

1. Agenda

Documents:

[2023-06-21 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1817.PDF](#)

2. Meeting Materials

Documents:

[2023-06-21 BOARD OF ADJUSTMENT - FULL AGENDA-1817.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, June 21, 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. May 17, 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. The applicants are also seeking a 6' building envelope variance on both sides of the dwelling.

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. The applicants are also seeking a 6' building envelope variance on both sides of the dwelling.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 12:18 PM on the 9th day of June, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 12:30 PM on the 9th day of June, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 9th day of June, 2023; and transmitted by email at 5:00 PM on the 9th day of June, 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, 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

Attachment: May 17 2023 Minutes (6649 : BOA Minutes - May 17, 2023)

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

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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 no-build envelope ordinance requirement.

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

Mr. Hall 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



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 (6650 : 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: _____

Application for Variance – Development Regulation Worksheet

Applicant's Name: Tim Hughes

Property Address: 1417 Canterbury Place

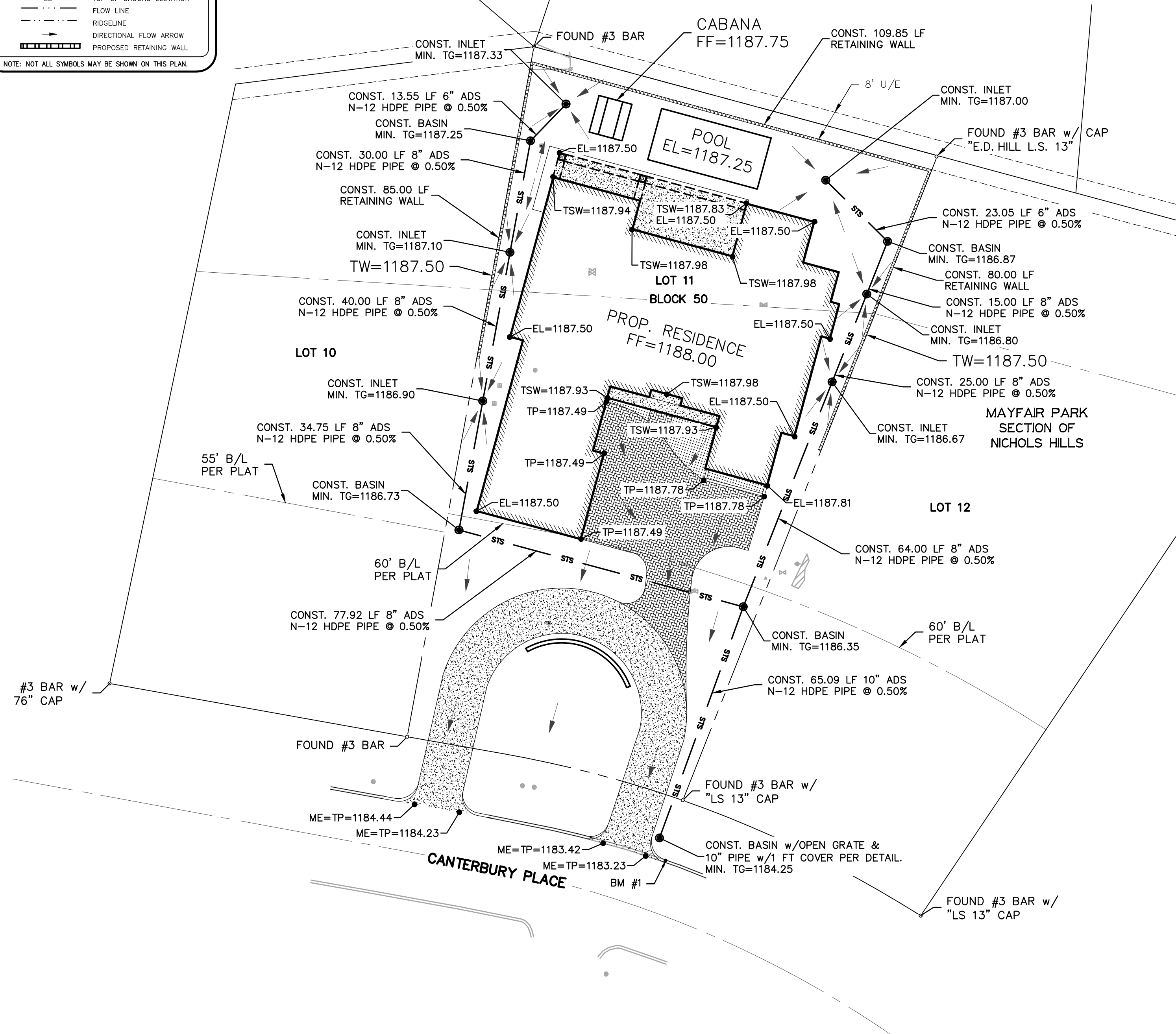
Applicable Structure: (Check as applicable)

☐ 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.

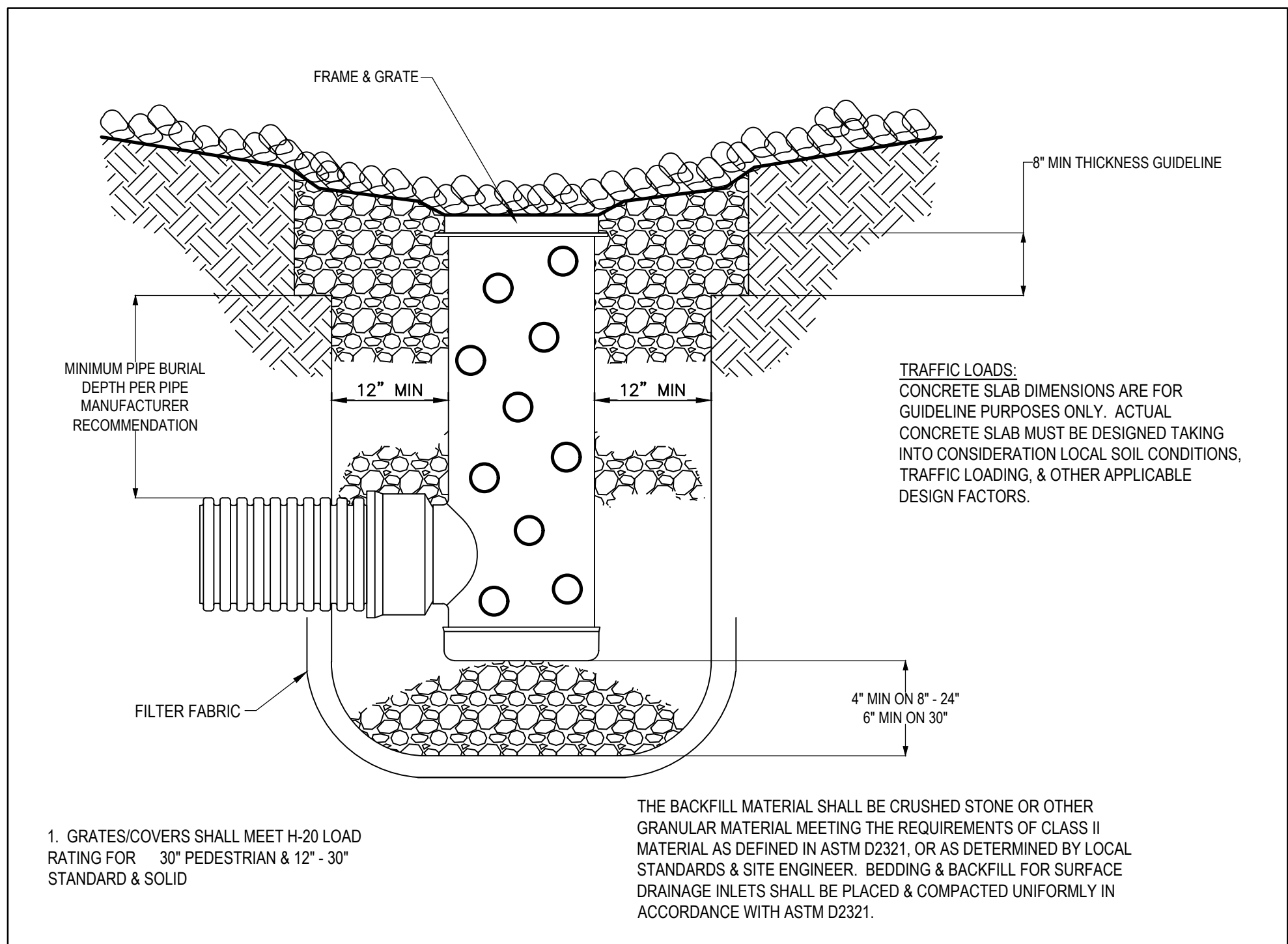
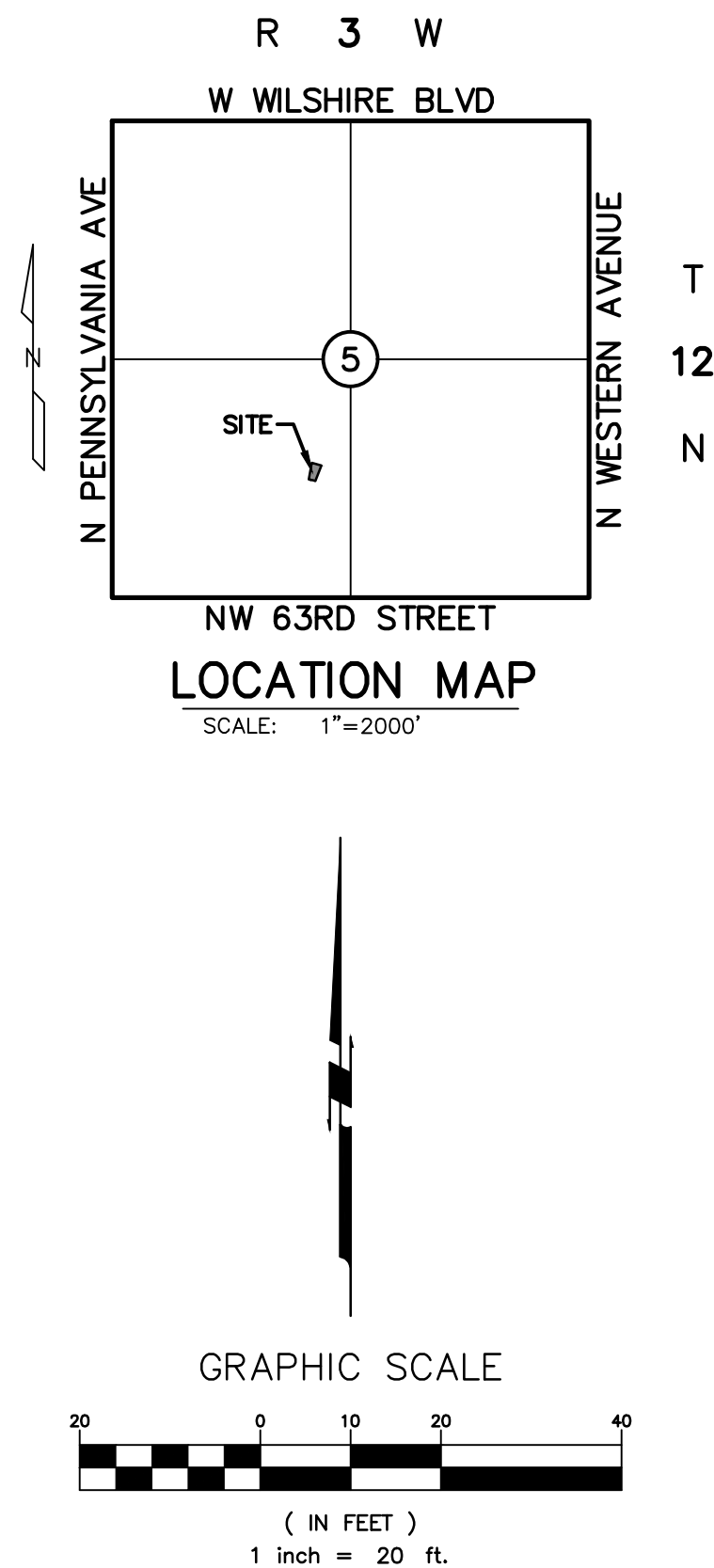
	Allowed by City Code	Proposed Variance	Amount over Allowed
Front Yard Setback			
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)			
Building Lot Coverage			
Floor Area Ratio			
fence Height	8ft	14ft	6ft
No Build Envelope			
Other	Explanation:		

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)

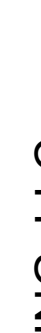
ONSITE BENCHMARK #1 

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.

