

MINUTES

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

**Original agenda filed in the Office of the City Clerk at 2:15 PM on
the 3rd day of May, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Kathy Lippert		Present	
Robert Slater		Present	
Edward Clements		Present	
John Covington		Present	
Larry Herzel		Present	5:32 PM

3. Minutes
 - a. April 19, 2023

MOTION: Covington moved to approve the April 19, 2023 minutes as presented. Clements seconded the motion.

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

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.

Dr. Martin Lopez stated that he and Mr. Tim Hughes had reached a verbal agreement concerning the fence and retaining wall in his backyard.

MOTION: Clements moved to continue agenda item 4a to the next regular schedule meeting. Covington seconded the motion.

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

- 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.

Mr. James Staggs, with Stanford Remodeling, presented the application to the Board of Adjustment.

Mr. Herzel noted the proposed house does not meet our new side-yard no-build vertical envelope ordinance requirement.

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

Mr. Hal McKnight stated his concerns of how far west the proposed property would go.

Mr. Grant Douglas, designer of the home, asked for clarification of how notification of changes to ordinances were handled.

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

MOTION: Covington moved to continue agenda item 4b to the next regular schedule meeting. Lippert seconded the motion.

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

5. Adjournment

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

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



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma