1. Agenda

   Documents:

   2023-02-15 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1782.PDF

2. Meeting Materials

   Documents:

   2023-02-15 BOARD OF ADJUSTMENT - FULL AGENDA-1782.PDF

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, February 15, 2023 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 only on items that appear on this Agenda. The Board 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.

1. Call to Order

2. Roll Call

3. Minutes
   a. January 18, 2023

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 variance for a wood fence, vinyl coated chain link fence, and wood gate on a secondary lot of double frontage lots.

      BACKGROUND
      BOA-2023-01 2401 NW Grand Boulevard

      The property is zoned E-2.

      The applicants desire to build a wood fence, vinyl coated chain link fence, and wood gate to an existing fence on a secondary lot of double frontage lots.

b. PUBLIC HEARING: Case No. BOA-2023-03, for which the applicants at 1800 Drury Lane are seeking a 650 square foot Building Lot Coverage variance and also seeking a 2'9" height and no-build envelope variance.

BACKGROUND
BOA-2023-03 1800 Drury Lane

The property is zoned R-1-75.

The applicants desire to construct an addition to the main dwelling. The allowable Building Lot Coverage (BLC) is 5,850 square feet. For the proposed addition, the applicants are seeking a 650 square foot variance from the allowable BLC, for a proposed 6,500 square foot BLC. The applicants are also seeking a 2'9" height and no-build envelope variance resulting in a 33'9" height and no-build envelope.

c. PUBLIC HEARING: Case No. BOA-2023-04, for which the applicants at 6421 Centennial Court are seeking a 466 square foot (9%) Floor Area Ratio variance.

BACKGROUND
BOA-2023-04 6421 Centennial Court

The property is zoned R-1-60.

The applicants desire to convert attic space into livable space. The allowable Floor Area Ratio (FAR) is 3,528 square feet. For the proposed construction, the applicants are seeking a 466 square foot (9%) variance from the allowable FAR, for a proposed 3,994 square foot (79%) FAR.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 11:10 AM on the 3rd day of February, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:30 AM on the 3rd day of February, 2023; posted to the City of Nichols Hills website at http://www.nicholshills.net at 5:00 PM on the 3rd of February, 2023; and transmitted by email at 5:00 PM on the 3rd day of February, 2023 to those persons who have

requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.

_____

City Clerk
City of Nichols Hills, Oklahoma

AGENDA

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Nichols Hills Board of Adjustment
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      BACKGROUND
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      The property is zoned E-2.

      The applicants desire to build a wood fence, vinyl coated chain link fence, and wood gate to an existing fence on a secondary lot of double frontage lots.

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BOA-2023-03 1800 Drury Lane

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BOA-2023-04 6421 Centennial Court

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The applicants desire to convert attic space into livable space. The allowable Floor Area Ratio (FAR) is 3,528 square feet. For the proposed construction, the applicants are seeking a 466 square foot (9%) variance from the allowable FAR, for a proposed 3,994 square foot (79%) FAR.

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_____

City Clerk
City of Nichols Hills, Oklahoma

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

Attachment: January 18 2023 Minutes (6308 : BOA Minutes - January 18, 2023)

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.

Attachment: January 18 2023 Minutes (6308 : BOA Minutes - January 18, 2023)

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.

Attachment: January 18 2023 Minutes (6308 : BOA Minutes - January 18, 2023)

_____
Chairman
City of Nichols Hills, Oklahoma

_____
City Manager
City of Nichols Hills, Oklahoma

_____
City Clerk
City of Nichols Hills, Oklahoma

Attachment: January 18 2023 Minutes (6308 : BOA Minutes - January 18, 2023)

See City Clerk’s office.

Attachment: See City Clerk's Office (6309 : BOA 2023-01 - 2401 NW Grand Boulevard)

See City Clerk’s office.

Attachment: See City Clerk's Office (6359 : BOA 2023-03 1800 Drury Lane)

See City Clerk’s office.

Attachment: See City Clerk's Office (6360 : BOA 2023-04 6421 Centennial Court)