# AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, September 16, 2026 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. May 20, 2026 Minutes

4. Public Hearings

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

   a. PUBLIC HEARING: Case No. BOA-2026-05, for which the applicant at 1717 Randel Road is seeking a 1'2" rear yard setback variance and a 4'2" west side yard setback variance.

      BOA-2026-05 1717 Randel Road

      The property is zoned R-1-75.

      The applicant desires to construct an addition to a dwelling. For the proposed addition, the applicant is seeking a 1'2" rear yard setback, leaving a 23'10" rear yard setback. The applicant is also seeking a 4'2" west side yard setback, leaving a 6'4" west side yard

setback.

5. Adjournment

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

# MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, May 20, 2026 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

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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 Phil Fitzgerald | Absent |

3. Minutes

   a. April 15, 2026 Minutes

   **MOTION:** Edward Clements moved to approve the April 15, 2026 minutes as presented. Kathy Lippert seconded the motion.

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

4. Public Hearings

   a. PUBLIC HEARING: Case No. BOA-2026-04, for which the applicants at 1416 Sherwood Lane are seeking a 15'0" front yard

setback variance.

BOA-2026-04 1416 Sherwood Lane

The property is zoned R-1-60.

The applicants desire to construct a new dwelling on a vacant lot. For the proposed dwelling, the applicant is seeking a 15'0" front yard setback, leaving a 35'0" front yard setback.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application on behalf of the applicants to the Board of Adjustment.

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

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

**MOTION:** Kathy Lippert moved that application BOA-2026-04 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. Edward Clements seconded the motion.

| | |
|---|---|
| **RESULT:** | **(Yes 3, No 1, Abstained 0)** |
| **MOVER:** | Kathy Lippert |
| **SECONDER:** | Edward Clements |
| **AYES:** | Robert Slater, Edward Clements, Kathy Lippert |
| **NAYS:** | John Covington |

5. Adjournment

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

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

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING**
**CASE NO. BOA 2026-05**

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

> The East Five (5) feet of Lot Six (6), and all of Lots Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11), except Five (5) feet off the North ends, in Block Fifty-Six (56) of GARNETT ADDITION, an Addition to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.
>
> The property is also known as **1717 Randel Road.** Current zoning is **R-1-75.**

The applicant desires to construct an addition to a dwelling. For the proposed addition, the applicant is seeking a 1'2" rear yard setback, leaving a 23'10" rear yard setback. The applicant is also seeking a 4'2" west side yard setback, leaving a 6'4" west side yard setback.

**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 **16th day** of **September, 2026** 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 31st day of August 2026.

Amanda Copeland

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.

Address and legal description of subject property: 1717 Randel Rd. Nichols Hills, OK 731

Current zoning classification: R-1-75 Single Family

Present use of the property: Residential

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.

We are seeking a variance to the side yard setback and rear yard setback to repurpose the mechanical closet within the existing footprint of the home.

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 50-62(e)(3) a.1.

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

The exterior existing framing for the existing mechanical closet is over the side yard set back and rear yard setback. Exterior veneer is currently 6'4" off the side property line and 24'0" off the rear property line. We are needing to capture the existing footprint to create a handicap accessible bathroom.

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

permit #
0253365
r. 1996

The original addition was permited and approved by the city in 1996. The change in side yard setback now makes the existing building over the allowed set-back

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

If granted, it would not cause a detriment to the public good because the building structure is already erected and there is no change to the exterior footprint.

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

We do not believe it would impair the purpose of the zoning because the structure is existing.

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

By capturing the space of the mechanical closet, there is minimal plumbing changes and avoids having to do extensive reconfiguration of the home

(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:

The applicant must also provide the Cover Sheet to this Application to provide the applicant's contact information. **Note that this application and the attachments to it will be posted on the City's website. Please ensure that the application and attachments do not contain your personal information such as mailing addresses, phone numbers or email addresses. That information is to be provided only on the Cover Sheet.**

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 19 day of August, 2026

Signature:

Print applicant's full legal name: Joe Nielsen

Print signatory party's title if applicant is a legal entity: Manager - Rosewood Building Company

## Affidavit

STATE OF Oklahoma

COUNTY OF Oklahoma

[Full legal name], being first duly sworn, states:

1. My name is *[full legal name]*. My address is *[full address]*. I am over the age of 18. I am a resident of the State of *[state]*. I have personal knowledge of the matters stated in this Affidavit.

Leslie Jeannine Rainbolt 1717 Rankel Rd. Nichols Hills, OK 73116

2. I am the current and legal owner of the property in the City of Nichols Hills with the address of *[insert address]* and more particularly described as:

*[Insert legal description]*

The East five (5) feet of Lot Six (6), and all of Lots Seven (7), Eight (8), nine (9), ten (10) and eleven (11) except Five (5) feet off the North ends in Block Fifty-Six (56) of Garnett addition, an addition to Nichols Hills, OK

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 21 day of August, 2026

Leslie Jeannine Rainbolt / Leslie Jeannine Rainbolt
*[Full legal name]*

## Notary Acknowledgment

Subscribed and sworn to before me this 21st day of August, 2026.