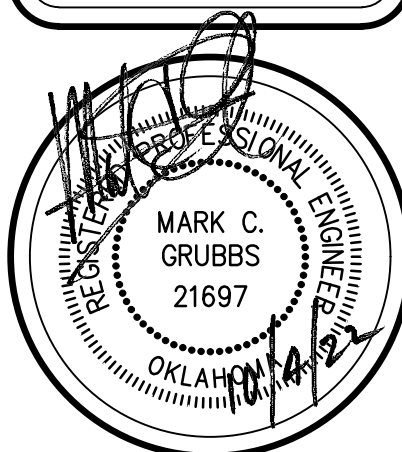
ELEVATION = 1183.57 FEET
(NAVD-88 DATUM)

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

Proj. No.: 22-067		
Date: 10/04/2022		
Scale (horiz.) 1"=20'		
Scale (vert.) 1"/4'		
Drawn By: JNS		
Checked By: CSO		
Approved By: MCO		

SHEET NUMBER
C1.0

22-067



UTILITY STATEMENT

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.
- 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 AT 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:

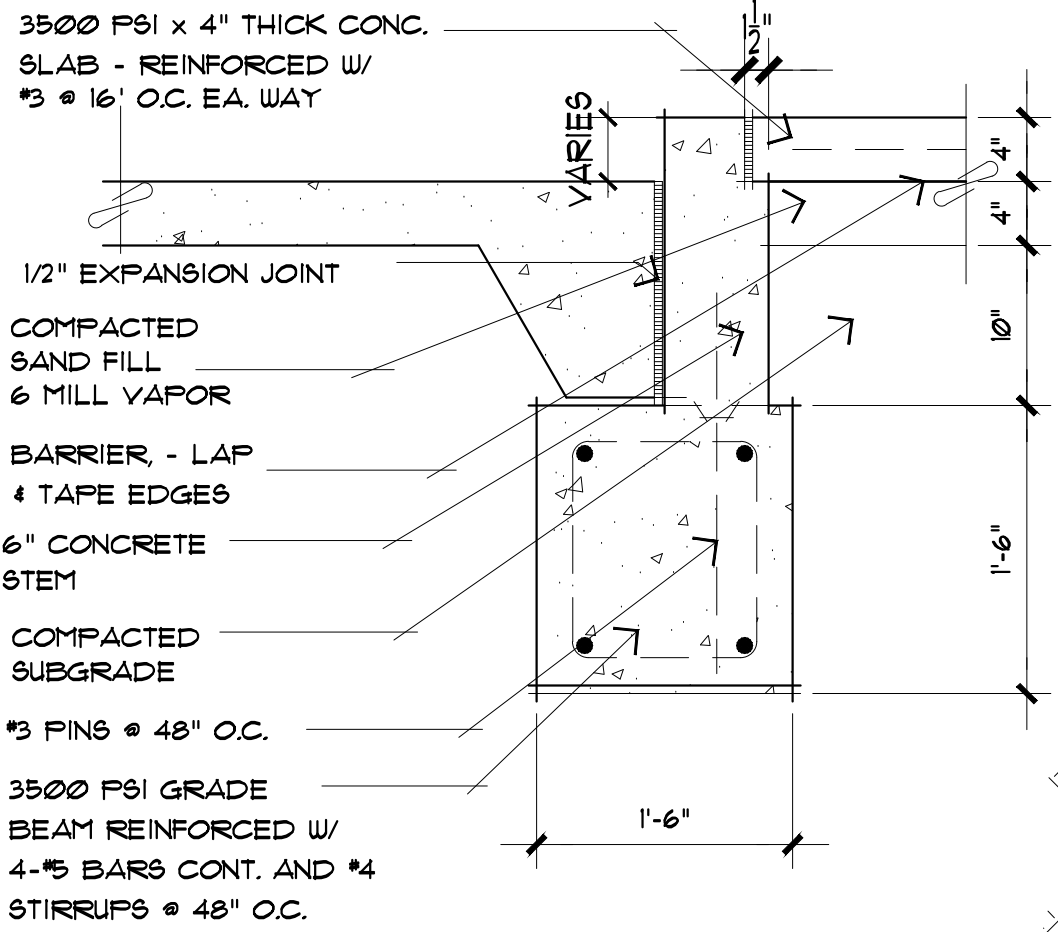
WALLS	3"
BEAMS AND COLUMNS	1 1/2"
GRADE BEAMS	2"
BOTTOM OF FOOTINGS	3"
SLABS-ON-GRADE	2" FROM TOP
SUPPORTED SLABS	1"

STICK FRAMING NOTES:

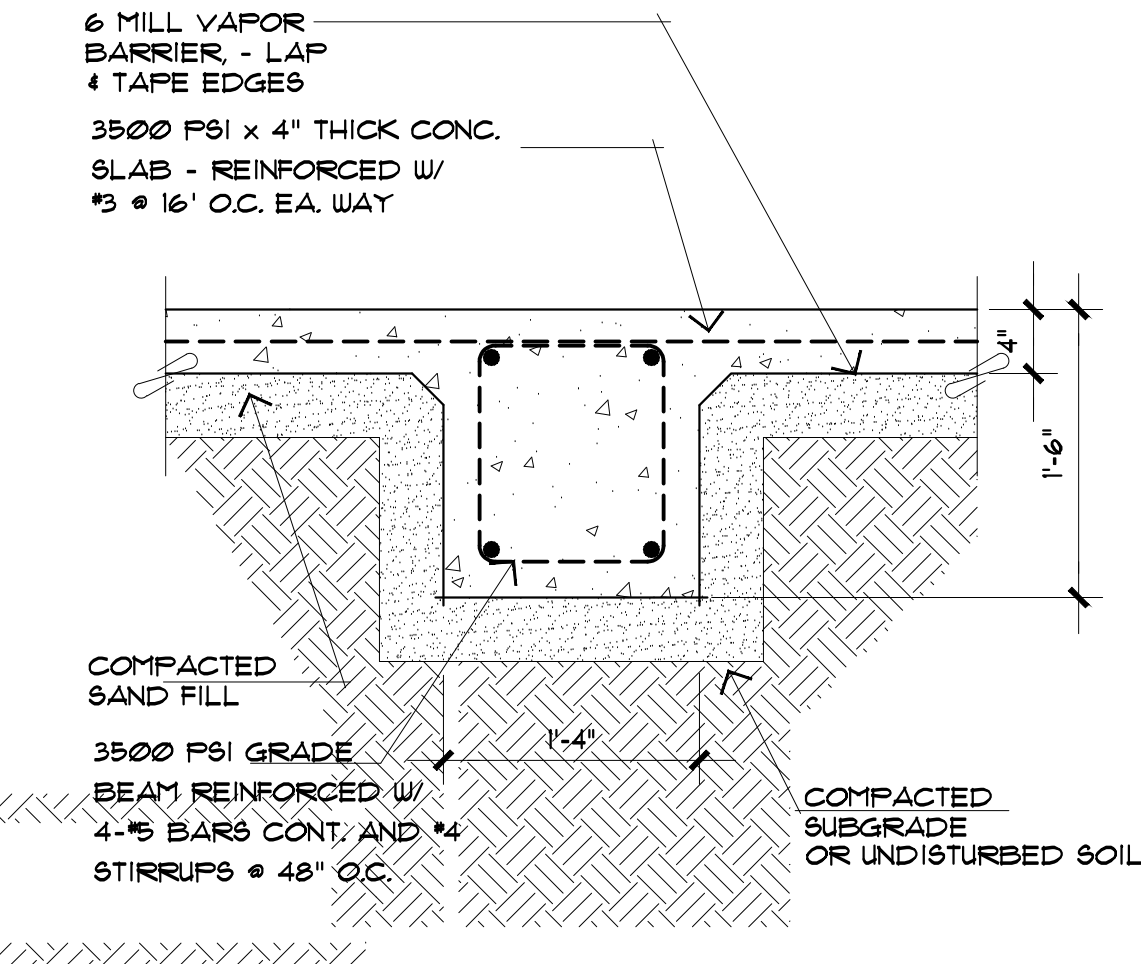
- CEILING JOISTS SHALL BE ONE OF THE FOLLOWING:
 - 2X6's @ 16" O.C. W/ MAX. SPAN OF 15'-6"
 - 2X6's @ 24" O.C. W/ MAX. SPAN OF 14'-9"
 - 2X8's @ 24" O.C. W/ MAX. SPAN OF 15'-9"
 - 2X8's @ 48" O.C. W/ MAX. SPAN OF 14'-6"
- RAFTERS SHALL BE ONE OF THE FOLLOWING:
 - 2X6's @ 16" O.C. W/ MAX. SPAN OF 10'-0"
 - 2X6's @ 24" O.C. W/ MAX. SPAN OF 9'-0"
 - 2X8's @ 16" O.C. W/ MAX. SPAN OF 14'-0"
 - 2X8's @ 24" O.C. W/ MAX. SPAN OF 11'-0"
 - 2X10's @ 16" O.C. W/ MAX. SPAN OF 17'-0"
 - 2X10's @ 24" O.C. W/ MAX. SPAN OF 14'-0"
 - 2X12's @ 16" O.C. W/ MAX. SPAN OF 24'-0"
 - 2X12's @ 24" O.C. W/ MAX. SPAN OF 21'-0"

WOOD FRAMING NOTES:

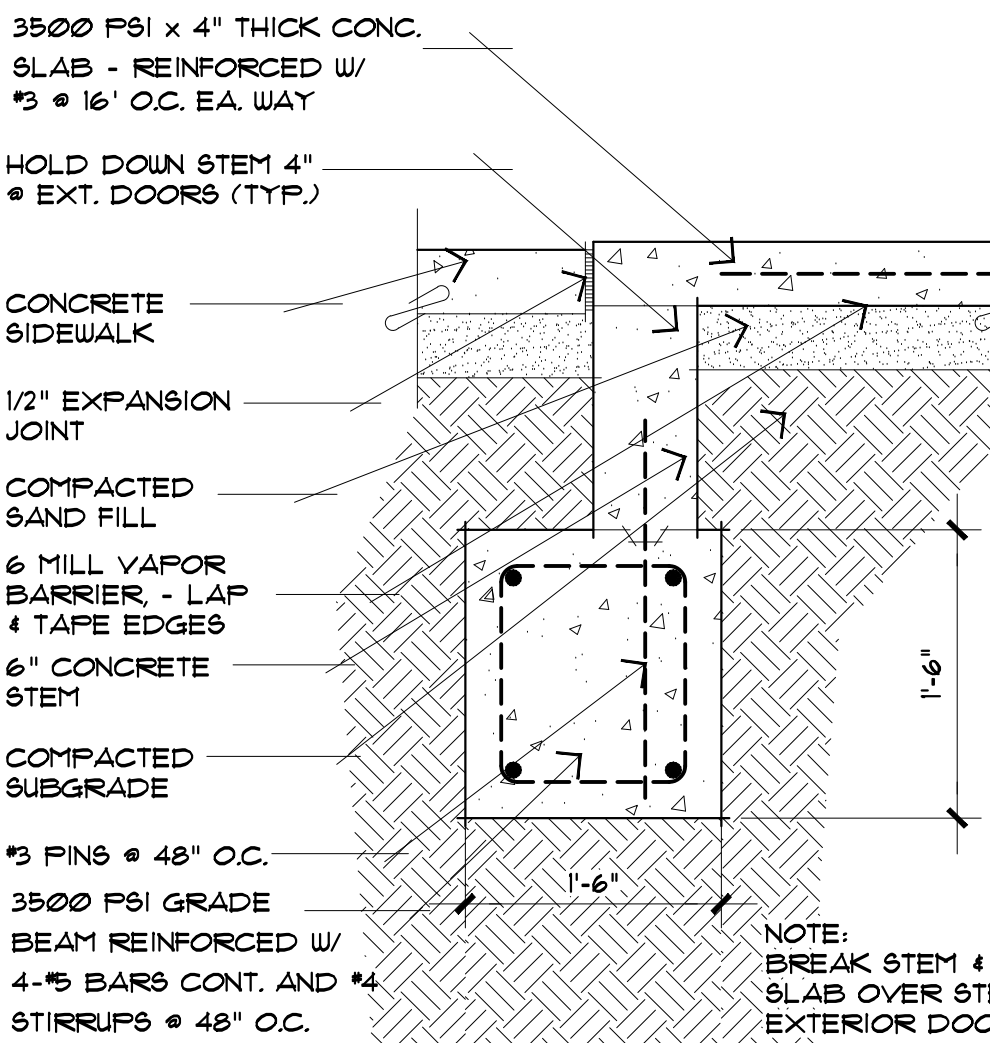
- ALL STRUCTURAL WOOD FRAMING SHALL BE PROPORTIONED, FABRICATED, DELIVERED, AND ERECTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE TIMBER CONSTRUCTION MANUAL, AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION.
- UNLESS NOTED OTHERWISE, ALL SAWN LUMBER FRAMING SHALL BE DOUGLAS FIR, SO. FINE 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 %:
 - BEAMS AND RAFTERS: (NO. 2 GRADE)
 - EXTREME FIBER IN BENDING, F = 1250 PSI
 - HORIZONTAL SHEAR, F = 90 PSI
 - 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
DETAIL
SCALE: 1"=1'-0"



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



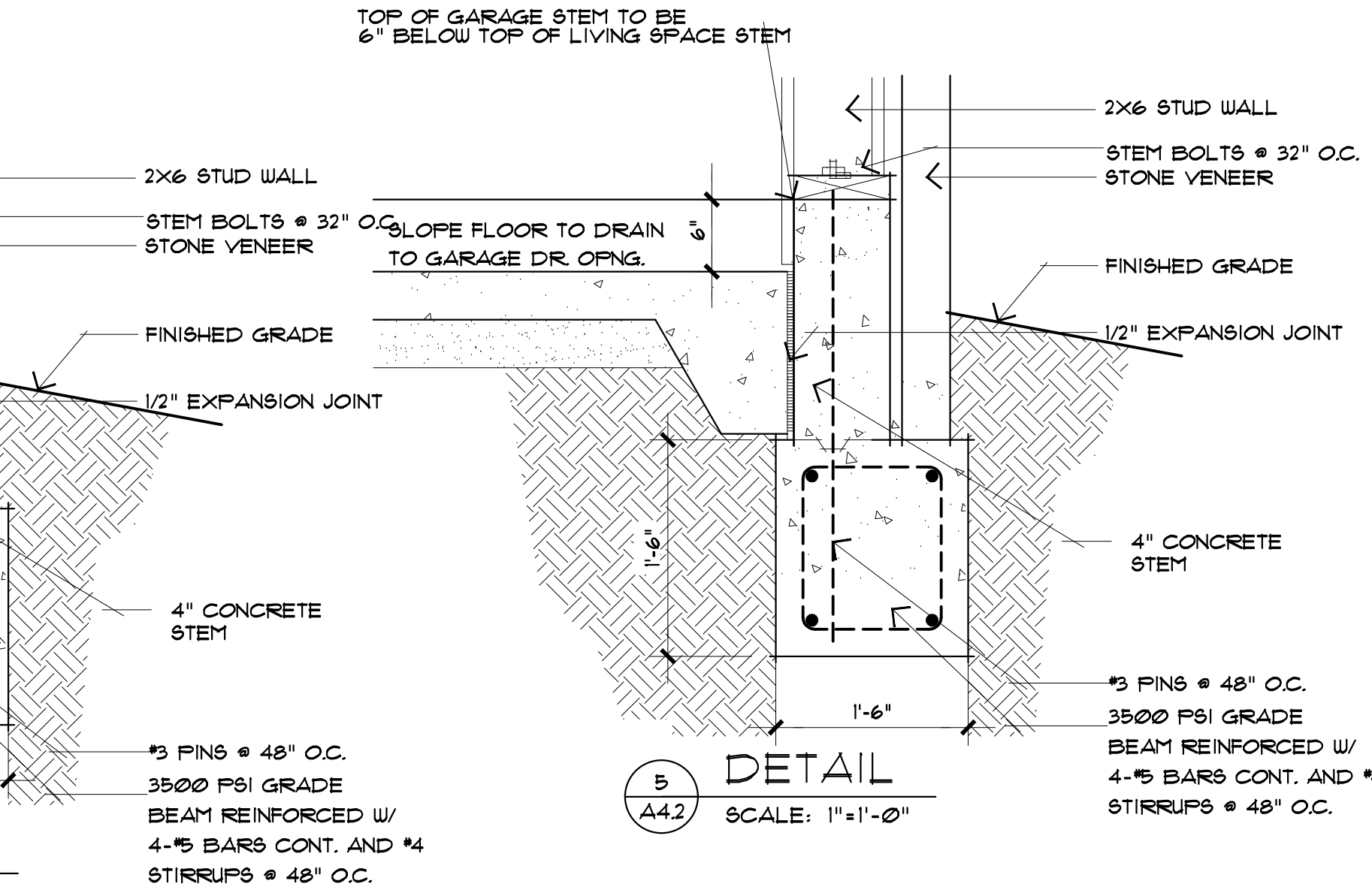
3
A4.2
DETAIL
SCALE: 1"=1'-0"

TOP OF GARAGE STEM TO BE 6" BELOW TOP OF LIVING SPACE STEM

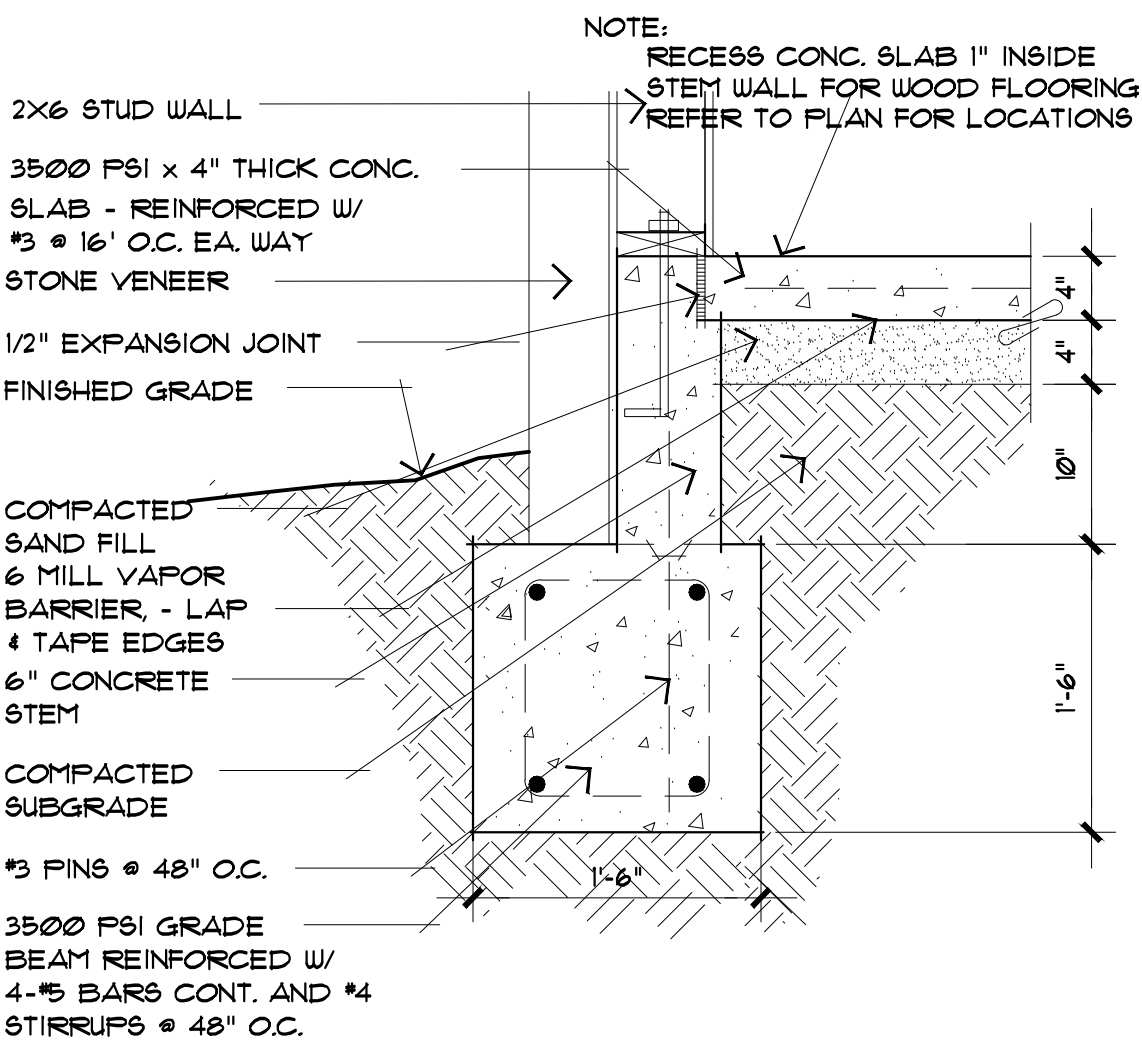
SLOPE FLOOR TO DRAIN TO GARAGE DR. OPNG.

