

1. Agenda

Documents:

[2023-03-15 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1791.PDF](#)

2. Meeting Materials

Documents:

[2023-03-15 BOARD OF ADJUSTMENT - FULL AGENDA-1791.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, March 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. February 15, 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.

5. Adjournment

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

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

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

**Original agenda filed in the Office of the City Clerk at 11:10 AM
on the 3rd day of February, 2023.**

1. Call to Order
2. Roll Call

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

3. Minutes
 - a. January 18, 2023

MOTION: Herzel moved to approve the January 18, 2023 minutes as presented. Covington seconded the motion.

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

MOTION: Herzel moved to continue case number BOA-2023-01. Covington seconded the motion.

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

- 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.

Mr. Bruce Bockus, Bockus Payne Architecture, 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-2023-03 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. Herzel seconded the motion

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

- 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.

Mr. Sri Jonnada presented the application to the Board of Adjustment.

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

Mr. Jim Loftis, representing the Glenbrook Park Development, spoke of his concerns of the upstairs balcony that will overlook lot seven of Glenbrook Park. Mr. Loftis suggested placing a wall on the west side of the balcony from the floor to the soffit.

Seeing not others expressing a desire to be heard, the public hearing was closed.

MOTION: Herzel moved that application number BOA-2023-04 be approved with modification of adding a wall to completely close off the west side of the balcony extending out towards the street, 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. Covington seconded the motion.

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

See City Clerk's office.