Notary Public

My Commission Expires: 6/1/27
Comm. No. 11004959

CHRIS FIDLER NOTARY # 11004959 EXP. 06/01/27 PUBLIC STATE OF OKLAHOMA

4.16.26-8.1

# Board Of Adjustment

| | |
|---|---|
| Address | 1717 Randel Rd |
| Lot And Block | 5' of Lot 5 all of lots 6-11 Block 56 |
| Zone | R-1-75 Garnett Add'n |
| City | Nichols Hills |
| County | Oklahoma County |
| State | Oklahoma |
| Zip Code | 73116 |

| Type of Building or Fence | Check box below | | New | | Addition |
|---|---|---|---|---|---|
| Main Building | | X | | | X |
| Accessory Building | | | | | |
| Fence | | | | | |

| Type Of adjustment | Allowed | Proposed | Amount over allowed |
|---|---|---|---|
| 1. Front Setback | | | |
| 2. Rear Setback | 25' | 23'10" | 1' 2" |
| 3. Side Setback East | | | |
| 4.Side Setback West | 10' 6" | 6' 4" | 4' 2" |
| 5 Building Lot Coverage | | | |
| 6 Floor area Ratio | | | |
| 7. Height | | | |
| 8. Building envelope | | | |

| | Explanation |
|---|---|
| 9. Other | |
| NOTE | |

REVISED
8:10 am, Aug 26, 2026

**Application for Variance – Development Regulation**
**Worksheet**

Property Address: 1717 Randel Rd. Nichols Hills, OK 73116

**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** | | | |
| **Rear Yard Setback** | 25' | 22'10" NW 23'10" NE | 2'2" NW 1'2" NE |
| **Side Yard Setback (specify north, south, east or west side)** | 6' or 10% lot width lot 105' = 10'6" | 6'4" | 4'2" |
| **Building Lot Coverage** | | | |
| **Floor Area Ratio** | | | |
| **Height** | | | |
| **No Build Envelope** | | | |
| **Other** | Explanation: | | |

***Form of affidavit regarding ownership***

**REVISED**
*3:16 pm, Aug 21, 2026*

## Surveyor's Statement

I, Damon K. Durham, a Professional Land Surveyor licensed in the State of Oklahoma, do hereby state that this map and the survey on which it is based meets or exceeds 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.

## Legal Description

The East Five (5) feet of Lot Six (6), AND all of Lots Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11), except Five (5) feet off the North ends, in Block Forty-Six (56) of GARNETT ADDITION, an Addition to NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Transcribed by Durham Surveying, Inc., from the Deed recorded at Book 16369, Page 820, filed in the offices of the County Clerk of Oklahoma County, Oklahoma.

NOTE: upon review of the abutting Deeds to the North of the above described tract of land, it appears the "Except Five (5) feet off the North ends" is only related to a part of Lot 8 and all of Lots 9, 10 and 11.

## Survey Notes

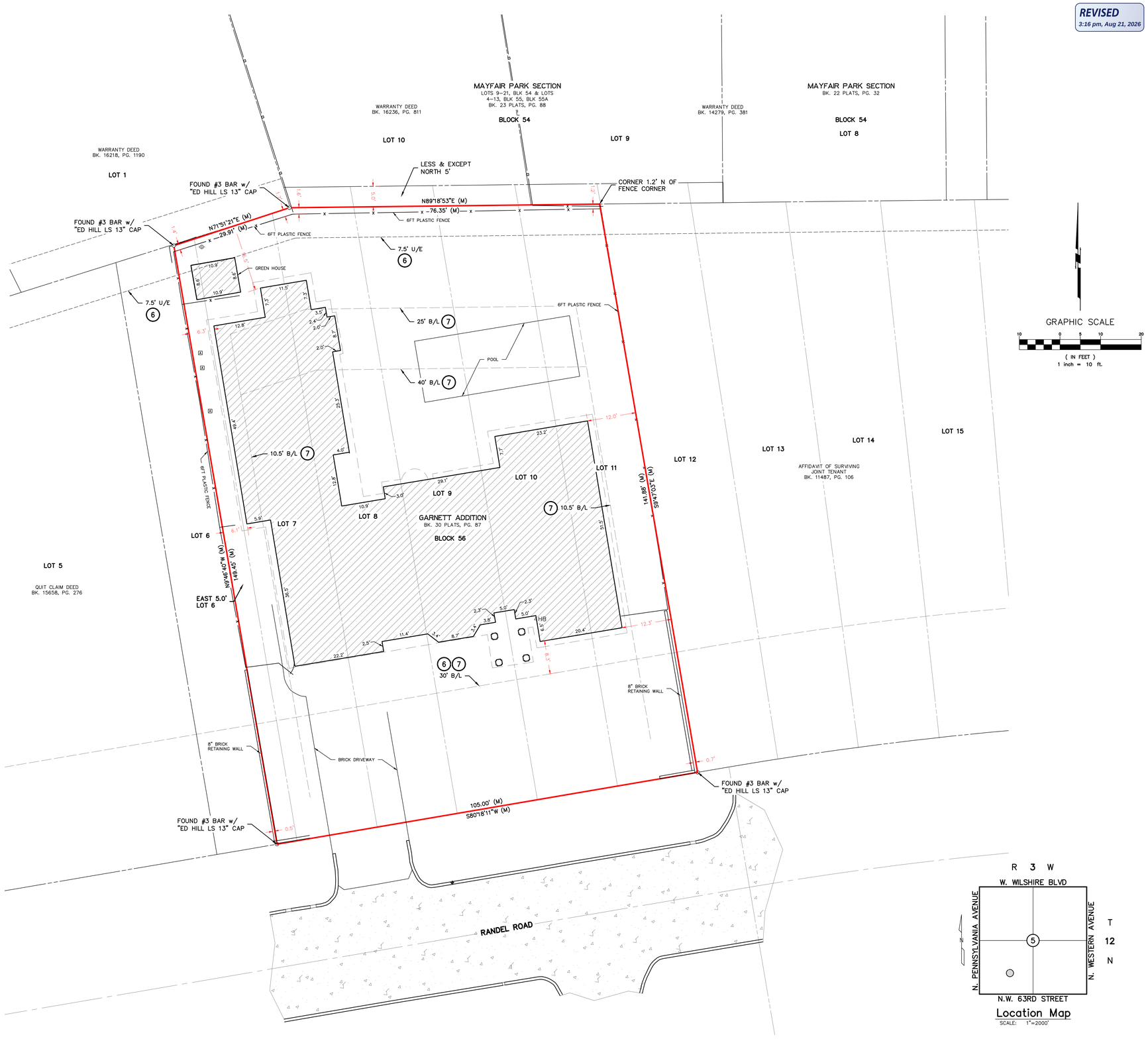
1. This is a limited scope Boundary Survey. The existing house and fences are shown hereon. Not all improvements have been shown hereon. No utilities have been shown hereon.
2. The field survey was performed between the dates of July 24 and 27, 2026 and the site was last visited on July 27, 2026.
3. We have examined a map by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), for Oklahoma County, Oklahoma and Incorporated areas, Map number 40109 C 0170 H, with an effective date of December 18, 2009, which shows the entire portion of the property described hereon as located in unshaded Zone (X) which is classified as areas determined to be outside of the 500-year floodplain.
4. The basis of bearings for the plat of survey shown hereon is a measured bearing of South 80°18'11" West (platted South 80°57'21" West) along the South line of the property described hereon, based on State Plane Coordinates NAD-83 (U.S. Survey Foot), Oklahoma North Zone.
5. A complete title commitment was NOT provided to Durham Surveying, Inc.; therefore, not all easements, rights of way or documents of record may be shown hereon.
6. The property described hereon is subject to the building limit restriction lines and utility easements as shown on the subdivision plat recorded in Book 30 Plats, Page 87, filed in the office of the County Clerk of Oklahoma County, Oklahoma, and is shown hereon.
7. Setback Notes:

   The property described hereon is subject to the following City of Nichols Hills setbacks.

   | | |
   |---|---|
   | Minimum Front Yard Setback: | 30' (per plat) |
   | Minimum Rear Yard Setback: | 25' first floor (16' in height or less) |
   | | 40' second floor (or any height greater than 16') |
   | Minimum Side Yard Setback: | 10.5' (6' or 10% of lot width, whichever is greater). |

   For additional information, contact:

   Breanna L. Carver
   The City of Nichols Hills
   Building Inspector
   1009 NW 75th Street
   Nichols Hills, OK 73116
   405-245-6532
   bcarver@nicholshills.net







Location Map
SCALE: 1"=2000'

## Survey Legend

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS SURVEY PLAT

| | | | |
|---|---|---|---|
| | TELEPHONE PEDESTAL | | HANDICAPPED SPACE |
| | TELEPHONE MANHOLE | (D) | DEED |
| | TRAFFIC CONTROL BOX | (M) | MEASURED |
| | TRAFFIC SIGNAL POLE | (P) | PLATTED |
| | TRAFFIC - PARKING METER | (R) | RECORD |
| | CABLE TV RISER | ℄ | CENTERLINE |
| | POWER POLE | FF | FINISHED FLOOR |
| | LIGHT POLE | ℄ | FLOWLINE |
| GW | GUY WIRE | TR | TOP OF RIM |
| | UTILITY MANHOLE | TG | TOP OF GRATE |
| | ELECTRIC MANHOLE | A/E | ACCESS EASEMENT |
| | ELECTRIC METER | U/E | UTILITY EASEMENT |
| | ELECTRIC RISER | D/E | DRAINAGE EASEMENT |
| TRS | TRANSFORMER | D&UE | DRAINAGE & UTILITY EASEMENT |
| | UTILITY PULL BOX | B/L | BUILDING LINE |
| GP | GUARD POST | ESMT | EASEMENT |
| | SIGN | LNA | LIMITS OF NO ACCESS |
| SS | SANITARY SEWER MANHOLE | R/W | RIGHT-OF-WAY |
| | SANITARY SEWER VALVE | OG&E | OKLAHOMA GAS & ELECTRIC CO. |
| + CO | CLEAN OUT | ONG | OKLAHOMA NATURAL GAS CO. |
| + DS | DOWNSPOUT - ROOF DRAIN | SBC | SOUTHWESTERN BELL TELEPHONE CO. |
| S | STORM SEWER MANHOLE | CMP | CORRUGATED METAL PIPE |
| | STORM GRATE/INLET | RCP | REINFORCED CONCRETE PIPE |
| | STORM CURB INLET HOOD | RCB | REINFORCED CONCRETE BOX |
| | FIRE HYDRANT | X | BARB WIRE FENCE |
| | WATER METER | O | CHAIN LINK FENCE |
| WW | WATER WELL | | WOOD FENCE |
| | WATER VALVE | P | UNDERGROUND PIPELINE |
| | GAS VALVE | UG | UNDERGROUND NATURAL GAS |
| | GAS METER | UT | UNDERGROUND TELEPHONE |
| + GSL | GAS SERVICE LINE | UE | UNDERGROUND ELECTRIC |
| △ PLM | PIPELINE MARKER | UTS | UNDERGROUND TRAFFIC SIGNAL |
| ○ VP | VENT PIPE | FO | UNDERGROUND FIBER OPTIC |
| | MONITORING WELL | UC | UNDERGROUND CABLE TV |
| | PETRO INTAKE VALVE | ST | STORM SEWER |
| MB | MAIL BOX | SS | SANITARY SEWER |
| 30IN | DECIDUOUS TREE | W | WATER LINE |
| 30IN | EVERGREEN TREE | OE | OVERHEAD ELECTRIC |
| ○ | #3 BAR FOUND UNLESS OTHERWISE NOTED | | RAIL ROAD |
| ● | #3 BAR SET w/ YELLOW CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED | | BRUSH LINE |
| ▲ | SET MAG NAIL w/ SHINER STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED | | |
| OCCR | OKLAHOMA CERTIFIED CORNER RECORD FILED IN THE DEPT. OF LIBRARIES ARCHIVE DIVISION | | ASPHALT / CONCRETE / GRAVEL |

T:\ACAD\LEGEND\LEGEND_SURVEY.dwg


DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404
Fax (405) 265-0849
ddurham@durhamsurveying.com
CERTIFICATE OF AUTHORIZATION NO. 5313


REGISTERED PROFESSIONAL LAND SURVEYOR
DAMON K. DURHAM
1521
OKLAHOMA
REVISED 3:16 pm, Aug 21, 2026

# GARNETT ADDITION TO NICHOLS HILLS

PART OF LOTS 6, 7, 8, 9, 10 & 11, BLOCK 56
1717 RANDEL LANE
CITY OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA

## LIMITED SCOPE BOUNDARY SURVEY

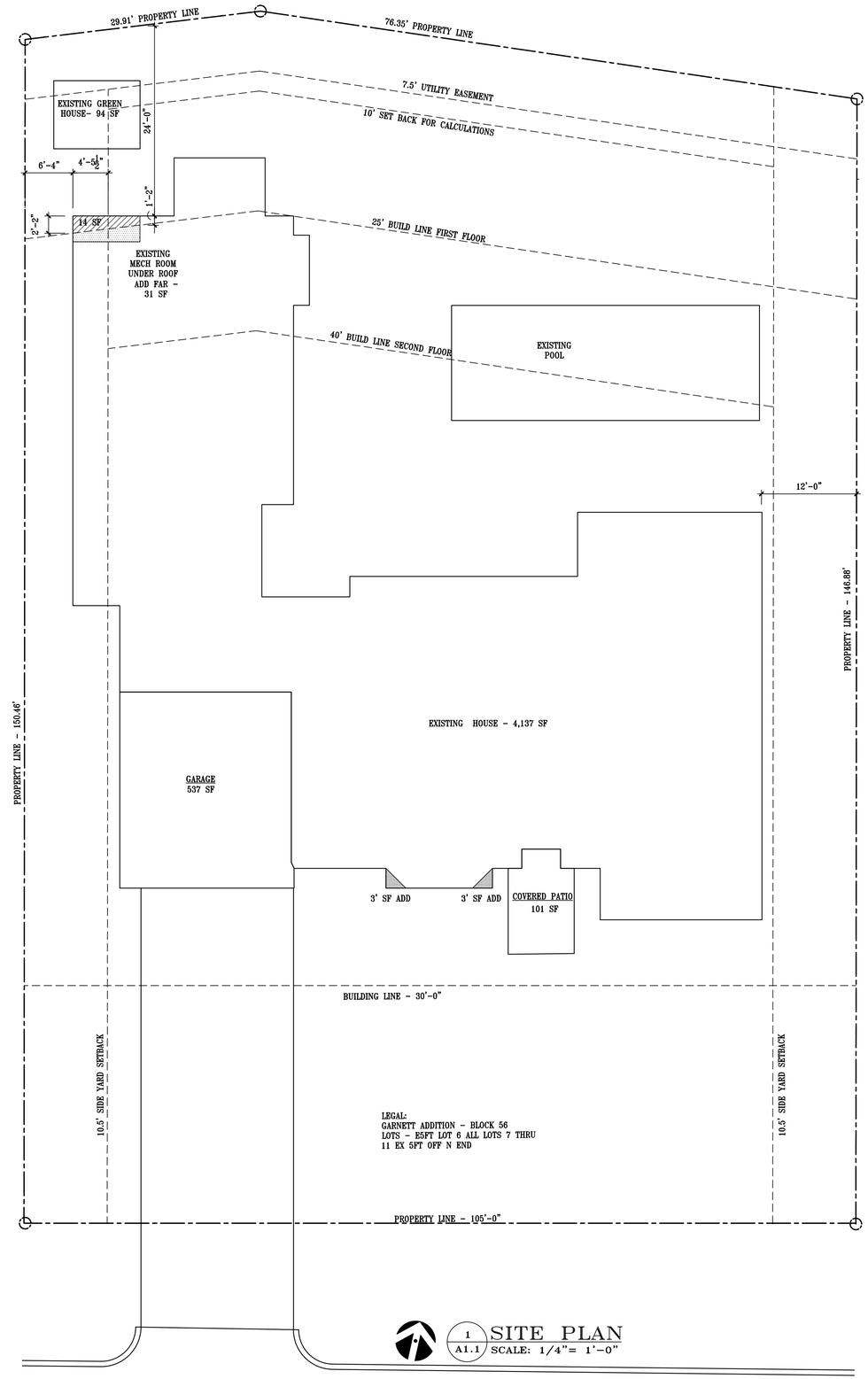
REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

Proj. No.: 26-096
Date: 08-21-2026
Scale: (Orig.) 1"=20'
(Ver.) N/A
Drawn By: DKD
Checked By: SMT
Approved By: DKD

SHEET NUMBER
1

**REVISED**
*3:15 pm, Aug 21, 2026*




1 A1.1 SITE PLAN
SCALE: 1/4"= 1'-0"

R-1-75
10% SIDE YARD (10')
30' BUILDING LINE
REAR YARD 25' AND 40' SECOND FLOOR
10' FOR CALCULATIONS
MAX HEIGHT - 32'-0"
BLC - 65%
FAR - 60%

| |
|---|
| R-1-75 SINGLE FAMILY RESIDENTAL |
| 9,157 SF BUILD AREA AFTER SETBACKS |
| FAR ALLOWED - 60% OF 9,157 = 5,494 SF<br>BLC ALLOWED - 65% OF 9,157 = 5,952 SF |
| EXISTING HOUSE - 4,137 SF<br>ADDITION - 37 SF<br>FAR TOTAL - 4,174 SF |

| |
|---|
| FLOOR PLAN VENEER - 4,174 SF<br>GARAGE - 537 SF<br>COVERED PATIOS - 101 SF<br>GREEN HOUSE - 94 SF |
| BUILDING LOT COVERAGE - 4,906 SF |

1717 RANDEL ROAD, NICHOLS HILLS


ALISA J. WEATHERMAN LLC
2608 DRAKESTONE AVE
OKC, OKLAHOMA 73120
PH. 405-245-7578
alisaweatherman@gmail.com


