

1. Agenda

Documents:

[2023-05-17 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1807.PDF](#)

2. Meeting Materials

Documents:

[2023-05-17 BOARD OF ADJUSTMENT - FULL AGENDA-1807.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, May 17, 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. April 19, 2023
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-07, for which the applicants at 1417 Canterbury Place are seeking a 6' fence and retaining wall height variance.

BACKGROUND

BOA 2023-07 1417 Canterbury Place

The property is zoned R-1-75.

The applicants desire to construct a retaining wall and fence. For the proposed retaining wall and fence, the applicants are seeking a 6' height variance.

- b. PUBLIC HEARING: Case No. BOA-2023-09, for which the applicants at 6508 NW Grand Boulevard are seeking a 1,391 square foot (21%) variance from the allowable floor area ratio. The applicants are also seeking a 3'4" variance from the front yard setback.

BACKGROUND

BOA-2023-09 6508 NW Grand Boulevard

The property is zoned R-1-75.

The applicants desire to construct an addition to the main dwelling. The allowable Floor Area Ratio (FAR) is 60% or 3,961 square feet. For the proposed construction, the applicants are seeking a 1,391 square foot (21%) variance from the allowable FAR, for a proposed 5,352 square foot (81%) FAR. For the proposed construction, the applicants are also seeking a 3'4" variance from the front yard setback, leaving a 71'8" front yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 2:15 PM on the 3rd day of May, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 2:30 PM on the 3rd day of May, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 3rd of May, 2023; and transmitted by email at 5:00 PM on the 3rd day of May, 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

BOA 2023-07 1417 Canterbury Place

The property is zoned R-1-75.

The applicants desire to construct a retaining wall and fence. For the proposed retaining wall and fence, the applicants are seeking a 6' height variance.

- b. PUBLIC HEARING: Case No. BOA-2023-09, for which the applicants at 6508 NW Grand Boulevard are seeking a 1,391 square foot (21%) variance from the allowable floor area ratio. The applicants are also seeking a 3'4" variance from the front yard setback.

BACKGROUND

BOA-2023-09 6508 NW Grand Boulevard

The property is zoned R-1-75.

The applicants desire to construct an addition to the main dwelling. The allowable Floor Area Ratio (FAR) is 60% or 3,961 square feet. For the proposed construction, the applicants are seeking a 1,391 square foot (21%) variance from the allowable FAR, for a proposed 5,352 square foot (81%) FAR. For the proposed construction, the applicants are also seeking a 3'4" variance from the front yard setback, leaving a 71'8" front yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 2:15 PM on the 3rd day of May, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 2:30 PM on the 3rd day of May, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 3rd of May, 2023; and transmitted by email at 5:00 PM on the 3rd day of May, 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

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, April 19, 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 4:18 PM on
the 7th day of April, 2023.**

1. Call to Order
2. Roll Call

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

3. Minutes

- a. March 15, 2023

MOTION: Covington moved to approve the March 15, 2023 minutes as presented. Herzel seconded the motion.

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

4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-05, for which the applicants at 6833 NW Grand Boulevard are seeking a 4,128.78 square foot (9.4%) Floor Area Ratio variance.

BACKGROUND

BOA 2023-05 6833 NW Grand Boulevard (formerly 6911 Avondale Drive)

The property is zoned E-1.

The applicants desire to construct a new house. The allowable Floor Area Ratio (FAR) is 35% or 15,320.22 square feet. For the proposed construction, the applicants are seeking a 4,128.78 square foot (9.4%) variance from the allowable FAR, for a proposed 19,449 square foot (44.4%) FAR.

MOTION: Clements moved to continue case number BOA 2023-05 to the next regular schedule meeting. Herzel seconded the motion.

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

- b. PUBLIC HEARING: Case No. BOA-2023-06, for which the applicants at 1101 Belford Avenue are seeking a 2'8" variance from the rear yard setback.

BACKGROUND

BOA 2023-06 1101 Belford Avenue

The property is zoned R-1-60.

The applicants desire to construct an accessory structure. For the proposed accessory structure, the applicants are seeking a 2'8" variance from the rear yard setback for accessory structures, leaving a 7'4" rear yard setback.

Ms. An Vu, property owner, 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-2023-06 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. Edwards seconded the motion.

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

- c. PUBLIC HEARING: Case No. BOA-2023-07, for which the applicants at 1417 Canterbury Place are seeking a 6' fence and retaining wall height variance.

BACKGROUND

BOA 2023-07 1417 Canterbury Place

The property is zoned R-1-75.

The applicants desire to construct a retaining wall and fence. For the proposed retaining wall and fence, the applicants are seeking a 6' height variance.

Mr. Tim Hughes, with Tim Hughes Custom Homes, LLC, presented the application to the Board of Adjustment.

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

Dr. Martin Lopez expressed his concerns of the retaining wall that was put in place at the back of his property. Dr. Lopez is requesting a solution to make the appearance of the retaining wall more pleasing, and that the fence be two sided and not as tall as proposed.

Mr. Hughes asked for a continuance to allow time to work out a solution with Dr. Lopez to present to the Board of Adjustment.

MOTION: Edwards moved that case number BOA-2023-07 be continued to the next regular schedule meeting to allow the property owners to discuss a mutual, agreeable accommodations to minimize impact on the Camden Way property. Covington seconded the motion.

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

- d. PUBLIC HEARING: Case No. BOA-2023-08, for which the applicants at 1502 Buttram Road are seeking a 2'4" rear yard setback variance.

BACKGROUND

BOA 2023-08 1502 Buttram Road

The property is zoned E-2.

The applicants desire to keep a basketball court in its current location. For the proposed variance, the applicants are seeking a 2'4" variance from the rear side yard setback, leaving a 7'8" rear yard setback.

Application BOA-2023-08 was withdrawn.

5. Adjournment

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

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

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 2023-07**

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

Lot Eleven (11), Block Fifty (50), Nichols Hills Addition of Nichols Hills, Oklahoma, according to the recorded plat thereof.

The property is also known as **1417 Canterbury Place**. Current zoning is **R-1-75**.

The applicants desire to construct a retaining wall and fence. For the proposed retaining wall and fence, the applicants are seeking a 6' height variance.

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 19th day of April 2023 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 4th day of April 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-07 packet (6526 : BOA 2023-07 1417 Canterbury Place)



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.

Applicant's name: Tim Hughes Custom Homes

Mailing address: 838 NW 70th

Telephone number(s): 405-775-0070

Email address(es): THCHLLC@ME.COM

Address and legal description of subject property: 1417 Canterbury Place

Current zoning classification: R-175

Present use of the property: Empty Lot

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. 50-188(c) 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. 50-188(c) 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. 50-158 of the Code.

- i. State the details of the variance you are seeking.

The City is requiring a new drainage plan on the lot that will require a 6ft retaining wall. In order to have a standard 8ft fence it requires the outside height to be 14ft.

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:

Article VI Sec 8-248

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

To remain within code our fence could only be 2ft tall due to City requirements.

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

The properties on all sides have water draining to the back of the property not the front.

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

No, it will be good, because otherwise there will be no privacy.

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

No fence height in the back yard won't impair City zoning.

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

Without the variance granted the max fence height at 1417,
Canterbury to meet codes would be 24" tall. The neighbors would have
no privacy, dogs could jump the fence, and it could be a danger with a lot of
 (b) Appeals. See Sec. 50-294 of the Code. On the back side.

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:

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 16 day of March, 2023

Signature: T-H

Print applicant's full legal name: Tim Huhes

Print signatory party's title if applicant is a legal entity: _____

Attachment: BOA-2023-07 packet (6526 : BOA 2023-07 1417 Canterbury Place)

Application for Variance – Development Regulation Worksheet

Applicant's Name: Tim Hughes

Property Address: 1417 Canterbury Place

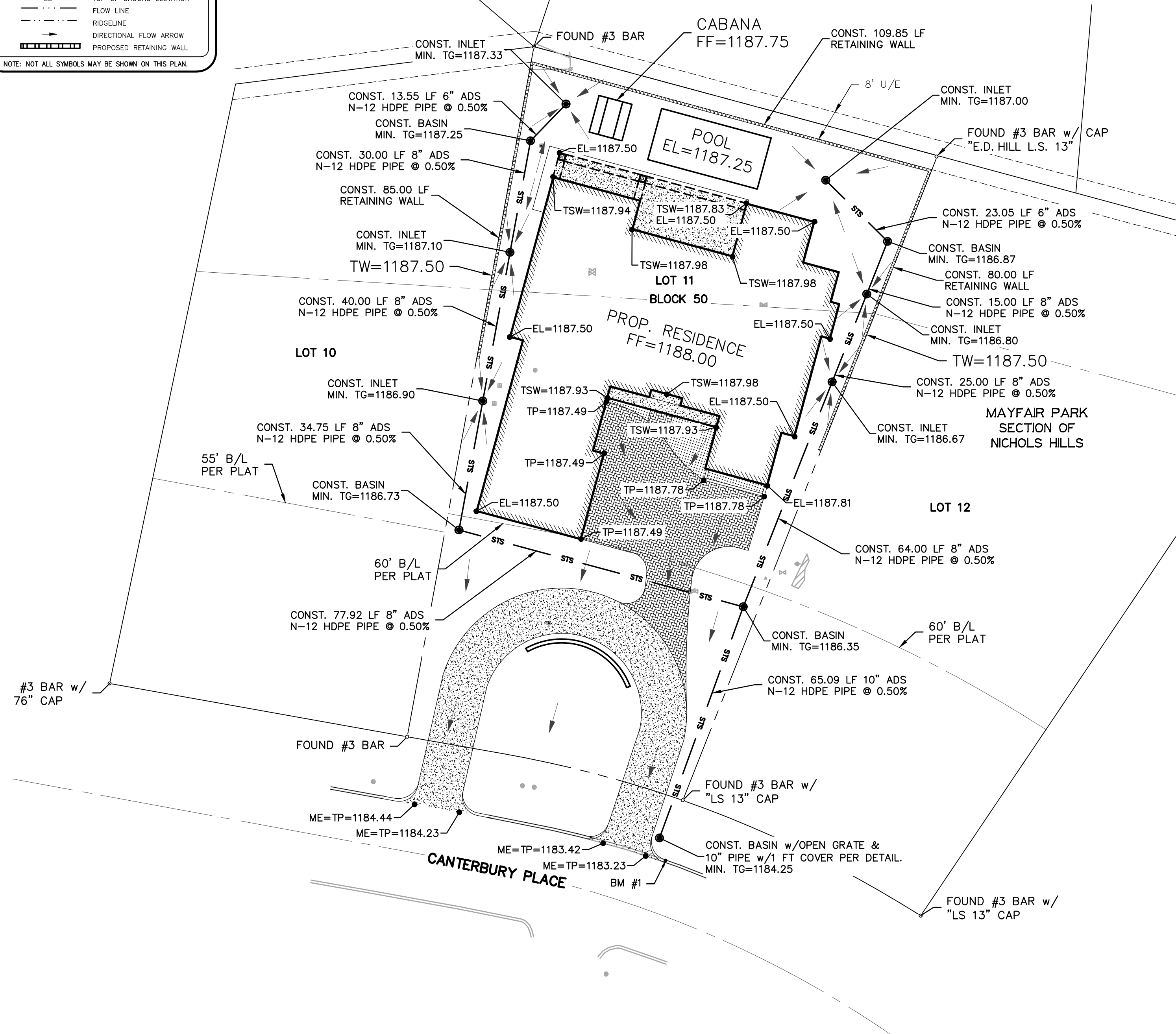
Applicable Structure: (Check as applicable)

☐ 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.

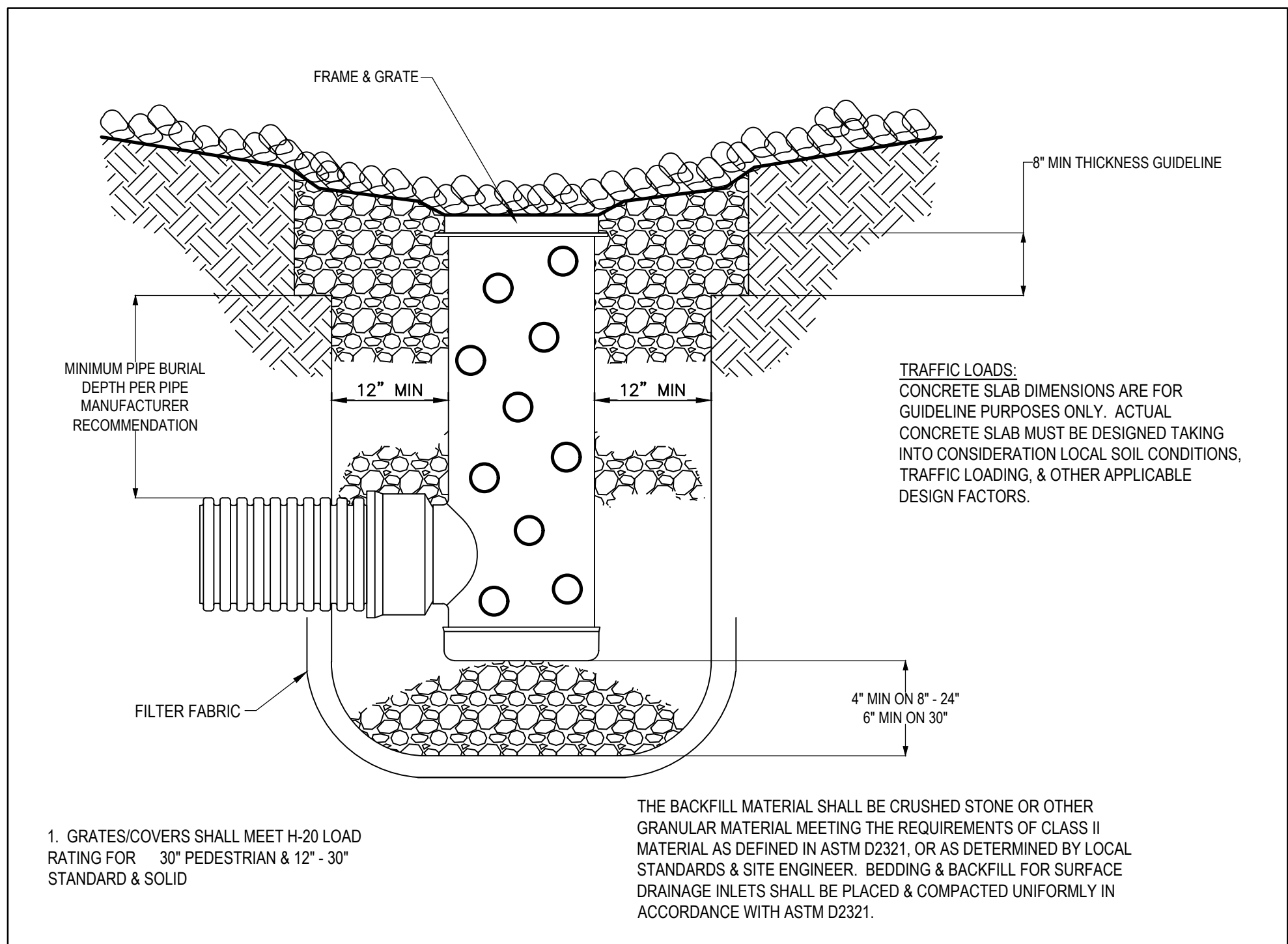
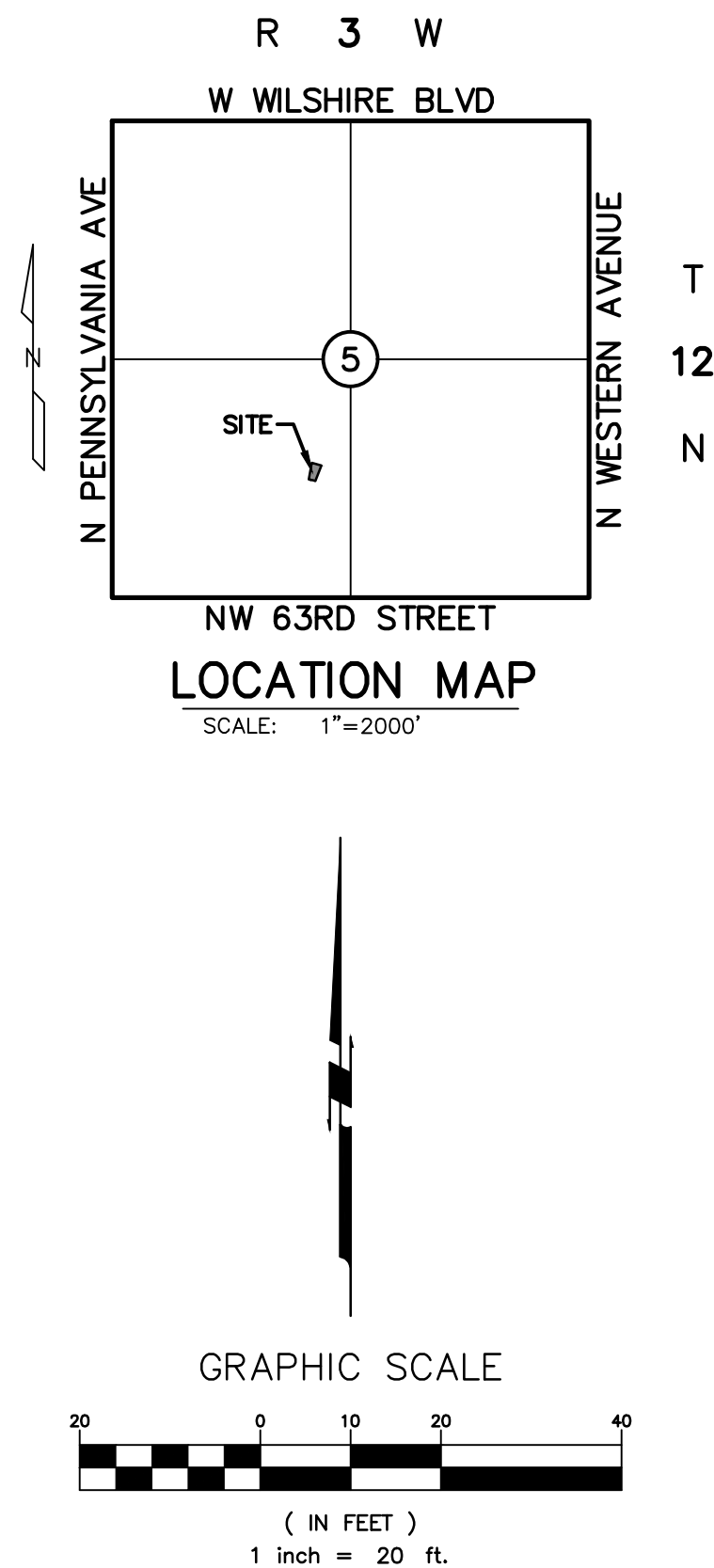
	Allowed by City Code	Proposed Variance	Amount over Allowed
Front Yard Setback			
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)			
Building Lot Coverage			
Floor Area Ratio			
fence Height	8ft	14ft	6ft
No Build Envelope			
Other	Explanation:		

By awarlick at 8:10 am, 10/11/22



NOTE: ALL ROOF DOWNSPOUTS SHALL BE
TIED INTO UNDERGROUND STORM SEWER

1. ALL UTILITY CONSTRUCTION SHALL BE COMPLETED PRIOR TO SUBGRADE PREPARATION.
2. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT OKIE ONE CALL TO LOCATE ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS , INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.
6. CONTRACTOR SHALL COORDINATE ALL BUILDING CONNECTIONS WITH THE ARCHITECT PLANS.
7. ALL UTILITY TRENCHES SHALL BE BACKFILLED, WATER-JETTED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
8. ALL CLEAN-OUTS LOCATED IN PAVED AREAS SHALL HAVE EXTRA HEAVY DUTY CAST IRON ADJUSTABLE SCORATED SECURED COVERS.
9. THE ROOF DRAIN COLLECTOR SHALL BE CONSTRUCTED OF ADS N-12 HDPE DUAL WALL PIPE AND SHALL BE CONNECTED WITH WATER TIGHT CONNECTIONS.
10. ALL DOWNSPOUT CONNECTIONS SHALL BE 6" N-12 HDPE DUAL WALL PIPE @ 1.0% MIN. AND SHALL BE CONNECTED WITH WATER TIGHT CONNECTIONS.
11. ALL ROOF DRAIN CONNECTIONS SHALL BE 6" N-12 HDPE DUAL WALL PIPE @ 1.0% MIN. AND SHALL BE CONNECTED WITH WATER TIGHT CONNECTIONS.
12. STORM SEWER CAPACITY CALCULATIONS FOR STORM SEWER INLETS AND PIPES ARE BASED ON ALL INLETS AND PIPES BEING CLEAR WITH NO CLOGGING. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR FLOODING OR BUILDING LOSS TO CLOGGING OF STORM SEWER INLETS AND PIPE. CONTRACTOR SHALL BE RESPONSIBLE FOR FLUSHING OF STORM SEWER UPON COMPLETION OF CONSTRUCTION. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM SEWER UPON COMPLETION OF CONSTRUCTION.



