

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, January 18, 2023 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 1:54 PM on
the 6th day of January, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Kathy Lippert		Present	
Robert Slater		Present	
Edward Clements		Absent	
John Covington		Present	
Larry Herzel		Present	

3. Minutes
 - a. December 21, 2022

MOTION: Herzel moved to approve the December 21, 2022 minutes as presented. Covington seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	John Covington
AYES:	Lippert, Slater, Covington, Herzel
ABSENT:	Clements

4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-01, for which the applicants at 2401 NW Grand Boulevard are seeking a 42" height variance.

BOA-2023-01 2401 NW Grand Boulevard

The property is zoned E-2.

The applicants desire to construct a fence. For the proposed variance, the applicants are seeking a 42" height variance.

Mr. Todd Edmonds, Principal with HSEarchitects, presented the application to the Board of Adjustment.

Mr. Henry Hood, representing the applicant, discussed the application with the Board of Adjustment. Mr. Hood presented photos of different lots with fences similar to the application.

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

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

MOTION: Covington moved to continue to the next regularly scheduled meeting of the Nichols Hills Board of Adjustment. Lippert seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	John Covington
SECONDER:	Kathy Lippert
AYES:	Lippert, Slater, Covington
ABSENT:	Clements
RECUSED:	Herzel

- b. PUBLIC HEARING: Case No. BOA-2023-02, for which the applicants at 1209 Mulberry Lane are seeking a 15' variance to the rear yard setback.

BOA-2023-02 1209 Mulberry Lane

The property is zoned R-1-60.

The applicants desire to construct an addition to the main dwelling. For the proposed addition, the applicants are seeking a 15' variance to the rear yard setback, leaving an 10' rear yard setback.

Mr. Randy Hill, President at E.D. Hill Associates, presented the application to the Board of Adjustment.

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

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

MOTION: Covington moved that application number BOA 2023-02 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. Lippert seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Covington
SECONDER:	Kathy Lippert
AYES:	Lippert, Slater, Covington, Herzel
ABSENT:	Clements

5. Adjournment

Chairman Slater adjourned the meeting.



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma