

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, February 18, 2026 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Chairman Slater welcomed Phil Fitzgerald, architect with Fitzgerald Associates Architects, Inc., to the Board of Adjustment and thanked Larry Herzel for his long service to the Board.

Attendees Present	Arrived
Chairman Robert Slater	5:30
Vice-Chairman Edward Clements	5:30
Member John Covington	5:30
Member Phil Fitzgerald	5:30
Member Kathy Lippert	Absent

3. Minutes
 - a. December 17, 2025 Minutes

MOTION: John Covington moved to approve the December 17, 2025 minutes as presented. Edward Clements seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	John Covington
SECONDER:	Edward Clements
AYES:	Robert Slater, Edward Clements, John Covington, Phil Fitzgerald

4. Public Hearings

- a. PUBLIC HEARING: Case No. BOA-2026-01, for which the applicant at 1117 Glenwood Avenue is seeking an 18'1" rear yard setback variance and a 1'6" west side yard variance. The applicant is also seeking a 5'8" rear yard variance.

BOA-2026-01 1117 Glenwood Avenue

The property is zoned R-1-60.

The applicant desires to connect the main structure to a rear accessory structure (pool house). For the proposed construction, the applicant is seeking an 18'1" rear yard setback, leaving a 6'11" rear yard setback. The applicant is also seeking a 1'6" west side yard setback, leaving a 5'1" west side yard setback.

The applicant is also seeking a 5'8" variance from the rear yard setback, leaving a 4'4" rear yard setback for a landscape structure (pergola).

Ms. Lisad Alvarado, owner of the property, and Mr. Victor Pozadas, engineer, presented the application to the Board of Adjustment.

Ms. Kristina Makowicz, Building Inspector with the City of Nichols Hills, discussed the timeline of inspections and the variance needed for the property.

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

Mr. Christian Ponder spoke in favor of the application.

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

MOTION: Edward Clements moved that application BOA-2026-01

be approved because 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 final certification of proper drainage on the west side showing that the downspouts are tied into drainage system and will not drain onto the neighbors but drain to the street. Phil Fitzgerald seconded the motion.

RESULT:	(Yes 3, No 1, Abstained 0)
MOVER:	Edward Clements
SECONDER:	Phil Fitzgerald
AYES:	Robert Slater, Edward Clements, Phil Fitzgerald
NAYS:	John Covington

- b. PUBLIC HEARING: Case No. BOA-2026-02, for which the applicant at 1604 Drakestone Avenue is seeking a 7' rear yard setback variance and a 1'8" east side yard variance.

BOA-2026-02 1604 Drakestone Avenue

The property is zoned R-1-75.

The applicant desires to construct an addition to the main structure. For the proposed construction, the applicant is seeking a 7' rear yard setback, leaving an 18' rear yard setback. The applicant is also seeking a 1'8" east side yard setback, leaving an 8'8" east side yard setback.

Mr. Donovan Gray, owner of the property, presented the application to the Board of Adjustment.

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

Ms. Judith O'Connor, spoke in favor of the application.

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

MOTION: John Covington moved that application BOA-2026-02 be approved because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship; subject to having a structural engineer certify there are adequate anchors to the foundation. Edward Clements seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	John Covington
SECONDER:	Edward Clements
AYES:	Robert Slater, John Covington, Phil Fitzgerald

5. Adjournment

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

RESULT:	(UNANIMOUS)
MOVER:	Edward Clements
SECONDER:	John Covington
AYES:	Robert Slater, Edward Clements, John Covington, Phil Fitzgerald



Chairman



City Manager

City of Nichols Hills, Oklahoma

City of Nichols Hills, Oklahoma

Amanda Copeland

City Clerk

City of Nichols Hills, Oklahoma