BASIN WITH OPEN GRATE DETAIL

ORIGINAL BENCHMARK	ONSITE BENCHMARK #1
CITY OF NICHOLS HILLS GPS REFERENCE STATION NO. 39, BEING GRASS CUP MONUMENT IN TOP OF CURB, LOCATED AT THE SOUTH SIDE OF SHERWOOD LANE AT THE INTERSECTION OF SHERWOOD LANE & HUNTINGTON AVENUE.	SET OUT "X" ON THE TOP OF CONCRETE CURB ON THE NORTH SIDE OF OAKBURY PLACE, LOCATED ±4 FEET WEST & ±16 FEET SOUTH OF THE SOUTHEAST PROPERTY CORNER OF SAID LOT 11.
ELEVATION = 1195.297 FEET (CITY OF NICHOLS HILLS GPS DATUM) (NGVD-29 DATUM)	ELEVATION = 1183.57 FEET (NAVD-88 DATUM)

ONSITE BENCHMARK #1 
SET CUT "X" ON THE TOP OF
CONCRETE CURB ON THE NORTH
SIDE OF CANTERBURY PLACE,
LOCATED ±4 FEET WEST & ±16
FEET SOUTH OF THE SOUTHEAST
PROPERTY CORNER OF SAID LOT
11.

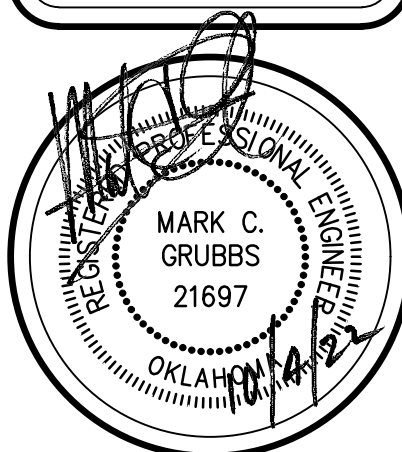
ELEVATION = 1183.57 FEET
(NAVD-88 DATUM)

PERKIN'S RESIDENCE

22-067



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649



PERKIN'S RESIDENCE
1417 CANTERBURY PLACE
NICHOLS HILLS, OKLAHOMA
DRAINAGE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

Proj. No.: 22-067
Date: 10/04/2022
Scale: (Horiz.) 1"=20'
(Vert.) N/A
Drawn By: JNB
Checked By: CSC
Approved By: MCG

SHEET NUMBER
C1.0

22-067



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL NOTES:

FOUNDATION & EXCAVATION NOTES:

- FOOTING DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. THIS VALUE MUST BE CONFIRMED BY SOIL TESTS ON ACTUAL SITE. IF SOIL TESTS SHOW A LOWER ALLOWABLE BEARING VALUE, FOUNDATION DESIGN SHALL BE REVISED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE GEOTECH ENGINEER.
- ALL VEGETATION, TOP SOIL, AND ANY LOOSE MATERIAL BENEATH THE PROPOSED BUILDING SITE SHALL BE STRIPPED AND REMOVED. EXPOSED SUBGRADE SHALL BE PROOF-ROLLED AND SOILS WHICH ARE OBSERVED TO RUT AND DEFLECT EXCESSIVELY SHALL BE UNDERCUT AND REMOVED ALSO.
- ON-SITE MATERIAL USED AS FILL MATERIAL SHALL BE TREATED WITH EITHER LIME OR CLASS "C" FLY ASH. A MINIMUM APPLICATION RATE OF 5 TO 6 PERCENT LIME OR 15 TO 18 PERCENT CLASS "C" FLY ASH, BASED ON THE DRY UNIT WEIGHT OF THE SOILS, SHALL BE USED.

REINFORCING STEEL NOTES:

- ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318-95, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 308-95, "STANDARD DETAILING MANUAL".
- REINFORCING STEEL SHALL MEET ASTM A-615, GRADE 60.

#3 BARS	16"	#4 BARS	22"
#5 BARS	21"	#6 BARS	35"
#7 BARS	48"	#8 BARS	63"
#9 BARS	80"	#10 BARS	102"
#11 BARS	113"		
- PROVIDE BENT BARS AT CORNERS, UNLESS SHOWN OTHERWISE ON THE PLANS. BARS THAT ARE TOO LONG TO BE PLACED IN ONE PIECE SHALL BE LAP SPICED A DISTANCE AS GIVEN BELOW. FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW, USE 14 TIMES THESE DISTANCES:

#3 BARS	16"	#4 BARS	22"
#5 BARS	21"	#6 BARS	35"
#7 BARS	48"	#8 BARS	63"
#9 BARS	80"	#10 BARS	102"
#11 BARS	113"		
- WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-105. EDGE AND END SPLICES SHALL HAVE A MINIMUM LAP OF ONE FULL MESH AND SHALL BE HELD IN PLACE BY WIRING ALL LAPS SECURELY TOGETHER.
- REINFORCING SHALL NOT BE WELDED IN ANY MANNER UNLESS APPROVED BY THE ENGINEER.
- ALL REINFORCING STEEL IN FOOTINGS SHALL BE SUPPORTED FROM ABOVE WHILE POURING CONCRETE.

CONCRETE NOTES:

- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-95, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318-95, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4", UNLESS NOTED OTHERWISE.
- CLEAR DISTANCES FROM CAST-IN-PLACE CONCRETE SURFACES TO REINFORCING SHALL BE NO LESS THAN THE FOLLOWING UNLESS NOTED OTHERWISE:

WALLS	3"
BEAMS AND COLUMNS	1 1/2"
GRADE BEAMS	2"
BOTTOM OF FOOTINGS	3"
SLABS-ON-GRADE	2" FROM TOP
SUPPORTED SLABS	1"

STICK FRAMING NOTES:

- CEILING JOISTS SHALL BE ONE OF THE FOLLOWING:

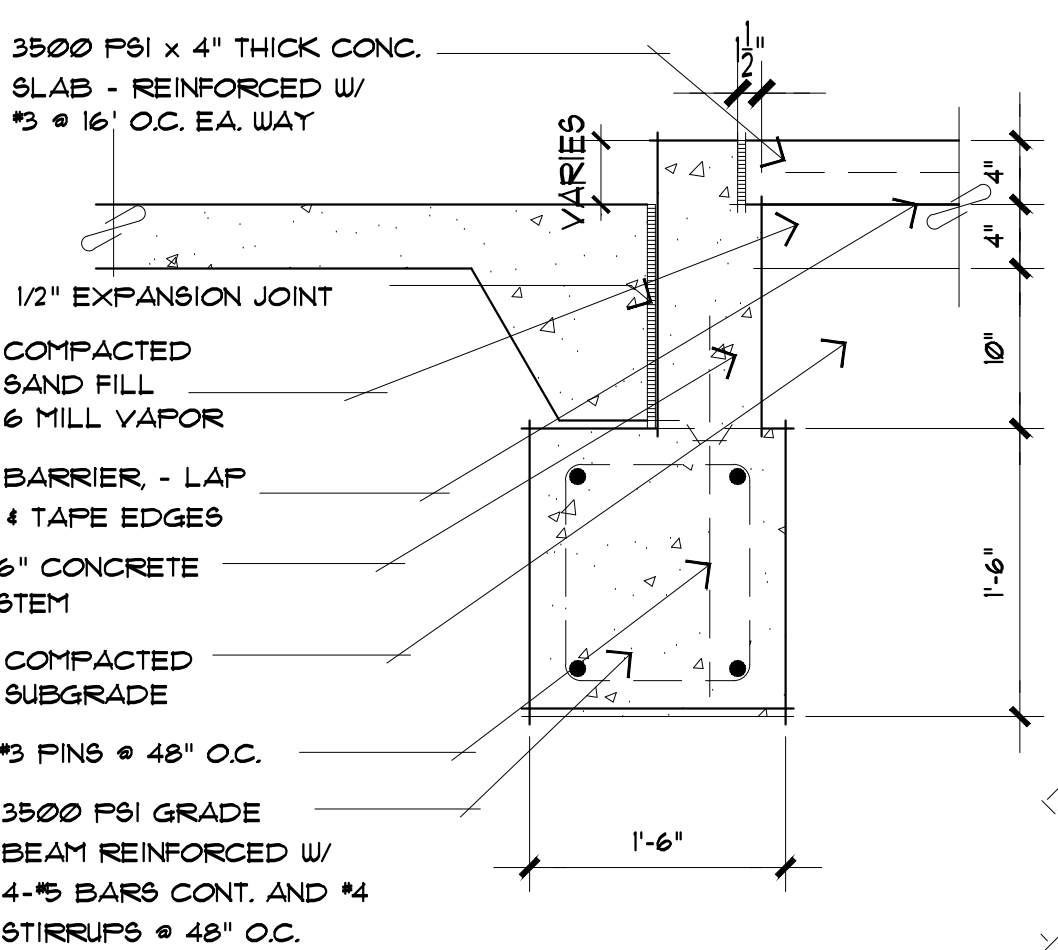
1. 2X6's @ 16" O.C. W/ MAX. SPAN OF 15'-6"
2. 2X6's @ 24" O.C. W/ MAX. SPAN OF 14'-9"
3. 2X8's @ 24" O.C. W/ MAX. SPAN OF 13'-9"
4. 2X8's @ 48" O.C. W/ MAX. SPAN OF 14'-6"
- RAFTERS SHALL BE ONE OF THE FOLLOWING:

1. 2X6's @ 16" O.C. W/ MAX. SPAN OF 10'-0"
2. 2X6's @ 24" O.C. W/ MAX. SPAN OF 9'-0"
3. 2X8's @ 16" O.C. W/ MAX. SPAN OF 11'-0"
4. 2X8's @ 24" O.C. W/ MAX. SPAN OF 11'-0"
5. 2X10's @ 16" O.C. W/ MAX. SPAN OF 11'-0"
6. 2X10's @ 24" O.C. W/ MAX. SPAN OF 14'-0"
7. 2X12's @ 16" O.C. W/ MAX. SPAN OF 24'-0"
8. 2X12's @ 24" O.C. W/ MAX. SPAN OF 21'-0"

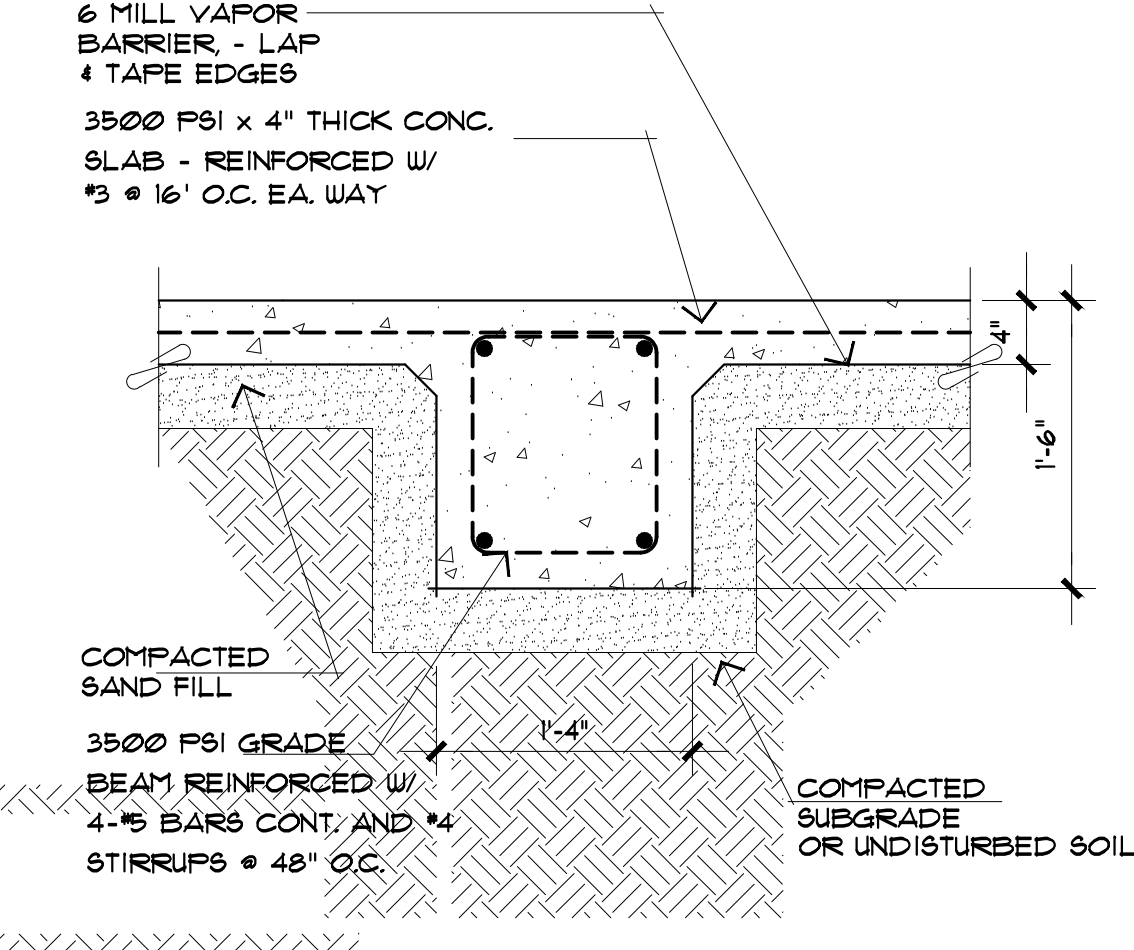
WOOD FRAMING NOTES:

- ALL STRUCTURAL WOOD FRAMING SHALL BE PROPORTIONED, FABRICATED, DELIVERED, AND ERECTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE TIMBER CONSTRUCTION MANUAL, AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION.
- UNLESS NOTED OTHERWISE, ALL SAWN LUMBER FRAMING SHALL BE DOUGLAS FIR, SO. PINE, OR HEM-FIR WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES FOR NORMAL DURATION OF LOAD, SINGLE MEMBER USE, AND USE AT MAXIMUM MOISTURE CONTENT OF 19 %:

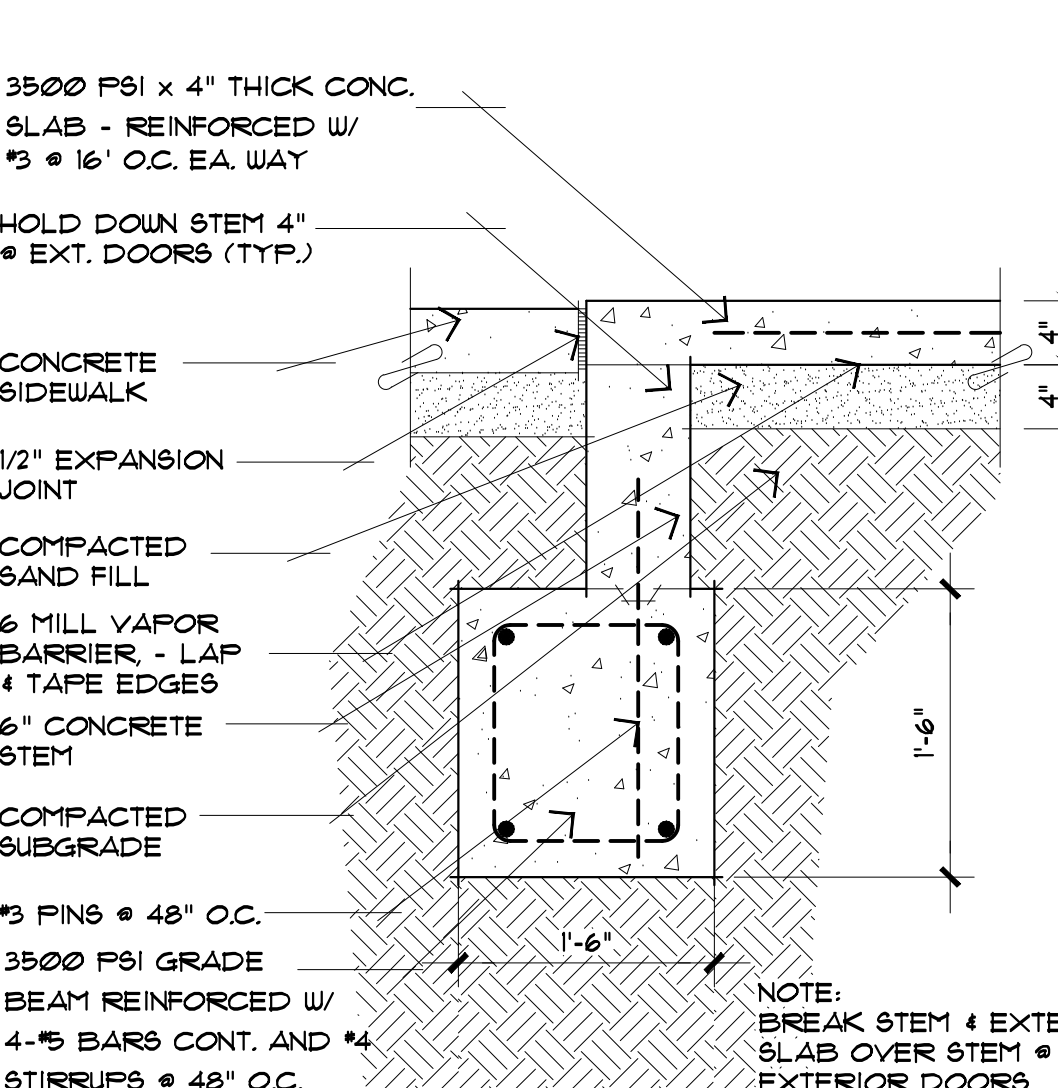
A) BEAMS AND RAFTERS: (NO. 2 GRADE)
1. EXTREME FIBER IN BENDING, F = 1250 PSI
2. HORIZONTAL SHEAR, F = 90 PSI
3. MODULUS OF ELASTICITY, E = 1600,000 PSI
- PREFABRICATED WOOD TRUSSES AND JOISTS: (ACCORDING TO MANUFACTURER)
- ALL WALL SHEATHING AS SHOWN ON THE DRAWINGS SHALL BE 1/2" APA RATED SHEATHING WITH A 40/20 SPAN RATING.
- ALL ROOF DECKING AS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE 5/8" APA RATED DECK WITH A 40/20 SPAN RATING.
- OSB DECK OR SHEATHING WILL BE PERMITTED ONLY WITH THE OWNER'S APPROVAL. IF OSB IS USED IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT FLOODING WATER AND OTHER WEATHER EFFECTS ARE NOT ALLOWED TO DETERIORATE THE SURFACE OF THE OSB DECK.
- A 1/8 INCH GAP SHOULD BE PROVIDED AT THE PERIMETER OF ADJACENT DECK OR SHEATHING PANELS TO ALLOW FOR EXPANSION DUE TO MOISTURE EXPOSURE DURING CONSTRUCTION.
- WHEN DECK OR SHEATHING PANELS ARE INSTALLED IN A LARGE AREA A TEMPORARY EXPANSION JOINT SHOULD BE CREATED BY OMITTING ONE PANEL EVERY 80 FEET. THE ADJACENT DIAGONAL PANELS SHOULD BE OMITTED CREATING A SAW-TOOTH PATTERN.
- PROVIDE DOUBLE TJS AT SECOND FLOOR WALLS PARALLEL TO TJS.