1717 RANDEL ROAD, NICHOLS HILLS, OK 73116

DATE:
06-04-2026
07-24-2026
08-18-2026

SEAL:
STATE OF OKLAHOMA
ALISA J. WEATHERMAN
No. 4056
OKLAHOMA CITY, OKLAHOMA
LICENSED ARCHITECT

TITLE:
SITE PLAN

SHEET:
A1.1

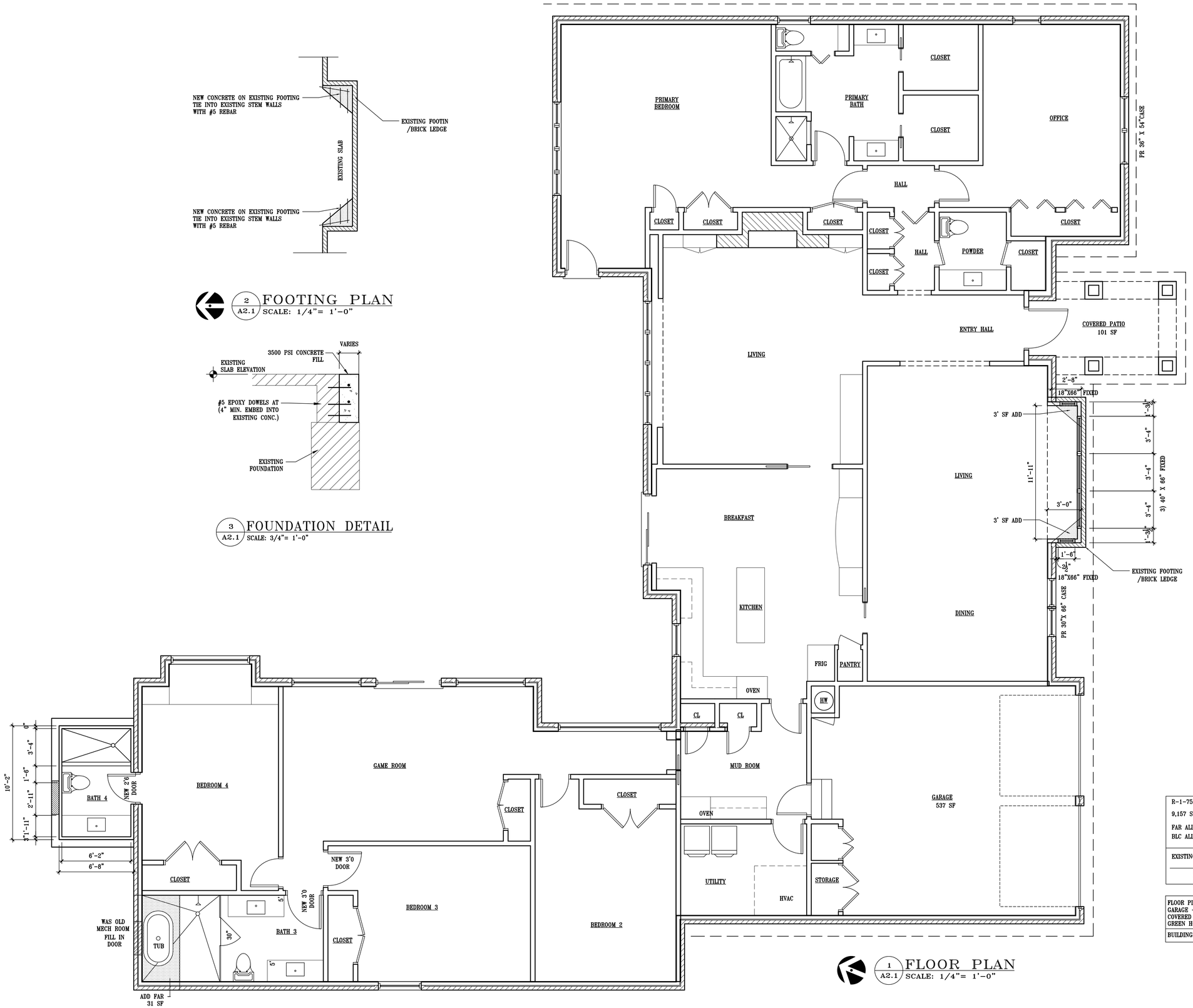
REVISED
3:16 pm, Aug 21, 2026




2 A2.1 FOOTING PLAN
SCALE: 1/4"= 1'-0"




3 A2.1 FOUNDATION DETAIL
SCALE: 3/4"= 1'-0"




1 A2.1 FLOOR PLAN
SCALE: 1/4"= 1'-0"

| |
|---|
| R-1-75 SINGLE FAMILY RESIDENTAL |
| 9,157 SF BUILD AREA AFTER SETBACKS |
| FAR ALLOWED - 60% OF 9,157 = 5,494 SF<br>BLC ALLOWED - 65% OF 9,157 = 5,952 SF |
| EXISTING HOUSE - 4,137 SF<br>ADDITION - 37 SF<br>FAR TOTAL - 4,174 SF |

| |
|---|
| FLOOR PLAN VENEER - 4,174 SF<br>GARAGE - 537 SF<br>COVERED PATIOS - 101 SF<br>GREEN HOUSE - 94 SF |
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ALISA J. WEATHERMAN LLC
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OKC, OKLAHOMA 73120
PH. 405-245-7578
alisaweatherman@gmail.com

