state Zoning District: _____
Maximum Height proposed = 28'

Impervious Site Area
Existing Impervious Site Area =
Proposed Impervious Site Area =
Difference = NO CHANGE -0-

For Irregular Lots
Surveyor or Architect Name, Signature, and Stamp 



20 OCT 2025



SITE PLAN

7305 NICHOLS ROAD

1/16" = 1'-0"



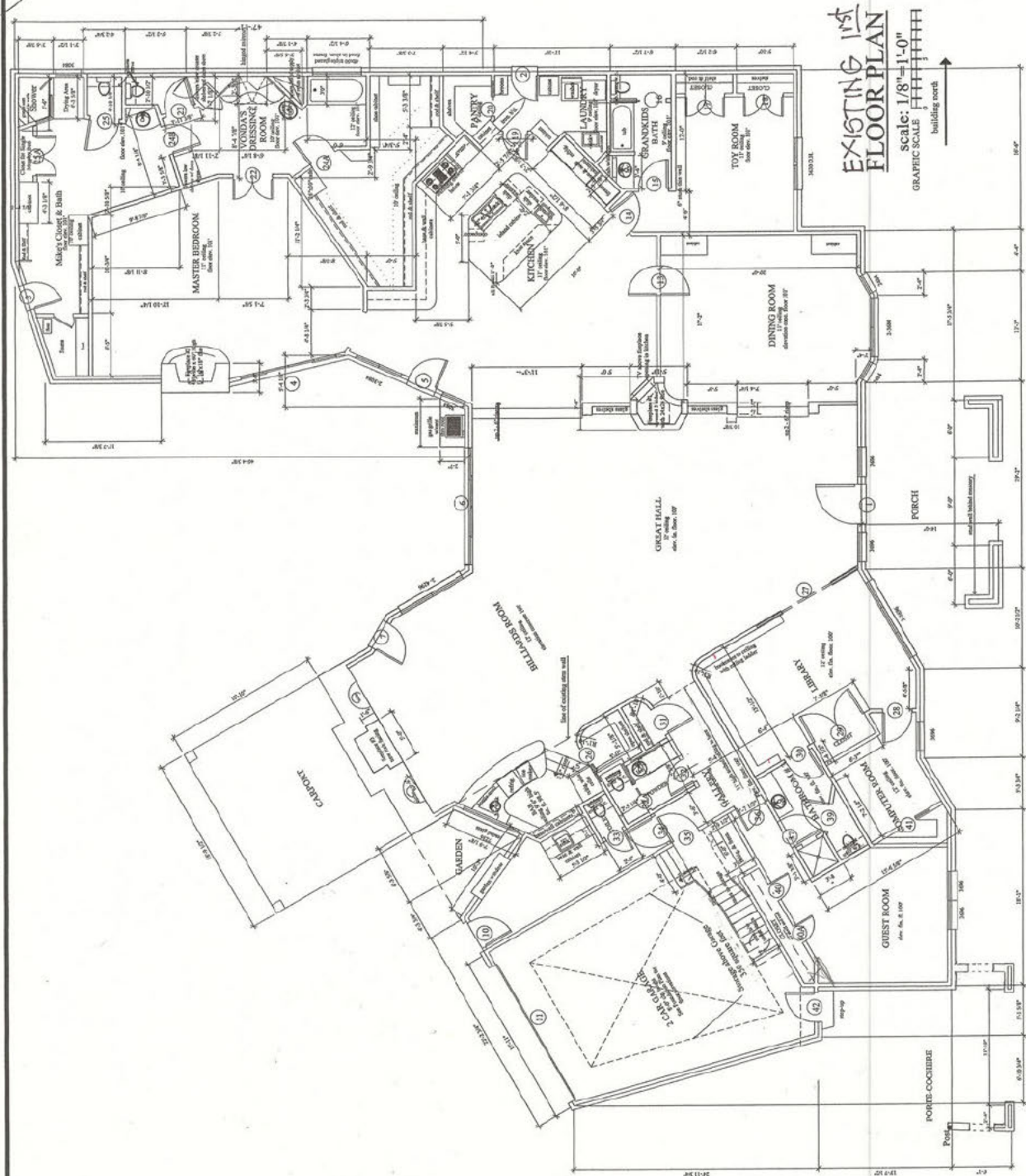
BOCKUS PAYNE



Jack M Graves
Architect-Engineer
2003 Huntington Ave. 405.842.1544

A Residential Renovation and Additions
for
MR. & MRS. MIKE HENDERSON
7305 Nichols Road, Nichols Hill, Oklahoma

sheet no.
3 of 7
July 1998
Revised 1/20/99



A SECOND FLOOR ADDITION
7305 NICHOLS ROAD
NICHOLS HILLS, OK.

20 OCT. 2025

PARTIAL SECOND FLOOR PLAN
1/8" = 1'-0"

PARTIAL FIRST FLOOR PLAN

* STRUCTURAL ENGINEER TO VERIFY CAPACITY OF EXISTING JOISTS (FLOOR & ROOF)

OUTSIDE FACE OF
FRAME BELOW
NEW DORMER

OPTIONAL STAIRS -
UNDER ROOF

NEW NAILS TO BE AT
LOCATION OF EXISTING
APPROX. 6" SIDE NAIL

NEW DORMER

PERMITS EXISTING STAIRS
WHEN THE REMOVAL
OF STAIRS TO REMAIN AT
REMOVAL

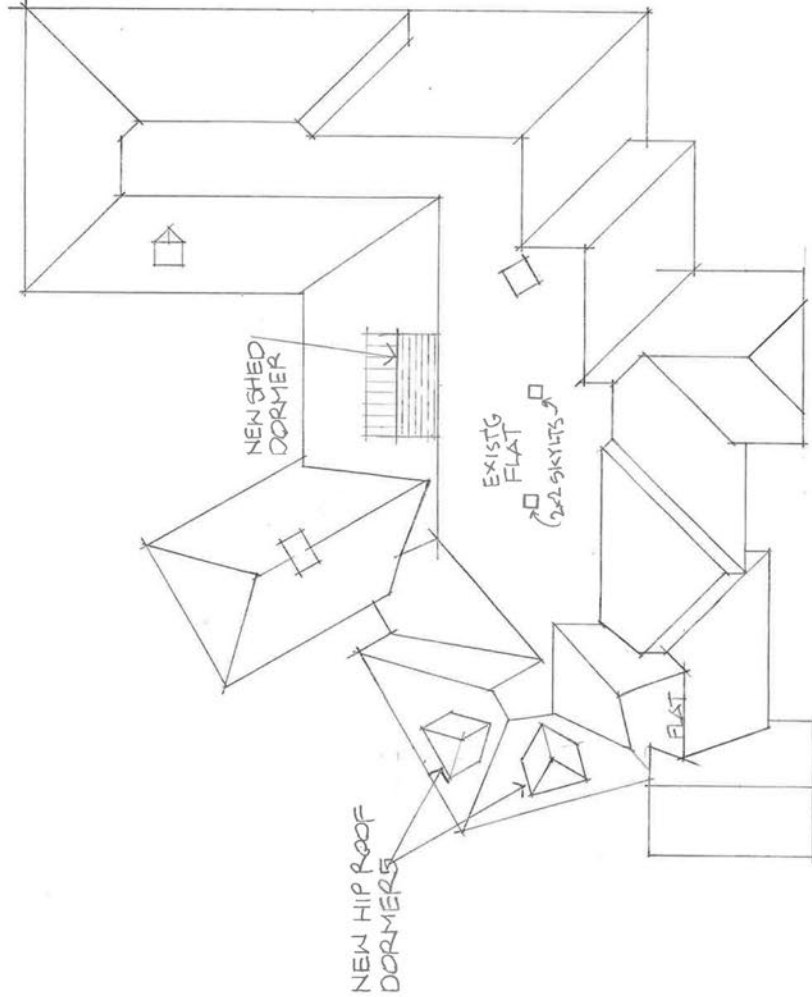
AND REPAIR IN
NAILING?