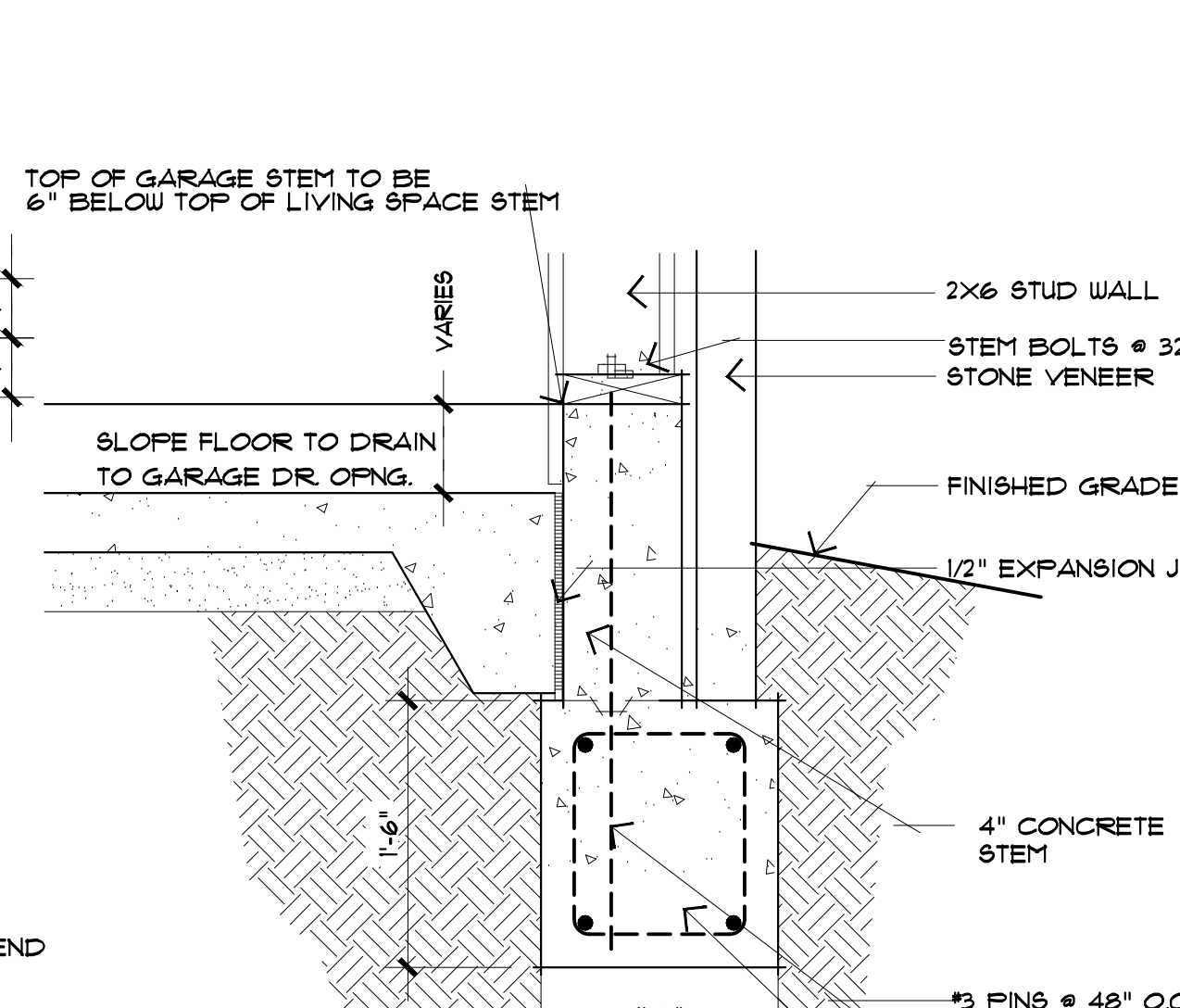
1
A4.2
SCALE: 1"=1'-0"



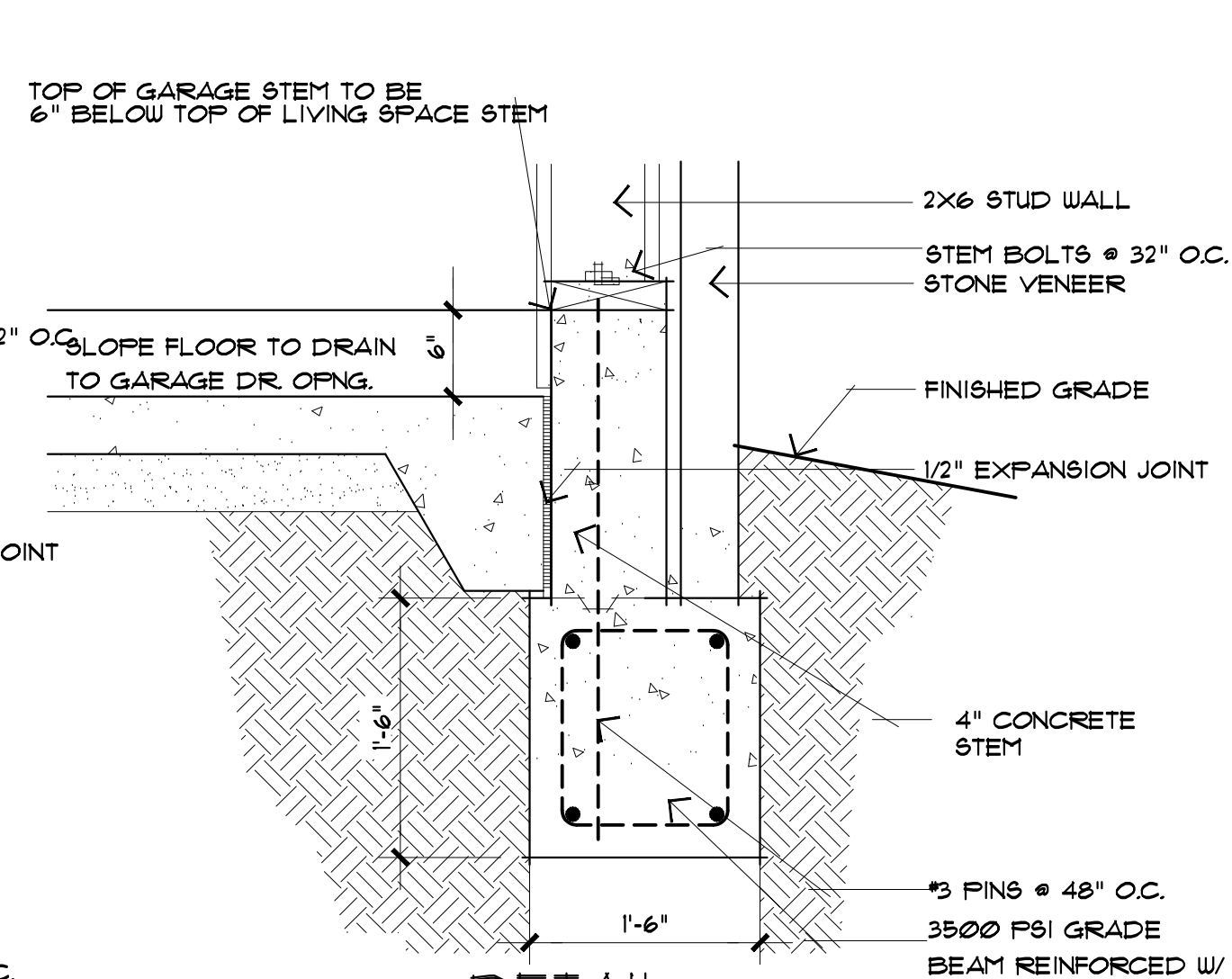
2
A4.2
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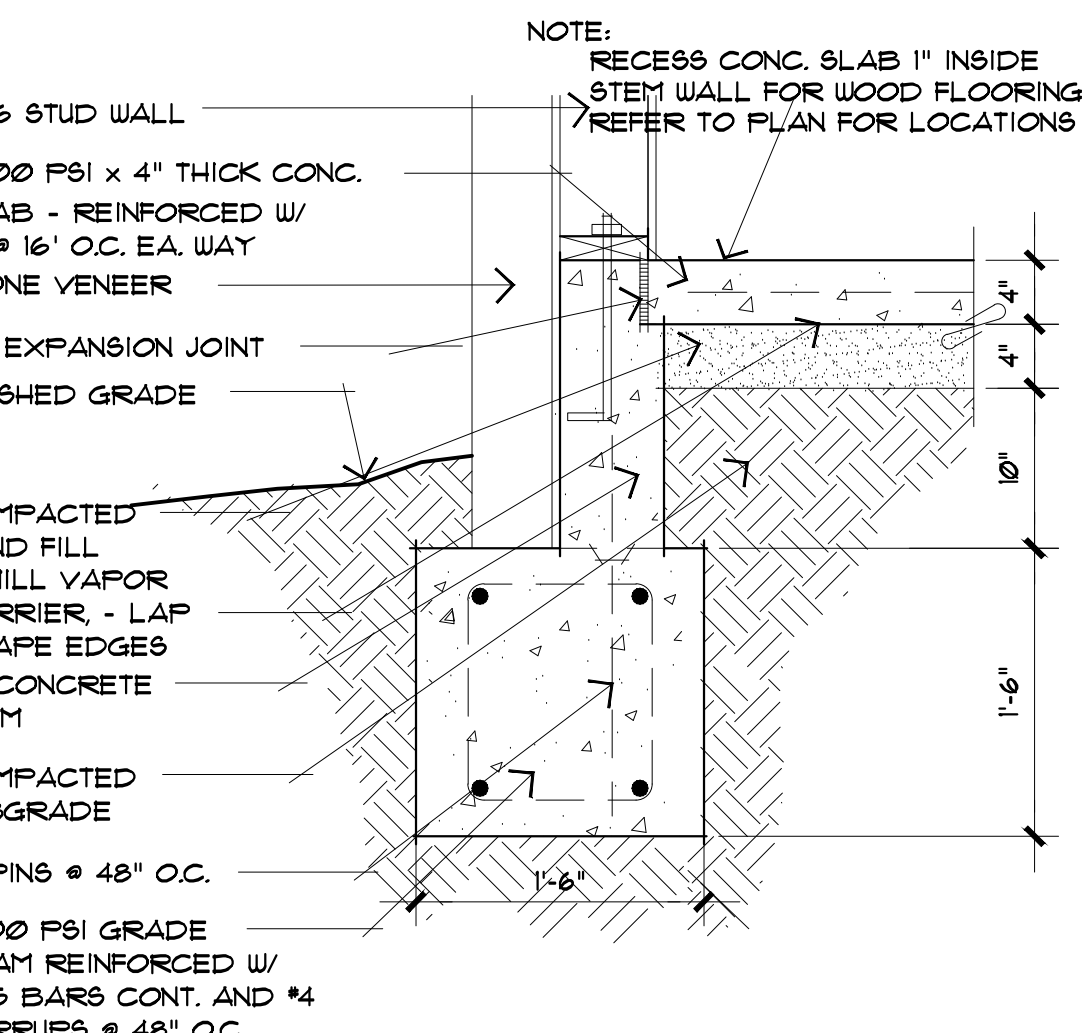
3
A4.2
SCALE: 1"=1'-0"



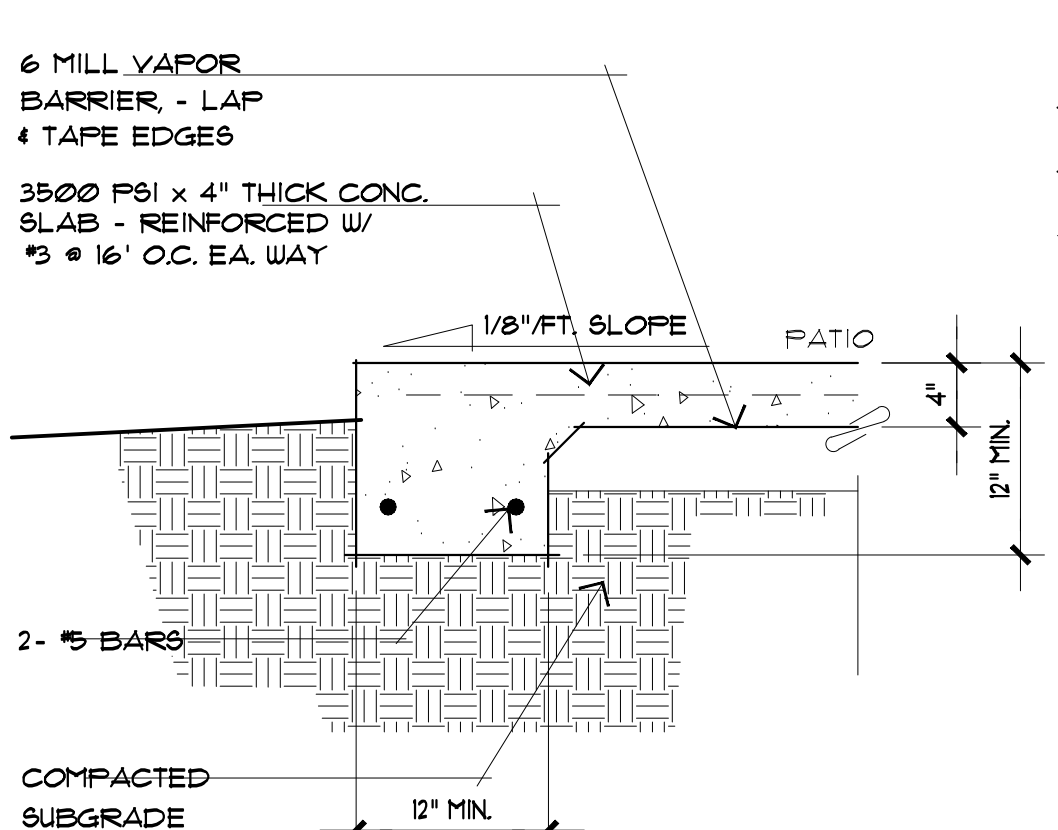
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A4.2
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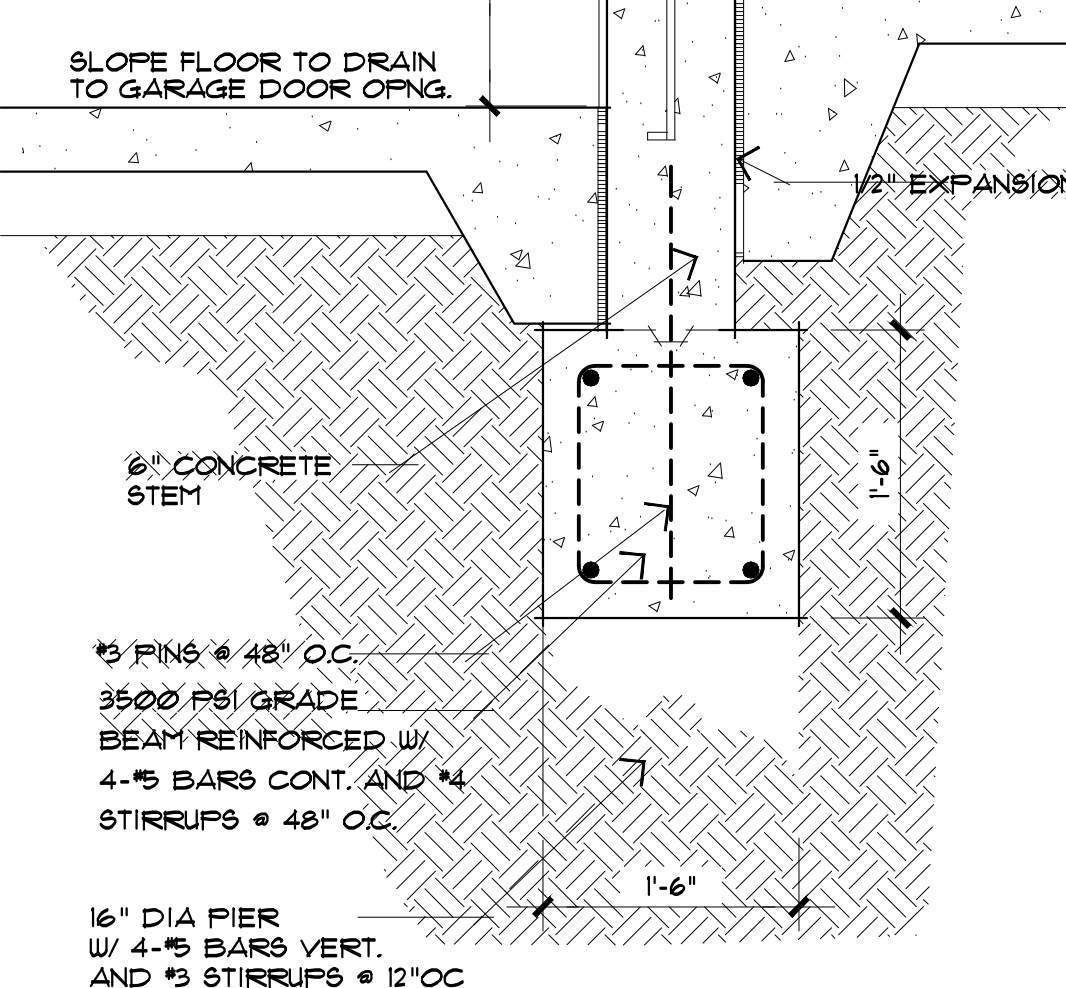
5
A4.2
SCALE: 1"=1'-0"



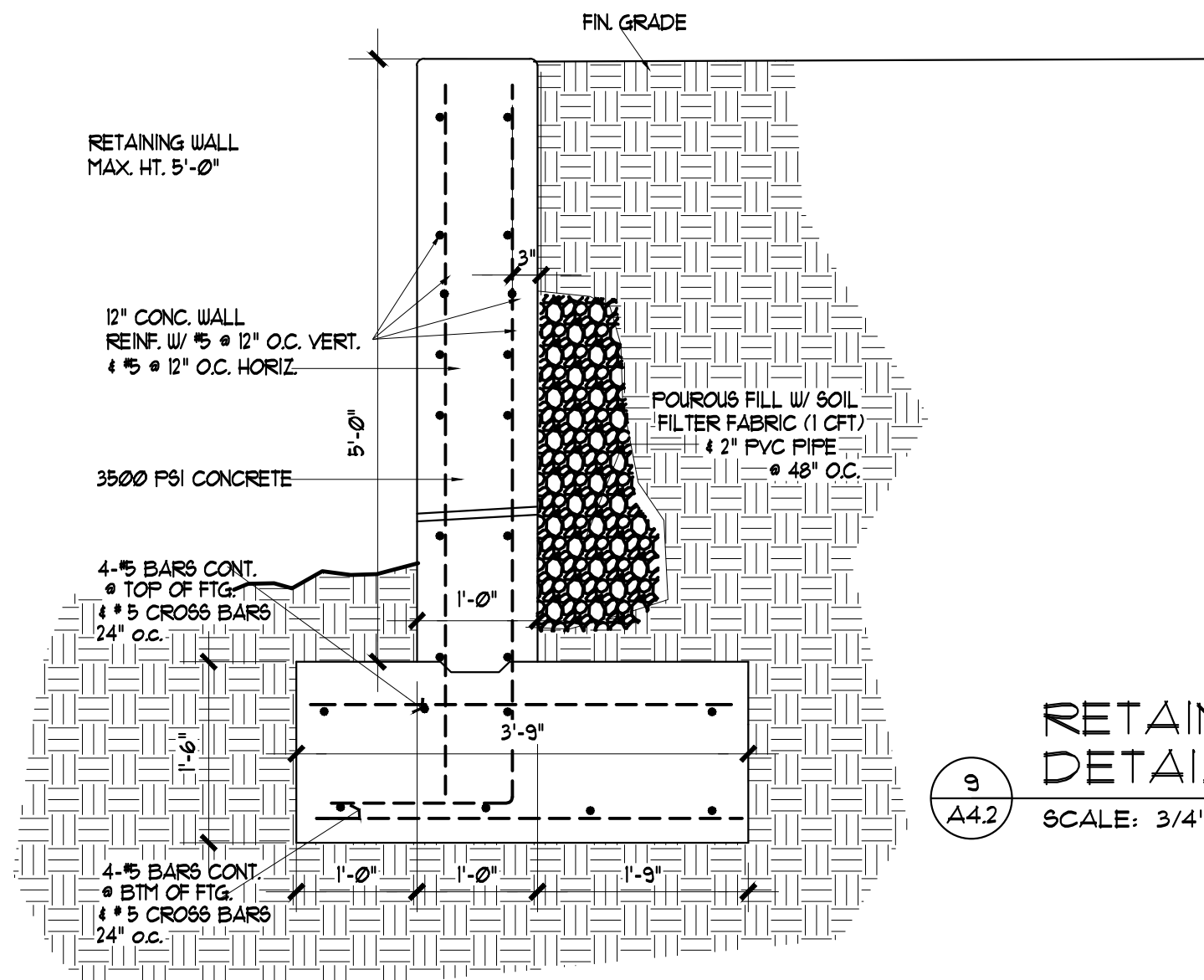
6
A4.2
SCALE: 1"=1'-0"



7
A4.2
SCALE: 1"=1'-0"



8
A4.2
SCALE: 1"=1'-0"



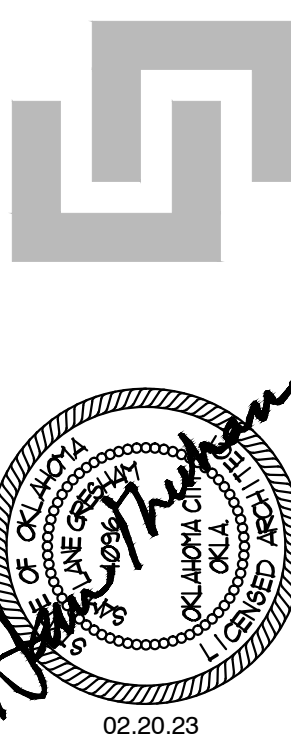
9
A4.2
SCALE: 3/4"=1'-0"

FOUNDATION NOTES
AND DETAILS

REVISION: 02/20/23

COPYRIGHT © 2023
all rights reserved
PROJECT #: 220087
DATE: 02.08.23
DRAWING NO.

A4.2



SAM GRESHAM
ARCHITECTURE
400 NW 23rd St., Suite B
Oklahoma City, OK 73103
405.842.2998

PERKINS RESIDENCE
1417 CANTERBURY PLACE
NICHOLS HILLS, OKLAHOMA 73120

Form of affidavit regarding ownershipAffidavitSTATE OF OklahomaCOUNTY OF Oklahoma

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

Shellee Perkins 1417 Canterbury Place, Nichols Hills, OK 73116
 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.