VARIES

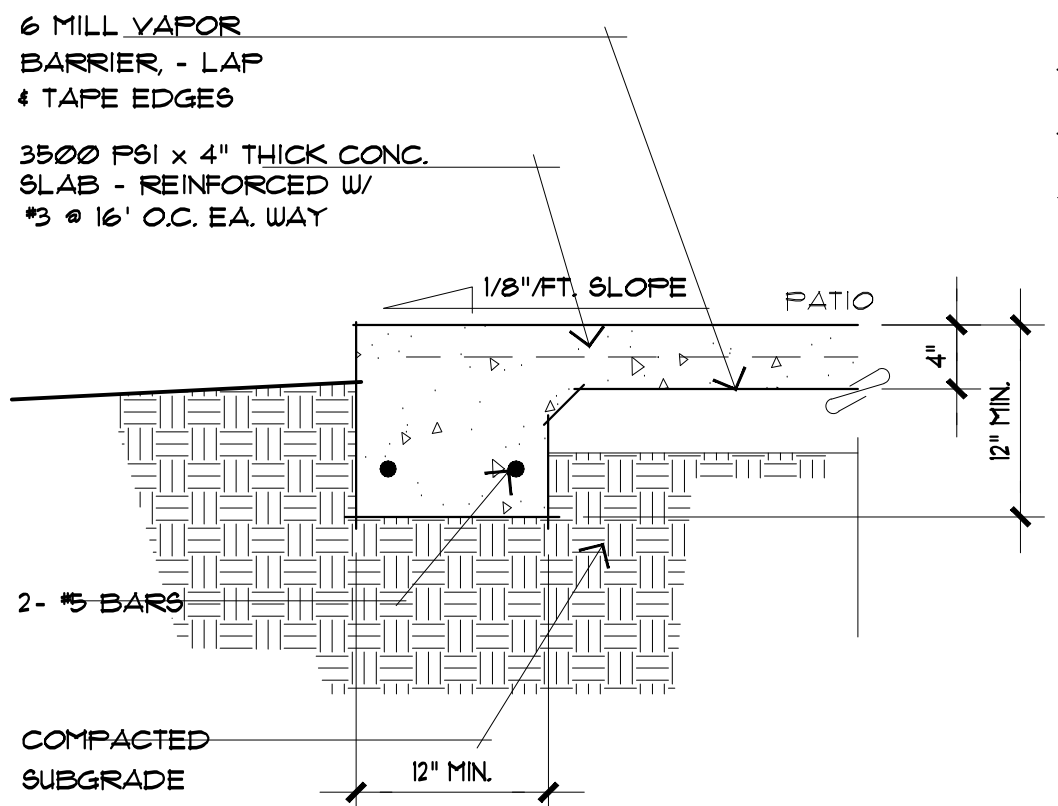
4
A4.2
DETAIL
SCALE: 1"=1'-0"



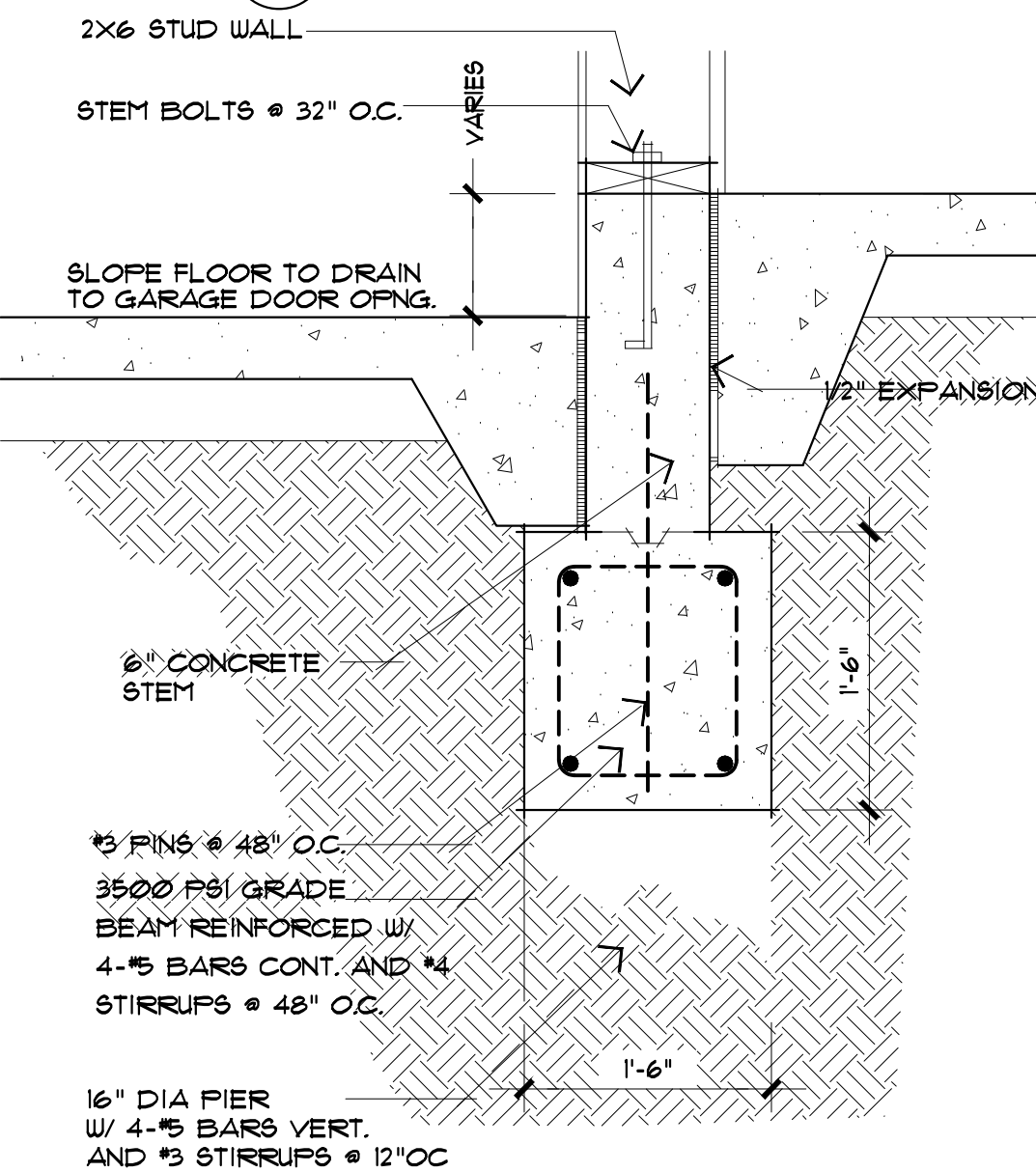
5
A4.2
DETAIL
SCALE: 1"=1'-0"



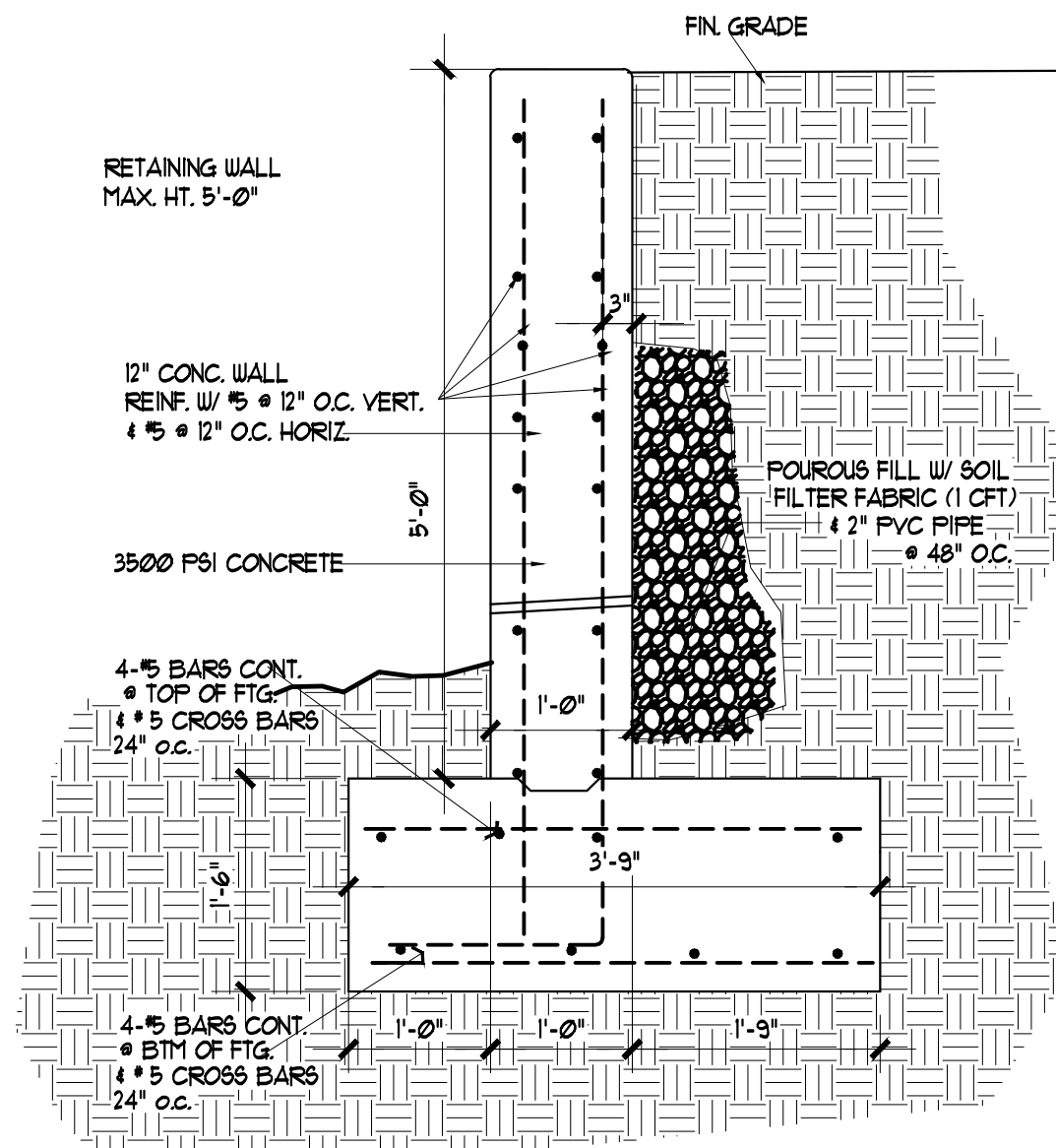
6
A4.2
DETAIL
SCALE: 1"=1'-0"



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



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



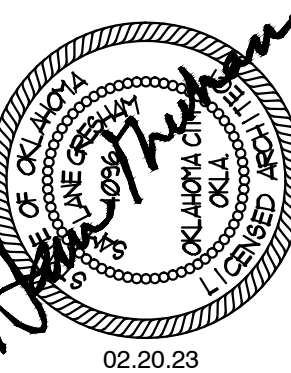
9
A4.2
RETAINING WALL
DETAIL
SCALE: 3/4"=1'-0"

FOUNDATION NOTES
AND DETAILS

REVISION: 02/20/23

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PROJECT #: 220087
DATE: 02.08.23
DRAWING NO.