ROOF OF
ADJACENT CORNER

EXTEND EXIST'G STAIR
UP TO CEILING OF FIRST
FLOOR

REVISED

7:38 am, Oct 24, 2025



NOTE: ROOFING MATERIAL ON NEW DORMERS TO MATCH EXIST'G ROOF
CREATED FROM GOOGLE MAPS
1305 NICHOLS RD. EXIST'G ROOF PLAN TO REMAIN AS IS
W/ THE EXCEPTION OF 2 DORMERS 1/16" = 1'-0"



CONSTRUCTION
DOCUMENTS

20 OCT 2025



BOCKUS PAYNE

SHED ROOF @ BEDROOM
DORMER

(2) 2x8 FLITCH OM.

8' HEAD HT

SMART TRIM/SIDING

WINDOWS

FLASHG/COUNTER FLASHG

LOW SLOPE

STANDING SEAM

DRAINAGE PAN

FLOOR FRAMING
TO BE VERIFIED BY STRUCTURAL ENGINEER

20 OCT 2015



BOCKIUS PAYNE



WALL SECTION @ DORMER

7305 NICHOLS ROAD

3/4" = 1'-0"



BOCKUS PAYNE

October 20, 2025

Privacy Implications:

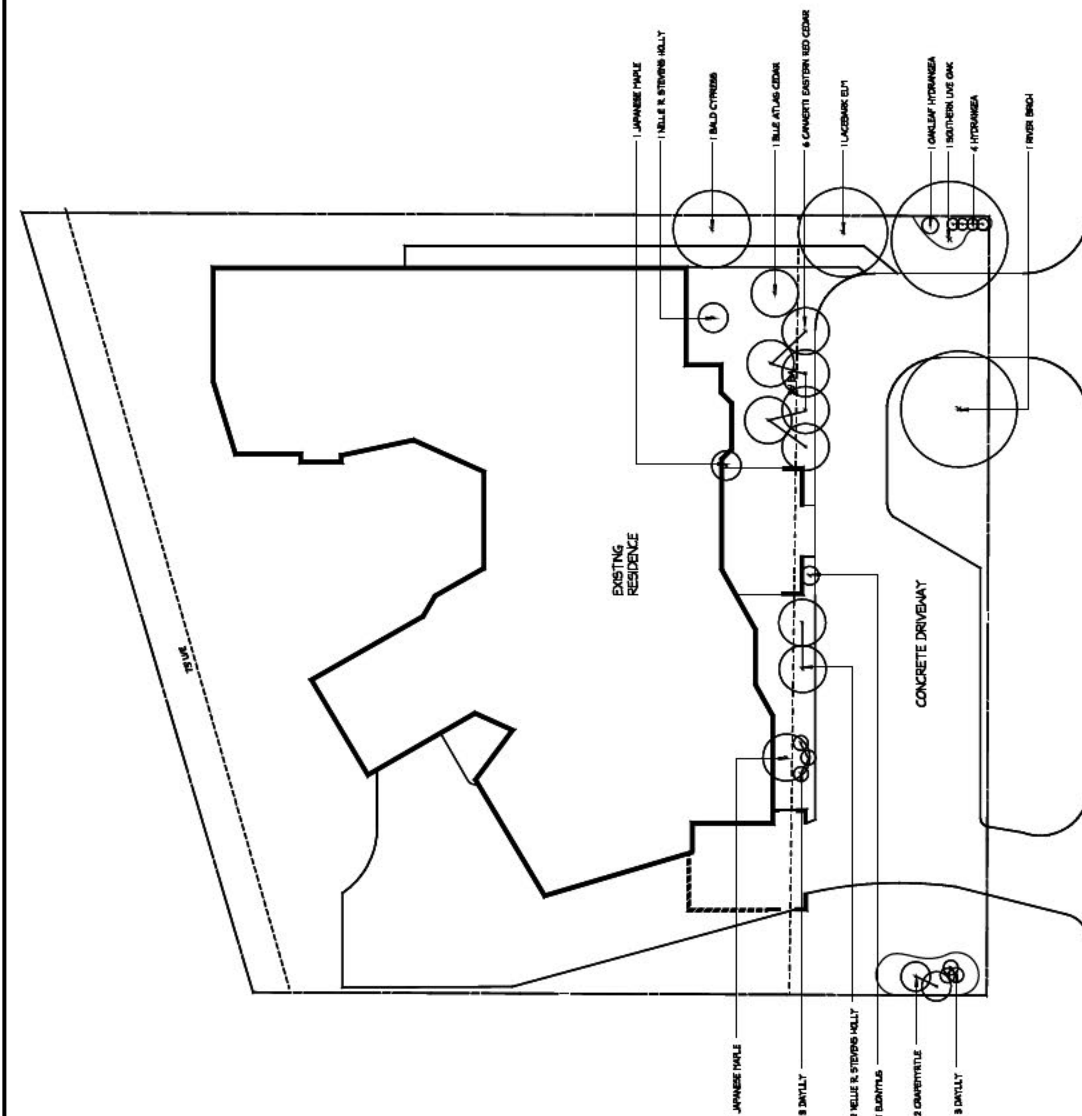
The addition of the 3 dormers on the Farha Residence fall well within the zoning standards. The addition of these 3 dormers, however, have triggered the necessity of obtaining Building Commission approval.

The Farha's have a shared concern with their neighbors regarding privacy, it is an important issue for everyone concerned. The bedroom shared dormer is 64' from the rear property line. The west dormer in the game room is 50' from the rear property line, while the south dormer in the game room is 25' from the south side property line. These distances will be helpful in maintaining privacy for both the Farha's and their neighbors. If you review the dormer placements that are indicated on the aerial photo, we believe you will agree these dormers will have little impact with regard to privacy. As stated in the Narrative, the Farha's have actively sought to communicate their desire to add on to their residence with both neighbors adjacent to their home.

The neighbor to the west (rear property line) has indicated via email that they do not oppose the Farha's plans. The neighbor to the south (side property line) has not responded to the Farha's attempt to communicate with them. They will however continue to reach out to their southern neighbor until the scheduled Building Commission meeting.

Yours sincerely,

Bruce Bockus
Architect for the Owner



Plant	Year	Source	Genotype	Source	Year
PLANT SCHEDULE	1978	Genotype	BLAUG CYPRESS	20%	
	1979	Genotype	BLAUG CYPRESS	20%	
	1980	Genotype	BLAUG CYPRESS	20%	
	1981	Genotype	BLAUG CYPRESS	20%	
	1982	Genotype	BLAUG CYPRESS	20%	
	1983	Genotype	BLAUG CYPRESS	20%	
	1984	Genotype	BLAUG CYPRESS	20%	
	1985	Genotype	BLAUG CYPRESS	20%	
	1986	Genotype	BLAUG CYPRESS	20%	
	1987	Genotype	BLAUG CYPRESS	20%	



Nichols Hills Building Commission
Residential Landscape Plan – Landscape Point Calculation

Applicant is encouraged to consult the Nichols Hills City Code, Chapter 50, *Zoning*, Division 8, *Landscaping and Screening Regulations*, which is available at nicholshills-ok.gov.

Date completed: 5.6.25_____

Applicant Name: Clint Farha_____

Property Address: 7305 Nichols Road, Nichols Hills, OK_____

Developed Area square footage: 5,684_____SF

Required points for developed area: 300_____ (33 Points per 1000 SF)

Required number of new Trees: 0_____ Trees (minimum of one Tree per 2,000 SF)

<u>Trees (non-Evergreen)</u>				
Type	Size	Point Value	Quantity	Number of Points
Crape Myrtle	8'	12	2	24
Japanese Maple	8'	12	1	12
Japanese Maple	10'	15	1	15
<u>Evergreen Trees</u>				
Type	Size	Point Value	Quantity	Number of Points
Nellie Stevens Holly	11'	18	2	36
Nellie Stevens Holly	7'	12	2	24
Blue Atlas Cedar	16'	22	1	22
Canaertii Juniper	20'	24	6	144
<u>Shrubs</u>				
Size		Point Value	Quantity	Number of Points

#3	2	6	12
<u>Evergreen Shrubs</u>			
Size	Point Value	Quantity	Number of Points

<u>Ground Cover (other than sod)</u>			
Size	Point Value	Quantity	Number of Points

<u>Perennials</u>			
Size	Point Value	Quantity	Number of Points
#5	3	3	9

<u>Significant Trees</u>			
Size	Point Value	Quantity	Number of Points
8"-10"	26	1	26
25"+	50	3	150

Total Points Provided	474
Total Points Required	300
Number of Trees Required	3
Number of Trees Provided	19
Evergreen Points Provided	226
Evergreen Points Required	75

When calculating Landscape Points for the Residential Districts, keep in mind:

- The Landscape Plan must meet or exceed 33 Landscape Points for every 1000 square feet of Front Yard and Side Yard, with a minimum of 300 Landscape Points.
- Landscape Points are calculated for the Front Yard and Side Yard—not the Rear Yard.
- The Side Yard is calculated up to the fence or barrier that separates the Front Yard and Back Yard.
- A minimum of one new tree with a minimum Caliper of three inches is required for every 2000 square

feet of Front Yard and Side Yard.

- “Significant Trees” are any “existing Tree with a Caliper of six inches or greater, and in good health.”
- Significant Trees in the Rear Yard may not be counted.
- Sod may not be counted toward Landscape Points.
- A minimum of 25% of required Landscape Points must be used for Evergreen plantings; 15% must be used for perennial plants; and 50% may be attributed to Significant Trees.

Direct any questions to the Public Works Department at buildinginspections@nicholshills.net or by contacting Dillion Thompson at 405-843-5222.

















Photos of existing office - 7305 Nichols Road



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number [R169601355](#) and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the undersigned, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that

the within and foregoing is a full, true and
correct copy of 300 ft. Radius Report