Oklahoma

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:

1417 Canterbury Place

[Insert legal description]

Nichols Hills ADD Block 050 Lot 011 of Oklahoma County, Oklahoma

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 16 day of March, 2023Shellee Spring Perkins

[Full legal name]

Shellee Spring Perkins

Notary AcknowledgmentSubscribed and sworn to before me this 16 day of March, 2023

Samantha Grinnell
 Notary Public



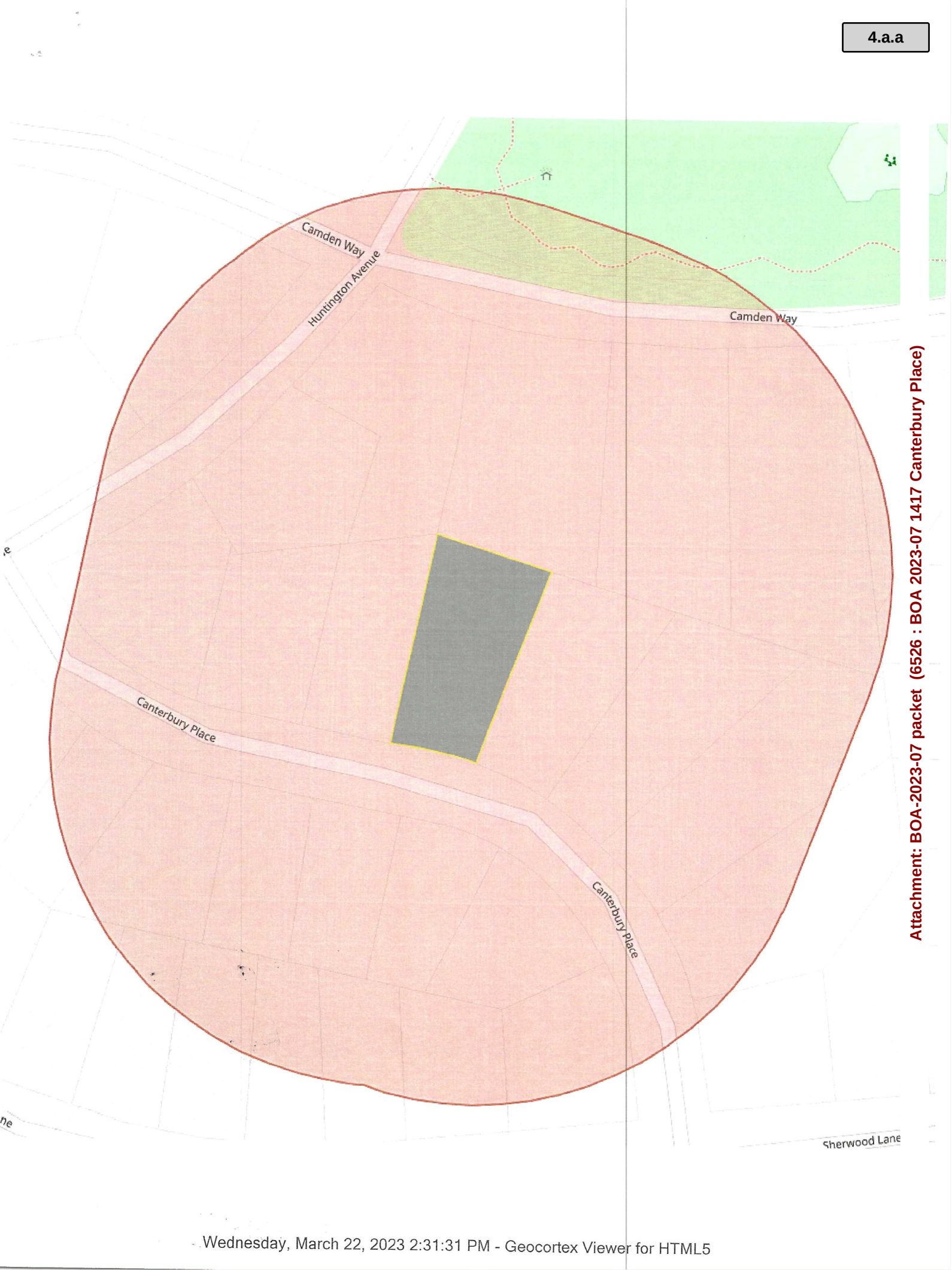
My Commission Expires: February 24, 2025
 Comm. No. 21002550

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R169575850 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**



Attachment: BOA-2023-07 packet (6526 : BOA 2023-07 1417 Canterbury Place)

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169575735	SMITH ZACHARY A TRS & 2021 TRUST	HUNTER CATHERINE J TRS & 2021 TRUST	1401 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	049	020	NICHOLS HILLS ADD 049 020	1401 SHERWOOD LN NICHOLS HILLS
R169575733	DUNNINGTON LUCAS A & URVI P TRS	DUNNINGTON FAMILY TRUST	6011 ROMANY RD	OAKLAND	CA	94618	NICHOLS HILLS ADD	049	019	NICHOLS HILLS ADD 049 019	1403 SHERWOOD LN NICHOLS HILLS
R169575884	HORTON JON C & ELLEN D		1220 SHERWOOD LN	NICHOLS HILLS	OK	73116-5716	NICHOLS HILLS ADD	050	016	NICHOLS HILLS ADD 050 016	1401 CANTERBURY PL NICHOLS HILLS
R169575630	WILLIAMS JAMES F & VIRGINIA N TRS	WILLIAMS FAMILY REV TRUST	1400 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	001	NICHOLS HILLS ADD 049 001	1400 CANTERBURY PL NICHOLS HILLS
R169575730	HUFFMAN ROBERT A		1405 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	049	018	NICHOLS HILLS ADD 049 018	1405 SHERWOOD LN NICHOLS HILLS
R169575720	WASATCH REGIS LLC		100 N BROADWAY 26TH FLOOR	OKLAHOMA CITY	OK	73102	NICHOLS HILLS ADD	049	017	NICHOLS HILLS ADD 049 017	1407 SHERWOOD LN NICHOLS HILLS
R169575710	KHAN AGHA	JONES AMANDA	1409 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	049	016	NICHOLS HILLS ADD 049 016	1409 SHERWOOD LN NICHOLS HILLS
R169575700	HODGSON JOHN S TRS ETAL	BURTON SRARH G TRS	1411 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	049	015	NICHOLS HILLS ADD 049 015	1411 SHERWOOD LN NICHOLS HILLS
R169575635	JONES JAMES M & JANET C		1402 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	002	NICHOLS HILLS ADD 049 002	1402 CANTERBURY PL NICHOLS HILLS
R169575640	PAREKH NIMISH MUKESH	FONG JUDY DEREEN	1404 CANTERBURY PL	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	049	003	NICHOLS HILLS ADD 049 003	1404 CANTERBURY PL NICHOLS HILLS
R169575650	CANTERBURY ONE SIX LLC		1512 GLENBROOK TER	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	049	004	NICHOLS HILLS ADD 049 004	1406 CANTERBURY PL NICHOLS HILLS
R169575655	COTTRELL W DAVID & AMELIA G		1408 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	005	NICHOLS HILLS ADD 049 005	1408 CANTERBURY PL NICHOLS HILLS
R169575660	REUTER FREDERICK TRS & REV TRUST	REUTER MELANIE M TRS & REV TRUST	1410 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	006	NICHOLS HILLS ADD 049 006	1410 CANTERBURY PL NICHOLS HILLS
R169575882	ROSS MICHAEL F & DEBORAH J CO TRS	ROSS MICHAEL & DEBORAH 1996 REV TRUST	1405 CANTERBURY PL	NICHOLS HILLS	OK	73116-5501	NICHOLS HILLS ADD	050	015	NICHOLS HILLS ADD 050 015	1405 CANTERBURY PL NICHOLS HILLS

Attachment: BOA-2023-07 packet (6526 : BOA 2023-07 1417 Canterbury Place)

R169575850	SPRING SHELLE TRS	SPRING SHELLEE REV TRUST	1200 SETTLERS DR	EDMOND	OK	73034	NICHOLS HILLS ADD	050	011	NICHOLS HILLS ADD 050 000 011	1417 CANTERBURY PL NICHOLS HILLS
R169575810	GLMN TRUST		1423 CANTERBURY PL	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000 LOT 8 EX A TR BEG SE/C TH NEL139.05FT TO NE/C LT 8 TH NWLY ALONG N LINE LT 8 10FT TH SWLY TO BEG	1423 CANTERBURY PL NICHOLS HILLS
R169575805	ALLEN JEFFREY S & TAI M		1604 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5521	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000 PT OF LOTS 6 & 7 BEG AT MOST WLY/C LOT 7 TH SELY90FT ELY94.61FT NELY78.2FT NWLY108.3FT SWLY ALONG A CURVE 100FT TO BEG	1604 HUNTINGTON AVE NICHOLS HILLS
R169576230	MKM FAMILY TRUST		1701 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	053	022	NICHOLS HILLS ADD 053 022	1701 HUNTINGTON AVE NICHOLS HILLS
R169575780	PITMAN GABRIEL M & CRISTA L CO TRS	PITMAN GABRIEL M & CRISTA L TRUST	1406 CAMDEN WAY	NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD	050	004	NICHOLS HILLS ADD 050 004	1406 CAMDEN WAY NICHOLS HILLS
R169575770	MCCONNELL MICHAEL S	MCCONNELL CHRISTINE	1404 CAMDEN WAY	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	003	NICHOLS HILLS ADD 050 003	1404 CAMDEN WAY NICHOLS HILLS
R169575760	LUKE ROBERT P & KAREN L CO TRS	LUKE ROBERT P & KAREN L TRUST	1402 CAMDEN WAY	NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD	050	002	NICHOLS HILLS ADD 050 002	1402 CAMDEN WAY NICHOLS HILLS
R169575790	LOPEZ MARTIN J & KATHY A		1408 CAMDEN WAY	NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD	050	000 SW	NICHOLS HILLS ADD 050 000 PT LOTS 5 & 6 BEG NE/C SD LOT 6 TH SLY 98.72FT NLY TO POINT10FT W OF NE/C SD LOT 6 E ALONG N LINE TO BEG & ALL LOT 5 EX BEG SW/C SD LOT 5 TH N98.73FT SLY TO A POINT 10FT E	1408 CAMDEN WAY NICHOLS HILLS

R169575800	MILLER WILLIAM J & BARBARA G CO TRS	MILLER FAMILY TRUST	1410 CAMDEN WAY	NICHOLS HILLS	OK	73116-5514	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000 PT LOTS 5 6 & 7 BEG NW/C LOT 6 TH ELY ALONG NLY LINE TO A POINT 10FT WLY FROM NE/C SD LOT 6 SLY TO A POINT 10FT E SW/C LOT 5 TH SWLY TO A POINT 15FT NE OF NE/C LT 9 NELY 78.20	1410 CAMDEN WAY NICHOLS HILLS
R169576040	HORTON RICHARD A & REBECCA A PERSHERN		1500 CAMDEN WAY	NICHOLS HILLS	OK	73116-5516	NICHOLS HILLS ADD	053	000 2	NICHOLS HILLS ADD 053 000 LOT 1 & E2 1/2FT OF LOT	1500 CAMDEN WAY NICHOLS HILLS
R169576030	NAPNOT 1501 CAMDEN LLC		3811 TURTLE CREEK BLVD STE 1100	DALLAS	TX	75219	NICHOLS HILLS ADD	052	011	NICHOLS HILLS ADD 052 011	1501 CAMDEN WAY NICHOLS HILLS
R169575960	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	051	000	NICHOLS HILLS ADD 051 000 LTS 1 TO 5 EXEMPT	0 UNKNOWN NICHOLS HILLS



Larry Stein

Oklahoma County Assessor

320 Robert S. Kerr. #313 , Oklahoma City Oklahoma 73102

(405) 713-1236 Fax (405) 713-1220 www.oklahomacounty.org/assessor

Open Records Request

Fee Receipt

Receipt No	Name	Received	Currency	Description	PricePerUnit	Units	PriceTotal
31824	<u>TIM HUGHES CUSTOM HOM</u>						
		3/22/2023	Check	300 Feet Radius	\$25.00	1	\$25.00
						Total	\$25.00

Thank You

CheckNumber: 23547

For questions concerning this invoice, please contact
 Betty Slaughter 405-713-1236
 Email address BetSla@oklahomacounty.org

Wednesday, March 22, 2023

Page 1 of 1

Attachment: BOA-2023-07 packet (6526 : BOA 2023-07 1417 Canterbury Place)

2022092201143915 B: 15276 P: 1966
 09/22/2022 09:56:58 AM Pgs: 1
 Fee: \$18.00 Doc Stamp: \$1134.75
 Danny Lambert, Deputy County Clerk
 Oklahoma County - State of Oklahoma



Tax I.D. No.: 169575850

Mall Tax Statement To:
 Grantee
 1200 Settlers Dr

Edmond, OK 73034

After Recording Return To:
 American Eagle Title Group, LLC
 6805 N. Classen Ste. A
 Oklahoma City, OK 73116

American Eagle Title Group
 421 NW 13th Ste 320
 Oklahoma City, OK 73103

WARRANTY DEED

(LLC - Individual)

KNOW ALL MEN BY THESE PRESENTS:

That SOSA Condos, LLC, a Limited Liability Company, party of the first part, in consideration of the sum of ***TEN AND NO/100**** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto Shellee Spring, Trustee
 Shellee Spring Revocable Trust

Whose address is: 1200 Settlers Dr., Edmond, OK 73034

party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

Lot Eleven (11), in Block Fifty (50), of MAYFAIR PARK SECTION OF NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Commonly known as 1417 Canterbury Pl., Nichols Hill OK 73116
 Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

SOSA Condos, LLC

BY: Timothy M. Hughes
 Manager

ACKNOWLEDGMENT

State of Oklahoma County of Oklahoma ss:
 The foregoing instrument was acknowledged before me on this 15th day of August, 2022 by Timothy M. Hughes as Manager of SOSA Condos, LLC, a Limited Liability Company.

My Commission Expires:
 May 3, 2023

Notary Public,
 Christi Cina

Closing Agent: American Eagle Title Group, LLC
 File Number: 2208-0009-61
 Underwriter: American Eagle Title Insurance Company

1/18



Board of Adjustment

Address	1417 Canterbury
Lot and Block	Lot 011 BLK 050
Zone	R-1-75
City	Nichols Hills
County	
State Zip Code	73034

Check Box

Below New Addition

Type of Building or Fence

Main Building

Accessory Building

Fence

	X	

Type of Adjustment

1. Front Setback
2. Rear Setback
3. Side Setback (Westside)
4. Side Setback
5. Building Lot Coverage
6. Floor Area Ratio
7. Height
8. Building Envelope

Allowed	Proposed	Amount over Allowed
		0
		0
		0
		0
8'	14'	6'
		0

Explanation

9. Other

NOTES:



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2023-09**

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

Lot Five (05), Block Forty-five (45), Nichols Hills Addition of Nichols Hills, Oklahoma, according to the recorded plat thereof.

The property is also known as **6508 NW Grand Boulevard**. Current zoning is **R-1-75**.

The applicants desire to construct an addition to the main dwelling. The allowable Floor Area Ratio (FAR) is 60% or 3,961 square feet. For the proposed construction, the applicants are seeking a 1,391 square foot (21%) variance from the allowable FAR, for a proposed 5,352 square foot (81%) FAR. For the proposed construction, the applicants are also seeking a 3'4" variance from the front yard setback, leaving a 71'8" front 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 17th day of **May 2023** 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 2nd day of May 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-09 Packet (6527 : BOA 2023-09 6508 NW Grand Boulevard)



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.

Applicant's name: JAMES STAGGS

Mailing address: 8521 N CLASSEN BLVD SUITE A OKC, OK 73114

Telephone number(s): 405-684-6894

Email address(es): JAMES@STANFORDREMODELING.COM

Address and legal description of subject property: 6508 NW GRAND BLVD NICHOLS HILLS ADD Block 045 Lot C

Current zoning classification: R1-75 SINGLE FAMILY RESIDENTIAL

Present use of the property: R1-75 SINGLE FAMILY 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. 50-188(c) 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. 50-188(c) 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. 50-158 of the Code.

i. State the details of the variance you are seeking.

EXTEND FRONT BUILD LINE TO ALLOW PORCH

ALLOW EXTRA FOOTAGE FOR ADDITION ON SW CORNER AND OVER GARAGE

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:

50-49 (e)(7)(a) and 50-49 (e)(2)(a)

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

SEE ATTACHED SHEET

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

The home currently doesn't match the proportionality of the street as all of the other homes are much larger.

SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

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

No, I do not believe it would impair the purposes and intent of this city's zoning ordinances.

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

The variance would allow the Provience family proceed in building their home.

(b) **Appeals.** See Sec. 50-294 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:

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 18 day of APRIL, 2023.

Signature: James Staggs

Print applicant's full legal name: JAMES STAGGS

Print signatory party's title if applicant is a legal entity: _____

NICHOLS HILLS, OK

PROPERTY CALCULATIONS

Date: 4/22/2023

Property Address: 6508 NW GRAND BLVD. Zoning District: R-I-75

Legal Description (attach a separate sheet if necessary):

Lot 5 Block 45 Nichols Hills Mayfair Park Section

Total Property Square Footage: 14,667 SQ. FT. as Platted 14,633 SQ. Ft. as Surveyed

Property Dimensions:

*Depth:	<u>193'-1"</u>	**Width:	<u>75'-8"</u>
Less Front Yard Setback:	<u>118'-1"</u>		
Less Rear Yard Setback†:	<u>10'-0"</u>	Less Total Side Yard Setbacks:	<u>15'-0"</u>
Equals Envelope Depth:	<u>108'-1"</u>	Equals Envelope Width:	<u>60'-8"</u>

Depth x Width = Envelope Size††:	= 6,602 SQ. FT.
----------------------------------	-----------------

Allowable Lot Coverage Envelope Size x 65%
= 4,291 SQ. FT.

Allowable Floor Area Envelope Size x 60%
= 3,961 SQ. FT.

Lot Coverage as Submitted
= 2818 SQ. FT. = 43%

Floor Area as Submitted	
First Floor:	2818 SQ. FT.
+ Second Floor:	2534 SQ. FT.
+ Additional Areas:	n/a
Total:	= 5352 SQ. FT. = 81%

Impervious Site Area	
Proposed Sq. Ft.	= Unknown SQ. FT.
Existing Sq. Ft.	= Unknown SQ. FT.
Difference	= Unknown SQ. FT.

Maximum Height Allowed Above Centroid	
= 31 Ft.	
Maximum Height as Submitted:	
= 26.25 Ft.	

*Depth of property is measured from the median of the front property line to the median of the rear property line.

** Width of the property is measured at the front yard setback line.

†On R-1-60 and R-1-75 lots the rear yard setback shall be calculated using 10'.

††The envelope size of irregular shaped properties should be as measured by a licensed surveyor or architect.

Note that the Nichols Hills City Code requires that the existing and proposed Lot Coverage and Floor Area Ratio be shown in square feet on a survey prepared by a surveyor licensed in Oklahoma. See Sec. 50-372 (b)(2). Further, the Centroid determination must be made by a licensed engineer or architect. See 50-372(b)(3).

Application for Variance – Development Regulation Worksheet

Applicant's Name: JAMES STAGGS

Property Address: 6508 NW GRAND BLVD

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	75'	71'8"	3'4"
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)			
Building Lot Coverage			
Floor Area Ratio	3961	5352	1391
Height			
No Build Envelope			
Other	Explanation:		

Board of Adjustment

Address	6508 NW Grand Blvd
Lot and Block	Lot 005 BLK 045
Zone	R-1-75
City	Nichols Hills
County	
State Zip Code	

Check Box

Below

New

Addition

Type of Building or Fence

Main Building

Accessory Building

Fence

		X

Amount over

Allowed

Proposed

Allowed

Type of Adjustment

1. Front Setback

2. Rear Setback

3. Side Setback (Westside)

4. Side Setback

5. Building Lot Coverage

6. Floor Area Ratio

7. Height

8. Building Envelope

75'	71'8"	3'4"
		0
		0
		0
3,961 (60%)	5,352 (81%)	1,391 (21%)
		0
		0

Explanation

9. Other

NOTES: Per city code allowed 60% of FAR

Form of affidavit regarding ownershipAffidavitSTATE OF OKLAHOMACOUNTY OF OKLAHOMA

RODNEY PROVIENCE, being first duly sworn, states:

1. My name is RODNEY PROVIENCE My address is 6508 NW GRAND BLVD I am over the age of 18. I am a resident of the State of OK I have personal knowledge of the matters stated in this Affidavit.
2. I am the current and legal owner of the property in the City of Nichols Hills with the address of 6508 NW GRAND BL and more particularly described as:

NICHOLS HILLS ADD Block 045 Lot 005

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 18 day of APRIL, 2023 .