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

Attachment: BOA-2023-07 packet (6650 : BOA 2023-07 1417 Canterbury Place)

A4.2

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

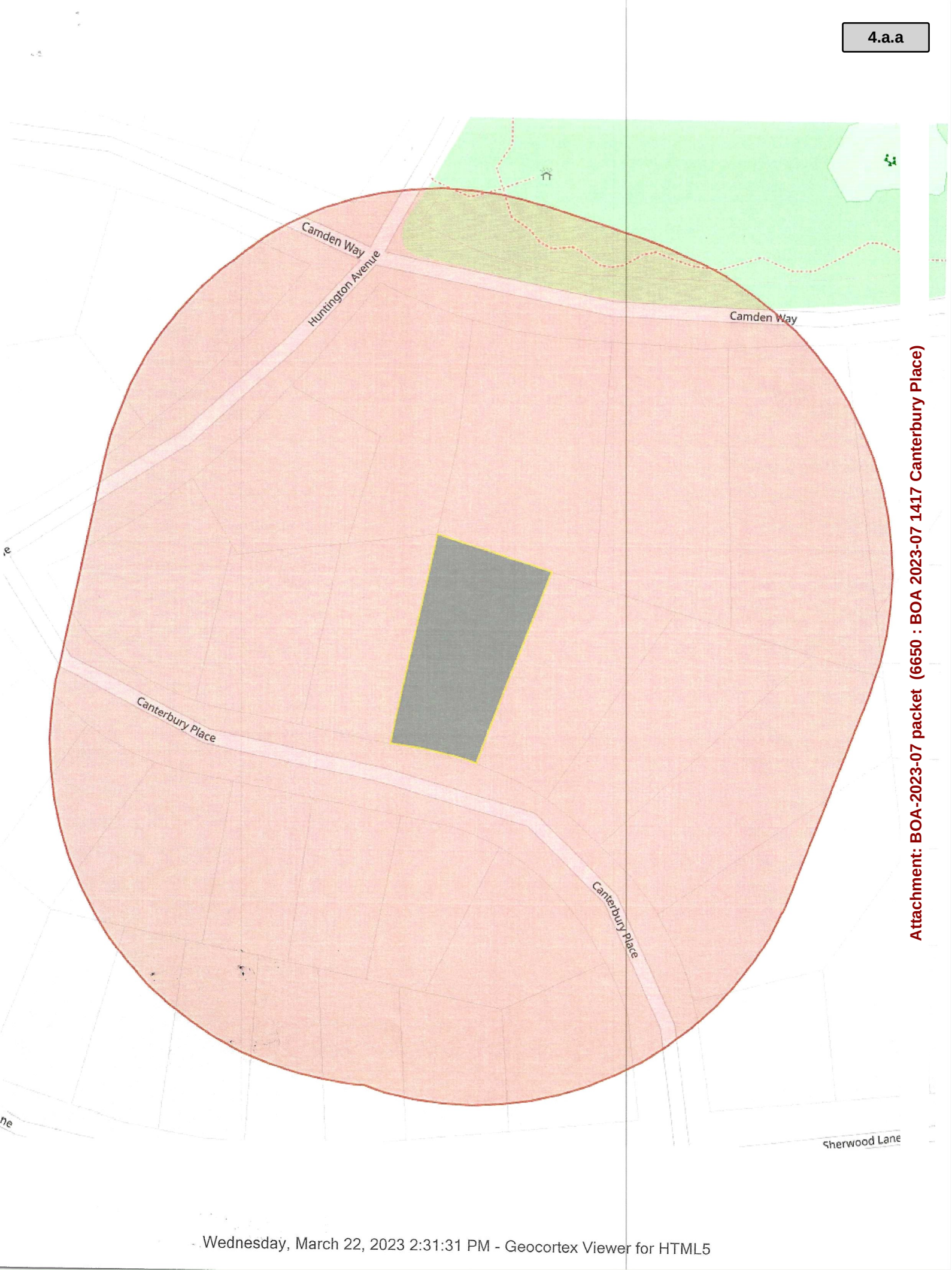


Larry Stein Oklahoma County Assessor's Office



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 (6650 : 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

R169575670	BAJAJ ANUREET				NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	007	NICHOLS HILLS ADD BLK 049 LOT 000 LOT 7 & PT OF LOT 13 DESCRIBED AS BEG NW/C LT 7 TH SE ALONG A CURVE 70.14FT TO NE/C LT 7 SWLY157.18FT TO SE/C LT 7 NW64.67FT TO NE/C LT 13 SW4.75FT NW9.42FT NELY149.8	1412 CANTERBURY PL NICHOLS HILLS
R169575680	VICK ROBERT ROLF 2007 TRUST	VICK HEATHER TURNER 2007 TRUST			NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	049	008	NICHOLS HILLS ADD BLK 049 LOT 000 PT OF LOTS 8 & 13 BEG AT NE/C LT 8 TH SWLY149.89FT NW.73FT NW47.85FT SW2.49FT NW2.68FT NE1.76FT NW50FT NELY163.17FT SE ON A CURVE 69.65FT TO BEG CONT .30ACRS OR 13069	1414 CANTERBURY PL NICHOLS HILLS
R169575880	HARRELL CHRIS & KIM TRS	HARRELL REV LIVING TRUST			NICHOLS HILLS	OK	73116-5501	NICHOLS HILLS ADD	050	014	NICHOLS HILLS ADD 050 014	1409 CANTERBURY PL NICHOLS HILLS
R169575870	JONES JAMES M & JANET				NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	050	013	NICHOLS HILLS ADD 050 013	1413 CANTERBURY PL NICHOLS HILLS
R169575860	BISSON ALBERT J & JANICE M				NICHOLS HILLS	OK	73116-5501	NICHOLS HILLS ADD	050	012	NICHOLS HILLS ADD 050 012	1415 CANTERBURY PL NICHOLS HILLS
R169575940	6508 LENOX LLC				NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	023	NICHOLS HILLS ADD 050 023	6508 N LENOX AVE NICHOLS HILLS
R169575820	VANMETER PATRICIA N				NICHOLS HILLS	OK	73116-5501	NICHOLS HILLS ADD	050	000	NICHOLS HILLS ADD 050 000 A TRI TR IN E SIDE 10FT ON N OF LOT 8 & ALL LOT 9	1421 CANTERBURY PL NICHOLS HILLS
R169575840	WHITAKER MATTHEW & AMY TRS	WHITAKER FAMILY TRUST			NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	010	NICHOLS HILLS ADD 050 010	1419 CANTERBURY PL NICHOLS HILLS

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	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 SW	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 (6650 : 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:

May 16, 2023

INITIAL PROPOSAL

Re: Property line accommodations between 1408 Camden Way and 1417 Canterbury Place
(Nichols Hills, Oklahoma)

To: Nichols Hills Variance Committee Board Members, Shane Pate (Nichols Hills City
Manager)

From: Martin J. Lopez, MD
1408 Camden Way
Nichols Hills, Oklahoma 73116

Dear Board Members and Mr. Pate:

I am submitting this letter and proposal in regard to the issue discussed at last month's variance board meeting. As you will recall, a 7-foot retaining wall has been erected by Tim Hughes (builder) acting for his client/owner of 1417 Canterbury Place. A variance request to add a 6-foot fence on top of the 7-foot retaining wall has been submitted for your consideration. I was in attendance at that meeting and spoke to support a qualified agreement for this to move forward if appropriate considerations and concessions were made on my behalf. As I have provided via photographs and my description of the current bare concrete slab wall, there has been a definite negative impact on the aesthetic appeal of my backyard. I am asking for the below-listed concessions in attempt to minimize and mitigate the impact on my property and its value. Furthermore, over the past several months, I have been impacted and inconvenienced substantially by the building of this inordinately tall retaining wall. Temporary fencing has been erected which has encroached into my yard. Mud and concrete spillage has occurred. I have had three episodes of fiberoptic line disruption which created a lapse in telephone, internet and cable service. Scheduling repair work affected my clinic schedule. This unanticipatedly long construction process, which was initially advertised as a "several week" event, has prevented me or my designees to plant/install trees and shrubs in this area, which has subsequently become nonviable for use because of the delay. This has been money wasted.

At last month's meeting, I requested that the Board provide me relief and remedy by mandating appropriate aesthetic accommodations to be provided to me as part of this building process. I initially suggested something such as a stacked stone façade or other similar application to diminish the negative impact of the current concrete wall slab. Additionally, I requested that, if approved, the fence atop the retaining wall be finished to an aesthetically approved façade on my side of the fence similar to that applied on the Canterbury side. Appropriate restoration of my

yard to include evaluation/repair of the sprinkler system, removal of concrete spillage and other debris, with appropriate dirt work and laying of sod to re-establish its pre-construction condition.

The Board issued a continuance in regard to this variance request with a request to the builder and myself to reach an agreeable agreement. At the time of this writing, the builder and myself have had some cursory discussions and exchange of text messages, but no formal agreement has been established.

I am providing the below-listed requests/consideration that I feel to be reasonable and appropriate for the aforementioned situation.

- In regard to the 7-foot concrete slab retaining wall, as previously noted, my initial inclination was to request a stacked stone or other similar façade to give the best possible aesthetic appeal. The builder, Tim Hughes, has stated that the cost of that would be problematic his clients. In a spirit of cooperation, in lieu of my initial request, I would be willing to acquiesce to the use of his suggested premium grade stucco application to be applied in a color of our choosing. This would extend the entire length of the concrete slab from east to west and would be applied down the primary surface of the wall, ending at the lower lip of the foundation wall offset.
- Construction of the proposed 6-foot fence on top of the retaining wall would be constructed with a finished façade on the Lopez side done with materials and workmanship consistent with the opposite side of the fence on the Perkins side. This would be done at the cost of the builder/client as a concession for me accepting a more economical solution of applied stucco and foregoing my request for stone or other more costly options. Security of the rear property line will be maintained as it was prior to initiation of this construction process so as to prevent escape of dogs or unauthorized access onto our property.
- The anticipated replacement of new utility poles (which are made necessary by the variance as requested) shall not encroach onto the Lopez property. These poles currently reside on the Canterbury side of the fence line and there they should remain.
- There shall be continued access to the utility poles (OG&E, Cox Internet, and AT&T Internet) for all affected properties via the Canterbury side of the property line as currently exists.
- There shall rehabilitation to the Lopez side of the retaining wall to include inspection and repair of the existing sprinkler system, removal of all excess concrete and other construction-related debris, along with topsoil backfill to the edge of the retaining wall foundation lip with laying of Bermuda sod to re-establish the condition of the yard prior to the initiation of the current construction. All temporary chain link and plastic fencing will be removed and a final inspection between the builder and/or his designee and myself shall occur at the conclusion of the listed work and property restoration.

Given the extended duration of this process with the inconvenience endured, I believe my requests are well within the bounds of reason. My willingness to accommodate the builder's request to utilize the stucco product in the name of financial constraint is a considerable financial concession that would more than offset the cost of my other listed requests.

As a 28-year resident and owner at 1408 Camden Way, we have strived to be a good steward to

our lovely neighborhood. We reside directly on Kite Park and have been diligent to enhance the appearance of our property for the good of our community as a whole. The maintenance of the aesthetic appeal of our property as a whole is equally imperative to us. If not addressed appropriately, this project that has been thrust upon us certainly could have a negative impact. If needed, an independent appraisal could be obtained to try and quantify the actual real value impact of the changes that have occurred.

Thank you in advance for your time and consideration of this matter.