1717 RANDEL ROAD, NICHOLS HILLS, OK 73116

DATE:
06-04-2026
07-24-2026
08-18-2026

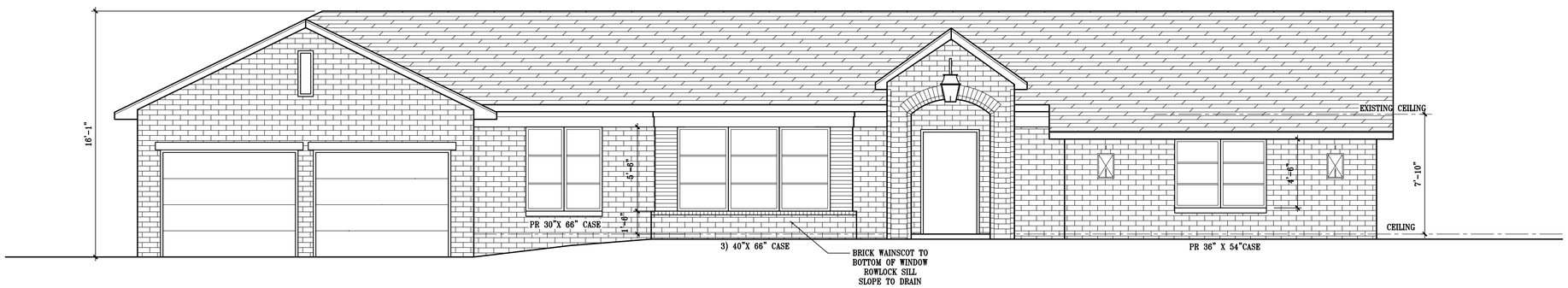
SEAL:
STATE OF OKLAHOMA
ALISA J. WEATHERMAN
No. 4056
OKLAHOMA CITY, OKLAHOMA
LICENSED ARCHITECT

TITLE:
EXISTING FLOOR PLAN

SHEET:
A2.1

**REVISED**
*3:16 pm, Aug 21, 2026*

1 / A3.1 EXISTING/ELEVATION
SCALE: 1/2"= 1'-0"




2 / A3.1 NEW ELEVATION
SCALE: 1/2"= 1'-0"

ALISA J. WEATHERMAN LLC
2608 DRAKESTONE AVE
OKC, OKLAHOMA 73120
PH. 405-245-7578
alisaweatherman@gmail.com

1717 RANDEL ROAD, NICHOLS HILLS, OK 73116

DATE:
06-04-2026
07-24-2026
08-18-2026

SEAL:
STATE OF OKLAHOMA
ALISA J. WEATHERMAN
No. 4056
OKLAHOMA CITY, OKLAHOMA
LICENSED ARCHITECT

TITLE:
EXTERIOR ELEV.

SHEET:
A3.1

RECEIVED
By Breanna Carver at 3:12 pm, Aug 21, 2026

TRANE
XR

# Larry Stein
# Oklahoma County Assessor's Office

# Ownership Radius Report

This Official Report is for account number **R169561055** and is a **300-foot** radius from outside the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