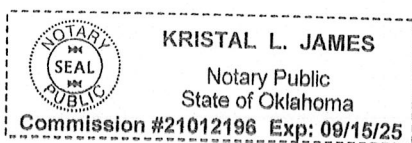
Rodney Provience
[Full legal name]

Notary Acknowledgment

Subscribed and sworn to before me this 20 day of April, 2023

Kristal L. James
Notary Public

My Commission Expires: 9-15-2025
Comm. No. 2102196





IN RESPONSE TO SECTION 4 ii,iii, iv, v

We kindly request your consideration in approving this variance application for the Provience family's property. The current square footage of the property is 4,485 sqft, which already exceeds the maximum floor area of 3,961 sqft.

The family requires additional living space to accommodate their growing needs, including the addition of an art room for the children to foster their creativity and personal growth. We are proposing to expand the property with new additions, bringing the total floor area to 5,352 sqft. The requested variance would allow us to add 867 sqft to the existing structure, resulting in a total increase of 1,391 sqft above the standard limit.

In response to the request to state why the conditions for our variance application are peculiar to the particular piece of property involved, we would like to highlight the fact that the other homes on the street are significantly larger than the Provience family's property. This discrepancy in size puts the Provience family at a disadvantage, as their property does not offer the same level of living space, functionality, and comfort that the neighboring homes provide.

The larger homes on the street have set a precedent in the neighborhood, and the smaller size of the Provience family's property may affect their ability to fully utilize the available space for their growing needs. The proposed expansion aims to bring the Provience family's home more in line with the other houses on the street, creating a more cohesive and balanced neighborhood aesthetic.

Given these unique circumstances, we believe that granting the requested variance is justified and would contribute to a more harmonious living environment for the Provience family and their neighbors, while addressing the family's evolving requirements.

OWNERSHIP LIST

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within **300 FEET**:

**LOT FIVE (5), BLOCK FORTY-FIVE (45), NICHOLS HILLS ADDITION,
OKLAHOMA COUNTY, OKLAHOMA.**

NICHOLS HILLS ADD

**LOT 16 & BEG AT NE/C LOT 16 TH
ELY TO A POINT ON E LINE LT 17
SD POINT BEING 108FT N OF SE/C
LOT 17 WLY ALONG S LINE LT 17
TO SW/C TH N ALONG W LINE OF
LT 17 TO BEG, BLOCK 45**

**MEWBOURN MICHAEL S &
DEBORAH O TRS
MEWBOURN FAMILY TRUST
6501 N LENOX AVE
NICHOLS HILLS, OK 73116**

**LOT 1 & PT LOT 18 BEG NW/C LT 1
BLK 45 TH SW84.04FT SLY 104.8FT
NE66.33FT TH ON A CURVE 13.67FT
NLY 110FT TO BEG, BLOCK 45**

**WINCHESTER JERRY L & RAE S TRS
WINCHESTER FAMILY REV LIV
TRUST
6500 NW GRAND BLVD
NICHOLS HILLS, OK 73116**

**PT LOT 18 BEG SW/C LOT 20 TH W
TO W LINE LT 18 TH NLY TO NW/C
LT 20 SELY 123.71FT TO BEG & ALL
OF LOT 20, BLOCK 50**

**SHANDIZ MAHMOOD &
ZARINDOKHT SALEHI
11905 DARLENE LN
MOOREPARK, CA 93021**

**ALL LOT 15 & BEG AT NE/C LOT 16
NELY TO NE/C LOT 17 S78.03FT WLY
TO BEG, BLOCK 45**

**PUCKETT TONY G & JENNIFER
6503 N LENOX AVE
NICHOLS HILLS, OK 73116**

**ALL LOT 2 & LOT 18 EX S 110FT
BLOCK 45**

**WOLF JOHN D & JIMMIKA L
6502 NW GRAND BLVD
NICHOLS HILLS, OK 73116**

LOT 21, BLOCK 50

**SHRAGO STANLEY S &
BARBARA A TRS
SHRAGO FAMILY REV TRUST
6504 N LENOX AVE
NICHOLS HILLS, OK 73116**

LOT 14, BLOCK 45	ROBERTSON MAARK A TRS ROBERTSON MARK A TRUST 6504 N LENOX AVE NICHOLS HILLS, OK 73116
LOT 3, BLOCK 45	TYLER TY A PRICE JENNY 5101 S SHIELDS BLVD OKLAHOMA CITY, OK 73129
LOT 22, BLOCK 50	CAMERON CLAIRE JUDITH 9000 CAMERON PKWY OKLAHOMA CITY, OK 73114
LOT 13, BLOCK 45	GORMLEY ANDREW K & LAURI 6507 N LENOX AVE NICHOLS HILLS, OK 73116
LOT 4, BLOCK 45	MUSSER R CLARK & KAY L 6506 NW GRAND BLVD NICHOLS HILLS, OK 73116
LOT 12, BLOCK 45	MCKNIGHT HAL G 6509 N LENOX AVE NICHOLS HILLS, OK 73116
LOT 23, BLOCK 50	6508 LENOX LLC 6508 N LENOX AVE NICHOLS HILLS, OK 73116
LOT 5, BLOCK 45	WCIN IES LLC WCIN IES PHOENIX LLC 6508 NW GRAND BLVD NICHOLS HILLS, OK 73116
LOT 24, BLOCK 50	FEDERMAN WILLIAM B LIV TRUST 10205 N PENNSYLVANIA AVE OKLAHOMA CITY, OK 73120
LOT 11, BLOCK 45	SHIELDS SUSAN S TRS SAMETH REV TRUST PO BOX 14177 OKLAHOMA CITY, OK 73113

LOT 6, BLOCK 45

**HAGGARD BRENT CO TRS & TRUST
HAGGARD DONNA CO TRS & TRUST
6512 NW GRAND BLVD
NICHOLS HILLS, OK 73116**

LOT 10, BLOCK 45

**WOODS MEREDITH W
WOODS MATTHEW B
PO BOX 400
DUNCAN, OK 73534**

LOT 1, BLOCK 50

**HUGHES TIMOTHY M
HUGHES TRACEY D
1400 CAMDEN WAY
NICHOLS HILLS, OK 73116**

**W14.68FT OF N10FT OF LOT 6 ALL
LOT 7 & S PRT LOT 8 BEING 19.95FT
ON E & 13.24FT ON W, BLOCK 45**

**JLJ PROPERTIES LLC
6516 NW GRAND BLVD
NICHOLS HILLS, OK 73116**

LOT 9, BLOCK 45

**WEBER JANA L REV TRUST
1310 CAMDEN WAY
NICHOLS HILLS, OK 73118**

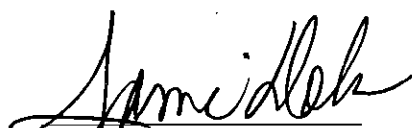
**N PRT LOT 8 BEEING 80.06FT ON E
& 86.79FT ON W, BLOCK 45**

**GLASS PAULA L & NEIL M TRS
GLASS PAULA L REV TRUST
1300 BEDBORD DR
NICHOLS HILLS, OK 73116**

This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 25th day of April, 2023.

ATTEST:

THE OKLAHOMA CITY ABSTRACT & TITLE CO.

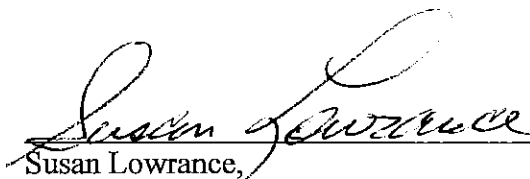

Jani Dolan
Asst. Secretary


Mitchell D. Reid, Vice President

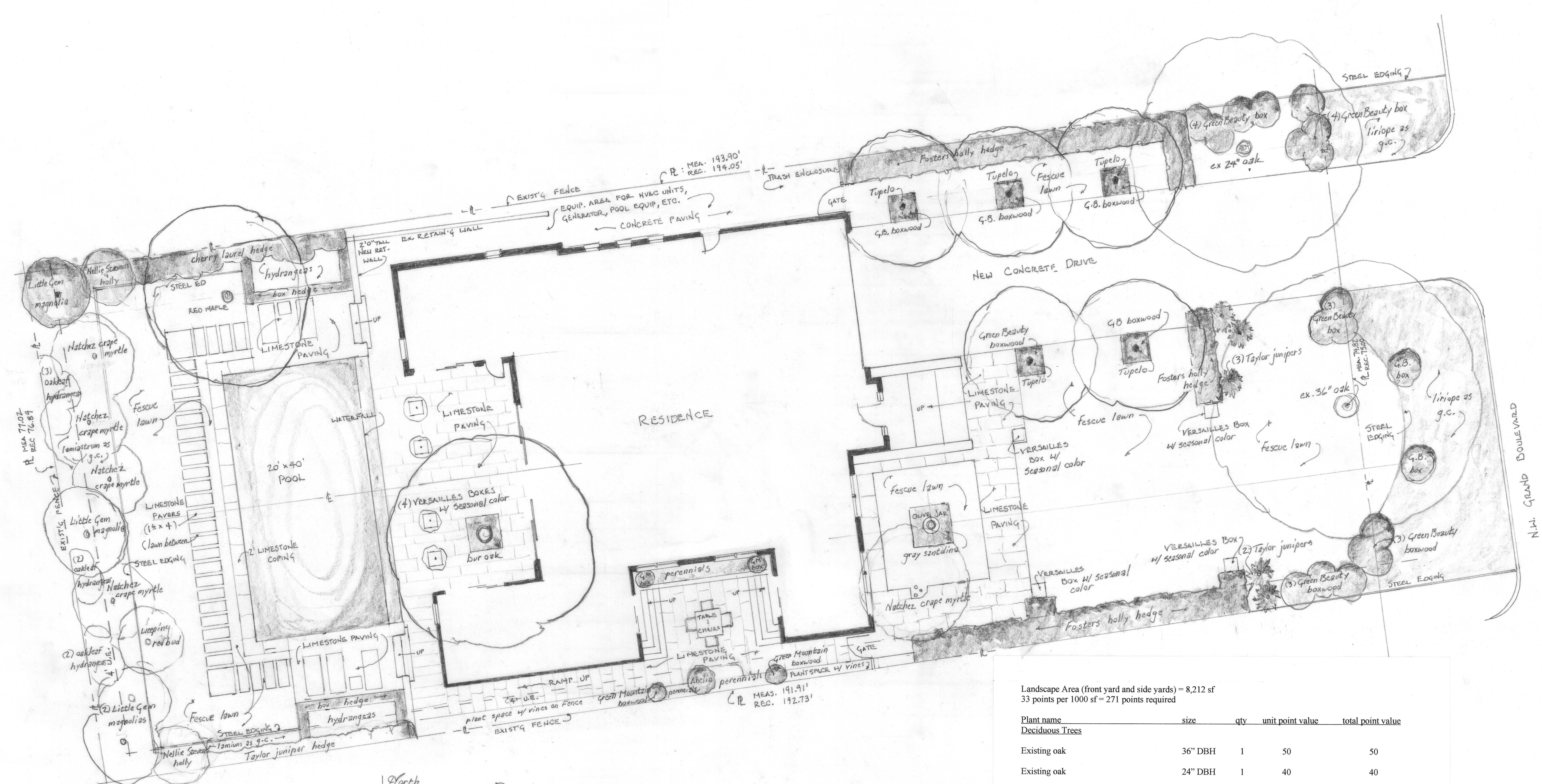
On this 25th day of April, 2023 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell D. Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

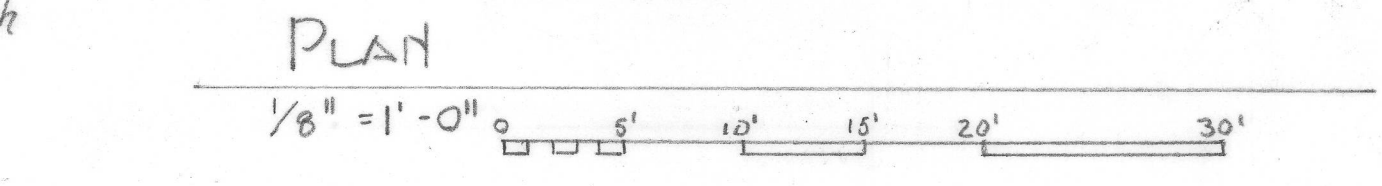



Susan Lowrance, Notary Public

My Commission Expires: 1-24-24
My Commission Number: 0000353
Reference #2302551



IRRIGATION NOTES:
A NEW IRRIGATION SYSTEM WILL BE INSTALLED TO WATER ALL BEDS AND TURF AREAS 100%.
BED AREAS WILL BE WATERED BY ZONES USING POP-UP SPRAY HEADS W/ 100% COVERAGE.
TURF AREAS WILL BE WATERED BY ZONES USING A COMBINATION OF POP-UP SPRAY HEADS AND ROTARY HEADS FOR 100% COVERAGE.
IRRIGATION MAIN CONTROLLER WILL BE MONITORED BY A RAIN AND FREEZE SENSOR.

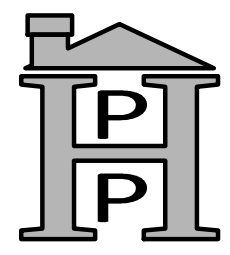


CONCEPTUAL LANDSCAPE PLAN
FOR THE RESIDENCE AT
6508 NW GRAND BOULEVARD
NICHOLS HILLS, OK
73116

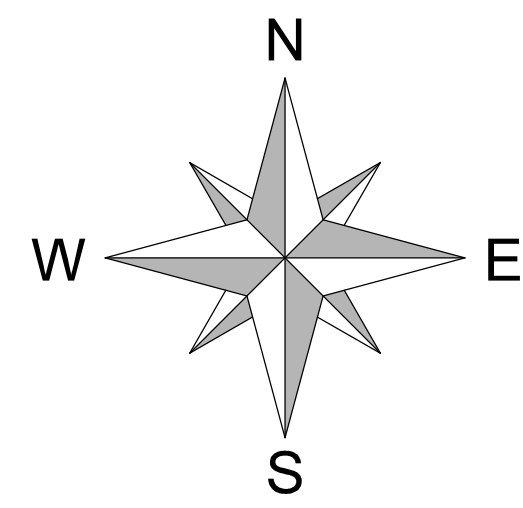
Landscape Area (front yard and side yards) = 8,212 sf
33 points per 1000 sf = 271 points required

Plant name	size	qty	unit point value	total point value
Deciduous Trees				
Existing oak	36" DBH	1	50	50
Existing oak	24" DBH	1	40	40
Nyssa sylvatica (Tupelo)	3" caliper	5	15	45
Lagerstroemia 'Natchez' (Natchez crape myrtle) multi-trunked	2" caliper	1	9	9
Evergreen Trees, Hedges, Shrubs and Perennials (271 points x 25% = 68 points required)				
Juniperus virginiana 'Taylor' (Taylor juniper)	12' tall	3	18	54
Juniperus virginiana 'Taylor' (Taylor juniper)	10' tall	2	15	30
Ilex attenuate 'Fosters' (Fosters holly)	10 gallon	40	3	120
Buxus x 'Green Mountain' (Green Mountain boxwood)	5 gallon	4	3	12
Buxus microphylla japonica 'Green Beauty' (Green Beauty boxwood)	5 gallon	59	3	177
Abelia grandiflora (Glossy abelia)	5 gallon	1	3	3
Santolima chamaecyparissus (Lavender cotton)	1 gallon	32	1/2	16
Liriope spicata (Monkey grass)	4" pot	1,020	1/4	255
Deciduous Perennials and Annuals				
Asclepias syriaca (Milkweed), Phlox paniculata (Summer phlox), Lantana montevidensis, Salvia nemorosa, Zinnia elegans	1 gallon	60	1/2	30
TOTAL LANDSCAPE POINTS FOR LANDSCAPE AREA				841

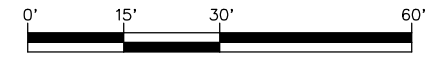
SCOTT DESIGN LLC
TIMOTHY & SCOTT
13 APRIL 2023



PERRY HOUSE PLANS
4821 N.W. 36th
Oklahoma City, OK 73122
(405) 789-6373
www.perryhouseplans.com



SCALE: 1"=30'-0"



LEGAL DESCRIPTION:

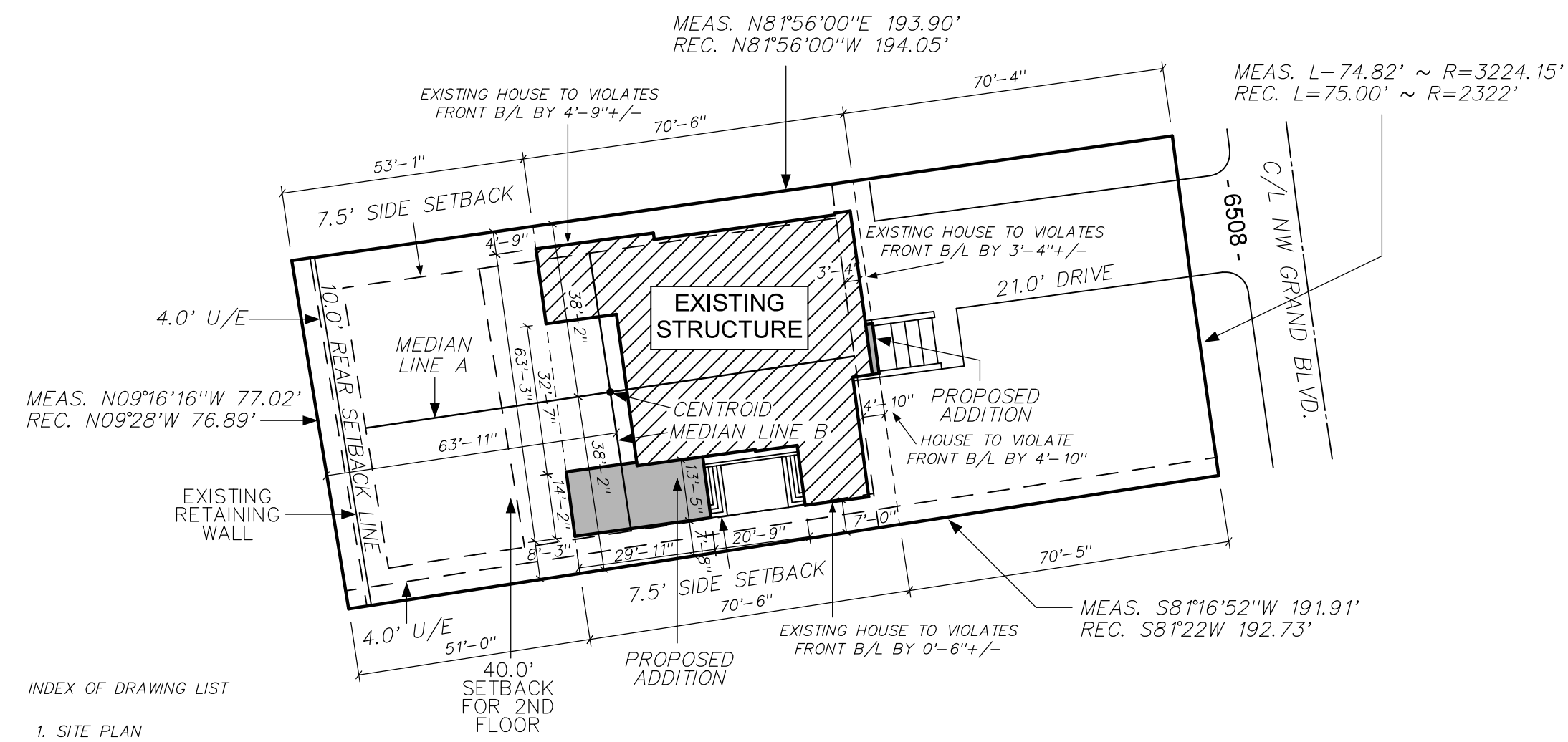
LOT 5 BLOCK 45 R-1-75
**NICHOLS HILLS
MAYFAIR PARK SEC.**

ADDITION TO
NICHOLS HILLS, OKLA. CO., OK.

BUILDER
**STANFORD
REMODELING**

PLAN NO. : 8733R-REMODEL
DATE : 4/17/2023
DRAWN BY : GRANT D.