and in the office of the County Assessor
on the 20th day of October, 2025

given under my hand and official seal this
20th day of October, 2025

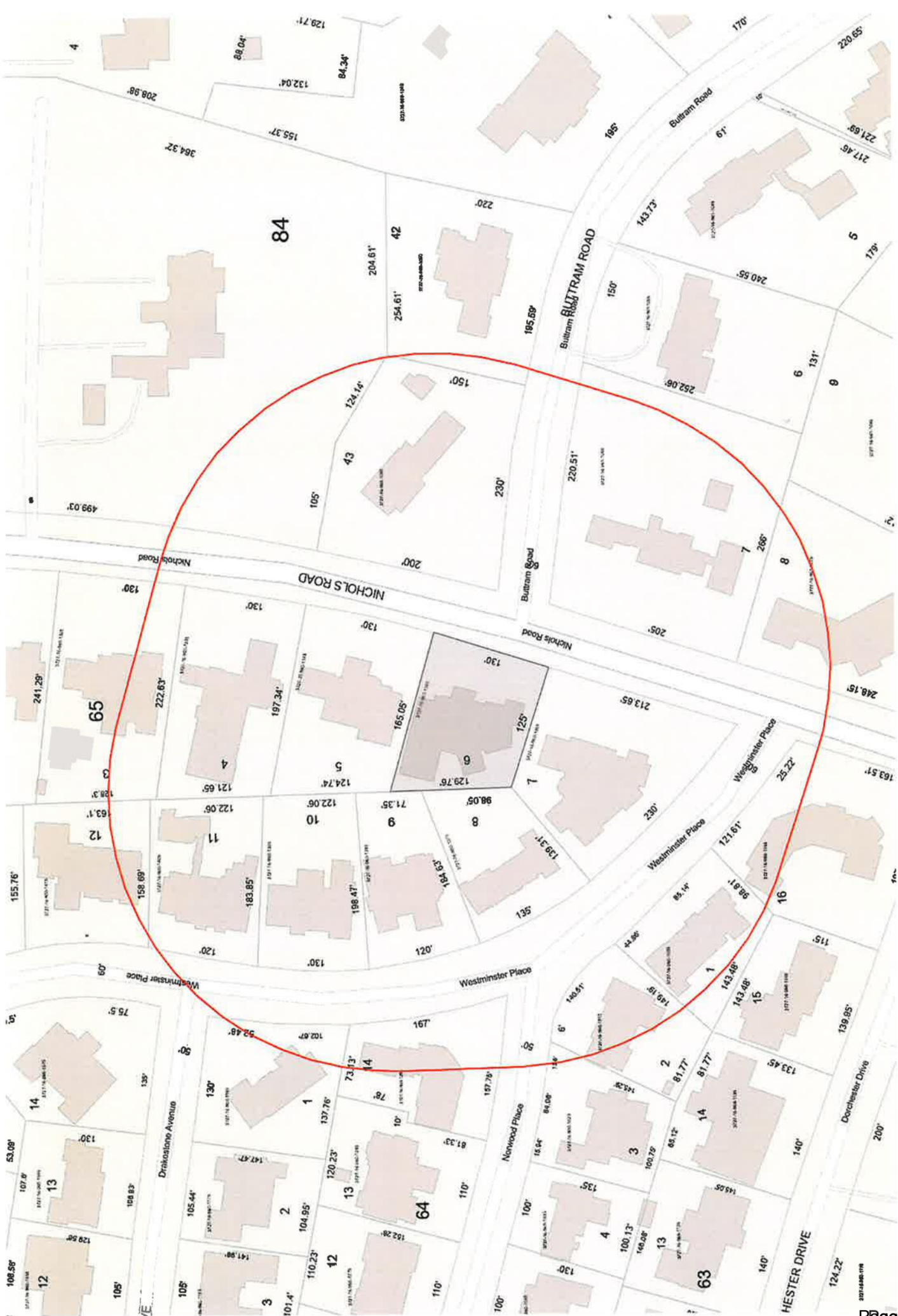
K. Burch County Assessor
Deputy

Oklahoma County Assessor's
300ft Radius Report
10/20/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169611075	STRASSER JASON S B REV TRUST	STRASSER AMBER M REV TRUST	No Data	7300 NICHOLS RD	NICHOLS HILLS	OK	73120-1226	BUTTRAM ESTATES	000	008	BUTTRAM ESTATES 000 008	7300 NICHOLS RD NICHOLS HILLS
R169601155	JOHNSTON CRAIG F & ERIN T TRS	JOHNSTON CRAIG & ERIN 2008 TRUST	No Data	7301 NICHOLS RD	NICHOLS HILLS	OK	73120-1200	WAVERLY SEC NICHOLS HILLS	063	016	WAVERLY SEC NICHOLS HILLS 063 016	7301 NICHOLS RD NICHOLS HILLS
R169601005	CASSIL JOHN K & KAREN L TRS	CASSIL JOHN KEVIN & KAREN LYNN TRUST	No Data	1602 WESTMINSTER PL	NICHOLS HILLS	OK	73120-1216	WAVERLY SEC NICHOLS HILLS	063	001	WAVERLY SEC NICHOLS HILLS 063 001	1602 WESTMINSTER PL NICHOLS HILLS
R169601015	VU JOHN TRS		VU FAMILY LEGACY TRUST	1604 NORWOOD PL	NICHOLS HILLS	OK	73120-1212	WAVERLY SEC NICHOLS HILLS	063	000	000 LOT 2 EX A TRI STRIP OFF W SIDE WHICH IS 145.29FT ON W SIDE & 13.60FT ON N SIDE	1604 NORWOOD PL NICHOLS HILLS
R169611065	THE PALMER TRUST	No Data	No Data	7304 NICHOLS RD	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	000	BUTTRAM ESTATES 000 000 W50FT OF LOT 6 & ALL LOT 7	7304 NICHOLS RD NICHOLS HILLS
R169601025	JOHNSTON RYAN B & JESSICA J	No Data	No Data	1606 NORWOOD PL	NICHOLS HILLS	OK	73120-1212	WAVERLY SEC NICHOLS HILLS	063	000	000 LOT 3 & APT OF LOT 2 BEG AT SW/C LT 2 TH NLY 145.29FT TO NW/C ELY 13.60FT TH SWLY TO BEG	1606 NORWOOD PL NICHOLS HILLS
R169601365	JORDAN DANIEL W TRS	JORDAN KIMBERLEE STRS	JORDAN 2020 TRUST	1601 WESTMINSTER PL	NICHOLS HILLS	OK	73120-1215	WAVERLY SEC NICHOLS HILLS	065	007	WAVERLY SEC NICHOLS HILLS 065 007	1601 WESTMINSTER PL NICHOLS HILLS
R169601375	MEDLEY DANIEL L & DIANE R TRS	MEDLEY FAMILY REV TRUST	No Data	1603 WESTMINSTER PL	NICHOLS HILLS	OK	73120-1215	WAVERLY SEC NICHOLS HILLS	065	008	WAVERLY SEC NICHOLS HILLS 065 008	1603 WESTMINSTER PL NICHOLS HILLS
R169601355	FARHA CLINT & CHELSEY	No Data	No Data	7305 NICHOLS RD	NICHOLS HILLS	OK	73120-1210	WAVERLY SEC NICHOLS HILLS	065	006	WAVERLY SEC NICHOLS HILLS 065 006	7305 NICHOLS RD NICHOLS HILLS
R169691050	SCOTT LANCE VERMILLION & ADRIANA	No Data	No Data	1509 BUTTRAM RD	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES SEC 2	000	000	000 LOT 42 EX A TR BEG SE/C LOT 42 TH NE TO NE/C LOT 42 TH WLY 50FT TH SWLY TO BEG	1509 BUTTRAM RD NICHOLS HILLS
R169601385	1605 WESTMINSTER LLC	No Data	No Data	2701 W BRITTON RD	OKLAHOMA CITY	OK	73120	WAVERLY SEC NICHOLS HILLS	065	009	WAVERLY SEC NICHOLS HILLS 065 009	1605 WESTMINSTER PL NICHOLS HILLS
R169601295	SINCLAIR MARY TRS & REV TRUST	SINCLAIR WILLIAM D TRS & REV TRUST	No Data	1605 NORWOOD PL	NICHOLS HILLS	OK	73120-1211	WAVERLY SEC NICHOLS HILLS	064	000	000 LOT 14 EX W10FT OF N78FT OF LOT 14	1605 NORWOOD PL NICHOLS HILLS
R169691060	MORRIS CARRIE	MORRIS ERIC	No Data	1511 BUTTRAM RD	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES SEC 2	000	043	BUTTRAM ESTATES SEC 2 000 043	1511 BUTTRAM RD NICHOLS HILLS
R169601345	JOHNSON WALTER H & CHRISTY T TRS	JOHNSON FAMILY 2019 TRUST	No Data	7307 NICHOLS RD	NICHOLS HILLS	OK	73120	WAVERLY SEC NICHOLS HILLS	065	005	WAVERLY SEC NICHOLS HILLS 065 005	7307 NICHOLS RD NICHOLS HILLS

Oklahoma County Assessor's
300ft Radius Report
10/20/2025

R169601395	HERMAN JEFFREY F REV TRUST	No Data	No Data	1607 WESTMINSTER PL	NICHOLS HILLS	OK	73120	WAVERLY SEC NICHOLS HILLS	065	000	WAVERLY SEC NICHOLS HILLS 065 000 ALL LOT 10 PLUS PT OF LOT 11 BEG SW/C TH E193.3FT TO SE/C TH NLY 13FT TH WLY TO PT OF BEG	1607 WESTMINSTER PL NICHOLS HILLS
R169576870	BURGER JERRY R & CARLEEN M TRS	BURGER J R & C M 2003 REV TRUSTS	No Data	7316 NICHOLS RD	NICHOLS HILLS	OK	73120-1227	NICHOLS HILLS ADD	084	000	NICHOLS HILLS ADD 084 000 PT OF BLK 84 BEG AT NW/C TH E460.73FT S219.33FT SW364.32FT W204.61FT NW124.14FT NW105FT TH NELY ON A CURVE TO THE LEFT 491.55FT TH N7.48FT TO BEG	7316 NICHOLS RD NICHOLS HILLS
R169601165	ZERBY HEIDI REV TRUST	No Data	No Data	1608 WESTMINSTER PL	NICHOLS HILLS	OK	73120	WAVERLY SEC NICHOLS HILLS	064	001	WAVERLY SEC NICHOLS HILLS 064 001	1608 WESTMINSTER PL NICHOLS HILLS
R169601335	BROWN FAMILY TRUST	No Data	No Data	7309 NICHOLS RD	NICHOLS HILLS	OK	73120	WAVERLY SEC NICHOLS HILLS	065	004	WAVERLY SEC NICHOLS HILLS 065 004	7309 NICHOLS RD NICHOLS HILLS
R169601405	QUIGLEY JAMES P & MARY K CO TRS	JMQ TRUST	No Data	1609 WESTMINSTER PL	NICHOLS HILLS	OK	73120	WAVERLY SEC NICHOLS HILLS	065	000	WAVERLY SEC NICHOLS HILLS 065 000 ALL LOT 11 EX BEG SW/C TH E193.3FT TO SE/C TH NLY 13FT TH WLY TO PT OF BEG PLUS PRT LOT 12 BEG SW/C TH E170.95FT TO SE/C TH NLY 15FT TH WLY TO PT OF BEG	1609 WESTMINSTER PL NICHOLS HILLS
R169601325	EISNER GRANT W & JULIA C	No Data	No Data	7311 NICHOLS RD	NICHOLS HILLS	OK	73120-1210	NICHOLS HILLS	065	003	WAVERLY SEC NICHOLS HILLS 065 003	7311 NICHOLS RD NICHOLS HILLS
R169601415	ELKINS LIDA S & RONALD C TRS	ELKINS LIDA S REV TRUST	No Data	1611 WESTMINSTER PL	NICHOLS HILLS	OK	73120-1215	WAVERLY SEC NICHOLS HILLS	065	012	WAVERLY SEC NICHOLS HILLS 065 012 EX BEG SW/C TH E170.95FT TO SE/C TH NLY 15FT TH WLY TO PT OF BEG	1611 WESTMINSTER PL NICHOLS HILLS