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

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

**Oklahoma County Assessor's**
**300ft Radius Report**
**8/19/2026**

| accountno | name1 | name2 | name3 | mailingaddress1 | city | state | zipcode | subname | block | lot | legal | location |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R169561045 | BATTLE JEREMY D TRS | BATTLE JEREMY D TRUST | | 1719 RANDEL RD | NICHOLS HILLS | OK | 73116-5629 | GARNETT ADDITION | 56 | 0 | GARNETT ADDITION 056 000 LOT 5 EX W3FT & LOT 6 EX E5FT | 1719 RANDEL RD NICHOLS HILLS |
| R169561115 | THOMAS JOANN LIVING TRUST | TUBBS EARL LIVING TRUST | | 1715 RANDEL RD | NICHOLS HILLS | OK | 73116-5629 | GARNETT ADDITION | 56 | 0 | GARNETT ADDITION 056 000 LOTS 12 THRU 16 EX N5FT LOT 12 & EX W8.6FT OF N5FT LOT 13 | 1715 RANDEL RD NICHOLS HILLS |
| R169561055 | RAINBOLT LESLIE JEANNINE TRUST | | | PO BOX 26883 | OKLAHOMA CITY | OK | 73126-0883 | GARNETT ADDITION | 56 | 0 | GARNETT ADDITION 056 000 E5FT LOT 6 ALL LOTS 7 THRU 11 EX 5FT OFF N END | 1717 RANDEL RD NICHOLS HILLS |
| R169561005 | COHLMIA REV TRUST | | | 1806 HUNTINGTON AVE | NICHOLS HILLS | OK | 73116-5505 | GARNETT ADDITION | 56 | 1 | GARNETT ADDITION 056 001 | 1806 HUNTINGTON AVE NICHOLS HILLS |
| R169576302 | HKM ZOE TRUST A | HKM ZOE TRUST B | | 1804 HUNTINGTON AVE | NICHOLS HILLS | OK | 73116-5505 | NICHOLS HILLS ADD | 54 | 0 | NICHOLS HILLS ADD 054 000 LOT 10 & PT OF LOTS 8 9 10 & 11 BLK 56 GARNETT ADDN BEG AT A POINT ON REAR LINE OF LT 11 BEING 3.17FT E OF NW/C LT 11 TH W60FT SE5.23FT E59.21FT NW5.05FT TO BEG | 1804 HUNTINGTON AVE NICHOLS HILLS |
| R169576300 | STONE ALEXANDER LLC | | | 1800 HUNGTINGTON AVE | NICHOLS HILLS | OK | 73116-5505 | NICHOLS HILLS ADD | 54 | 0 | NICHOLS HILLS ADD 054 000 W55FT LOT 8 & ALL LOT 9 PLUS N5FT LOT 11 EX W3.17FT & N5FT OF LOT 12 & W8.6FT OF N5FT LOT 13 BLK 56 GARNETT ADDN | 1800 HUNTINGTON AVE NICHOLS HILLS |
| R169561015 | KOBS JEFFREY JR | | | 1808 HUNTINGTON AVE | NICHOLS HILLS | OK | 73116-5505 | GARNETT ADDITION | 56 | 2 | GARNETT ADDITION 056 002 | 1808 HUNTINGTON AVE NICHOLS HILLS |
| R169576290 | STONE DANA GAIL & LAWRENCE H CO TRS | STONE DANA GAIL FAMILY TRUST | | 1730 HUNTINGTON AVE | NICHOLS HILLS | OK | 73116-5511 | NICHOLS HILLS ADD | 54 | 0 | NICHOLS HILLS ADD 054 000 LOT 7 & E10FT LOT 8 | 1730 HUNTINGTON AVE NICHOLS HILLS |
| R169561425 | HAMMOCK JASON PATRICK | HAMMOCK JESSICA | | 1712 RANDEL RD | NICHOLS HILLS | OK | 73116 | GARNETT ADDITION | 57 | 0 | GARNETT ADDITION 057 000 LOT 13 EX W5FT & ALL LOTS 14 THRU 18 & W15FT OF LOT 19 | 1712 RANDEL RD NICHOLS HILLS |
| R169561375 | MORGAN WILLIAM G III TRS | MORGAN WILLIAM G III TRUST | | 6608 N WESTERN AVE, Unit 493 | OKLAHOMA CITY | OK | 73116-7326 | GARNETT ADDITION | 57 | 0 | GARNETT ADDITION 057 000 LOTS 8 THRU 12 & W5FT LOT 13 | 1714 RANDEL RD NICHOLS HILLS |
| R169561495 | SAUNDERS SALLY B TRS | SBS REVOCABLE TRUST | | 1710 RANDEL RD | NICHOLS HILLS | OK | 73116-5630 | GARNETT ADDITION | 57 | 0 | GARNETT ADDITION 057 000 E/4 OF LOT 19 & ALL LOTS 20 THRU 24 & W/2 LOT 25 | 1710 RANDEL RD NICHOLS HILLS |
| R169561160 | TEVINGTON MARY E CO TRS | ARGENT TRUST COMPANY CO TRS | TEVINGTON MARY E 1983 REV TRUST | 1711 RANDEL RD | NICHOLS HILLS | OK | 73116 | GARNETT ADDITION | 56 | 0 | GARNETT ADDITION 056 000 LOTS 17 THRU 21 & W5FT LOT 22 | 1711 RANDEL RD NICHOLS HILLS |
| R169561365 | JOHNSON LAUREN OTTAWAY | JOHNSON RICHARD DEAN II | | 1716 RANDEL RD | NICHOLS HILLS | OK | 73116-5630 | GARNETT ADDITION | 57 | 7 | GARNETT ADDITION 057 007 | 1716 RANDEL RD NICHOLS HILLS |
| R169561035 | BORGAN AARON & SUSAN | | | 1721 RANDEL RD | NICHOLS HILLS | OK | 73116-5629 | GARNETT ADDITION | 56 | 0 | GARNETT ADDITION 056 000 ALL LOT 4 & W3FT LOT 5 | 1721 RANDEL RD NICHOLS HILLS |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R169576280 | CORBYN ROBERTS HOMES LLC | NICHOLS HILLS REAL ESTATE LLC | | PO BOX 14786 | OKLAHOMA CITY | OK | 73113 | NICHOLS HILLS ADD | 54 | 6 | NICHOLS HILLS ADD 054 006 | 1724 HUNTINGTON AVE NICHOLS HILLS |
| R169561025 | KOBS LAND PARTNERS LP | | | 5044 BYERS AVE | FORT WORTH | TX | 76107-3626 | GARNETT ADDITION | 56 | 3 | GARNETT ADDITION 056 003 | 1810 HUNTINGTON AVE NICHOLS HILLS |
| R169561355 | PHILBIN PEGGY R TRS | PHILBIN PEGGY R FAMILY TRUST | | 1718 RANDEL RD | NICHOLS HILLS | OK | 73116-5630 | GARNETT ADDITION | 57 | 6 | GARNETT ADDITION 057 006 | 1718 RANDEL RD NICHOLS HILLS |
| R169561165 | MCGINNIS DONALD W REV TRUST | MCGINNIS STACY D REV TRUST | | 1707 RANDEL RD | NICHOLS HILLS | OK | 73116 | GARNETT ADDITION | 56 | 0 | GARNETT ADDITION 056 000 ALL LOTS 22 THRU 26 EX W5FT OF LOT 22 PLUS PT OF LOT 27 BEG AT SW/C LT 27 TH ELY20.31FT NLY TO NE/C LOT 27 W TO NW/C SLY TO BEG | 1707 RANDEL RD NICHOLS HILLS |
| R169871025 | DUDLEY AUGUSTA JOANN TRS | DUDLEY AUGUSTA JOANN REV TRUST | | 1614 RANDEL RD | NICHOLS HILLS | OK | 73116-5628 | CREST VIEW SEC NICHOL HILL | 1 | 3 | CREST VIEW SEC NICHOL HILL 001 003 EX TRI STRIP OFF ELY SIDE 30FT ON N | 1614 RANDEL RD NICHOLS HILLS |
| R169871035 | MCKENNY JERE JAMES | MCKENNY JOSIE | | 1612 RANDEL RD | NICHOLS HILLS | OK | 73116 | CREST VIEW SEC NICHOL HILL | 1 | 4 | CREST VIEW SEC NICHOL HILL 001 004 | 1612 RANDEL RD NICHOLS HILLS |
| R169561550 | CLARK ROLAND L A& LEIGH ANN CO TRS | CLARK ROLAND L A& LEIGH ANN REV LIV TRUST | | 1708 RANDEL RD | NICHOLS HILLS | OK | 73116 | GARNETT ADDITION | 57 | 0 | GARNETT ADDITION 057 000 E 1/2 LOT 25 & ALL LOTS 26 THRU 30 | 1708 RANDEL RD NICHOLS HILLS |
| R169576460 | REYNOLDS CHARLES L III & JANA LEA TRS | REYNOLDS CHARLES L III & JANA L LIV TRUST | | 1805 HUNTINGTON AVE | NICHOLS HILLS | OK | 73116-5527 | NICHOLS HILLS ADD | 55 | 0 | NICHOLS HILLS ADD 055 000 LOT 19 & W8.5FT OF LOT 20 PLUS A TR BEG 8.99FT E OF NW/C LT 20 TH E23.90FT SELY23.89FT SWLY26.70FT TO A POINT 8.50FT E OF W LINE LT 20 TH NWLY51.55FT TO BEG | 1805 HUNTINGTON AVE NICHOLS HILLS |
| R169576465 | HYDE JAMES DUDLEY | HYDE SUE ANN | | 1803 HUNTINGTON AVE | NICHOLS HILLS | OK | 73116 | NICHOLS HILLS ADD | 55 | 0 | NICHOLS HILLS ADD 055 000 LOT 20 EX W8.5FT & EX A TR BEG 8.99FT E OF NW/C LT 20 TH E23.90FT SELY23.89FT SWLY26.70FT TO A POINT 8.5FT E OF W LINE LT 20 TH NWLY51.55FT TO BEG | 1803 HUNTINGTON AVE NICHOLS HILLS |
| R169576470 | JESTER BRYAN K | JESTER MELANIE | | 1727 HUNTINGTON AVE | NICHOLS HILLS | OK | 73116-5502 | NICHOLS HILLS ADD | 55 | 21 | NICHOLS HILLS ADD 055 021 | 1727 HUNTINGTON AVE NICHOLS HILLS |
| R169791075 | ALL SOULS EPISCOPAL CHURCH | | | 6400 N PENNSYLVANIA AVE | OKLAHOMA CITY | OK | 73116 | UNPLTD PT SEC 05 12N 3W | 0 | 0 | UNPLTD PT SEC 05 12N 3W 000 000 PT S2 OF SW4 BEG 676 6FT N OF SW&C N115 2FT E650FT S115 5FTS650F TO BEG OR TR 1 PT SEC 5 12N 03W EXEMPT | 0 UNKNOWN NICHOLS HILLS |
| R169576270 | CORBYN ROBERTS HOMES LLC | NICHOLS HILLS REAL ESTATE LLC | | PO BOX 14786 | OKLAHOMA CITY | OK | 73113-0786 | NICHOLS HILLS ADD | 54 | 5 | NICHOLS HILLS ADD 054 005 | 1722 HUNTINGTON AVE NICHOLS HILLS |