Respectfully submitted,

Martin J. Lopez, Jr., MD



P.O. BOX 892928
Oklahoma City, OK 73189
(405) 616-9203 Phone
(405) 616-9204 Fax
www.superiorfenceok.com

Estimate

Date	Estimate #
4/25/2023	40748

Name / Address
Tim Hughes Custom Homes, LLC 7009 Classen Blvd OKC 73118 Tim 627-2216 Off 775-0070 fx: 775-0080 thchllc.invoices@gmail.com

Ship To
Samantha 405-306-2423 Sam.Gaspar@outlook.com 1417 Canterbury Nichols Hills OK

Rep
TL

Description	Total
358' of 1x6x6' Western Red Dog Ear Cedar with 2x8 cedar cap and 1x4 cedar top and bottom trim on 50 - 8' tall Post Master Posts, core drilled in concrete stem wall. Back Line will be built on site 1 - Permit ALT: Double Sided Fence on Back Line	3,900.00
Proposed By:  Date: _____	Total

This proposal may be withdrawn by Superior Fence Construction Inc. if not accepted within 7 days. The above prices, specifications and conditions are satisfactory and accepted. Superior Fence Construction Inc. is hereby authorized to perform the work as specifies: LOCATING LINES DOES NOT INCLUDE sprinkler lines, french drains, or utility drops to the home, therefore Superior Fence Construction Inc. WILL NOT BE RESPONSIBLE FOR ALL SAID LINES. All balances due upon completion. NOTICE TO OWNER: you are hereby notified that any person performing labor on your property or furnishing materials for the construction, repair, or improvements of your property will be entitled to put a lien against your property, if they are not paid in full. This lien can be enforced by the sale of your property. Above prices are based on normal digging conditions. ALL CREDIT CARD PAYMENTS WILL HAVE A 3% FEE THAT WILL BE ADDED TO YOUR BILL.

Accepted: _____ Date: _____



Tim Hughes Custom Homes
Phone: 405-775-0070
Email: THCHLLC@ME.COM

Dear Recipient:

In regards to the home at 1417 Canterbury, and the neighbor Marty Lopez the following has been agreed upon for expenses related to the new back fence and retaining wall installed on the property line.

- Marty Lopez will pay for the labor and material at the cost of Tim Hughes Custom Homes prices for the fencing to sit on top of the retaining wall on Marty's side. This will be only the pickets to cover the posts, and not the fence itself. The cost of this service is \$3,900
- The owner of 1417 Canterbury will provide at their cost of \$1,500 stucco service labor and materials to cover the retaining wall on Marty's side of the wall.

Sincerely,

Tim Hughes



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING - AMENDED
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. For the proposed construction, the applicants are also seeking a 6' building envelope variance on both sides of the dwelling.

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 21st day of June 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 6th day of June 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-09 Packet (6651 : 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 0

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

Attachment: BOA-2023-09 Packet (6651 : BOA 2023-09 6508 NW Grand Boulevard)

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 ENCLOSED ENTRY

VARIANCE FOR NO BUILDING ENVELOPE

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)(b) , 50-49 (e)(2), 50-49(e)(8)(d) , ORDINANCE 1224 50-49 (e)(9)(c)

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 granted variance would allow the addition to match the existing home and the increased foot would make
the home look more in proportion to the existing homes on the street.

(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: _____

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 .

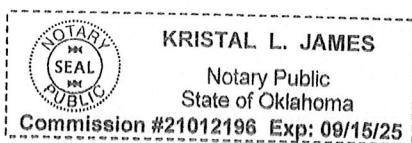
Rodney Provience
[Full legal name]

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.

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		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'	6'	6'

Explanation

9. Other

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	0'	6'	6'
Other	Explanation:		

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**

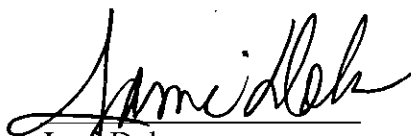
**N PRT LOT 8 BEEING 80.06FT ON E
& 86.79FT ON W, BLOCK 45**

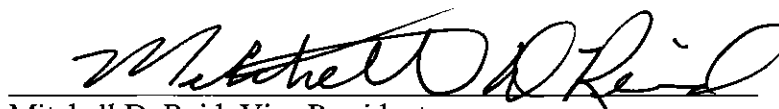
**GLASS PAULA L & NEIL M TRS
GLASS PAULA L REV TRUST
1300 BEDBORD DR
NICHOLS HILLS, OK 73116**

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.

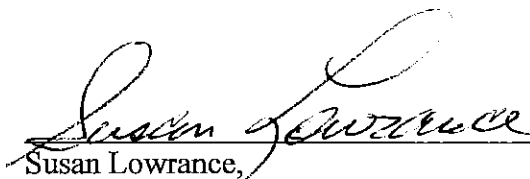

Jani Dolan
Asst. Secretary


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

NICHOLS HILLS, OK

PROPERTY CALCULATIONS

Date: 6/01/2023

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
= 3472 SQ. FT. = 53%

Floor Area as Submitted	
First Floor:	2818 SQ. FT.
+ Second Floor:	2534 SQ. FT.
+ Additional Areas:	60 SQ. FT.
Total:	= 5402 SQ. FT. = 82%

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.

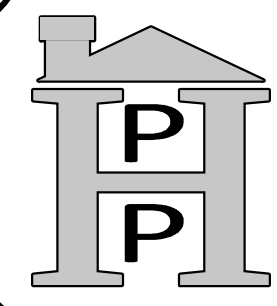
†On R-1-60 and R-1-75 lots the rear yard setback shall be calculated using 10'.

††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).



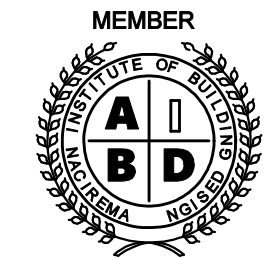
RENDERING
NOT TO SCALE



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HEREIN. NO PART OF THIS PUBLICATION MAY BE
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CONSTRUCTION DEFECTS OR DAMAGES
RESULTING FROM THE USE OF THESE PLANS.

PERRY HOUSE PLANS

4821 N.W. 30TH Ocala, FL 32122
(407) 288-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



DATE PRINTED	DATE CREATED
4/18/2023	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

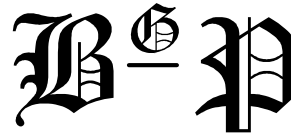
PERRY HOUSE PLANS
HEREBY GRANTS
A LICENSE FOR A ONE
TIME USE OF

PLAN NO.
8733R-REMODEL

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

SHEET NO.

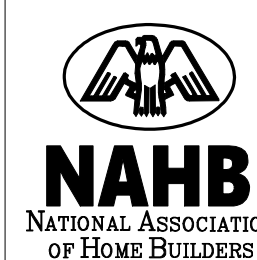
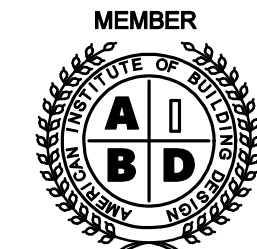
13



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
shown. Bill G. Perry Family Design is not
responsible for areas not shown or for areas
reported. All dimensions are as shown or as
indicated on the drawings.

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
LOCATION WHO WOULD BE
A VIOLATION OF COPYRIGHT
LAW PURSUABLE BY A
\$50,000 FINE PER OFFENSE.

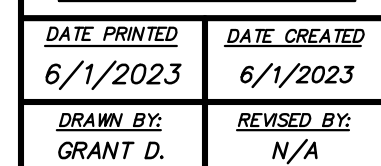
SHEET NO.



STREETSCAPE PLAN

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

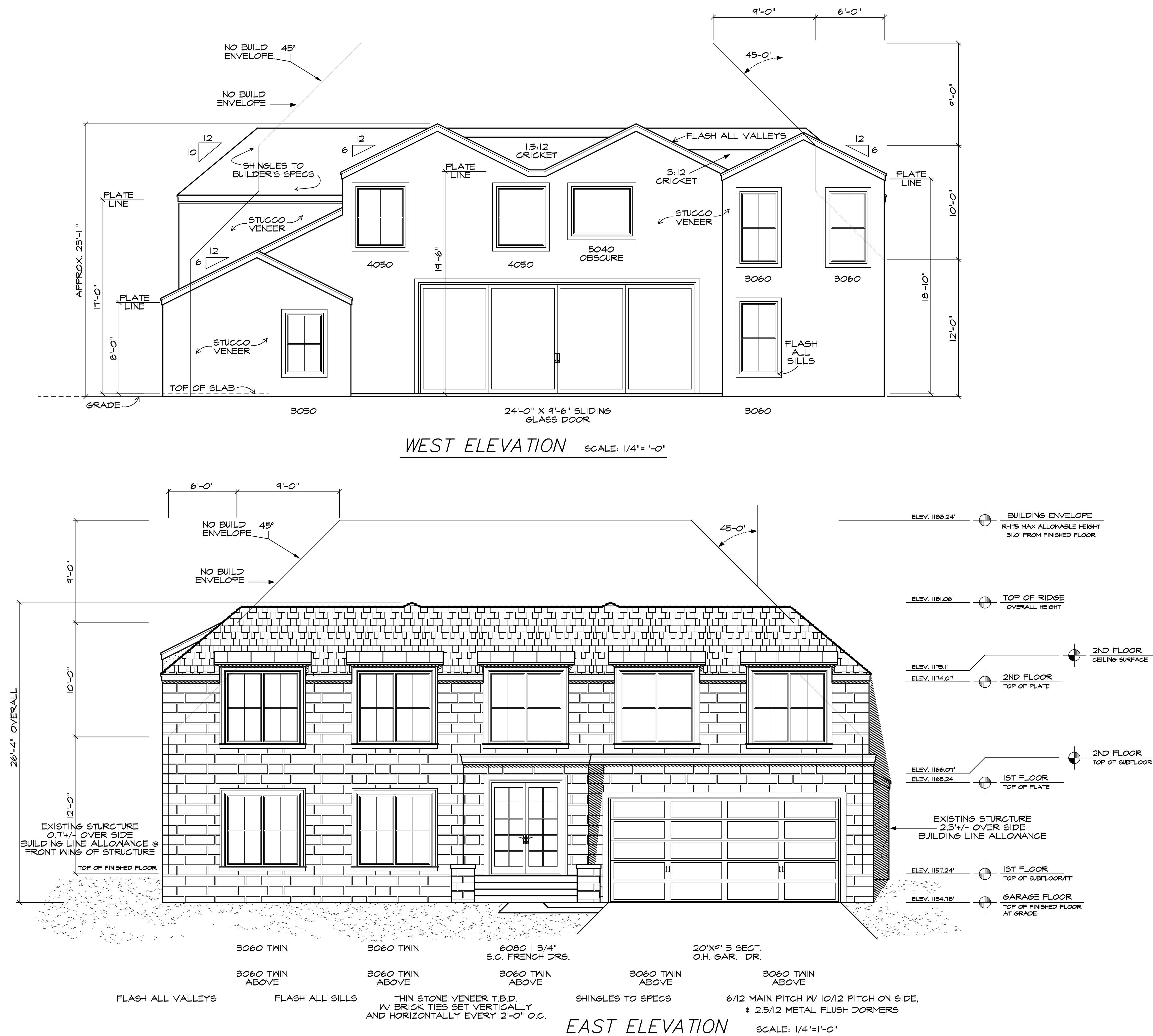
PERRY HOUSE PLANS

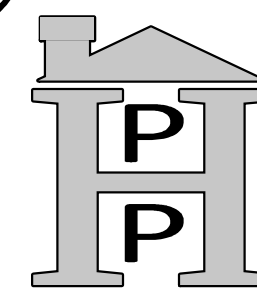


LOCATION

PERRY HOUSE PLANS
HEREBY GRANTS
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
\$150,000 FINE PER OFFENSE.