Fwd: [EXTERNAL] Re: Dormers

From: Bruce Bockus <[REDACTED]>

To: Dillion Thompson <[REDACTED]>, Kristina Makowicz <[REDACTED]>

Date: 10/31/2025 9:48 AM

Team-

Please see the email below from the Farha's backyard neighbor indicating they "do not have an issue with the dormer windows as proposed".

Thanks!

BRUCE BOCKUS

FOUNDER

1001 NW 63RD ST, SUITE 300

OKC, OK 73116

T 405.842.0858 X211

C 405.659.3034

bockus-payne.com | [LinkedIn](#)

Begin forwarded message:

From: "Medley, Daniel" <[REDACTED]>

Date: October 30, 2025 at 4:51:02 PM CDT

To: Clint T Farha <[REDACTED]>, Diane Medley <[REDACTED]>

Cc: Bruce Bockus <[REDACTED]>

Subject: Re: [EXTERNAL] Re: Dormers

Clint,

Please let this email serve as notice that we do not have an issue with the dormer windows as proposed.

Thanks,

Daniel and Diane Medley

Get Outlook for iOS

From: Clint T Farha <[REDACTED]>

Sent: Thursday, October 30, 2025 2:22:36 PM

To: Medley, Daniel <[REDACTED]>

Cc: Bruce Bockus <[REDACTED]>

Subject: Re: [EXTERNAL] Re: Dormers

Dear Mr. and Mrs. Medley,

I hope you're both doing well. We recently moved into 7305 Nichols earlier this month and are beginning to move forward with updates to the home. As part of that process, we've been advised that it would be helpful to have a brief written statement or email from one or two of our neighbors (even just a single sentence) indicating that they support or do not oppose the proposed dormers. Of course, we completely understand if you'd prefer not to provide anything formal—but we just wanted to reach out, share an update, and make the request in case you're comfortable doing so.

Attached is an image that Bruce's team prepared showing the dormer placement. On the far left side of the house will be the gameroom, which includes two dormers—though the main area of that room is planned to face inward toward the center of the house. The next dormer, near the middle of the house, will be part of the bedroom area upstairs.

The bedroom dormer sits approximately 64 feet from the rear property line, and the western dormer in the gameroom is about 50 feet away. Given the distance, existing rooflines (and their slope and angle), and tree coverage, we believe the dormers will have minimal visibility from neighboring yards.

Please don't hesitate to reach out if you have any questions or would like to review anything further. We truly appreciate your time and consideration—and are very glad to now be your neighbors.

Sincerely,

Clint Farha

405.550.6105

On Wed, May 21, 2025 at 3:04 PM Clint T Farha <[REDACTED]> wrote:

Mr. Medley,

Thank you! We look forward to being neighbors as well! You can reach me at my cell if you all ever need anything as well: 405-550-6105.

We'll reach back out with further details once we start back up the renovation process.

Sincerely,

Clint Farha

On Wed, May 21, 2025 at 3:54 PM Medley, Daniel <[REDACTED]> wrote:

Clint,

Thanks for the response. Please feel free to call my cell at [REDACTED] if you need anything.

We look forward to having you as neighbors sometime soon!

Regards,

Daniel

Daniel Medley, CPCU

Senior Vice President-Shareholder

Commercial Lines

13100 N. Western Ave, Suite 115

Oklahoma City, OK 73114



From: Clint T Farha [REDACTED]
Sent: Wednesday, May 21, 2025 2:50 PM
To: Medley, Daniel [REDACTED]
Cc: Bruce Bockus <[REDACTED]>
Subject: [EXTERNAL] Re: Dormers

Hi Mr. Medley,

Bruce, please correct me if I'm wrong - but we wouldn't be expanding the house at all, with the exception being the new dormers that would be added to the existing roof. The current owner / original builder included a second floor (which is currently serving as a very large attic and storage space) in case they needed more room but never got around to finishing it out. We would just be converting part of this space. We can of course get you more information on what the dormers would look like / dimensions.

That said, and as a new development since we last spoke, the current owner has asked for a much longer leaseback than we had anticipated (until Nov. 1). As a result, we are postponing our renovations for the time being. And so if you would like more time to consider and respond, we totally understand and we can reach back out once we start back up.

Sincerely,

Clint Farha

On Wed, May 21, 2025 at 1:57 PM Medley, Daniel <[REDACTED]> wrote:

Sorry for the delay – Is the house being expanded up or out? This doesn't seem like a big deal

From: Bruce Bockus <[REDACTED]>
Sent: Monday, May 12, 2025 2:12 PM
To: Clint Farha <[REDACTED]> Diane Medley <[REDACTED]> Medley, Daniel <[REDACTED]>
Subject: [EXTERNAL] Dormers

Daniel and Diane-

Clint Farha asked that I send you plans for the addition they would like to make on 7305 Nichols Road. Please refer to the attached PDF below. In order for you to view dormers in the context of your home, I showed the dormers on an aerial photo. I also included a proposed second floor plan. Do not hesitate to reach out if you have any questions or concerns.

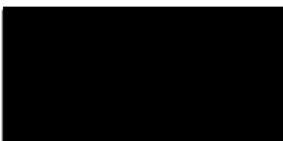
Best,

BRUCE BOCKUS

FOUNDER

1001 NW 63RD ST, SUITE 300

OKC, OK 73116







REC#: 00215373 10/21/2025 11:56 AM
OPER: RG TERM: 005
REF#: 27438
PAID BY:

TRAN: 60.1000 CERT OF APPROVAL
7305 NICHOLS RD-COA
Building Permits 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

West Dormer Location



South Dormer Location



Kimberlee and Daniel Jordan
1601 Westminster Place
Nichols Hills, OK 73120

Nichols Hills Building Commission
City of Nichols Hills Oklahoma
6407 Avondale Drive
Nichols Hills, OK 73116-6431

Re: Applicant: Bruce Bockus BC-2025-20
Proposed project: Installation of second-floor dormer windows
Proposed project's address or descriptive location: 7305 Nichols Road

Commissioners,

According to the Nichols Hills Building Commissions Demolition, Design and Construction Guidelines provided by the City of NH under article III, B, #7 – PRIVACY, we state our grievances.