TRUST
430
71.36
115.00
120.00
112.00
177.50
EXEMPT
BOURLAND KAYLA K CO TRS
2619-16-957-6140
0.28 ac
RDF HOLDCO LLC
2619-16-957-6480
0.25 ac
HYDE JAMES DUDLEY
2619-16-957-6465
0.28 ac
Blk 055
Lot 12
137.03
141.90
Blk 053
Lot 11
Blk 053
Lot 12
PARHAM MERRITT WILLIAM
2619-16-957-6440
0.45 ac
Blk 055
Lot 20
Blk 055
Lot 21
Blk 055
Lot 22
90.00
75.00
Blk 055
Lot 13
75.00
75.00
182.12
125.00
75.00
65.00
65.00
80.00
90.00
HKM ZOE TRUST A
2619-16-957-6302
0.24 ac
STONE DANA GAIL & LAWRENCE H CO TRS
2619-16-957-6290
0.26 ac
HARRIS DANNY GLENN
2619-16-957-6265
0.23 ac
0.32 ac
Blk 55A
Lot 1
Blk 054
Lot 10
Blk 054
Lot 9
Blk 054
Lot 8
Blk 054
Lot 7
Blk 054
Lot 6
Blk 054
Lot 5
Blk 054
Lot 4
143.97
KOBS JEFFREY JR
2619-16-956-1015
0.28 ac
Blk 056
Lot 1
Blk 056
Lot 2
69.42
KOBS LAND PARTNERS LP
2619-16-956-1025
0.32 ac
THOMAS JOANN LIVING TRUST
2619-16-956-1115
0.34 ac
MCGINNIS DONALD W REV TRUST
2619-16-956-1165
0.37 ac
Blk 056
Lot 3
116.00
BORGAN AARON & SUSAN
2619-16-956-1035
0.24 ac
150.46
Blk 056
Lot 13
Blk 056
Lot 16
Blk 056
Lot 19
Blk 056
Lot 21
Blk 056
Lot 25
Blk 056
Lot 27
122.18
100.00
105.00
95.00
Blk 056
Lot 4
113.79
105.00
107.00
117.50
165.58
83.11
119.30
86.00
89.00
HAMMOCK JASON PATRICK
2619-16-956-1425
0.46 ac
CLARK ROLAND L A & LEIGH ANN CO TRS
2619-16-956-1550
0.48 ac
NTINGTON AVE LLC
9-16-956-1345
0.53 ac
JOHNSON LAUREN OTTAWAY
2619-16-956-1365
0.29 ac
Blk 057
Lot 5
142.23
Blk 057
Lot 11
Blk 057
Lot 14
Blk 057
Lot 17
Blk 057
Lot 20
Blk 057
Lot 22
Blk 057
Lot 24
Blk 057
Lot 26
Blk 057
Lot 28
Blk 057
Lot 30
Blk 057
Lot 6
Blk 057
Lot 7
144.24
112.96
193.73
181.27
DUDLEY AUGUSTA JOANN TRS
2619-16-987-1025
0.36 ac
OPAL CHURCH
79-1075
HELLMAN ELI J
2619-16-987-1005
0.48 ac
MCKENNY JERE JAMES
2619-16-987-1035
0.58 ac
ERNST LAURA & EVEREST TRUST
2619-16-987-1015
0.51 ac
Blk 001
Lot 1
172.57
108.43
OPAL CHURCH
9-1100

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 12th day of Aug, 2026

Given under my hand and official seal this 12th day of Aug, 2026

County Assessor

KStrayer Deputy

REC#: 00228294 8/21/2026 11:37 AM
OPER: RG TERM: 005
REF#:

ACCT #: XXXXXXXXXXXXXXXXXXX
AUTH #: 809740
TRAN #: 000000501282

TYPE: PURCHASE
APP NAME: American Express
ENTRY MODE: CHIP

AMOUNT USD$ 750.00

EMV DETAILS:
AC: E11CFD2D58062414
AID: A000000025010801
ATC: 00F2
TSI: E800
TVR: 0000008000
TOTAL: 750.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X_____