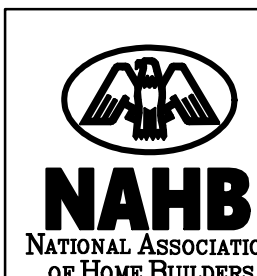
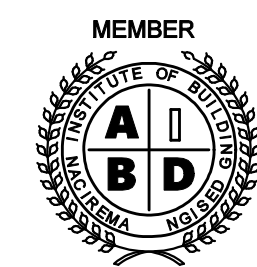


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All work is to comply with the latest adopted state, local, and federal codes, and FHA/VA rules. The contractor is responsible to verify all dimensions at the site prior to beginning construction for errors or omissions. The contractor is to be held to the Perry House Plans for justification and/or correction before proceeding with work. Contractors shall assume responsibility for errors that are not reported. All dimensions are to be read or called out and never assumed.

PERRY HOUSE PLANS

4821 N.W. 36TH OKLAHOMA, OK. 73122
(405) 789-6373



<u>DATE PRINTED</u>	<u>DATE CREATED</u>
4/17/2023	4/17/2023

<u>DRAWN BY:</u> GRANT D.	<u>REVISED BY:</u> 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

	<u>LOT</u>
	5

BLOCK
15

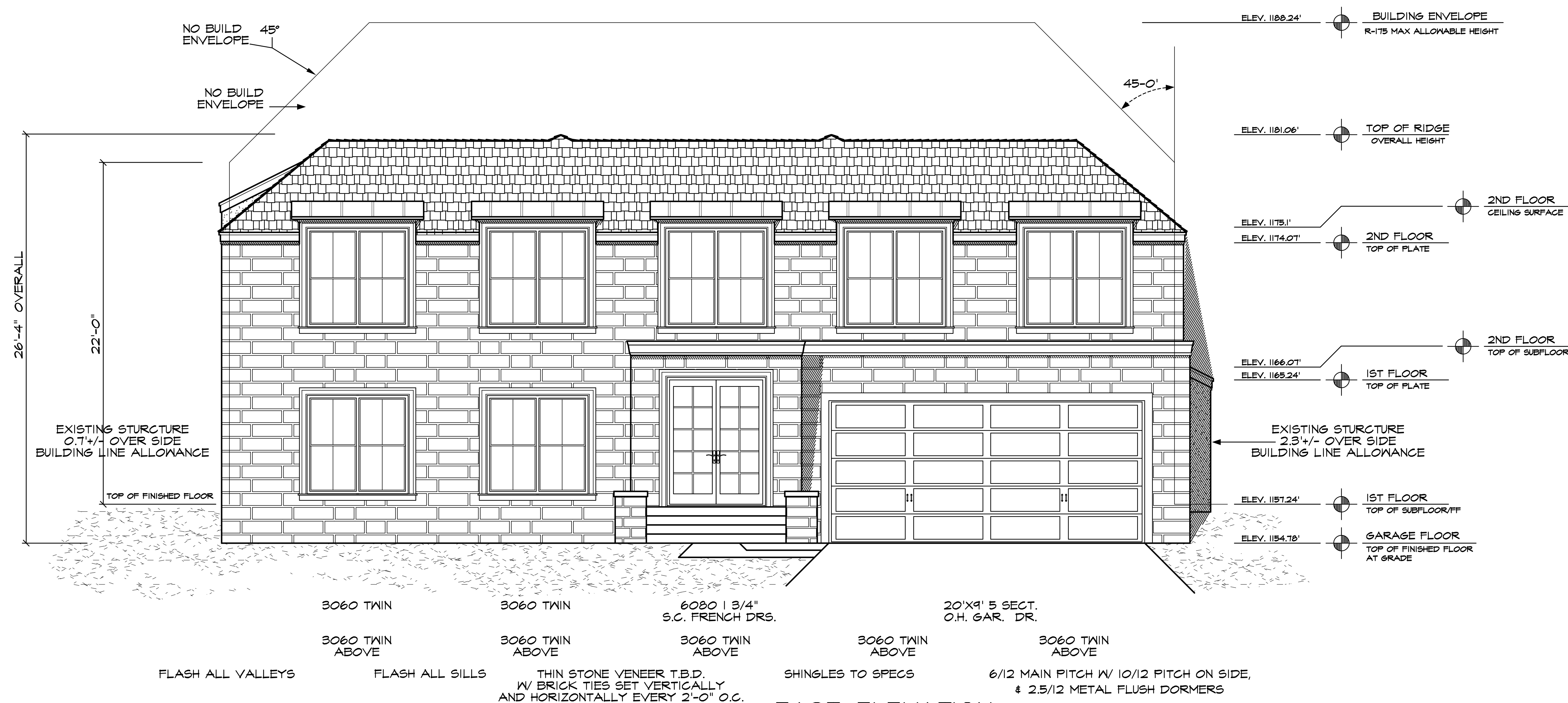
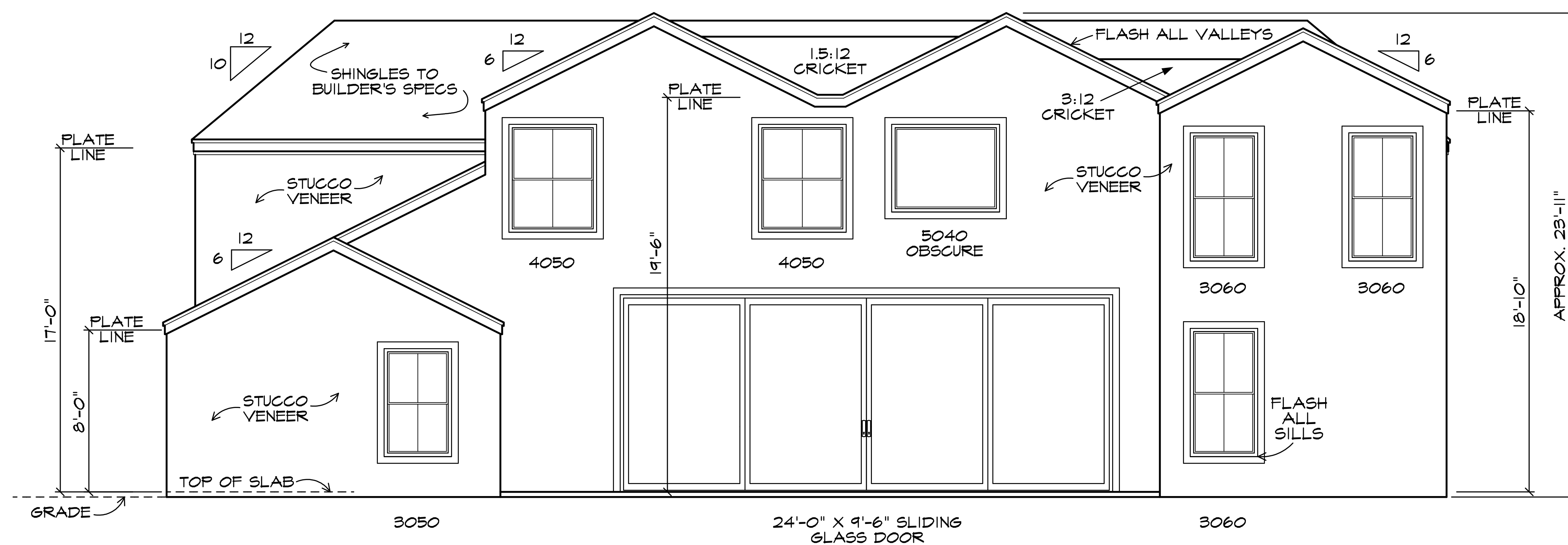
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BOULEVARD

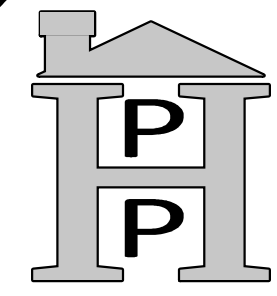
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HEREBY GRANTS
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TIME USE OF
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8733R-REMODEL

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ABOVE. IF BUILT AT
BUILT AT ANY OTHER
LOCATION THIS WOULD BE
A VIOLATION OF COPYRIGHT
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\$150,000 FINE PER OFFENSE.

SHEET NO.

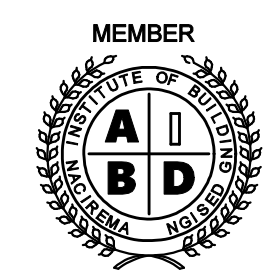
Attachment: BOA-2023-09 Packet (6651 : BOA 2023-09 6508 NW Grand Boulevard)





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NECESSARY PERMITS AND FOR COMPLYING
WITH ALL APPLICABLE LOCAL, STATE, AND
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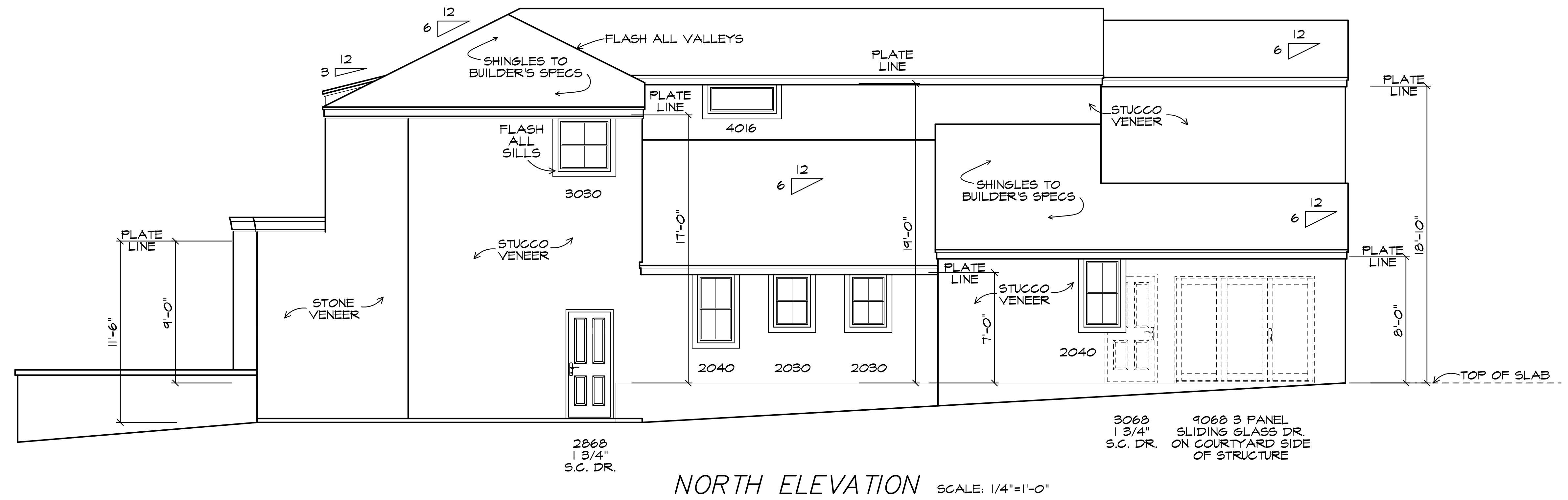
PERRY HOUSE PLANS
4821 N.W. 38TH OAKLAND, OK. 73122
(405) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