LOT SIZE	
SQ. FT. :	14,633
ACRE :	0.336
B. ENVELOPE :	6,602

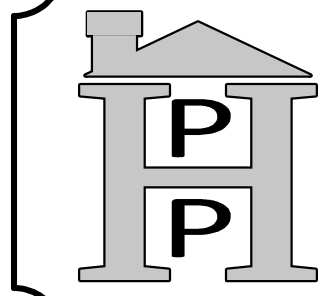


INDEX OF DRAWING LIST

1. SITE PLAN
2. LANDSCAPE
3. AS-BUILT PLAN
4. 1ST FLOOR PLAN
5. 2ND FLOOR PLAN
6. EAST & WEST ELEVATIONS
7. NORTH & SOUTH ELEVATIONS
8. FOOTING PLAN
9. 1ST FLOOR ELECTRIC PLAN
10. 2ND FLOOR ELECTRIC PLAN
11. ROOF PLAN
12. STREETSCAPE VIEWS
13. RENDERING

**SITE PLAN
SHEET 1**

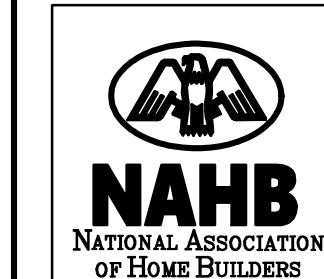
Attachment: BOA-2023-09 Packet (6527 : BOA 2023-09 6508 NW Grand Boulevard)



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FROM THE FLOOR PLAN.

PERRY HOUSE PLANS

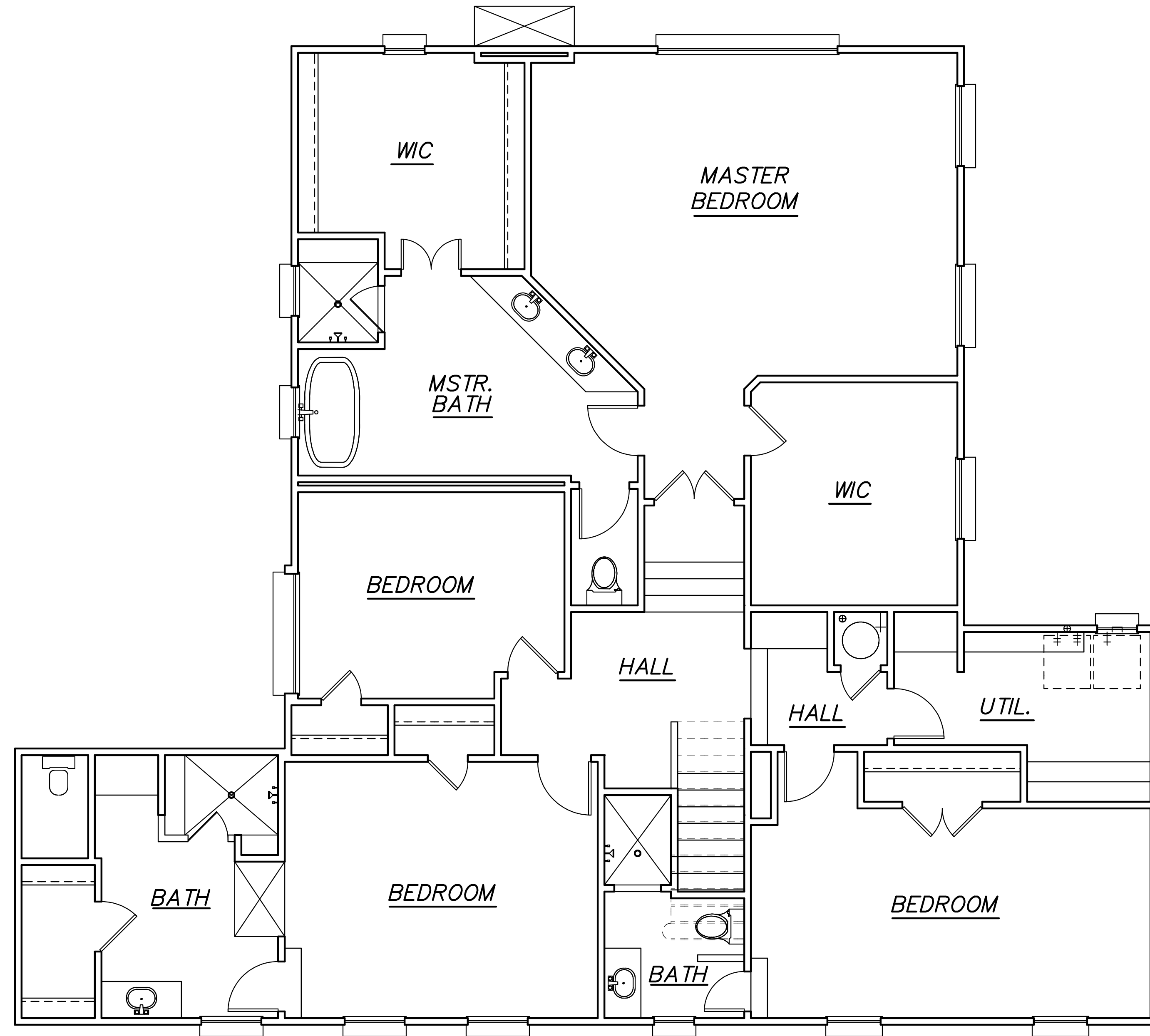
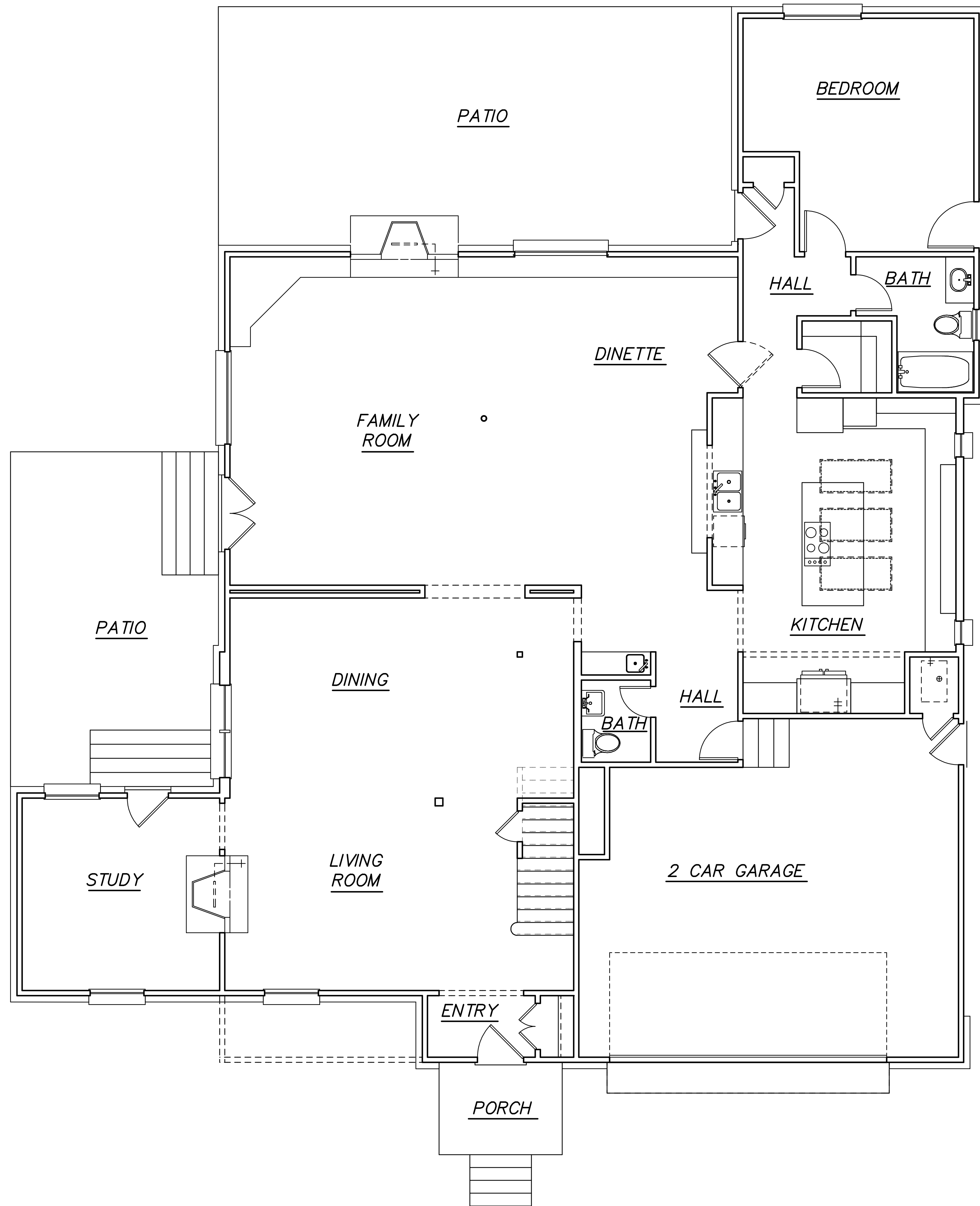
4821 N.W. 38TH OKLAHOMA, OK. 73122
(405) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED	DATE CREATED
4/17/2023	4/17/2023
DRAWN BY:	REVISED BY:
GRANT D.	N/A

SQ. FTG.	
LOWER	N/A
MAIN FRAME	2767
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5301
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION
ADDITION
MAYFAIR PARK SECTION OF NICHOLS HILLS
LOT
5
BLOCK
45
ADDRESS
6508 NW GRAND BOULEVARD
PERRY HOUSE PLANS HONESTY GRANTS A LICENSE FOR A ONE TIME USE OF
PLAN NO.
8733R-REMODEL
TO THE LEGAL DESCRIPTION ADDITION IS BUILT AT BUILT AT ANY OTHER LOCATION WHO WOULD BE A VIOLATION OF COPYRIGHT LAWS PUNISHABLE BY A \$50,000 FINE PER OFFENSE.

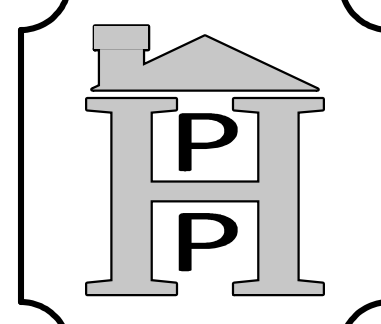


AS - BUILT FLOOR AREA CALCULATIONS

COVERED AREAS	57 SQ. FT.
2 CAR GARAGE	539 SQ. FT.
FIRST FLOOR AREA	2448 SQ. FT.
2ND FLOOR AREA	2037 SQ. FT.
TOTAL AREA CALCULATED FOR AS-BUILT	
4485 SQ. FT.	

AS-BUILT FLOOR PLAN

SCALE: 1/4"=1'-0"

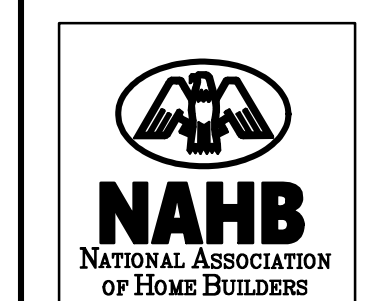
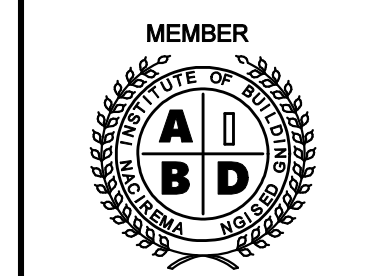


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All work is to comply with the latest adopted code version for the jurisdiction, including but not limited to state, county, local, and FHIA/VIA mps. The contractor is responsible to verify all dimensions at the site and to ensure that all dimensions are correct. Any omission or deviation from the plans shall be reported to Perry House Plans for justification and/or correction before proceeding with work. Contractors are responsible for obtaining all necessary permits and approvals. All dimensions should be read or calculated reported. All dimensions should be read or calculated reported, and never scaled.

PERRY HOUSE PLANS

36TH OKLAHOMA, OK. 73122
(405) 789-6373



AS - BUILT FLOOR AREA CALCULATIONS

COVERED AREAS	57 SQ. FT.
2 CAR GARAGE	539 SQ. FT.
FIRST FLOOR AREA	2448 SQ. FT.
2ND FLOOR AREA	2037 SQ. FT.

TOTAL AREA CALCULATED
FOR AS-BUILT 4485 SQ. FT.

PROPOSED REMODEL CALCULATIONS

SIDE COVER AREA	55 SQ. FT.
2 CAR GARAGE	539 SQ. FT.
FIRST FLOOR AREA	2818 SQ. FT.
2ND FLOOR AREA	2534 SQ. FT.

TOTAL AREA CALCULATED
FOR FLOOR AREA RATIO 5352 SQ. FT.

PROPOSED ADDITION S.F. CALCULATIONS

SOUTH WEST CORNER ADDITION	846 SQ. FT.
FRONT PORCH ADDITIONAL FOOTAGE	21 SQ. FT.
TOTAL ADDITION AS CALCULATED	867 SQ. FT.

MAXIMUM FLOOR AREA RATIO
ALLOWED ON LOT AT 0.6 OF
6602 S.F. BUILDABLE AREA

3961 SQ. FT.

MAIN LEVEL FLOOR PLAN

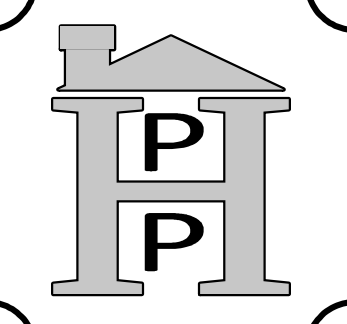
SCALE: 1/4"=1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND R/H/VAS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND INSURANCE. BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO THE CITY ENGINEER, AND THE CONTRACTOR SHALL CORRECT THEM AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL FOUNDATION SHALL BE DESIGNED TO BE 12" MINIMUM THICKNESS, ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON FIRM, UNDISTURBED SOIL.
4. ALL FOUNDATIONS SHALL BE REINFORCED WITH STEEL. CONTRACTOR SHALL CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE SPECIFIC REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING. FOUNDATIONS SHALL BE DESIGNED TO BE PROTECTED FROM CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, AND ALL STRUCTURES SHALL BE DESIGNED TO BE PROTECTED FROM ALL SUCH CONDITIONS.
8. ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. ALL WALLS, FOUNDATIONS AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL CODES AND REGULATIONS.
10. NO GAS LINES OR RIPPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY PART OF BUILDING OR STRUCTURE.
11. WHERE EXISTING UTILITIES ARE ENCOUNTERED, CONTRACTOR SHALL BEAR TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH USE SHOWN, TRUSS OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
12. ALL WALLS, FOUNDATIONS AND STEEL STRUCTURAL MEMBERS SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
13. ALL WALLS, FOUNDATIONS AND STEEL STRUCTURAL MEMBERS SHALL BE DESIGNED BY A LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
14. WALL FRAMED WALL DIMENSIONS ARE BASED ON 2" x 4" STUDS UNLESS

GENERAL FRAMING NOTES:

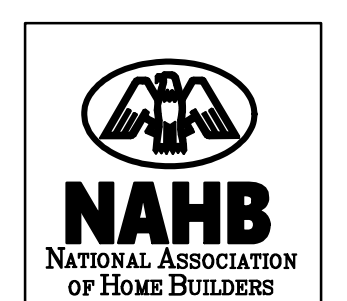
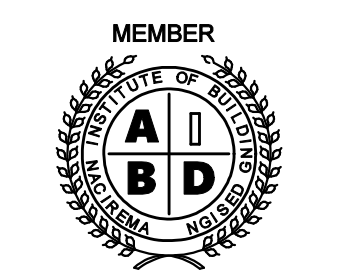
- [illegible]



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RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF PERRY HOUSE
PLANS. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND FOR
COMPLYING WITH ALL APPLICABLE
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SHALL ASSUME ALL RESPONSIBILITY FOR
THE USE OF THIS DESIGN.

PERRY HOUSE PLANS

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(405) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED	DATE CREATED
4/17/2023	4/17/2023
DRAWN BY:	REVIEWED BY:
GRANT D.	N/A

SQ. FTG.

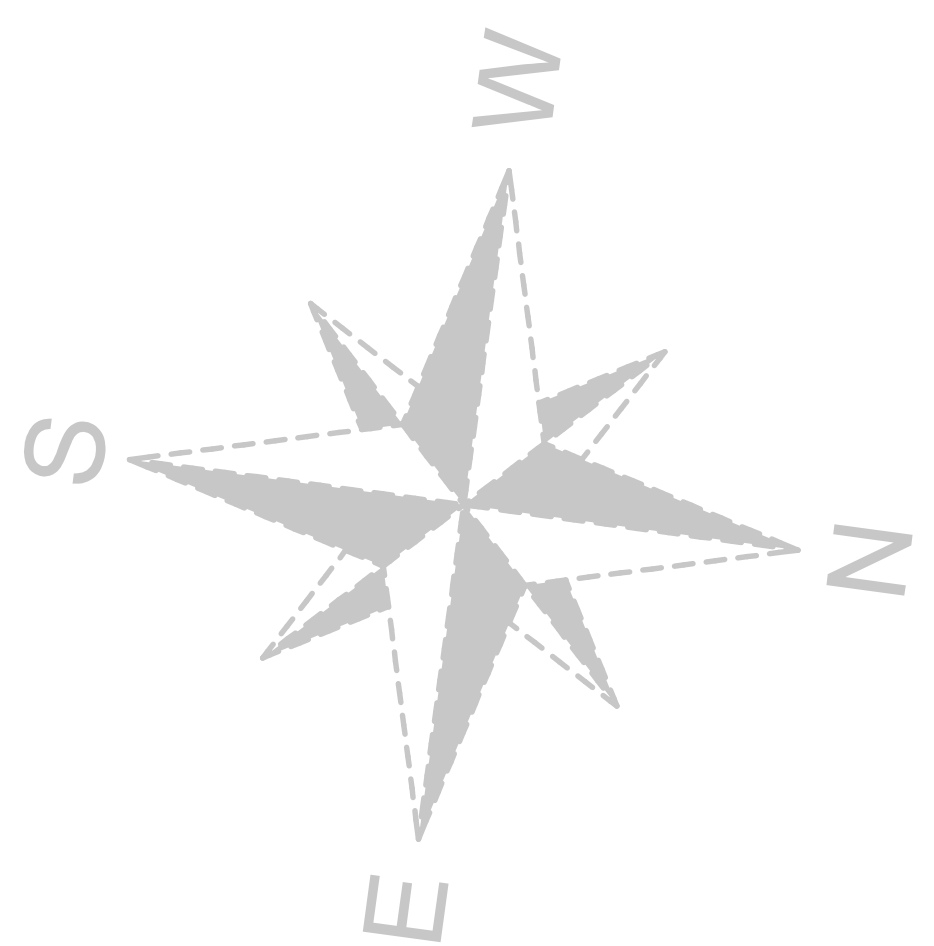
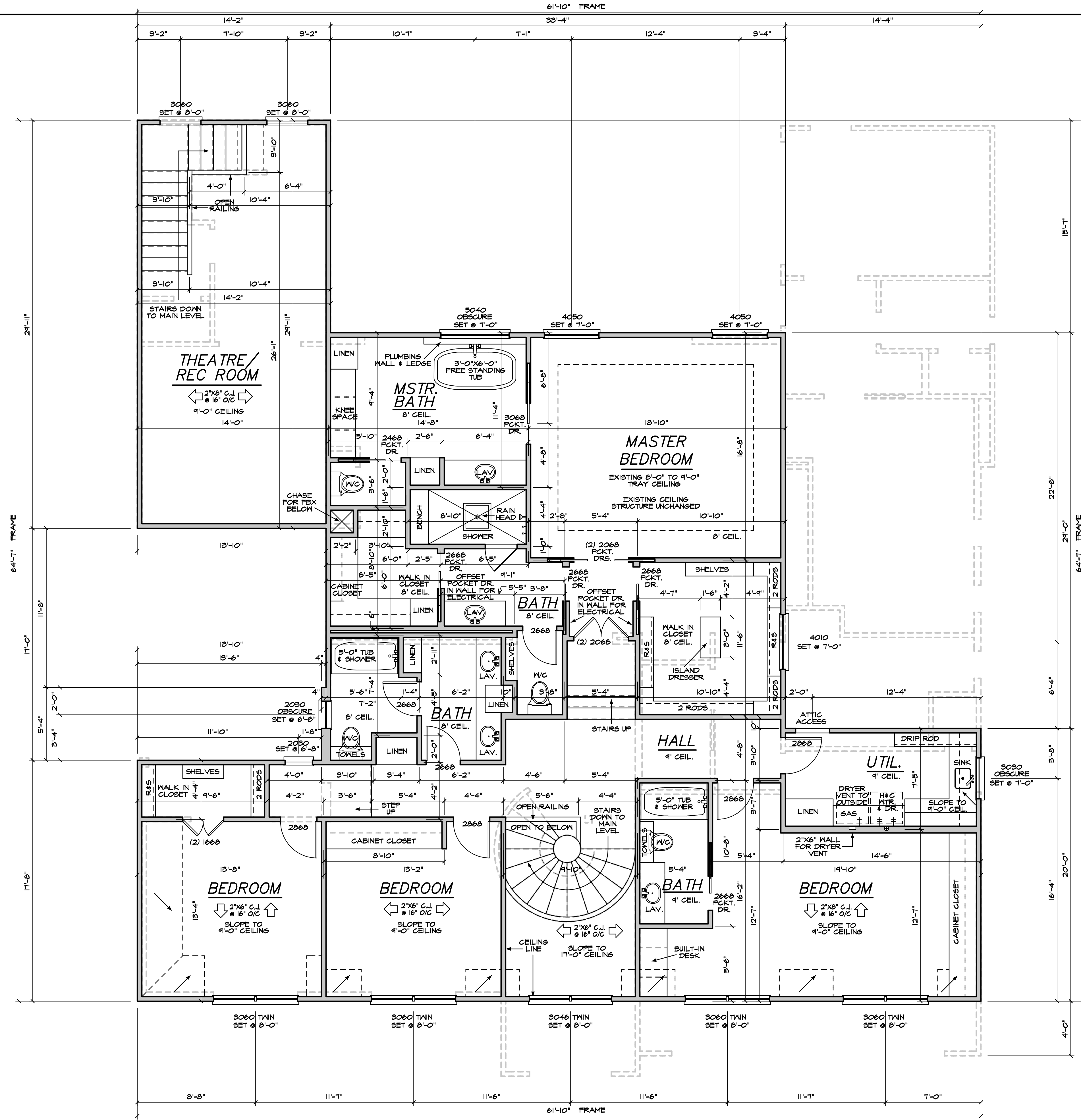
LOWER	N/A
MAIN FRAME	2767
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5301
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION

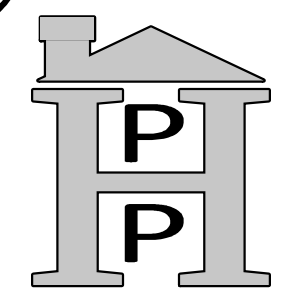
ADDITION
MAYFAIR PARK SECTION
OF NICHOLS HILLS
LOT
5
BLOCK
45
ADDRESS
6508 NW GRAND
BOULEVARD
PERRY HOUSE PLANS
HEREBY GRANTS
A LICENSE FOR A ONE
TIME USE OF
PLAN NO.
8733R-REMODEL

TO THE LEGAL DESCRIPTION
ADDITION IS BEING
BUILT AT ANY OTHER
LOCATION WHO WOULD BE
A VIOLATION OF COPYRIGHT
LAW PURSUABLE BY A
\$50,000 FINE PER OFFENSE.

SHEET NO.



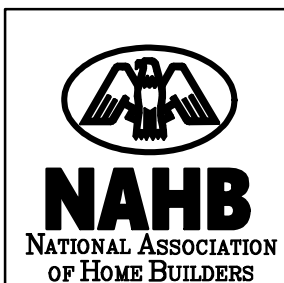
UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



PERRY HOUSE PLANS EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND
OTHER RIGHTS IN ALL RIGHTS RESERVED. NO
PARTS OF THIS PLAN MAY BE REPRODUCED, COPIED,
OR TRANSMITTED IN ANY FORM OR MANNER WHATSOEVER,
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION
OF PERRY HOUSE PLANS. THE COLLECTOR
OF THIS PLAN IS NOT RESPONSIBLE FOR ANY
VIOLATION OF COPYRIGHT OR OTHER RIGHTS.
Perry House Plans for justification and/or
commercial use should be read or calculated
reporter. All dimensions should be read or calculated
reporter.

PERRY HOUSE PLANS

4821 N.W. 38TH OKLAHOMA, OK. 73122
(405) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED: 4/17/2023 DATE CREATED: 4/17/2023
DRAWN BY: GRANT D. REVISED BY: N/A

SQ. FTG.

LOWER	N/A
MAIN FRAME	2767
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5301
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION

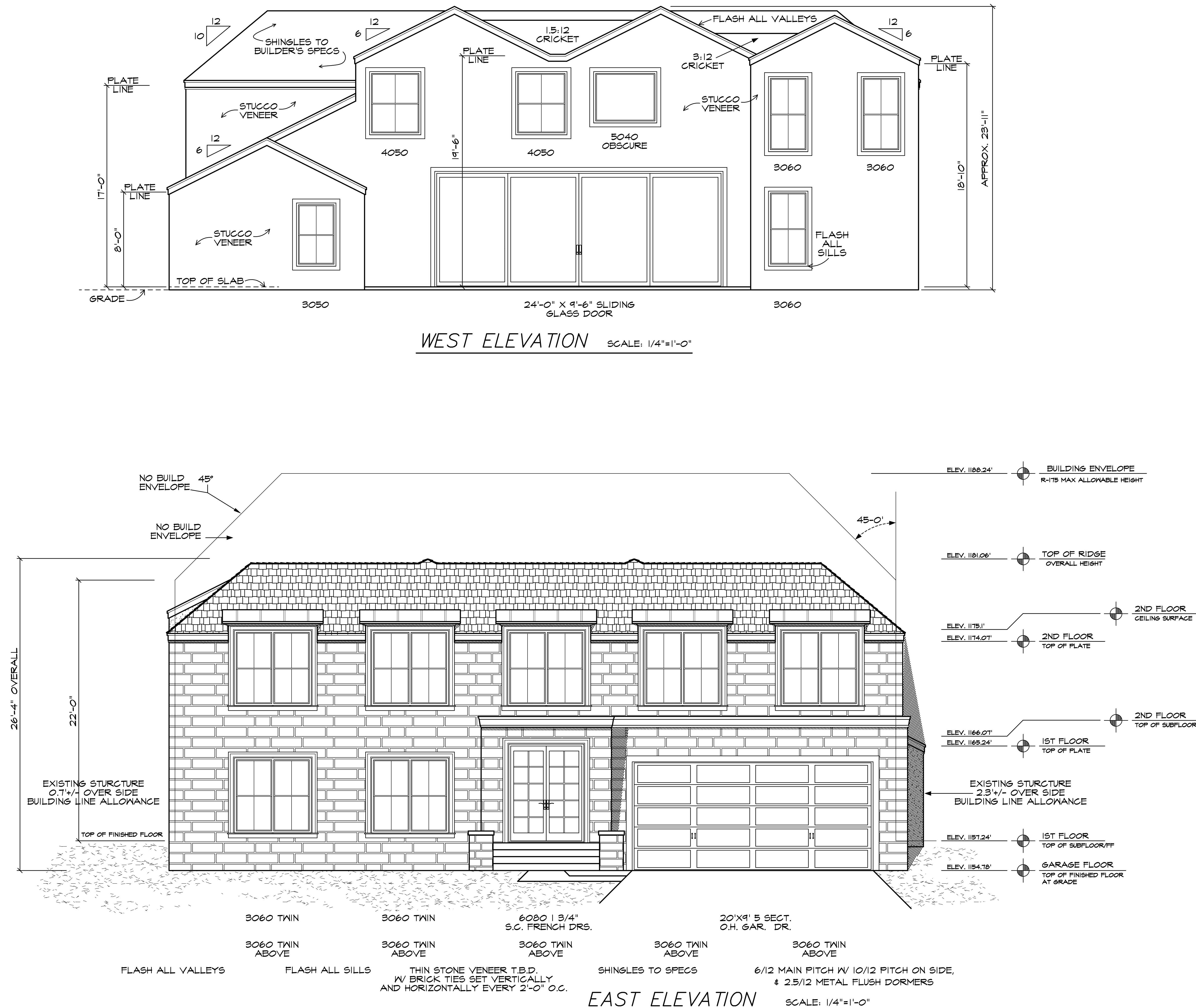
ADDITION
MAYFAIR PARK SECTION
OF NICHOLS HILLS
LOT
5
BLOCK
45

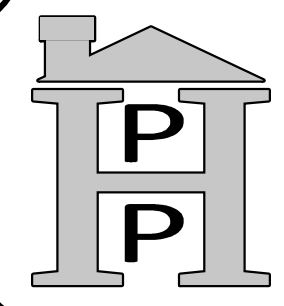
ADDRESS
6508 NW GRAND
BOULEVARD

PERRY HOUSE PLANS
HEREBY GRANTS
A LICENSE FOR A ONE
TIME USE OF
PLAN NO.
8733R-REMODEL

TO THE LEGAL DESCRIPTION
AND VENEER IS BUILT AT
BUILT AT ANY OTHER
LOCATION WHO WOULD BE
A VIOLATION OF COPYRIGHT
LAW PURSUABLE BY A
\$150,000 FINE PER OFFENSE.

SHEET NO.

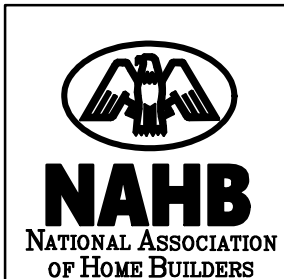




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RESERVES ITS COMMON LAW COPYRIGHT AND
OTHER RIGHTS IN THIS DESIGN. NO PART OF
THIS DESIGN MAY BE REPRODUCED, COPIED,
OR TRANSMITTED IN ANY FORM OR MANNER
WHATSOEVER, WITHOUT THE WRITTEN
CONSENT OF PERRY HOUSE PLANS. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
FOR COMPLYING WITH ALL APPLICABLE
LOCAL, STATE, AND FEDERAL LAWS AND
ORDINANCES. PERRY HOUSE PLANS SHALL
NOT BE RESPONSIBLE FOR ANY ERRORS OR
OMISSIONS IN THIS DESIGN. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR
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FOR COMPLYING WITH ALL APPLICABLE
LOCAL, STATE, AND FEDERAL LAWS AND
ORDINANCES. PERRY HOUSE PLANS SHALL
NOT BE RESPONSIBLE FOR ANY ERRORS OR
OMISSIONS IN THIS DESIGN.

PERRY HOUSE PLANS

4821 N.W. 38TH OMAHA, OK. 73122
(405) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED	DATE CREATED
4/17/2023	4/17/2023
DRAWN BY:	REVISED BY:
GRANT D.	N/A

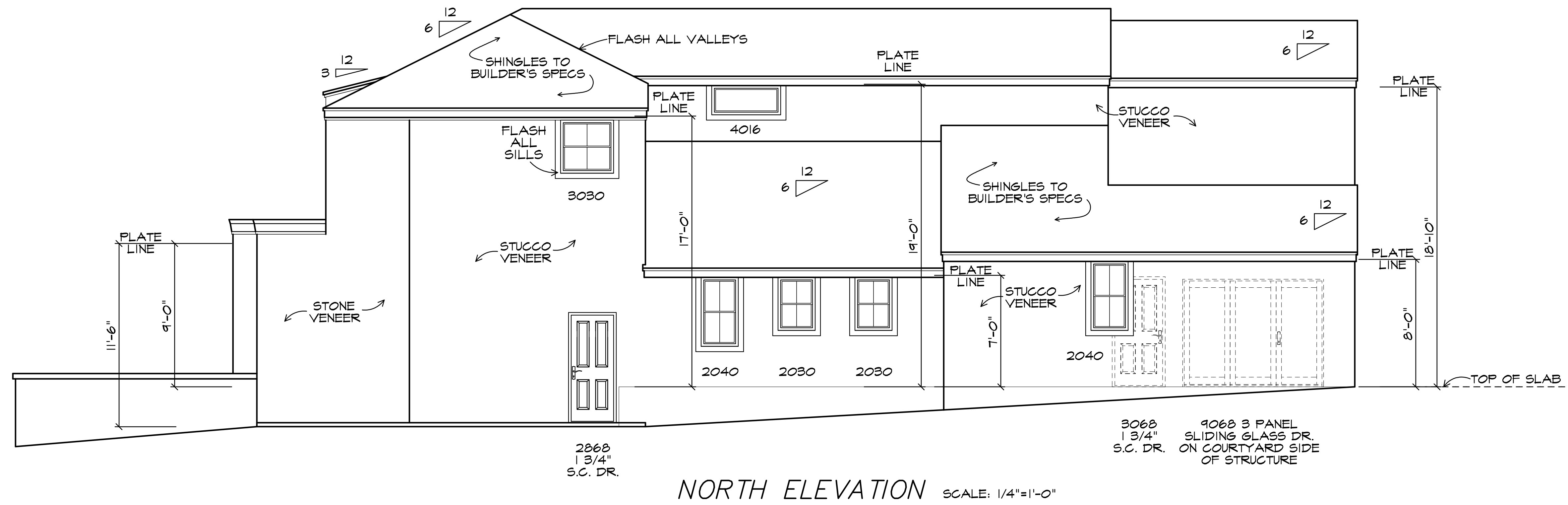
SQ. FTG.	
LOWER	N/A
MAIN FRAME	2767
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5301
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION

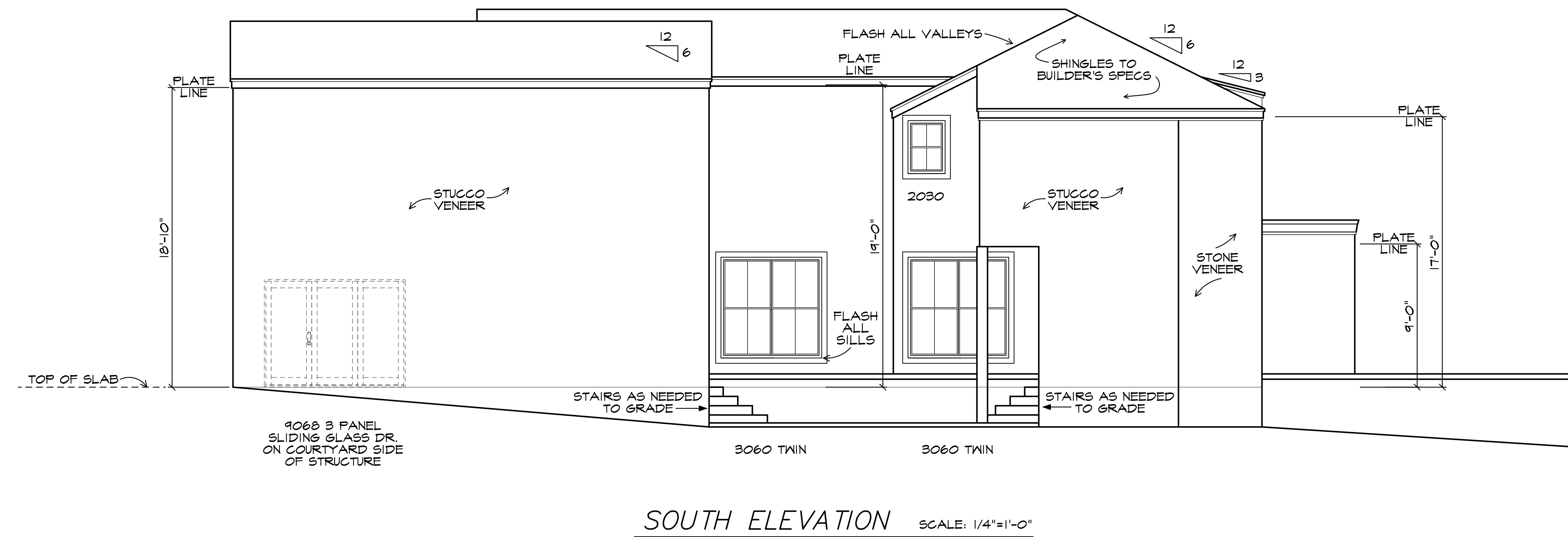
ADDITION
MAYFAIR PARK SECTION OF NICHOLS HILLS
LOT 5
BLOCK 45
ADDRESS 6508 NW GRAND BOULEVARD

PERRY HOUSE PLANS
HEREBY GRANTS
A LICENSE FOR A ONE
TIME USE OF
PLAN NO.
8733R-REMODEL
TO THE LEGAL DESCRIPTION
INDICATED HEREIN.
BUILT AT ANY OTHER
LOCATION WHO WOULD BE
A VIOLATION OF COPYRIGHT
LAWS PUNISHABLE BY A
\$50,000 FINE PER OFFENSE.

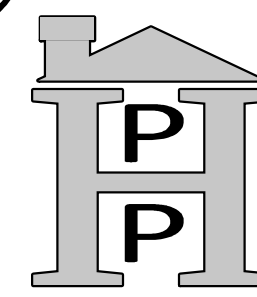
SHEET NO.



NORTH ELEVATION SCALE: 1/4"=1'-0"



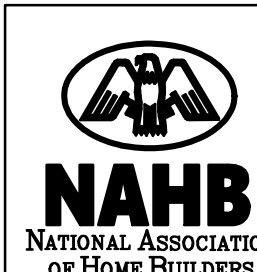
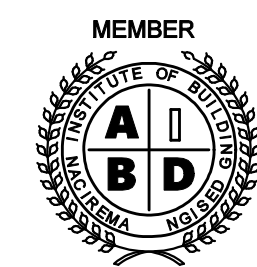
SOUTH ELEVATION SCALE: 1/4"=1'-0"



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OTHER RIGHTS IN ALL RIGHTS RESERVED. NO
PARTS OF ANY DESIGN OR DRAWING MAY BE
COPIED IN ANY FORM OR MANNER WHATSOEVER.
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state, county, local, and FHA/V.A. codes. The contractor
prior to beginning construction for erect or
commenced construction. Perry House Plans is not
warranted. Perry House Plans shall assume responsibility for errors that are not
reported. All dimensions should be read or calculated
from the master drawings.

PERRY HOUSE PLANS

4821 N.W. 38TH OKLAHOMA, OK. 73122
(405) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED	DATE CREATED
4/17/2023	4/17/2023
DRAWN BY:	REVISED BY:
GRANT D.	N/A

SQ. FTG.	
LOWER	N/A
MAIN FRAME	2767
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5301
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION

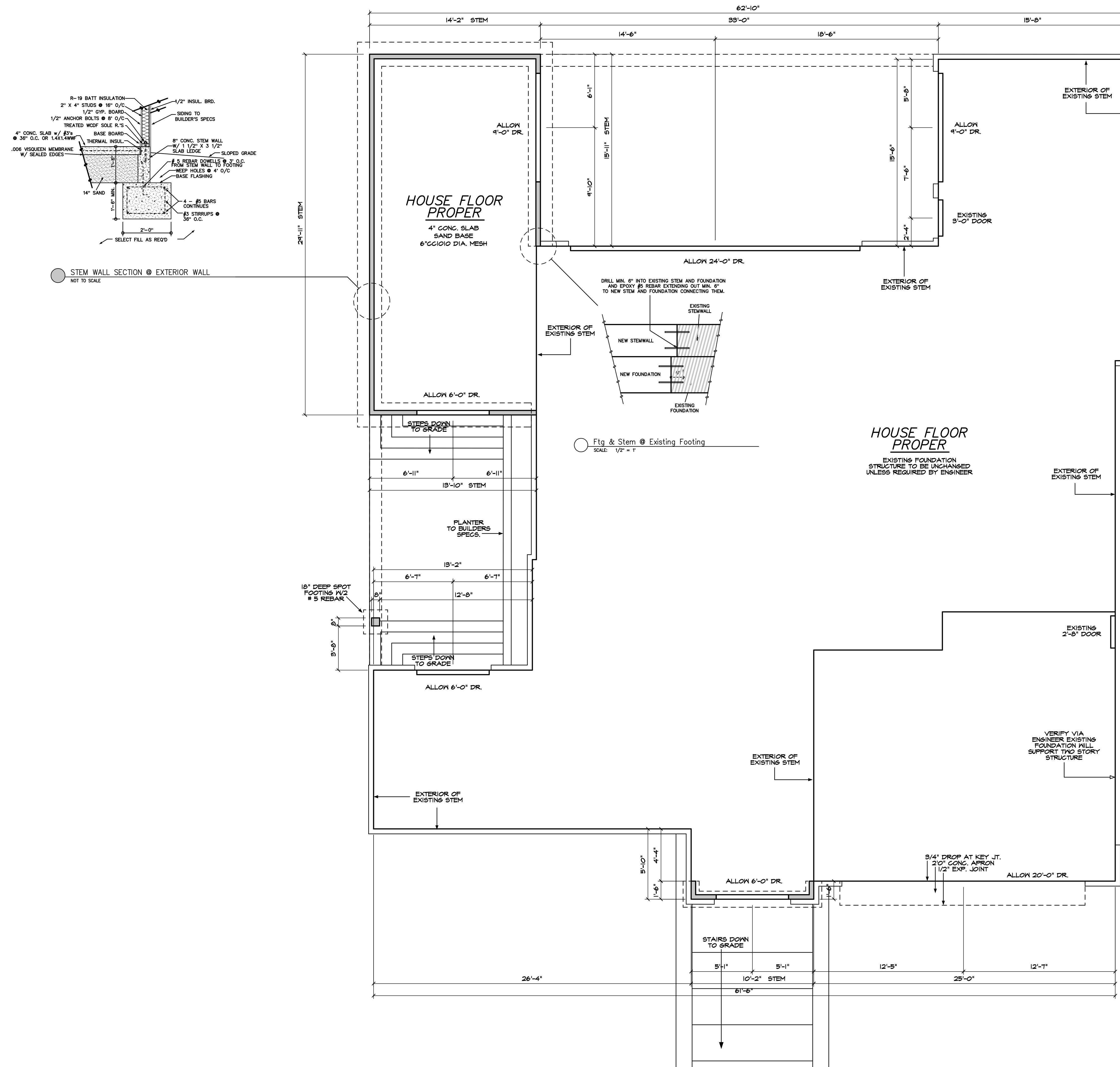
ADDITION
MAYFAIR PARK SECTION
OF NICHOLS HILLS
LOT
5
BLOCK
45

ADDRESS
6508 NW GRAND
BOULEVARD
PERRY HOUSE PLANS
HOUSING GRANTS
A LICENSE FOR A ONE
TIME USE OF
PLAN NO.
8733R-REMODEL

TO THE LEGAL DESCRIPTION
AND/OR IN FULL AT
BUILT AT ANY OTHER
LOCATION WHO WOULD BE
A VIOLATION OF COPYRIGHT
LAW PURSUABLE BY A
\$150,000 FINE PER OFFENSE.