B-7.3 Upper Story Windows

*Minimize the number of windows on proposed building that overlook neighboring properties. Orient upper-story windows to protect a neighbor's privacy.

*Place window to avoid direct views into existing neighboring windows by offsetting or staggering windows facing neighbor's windows.

*Avoid large upper story windows overlooking adjacent rear yards.

*Set back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

Jordan comments on each *point in the articles:

B-7.3

*Point #1: The two 4' X 8' dormers that have been described will absolutely encroach our privacy.

*Point #2: These 2 large dormers are absolute direct views into our small garden side yard, into our dining room, into bedroom, into kitchen and bathroom/laundry room.

*Point #3: Avoidance of large upper story windows that the Farha's are proposing to install.

*Point #4: To set back upper floors cannot be avoided by the applicant as this is already a permanent structure of an existing building. We measured and the eve of their property is less than 11: from our property line.

We purchased this home a little over 2 years ago. If these proposed dormers were present in the Henderson's home when we toured this home, we would never considered the purchase of this historic home, let alone paid the price for such an obvious invasion of privacy!

From the beginning: an email was received w/said proposed expansion but we were encouraged to keep that quiet as they had not yet purchased the property. That is what we did.

There has been lack of good information to us. Until just recently, we have never received official photos or professional drawings/renderings with exact measurements of the proposal. We have simply received a Google rendition of the plan.

In summation:

There are numerous articles of the Nichols Hill's Guidelines that strongly and obviously support our grievances we have with the Farha's proposed remodel and expansion.

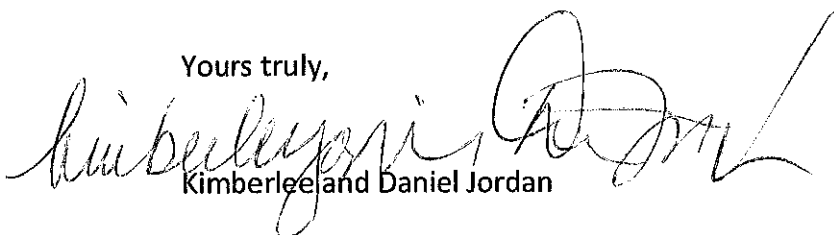
The Nichols Hills printed rights to our privacy are clearly axiomatic and in agreement with our feelings and rejection of said project.

We stand by the Nichols Hill City Code and Guidelines for our family's privacy.

Please see attached our photos that we have submitted proving the effect the views,p from the proposed dormers will have on our one-story home.

As the photos distinctly demonstrate, we kindly recommend, and we are extremely adamant, that the dormers should not be installed.

Yours truly,



Kimberlee and Daniel Jordan









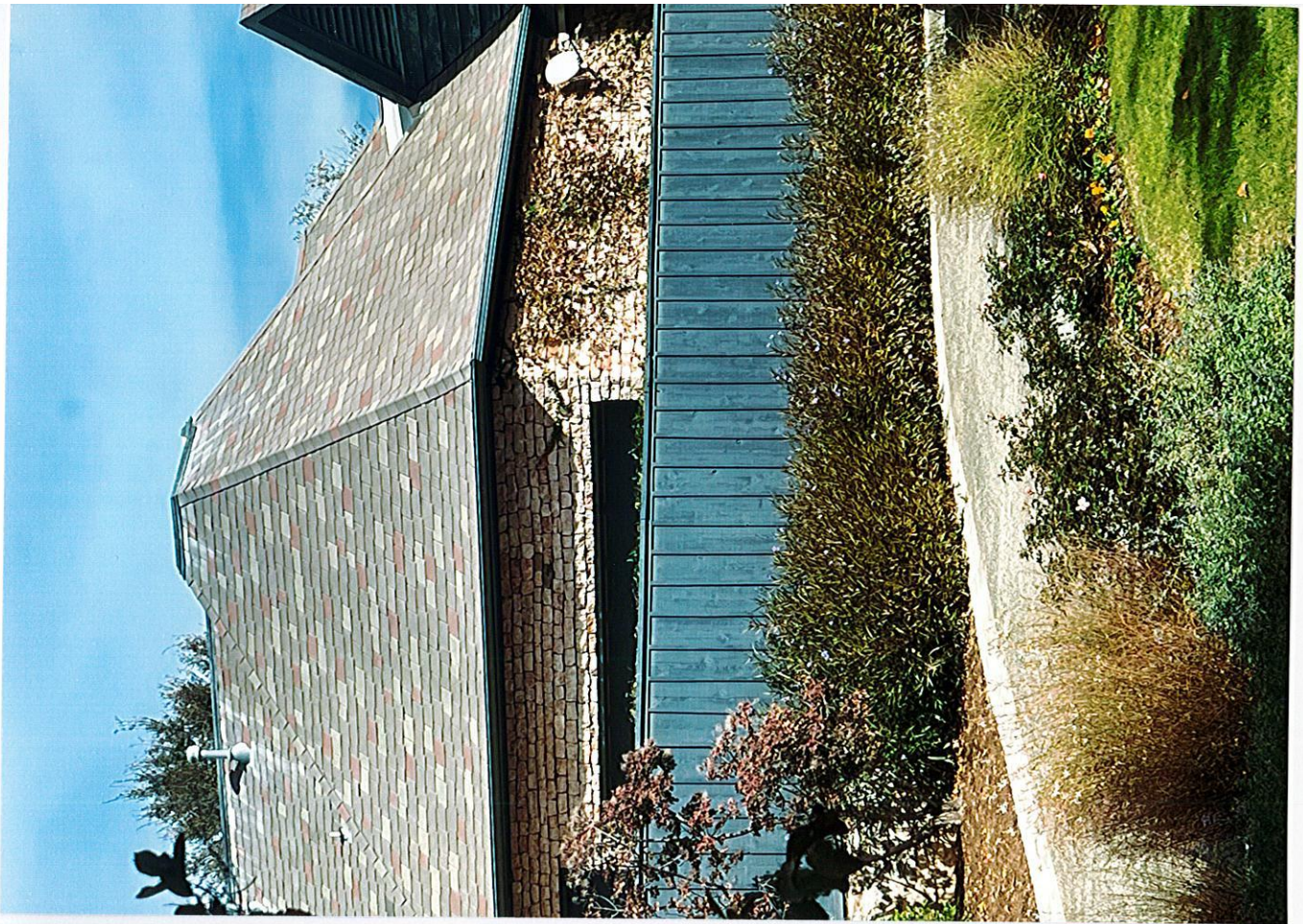


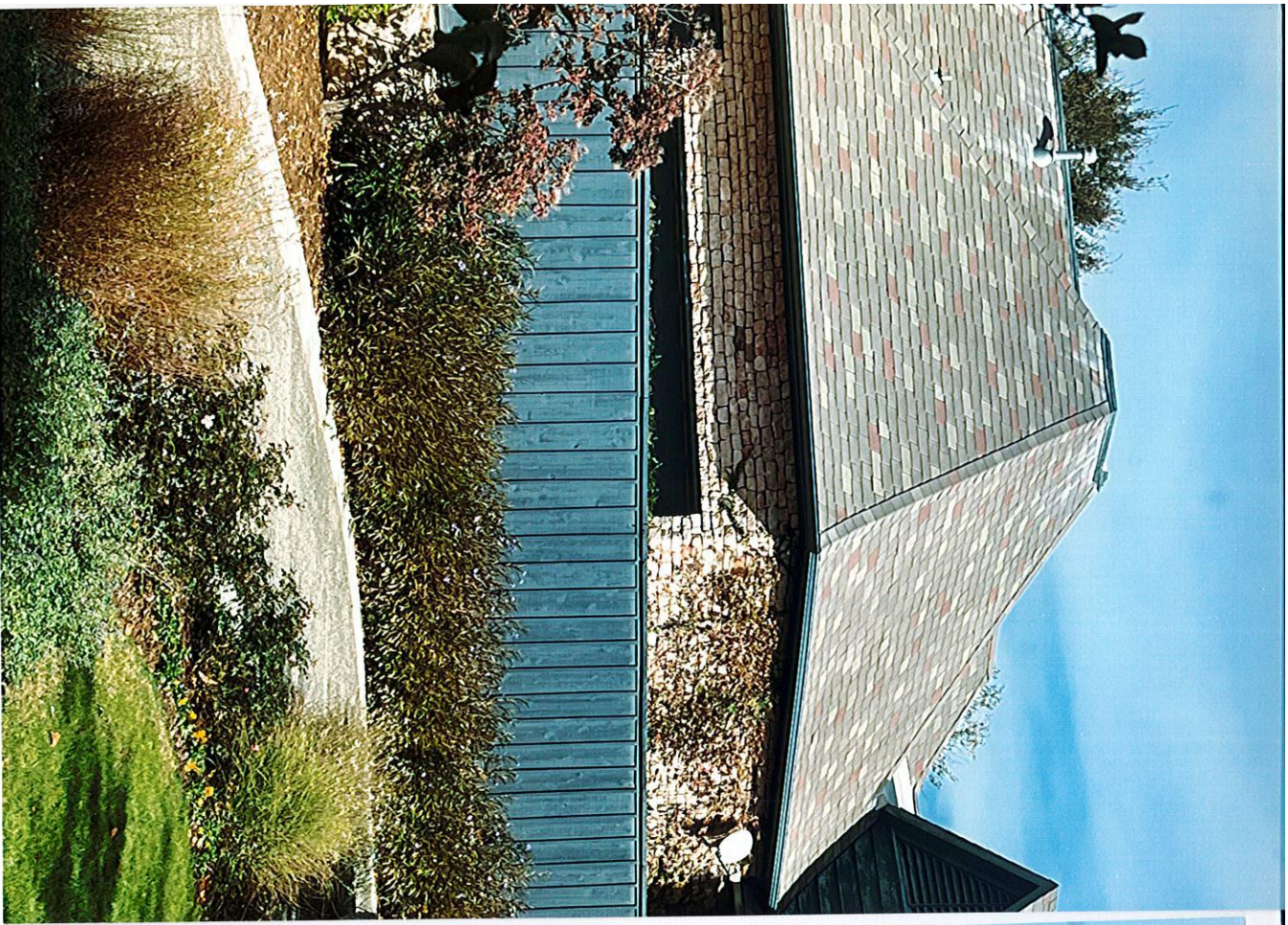


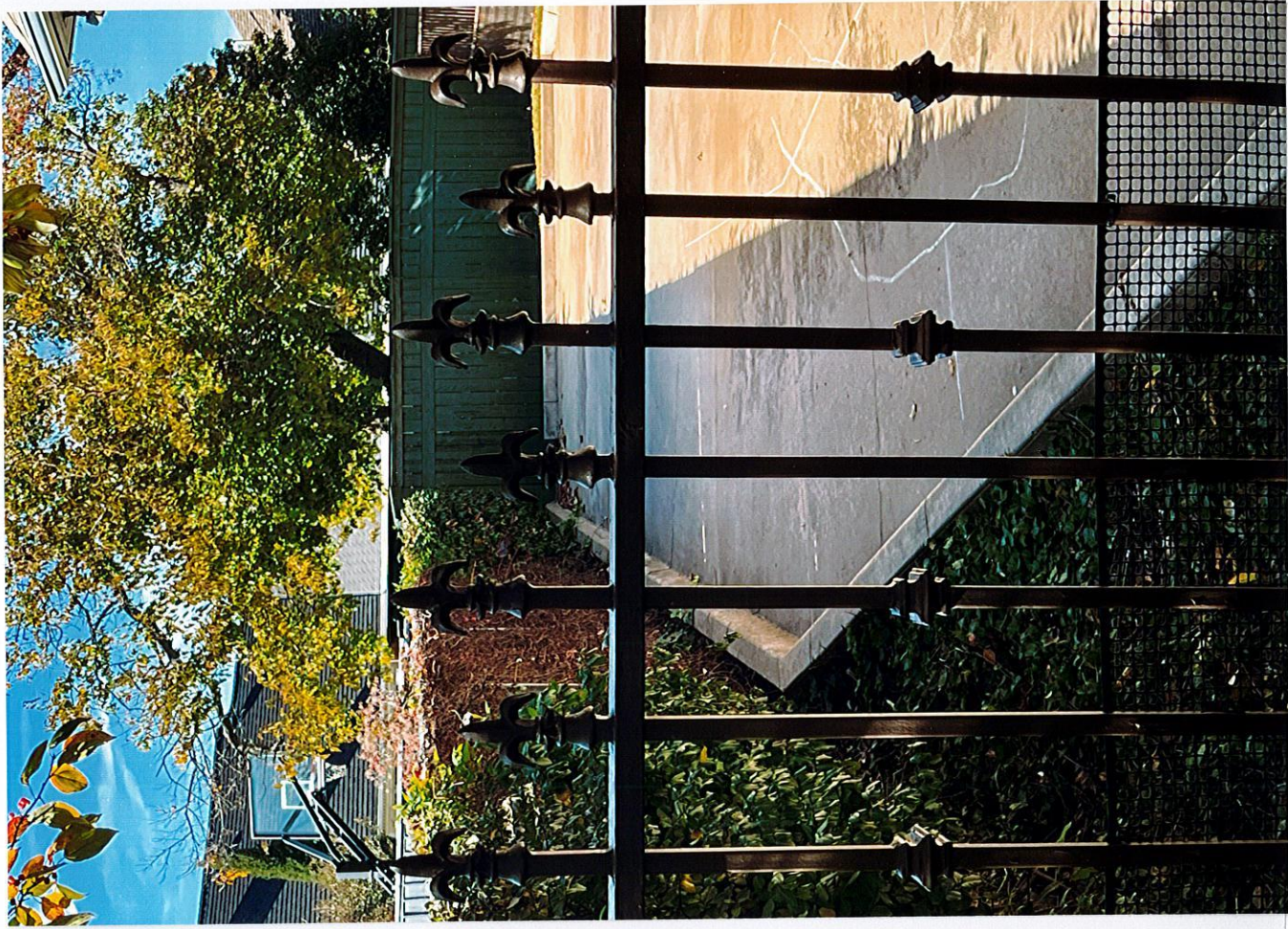
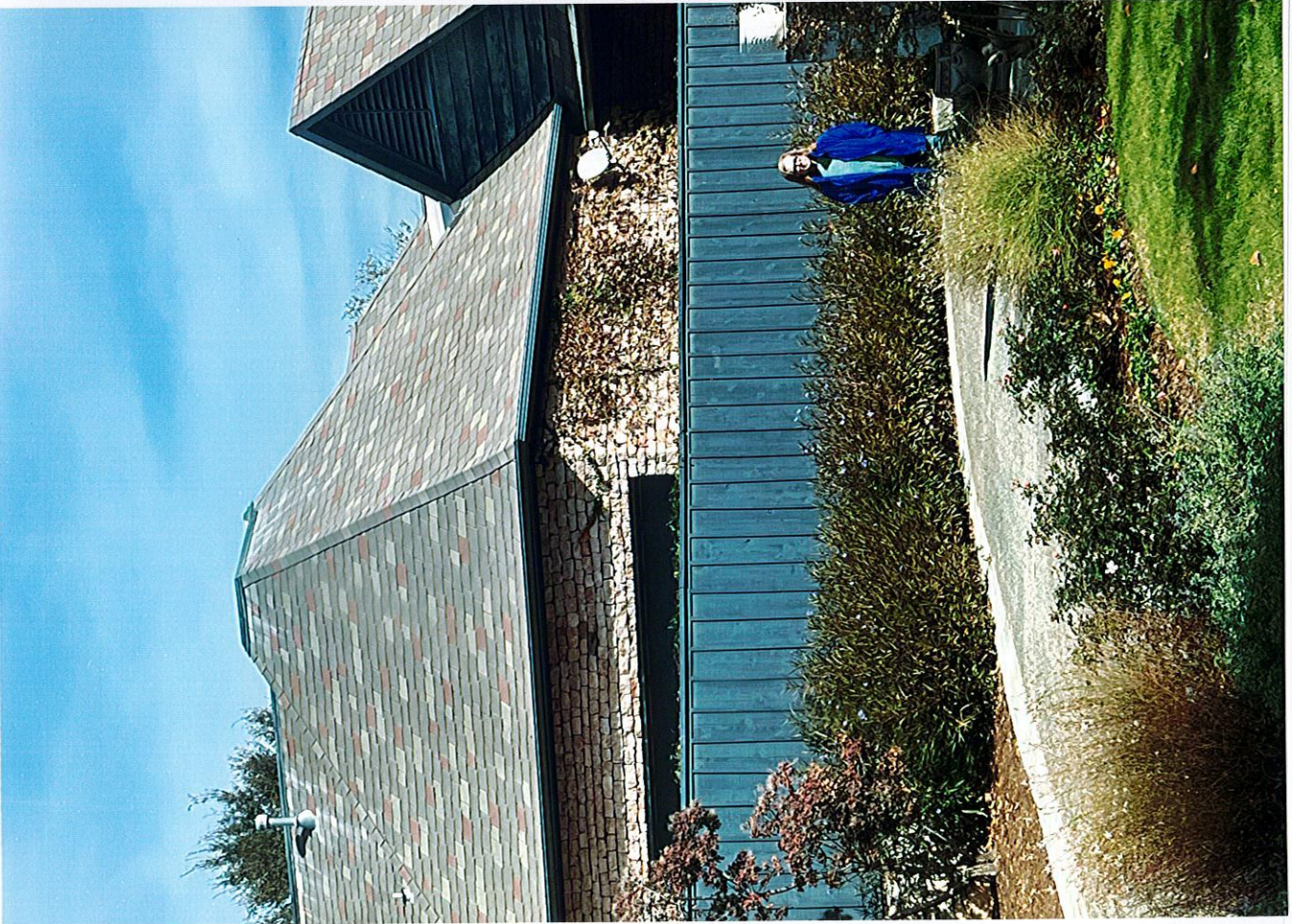