SHEET NO.

8

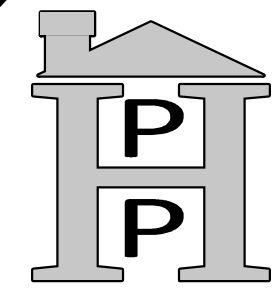


NOTE:

PERRY HOUSE PLANS IS NOT AN ENGINEER
AND RECOMMENDS THAT A PROFESSIONAL
ENGINEER BE CONSULTED FOR YOUR SPECIFIC
LOT AS THE DESIGNER HAS NOT BEEN PROVIDED
ANY INFORMATION BY THE CLIENT REGARDING
THE BEARING CAPACITY OF THE SOIL FOR
SAID LOT AND ASSUMES NO RESPONSIBILITY
FOR THE STRUCTURAL PERFORMANCE OF
THIS DESIGN.

FOUNDATION PLAN

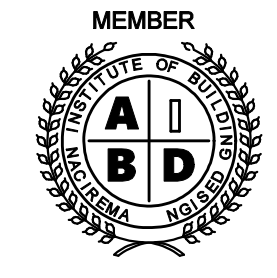
SCALE: 1/4"=1'-0"



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RESERVES ITS COMMON LAW COPYRIGHT AND
OTHER RIGHTS IN THE PLANS AND ANY
COPIES IN ANY FORM OR MANNER WHATSOEVER.
All work is to comply with the latest applicable
state, county, local, and FHA/V.A. rules. The contractor
prior to beginning construction for erect or
commencing construction shall assume responsibility for errors that are not
reported. All dimensions should be read or calculated
carefully and accurately.

PERRY HOUSE PLANS

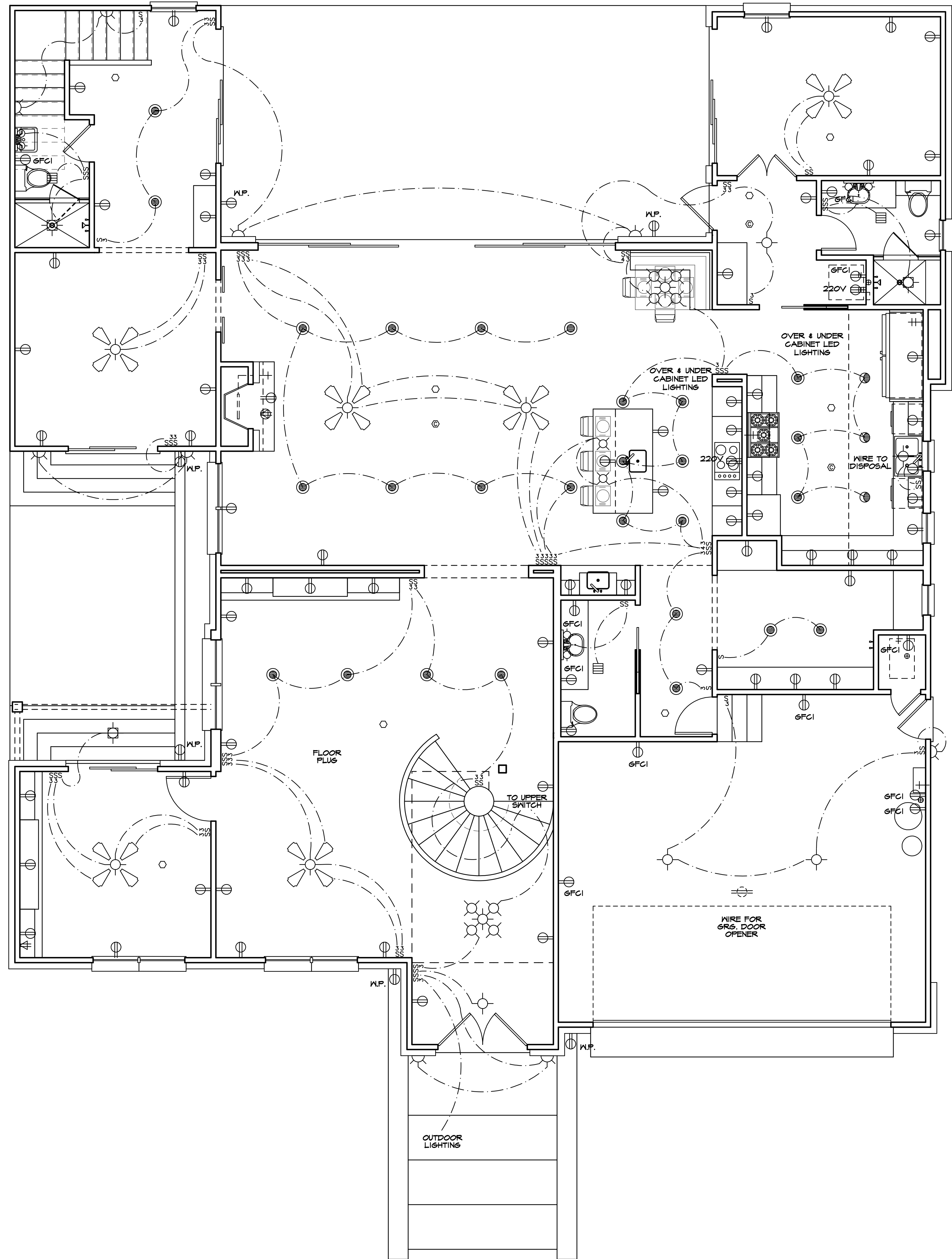
4821 N.W. 38TH Ocala, FL 32122
(407) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED	DATE CREATED
4/17/2023	4/17/2023
DRAWN BY:	REVISED BY:
GRANT D.	N/A

SQ. FTG.	
LOWER	N/A
MAIN FRAME	2767
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5301
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION	
ADDITION MAYFAIR PARK SECTION OF NICHOLS HILLS	
LOT 5	
BLOCK 45	
ADDRESS 6508 NW GRAND BOULEVARD	
PERRY HOUSE PLANS HOMES GRANTS A LICENSE FOR A ONE TIME USE OF PLAN NO. 8733R-REMODEL	
TO THE LEGAL DESCRIPTION ADDITION TO BUILD AT BUILT AT ANY OTHER LOCATION WHO WOULD BE A VIOLATION OF COPYRIGHT LAW PURSUABLE BY A \$150,000 FINE PER OFFENSE.	



ELECTRICAL NOTES:

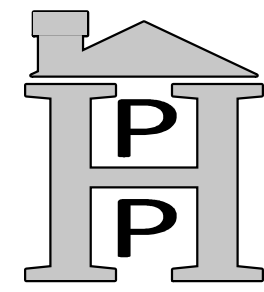
1. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A), (B), AND (C). THE ARC FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
2. ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BEDS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 2014 NEC SECTION 210.12 (A) (1) THROUGH (6)
3. ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN NEC SECTION 210.8 (A) (1) THROUGH (10) SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
4. SMOKE ALARMS IN UNIT DWELLINGS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, AND NOT LESS THAN 3 FOOT HORIZONTALLY FROM THE DOOR OR OPENING OF A BEDROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM AS SPECIFIED IN IRC 2015 R314.3 (1) THROUGH (4).
5. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM PER IRC 2015 SECTION R315.
6. PROVIDE MECHANICAL VENTILATION IN LAUNDRY ROOM WITHOUT THE NATURAL VENTILATION FROM THE OUTSIDE.
7. DOMESTIC CLOTHES DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF IMC 2015 SECTION 504.6.1 THROUGH 504.6.7.

ELECTRICAL SYMBOLS:

SWITCH	S	HVL	
3-WAY SWITCH	S ³	VENT/LIGHT	
4-WAY SWITCH	S ⁴	VENT	
SMOKE DETECTOR		INCANDESCANT LIGHT	
CO DETECTOR		RECESSED LIGHT	
110V OUTLET		RECESSED CAN LIGHT	
110V HIDDEN OUTLET		EYE BALL LIGHT	
220V OUTLET		SCONCE	
OUTLET FOR O.H.D. OPENER		SWITCH TO ATTIC LIGHT	
110V (TOP PLUG ONLY)		FLOURESCENT LIGHT	
MOTION DETECTOR FLOODLIGHT		FLOODLIGHT	
CEILING FAN AND LIGHT		TELEPHONE	
2'X4' FLOURESCENT LIGHT		T.V.	
		COMBO T/C	

MAIN LEVEL ELECTRICAL PLAN

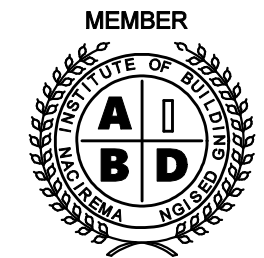
SCALE: 1/4"=1'-0"



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PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR
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state, county, local, and FHA/V.A. rules. The collector
prior to beginning construction for erect or
commence construction. Perry House Plans is not
liable for any errors or omissions. Perry House Plans
shall assume responsibility for errors that are not
reported. All dimensions should be read or calculated
from the finished structure.

PERRY HOUSE PLANS

4821 N.W. 38TH OKLAHOMA, OK. 73122
(405) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED	DATE CREATED
4/17/2023	4/17/2023
DRAWN BY:	REVISED BY:
GRANT D.	N/A

SQ. FTG.

LOWER	N/A
MAIN FRAME	2767
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5301
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION

ADDITION
MAYFAIR PARK SECTION
OF NICHOLS HILLS

LOT
5

BLOCK
45

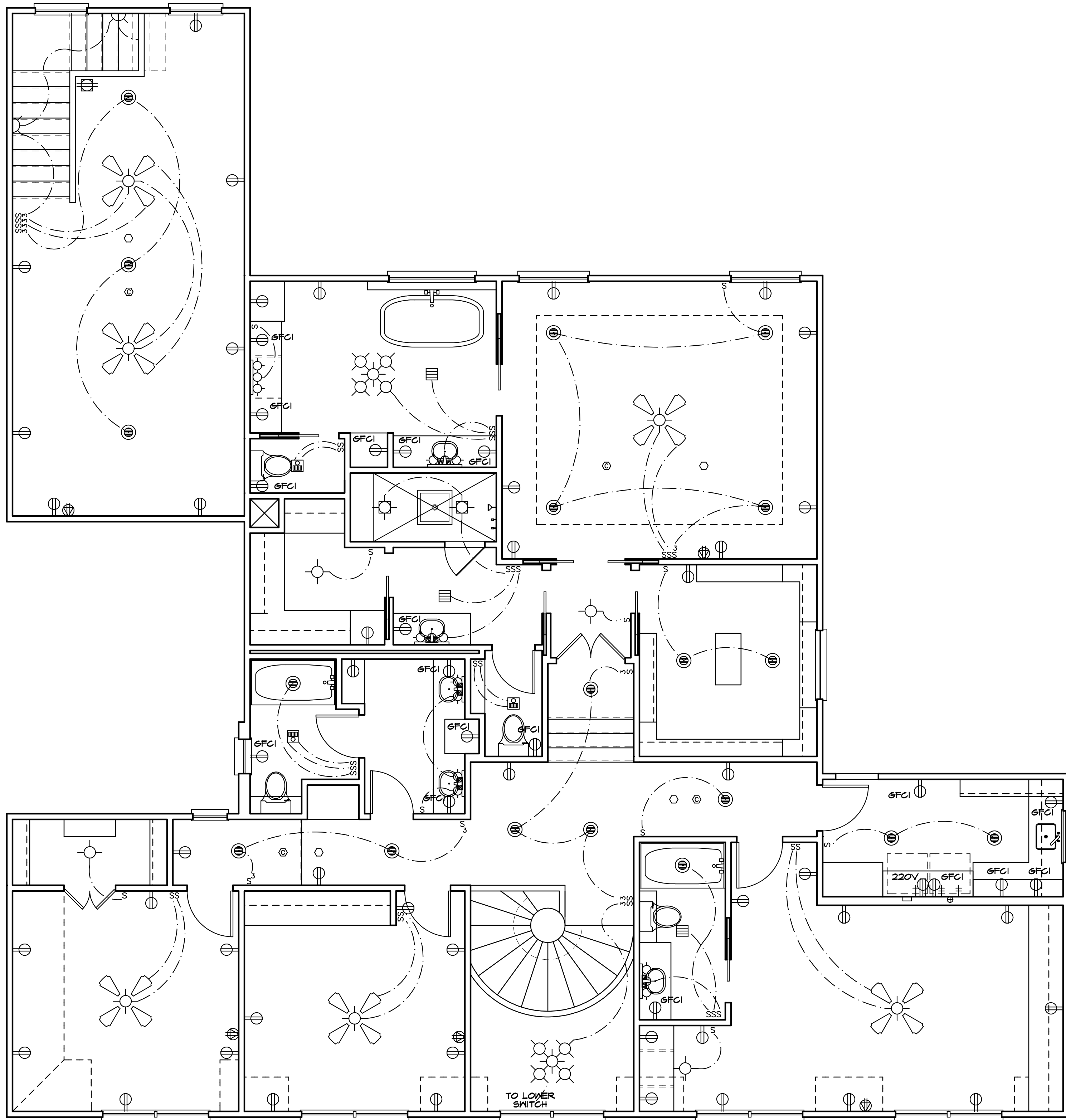
ADDRESS
6508 NW GRAND
BOULEVARD

PERRY HOUSE PLANS
HEREBY GRANTS
A LICENSE FOR A ONE
TIME USE OF
PLAN NO.
8733R-REMODEL

TO THE LEGAL DESCRIPTION
ADJACENT TO THE
BUILT AT ANY OTHER
LOCATION WHO WOULD BE
A VIOLATION OF COPYRIGHT
LAW PURSUABLE BY A
\$150,000 FINE PER OFFENSE.

SHEET NO.

10



ELECTRICAL NOTES:

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- SMOKE ALARMS IN UNIT DWELLINGS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, AND NOT LESS THAN 3 FOOT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM AS SPECIFIED IN IRC 2015 R314.3 (1) THROUGH (4).
- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM PER IRC 2015 SECTION R315.
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ELECTRICAL SYMBOLS:

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3-WAY SWITCH	S ³	VENT/LIGHT	
4-WAY SWITCH	S ⁴	VENT	
SMOKE DETECTOR		INCANDESCANT LIGHT	
CO DETECTOR		RECESSED LIGHT	
110V OUTLET		RECESSED CAN LIGHT	
110V HIDDEN OUTLET		EYE BALL LIGHT	
220V OUTLET		SCONCE	
OUTLET FOR O.H.D. OPENER		SWITCH TO ATTIC LIGHT	
110V (TOP PLUG ONLY)		FLOURESCENT LIGHT	
MOTION DETECTOR FLOODLIGHT		FLOODLIGHT	
CEILING FAN AND LIGHT		TELEPHONE	
		T.V.	
2'X4' FLOURESCENT LIGHT		COMBO T/C	

UPPER LEVEL ELECTRICAL PLAN

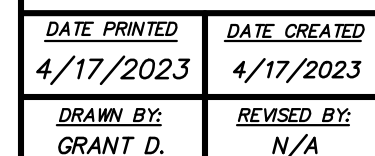
SCALE: 1/4"=1'-0"

PERRY HOUSE PLANS

MEMBER



INSTITUTE OF BUILDING ENGINEERS
INDIA



LOCATION

ADDITION

MAYFAIR PARK SECTION
OF NICHOLS HILLS

LOT

5

BLOCK

45

ADDRESS

6508 NW GRAND
BOULEVARD

PERRY HOUSE PLANS
HEDBERG'S GRANT'S
A LICENSE FOR A ONE
TIME USE OF
PLAN NO.

8733R-REMODEL

TO THE LEGAL DESCRIPTION
ABOVE, IF BUILT AT
BUILT AT ANY OTHER
LOCATION THIS WOULD BE
A VIOLATION OF COPYRIGHT
LAWS PUNISHABLE BY A
\$100,000 FINE PER OFFENSE.

11



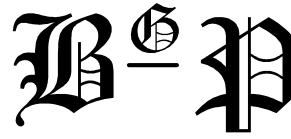
-  RIDGE
 HIP RIDGE
 VALLEY
 VENEER
 OVERHANG
 WATER FLOW
 RAFTER

NOTE:

1. ALL RAFTERS SHALL BE MIN. 2"x6" @ 24" O.C. UNLESS OTHERWISE NOTED.
2. PROVIDE 1/2" CDX PLYWOOD DECKING
3. ALL HIPPS, VALLEYS AND RIDGES TO BE ONE UNIFORM DIMENSIONAL SIZE LARGER THAN INTERSECTION RAFTERS.
4. PROVIDE 4"x6" CONTINUOUS PURLINS WITH 2"x4" BACKING @ 48" O.C. ON ALL SPANS OVER 9'-0"
5. PROVIDE 2"x6" RAFTER TIES @ ALL FLATES WHERE JOISTS RUN PERPENDICULAR TO RAFTERS.
6. WHERE POSSIBLE TO CEILING JOISTS 48" O.C.
7. ALL RIDGE, HIP, VALLEY BEAMS, RAFTERS, PURLINS, AND SPLICES OCCURRING IN ANY OF THE ABOVE SHALL BE BRACED ONTO BEARING PARTITIONS BELOW OR STRONG BACKS, BEARING ON BEARING PARTITIONS. EXCEPTIONS: ONTO A 2 MEMBER OR LARGER BEAM.
8. ALL BRACING SHALL BE A MINIMUM OF 45 DEGREES FROM HORIZONTAL.
9. PITCH IS NOTED IN ROOF OR ELEVATION PLANS.

ROOF PLAN

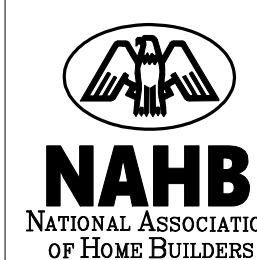
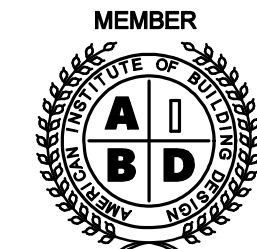
SCALE: 1/4"=1'-0"



FAMILY DESIGN

BILL G. PERRY FAMILY DESIGNS EXPRESSLY
RESERVES ITS COMMON LAW COPYRIGHT AND
ALL RIGHTS IN THE ARCHITECTURAL, ENGINEERING,
PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR
COPIED IN ANY FORM OR MANNER WHATSOEVER.
All work is to comply with the latest adopted
version of applicable building codes, including
state, county, local, and FPA/FAA rules. The contractor
shall assume responsibility for areas not
reported. All dimensions are as shown and are not
to be construed as a guarantee of accuracy.

BILL G. PERRY
FAMILY DESIGN
4821 N.W. 36TH OAKLAND, OK. 73122
(405) 789-6273 (405) 942-3478
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED	DATE CREATED
4/17/2023	4/17/2023
DRAWN BY:	REVISED BY:
GRANT D.	N/A

SQ. FTG.	
LOWER	N/A
MAIN FRAME	2767
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5301
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION

ADDITION
MAYFAIR PARK SECTION
OF NICHOLS HILLS

LOT
5

BLOCK
45

ADDRESS
6508 NW GRAND
BOULEVARD

BILL G. PERRY FAMILY
DESIGN HEREBY GRANTS
A LICENSE FOR A ONE
TIME USE OF

PLAN NO.
8733R-REMODE

TO THE LEGAL DESCRIPTION
AND/OR AS BUILT AT
ANY OTHER
LOCATION WHO WOULD BE
A VIOLATION OF COPYRIGHT
LAWS PUNISHABLE BY A
\$50,000 FINE PER OFFENSE.

SHEET NO.



STREETSCAPE PLAN

SCALE: 1/8"=1'-0"



4.b.a

***** REPRINT RECEIPT*****

REC#: 00176053 5/02/2023 3:03 PM
OPER: NB TERM: 010
REF#: 3417
PAID BY:

TRAN: 850.0000 Variance Request
6508 NW GRAND
Variance Request 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00

City of Nichols Hills
6407 Avondale Dr
Nichols Hills, OK 73116
(405) 843-6637

Attachment: BOA-2023-09 Packet (6527 : BOA 2023-09 6508 NW Grand Boulevard)