Draft Minutes from November 18, 2025, Building Commission meeting. Item 5.c. lists conditions of approval for BC-2025-20.

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, November 18, 2025 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Vice-Chairman Tori Raines	4:00
Commissioner John Lippert	4:00
Commissioner Larry Herzel	4:00
Commissioner Jeff Oakley	4:00
Chairman Rusty Caston	4:00

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. October 21, 2025 Minutes

MOTION: Larry Herzel moved to approve the October 21, 2025 minutes subject to notating that Commissioner Tori Raines stepped out of the meeting during item 5e. Tori Raines seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel
SECONDER:	Tori Raines
AYES:	Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

5. Public Hearings

- a. Certificate of Approval Application - 1714 Huntington Avenue, Nichols Hills, OK

MOTION: John Lippert moved to continue agenda item 5a to the next regularly scheduled meeting. Tori Raines seconded the motion.

RESULT: (UNANIMOUS)

MOVER: John Lippert

SECONDER: Tori Raines

AYES: Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

- b. Certificate of Approval Application - 1804 Devonshire Boulevard, Nichols Hills, OK.

Mr. Chris Moock, Cornerstone Homes By Chris Moock, LLC, presented the application (addition to the main building) to the Building Commission.

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

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

MOTION: Rusty Caston moved to continue agenda item 5b, allowing time to modify the drainage plan, correcting the steps in the garage and the grade, and showing on the foundation plan what is new and what is existing. John Lippert seconded the motion.

RESULT: (UNANIMOUS)

MOVER:	Rusty Caston
SECONDER:	John Lippert
AYES:	Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

- c. Certificate of Approval Application - 7305 Nichols Road, Nichols Hills, OK.

Mr. Bruce Bockus, architect with Bockus Payne, presented the application (addition to main building) to the Building Commission. Mr. Clint Farha, property owner, shared with the Building Commission the discussions he had with the neighbors concerning the addition.

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

Mr. Dan Jordan spoke against the application due to the loss of privacy and freedom of their home. Also, Mr. Jordan stated the loss of privacy would bring down his property value.

Mr. Clay Farha spoke to the Building Commission about the history of the property and stated the original owners that built the home had intentions of adding the rooms upstairs, but didn't. Mr. Farha felt that the applicant was being penalized after the fact.

Mr. Dan Medley stated he didn't have a huge problem with the addition until he went next door and saw where the dormers were going to be placed. Mr. Medley encouraged the Building Commission to go to the property and see where the dormers would be.

MOTION: Larry Herzel moved to approve allowing the shed dormers to be built as presented with clear glass and operable windows and the two dormers on the south and the west either be obscure glass for the full height of the windows, if the window starts at a normal 36" off the floor, or start the dormer above six

feet with clear glass. Jeff Oakley seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Larry Herzel
SECONDER: Jeff Oakley
AYES: Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

6. Items for Separate Vote

- a. Discussion, consideration, and possible action regarding garages in the R-1-60 and R-1-75 single-family residential districts.

Commissioner Larry Herzel discussed with the Building Commission the definition of tandem garages in the R-1-60 and R-1-75 single-family residential districts. Mrs. Carla Sharpe, attorney for the City, will amend the proposed ordinance and bring back to the next meeting for consideration.

7. Adjournment

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

RESULT: (UNANIMOUS)
MOVER: John Lippert
SECONDER: Tori Raines
AYES: Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

Chairman
Building Commission
City of Nichols Hills, Oklahoma

City Manager
Building Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

DRAFT