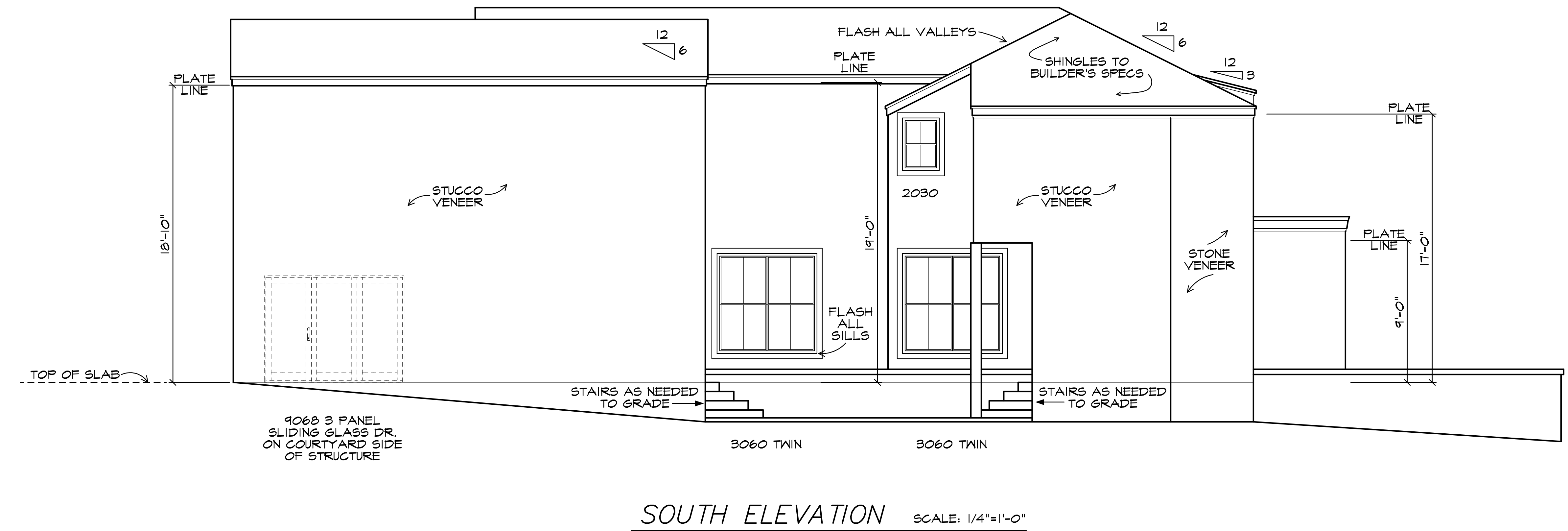
DATE PRINTED	DATE CREATED
6/1/2023	6/1/2023
DRAWN BY:	REVISED BY:
GRANT D.	N/A

SQ. FTG.	
LOWER	N/A
MAIN FRAME	2741
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5275
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	
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NORTH ELEVATION SCALE: 1/4"=1'-0"



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

PERRY HOUSE PLANS

4821 N.W. 36TH OKLAHOMA, OK 73122
(405) 789-5373

"DESIGNING QUALITY, COST-EFFICIENT HOMES
FOR 3 GENERATIONS"



<u>DATE PRINTED</u> 6/1/2023	<u>DATE CREATED</u> 6/1/2023
<u>DRAWN BY:</u> GRANT D.	<u>REVISED BY:</u> N/A

SQ. FTG.

LOWER	N/A
MAIN FRAME	2741
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5275
TOTAL VENEER	5352
GARAGES	539
COVR'D AREAS	55
TOTAL ROOF	5895

LOCATION

ADDITION
MAYFAIR PARK SECTION
OF NICHOLS HILLS

<u>LOT</u>
5

BLOCK
45

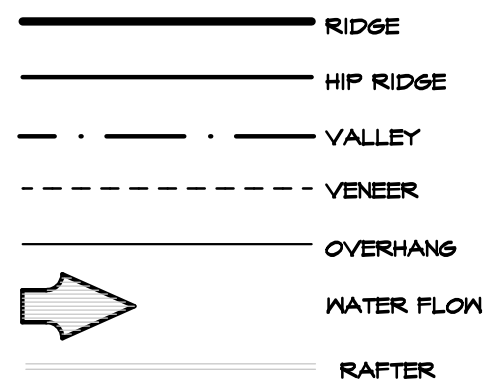
ADDRESS
6508 NW GRAND
BOULEVARD

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HEREBY GRANTS
A LICENSE FOR A ONE
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PLAN NO.
8733R-REMODEL

TO THE LEGAL DESCRIPTION
ABOVE. IF BUILT AT
BUILT AT ANY OTHER
LOCATION THIS WOULD BE
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\$150,000 FINE PER OFFENSE.

SHEET NO.

11

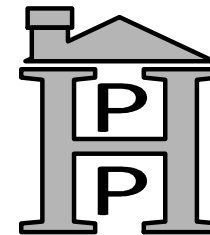


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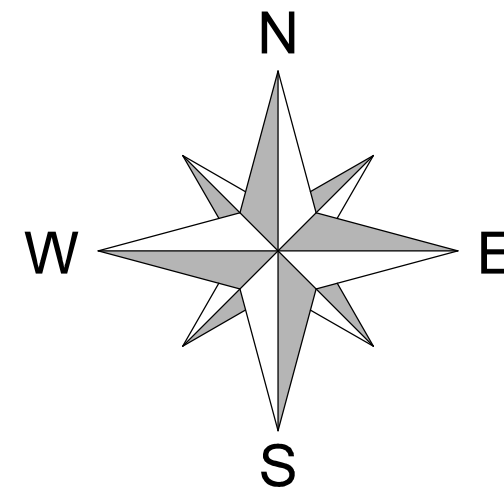
1. ALL RAFTERS SHALL BE MIN. 2"x6" @ 24" O.C. UNLESS OTHERWISE NOTED.
2. PROVIDE 1/2" CDX PLYWOOD DECKING
3. ALL HIGH VALLEYS AND RIDGES TO BE ONE DIMENSIONAL SIZE LARGER THAN INTERSECTION RAFTERS
4. PROVIDE 2"x6" CONTINUOUS PURLINS WITH 2"x4" BACKING @ 48" O.C. ON ALL SPANS OVER 9'-0"
5. PROVIDE 2"x6"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

ROOF PLAN

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



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

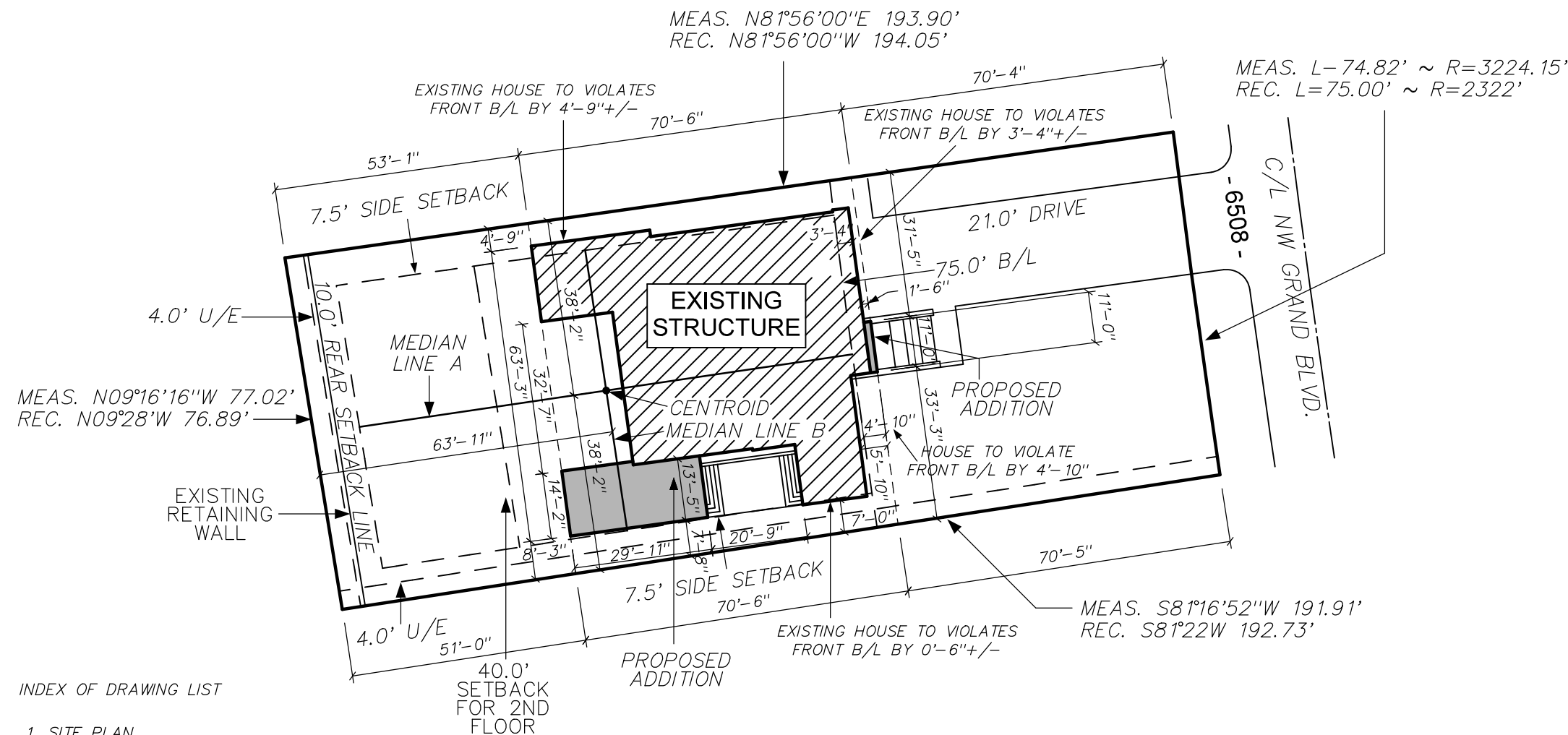
PLAN NO. : 8733R-REMODEL

DATE : 4/17/2023

DRAWN BY : GRANT D.

LOT SIZE

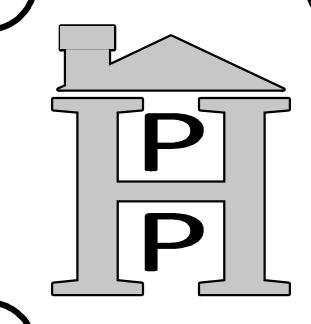
SQ. FT. : 14,633
ACRE : 0.336
B. ENVELOPE : 6,602



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

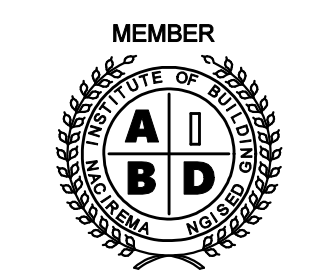
SITE PLAN
SHEET 1



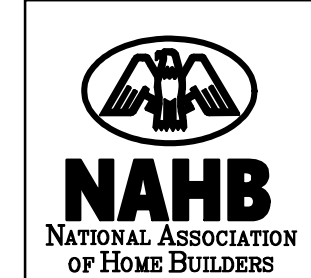
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state, county, local, and FHA/VIA rules. The contractor
is responsible for obtaining all necessary permits
prior to beginning construction for erect or
commencing construction. Perry House Plans
Perry House Plans for justification and/or
assumes responsibility for errors that are not
reported. All dimensions should be read or calculated
from the finished floor.

PERRY HOUSE PLANS

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



MEMBER
AMERICAN INSTITUTE OF BUILDING DESIGNERS

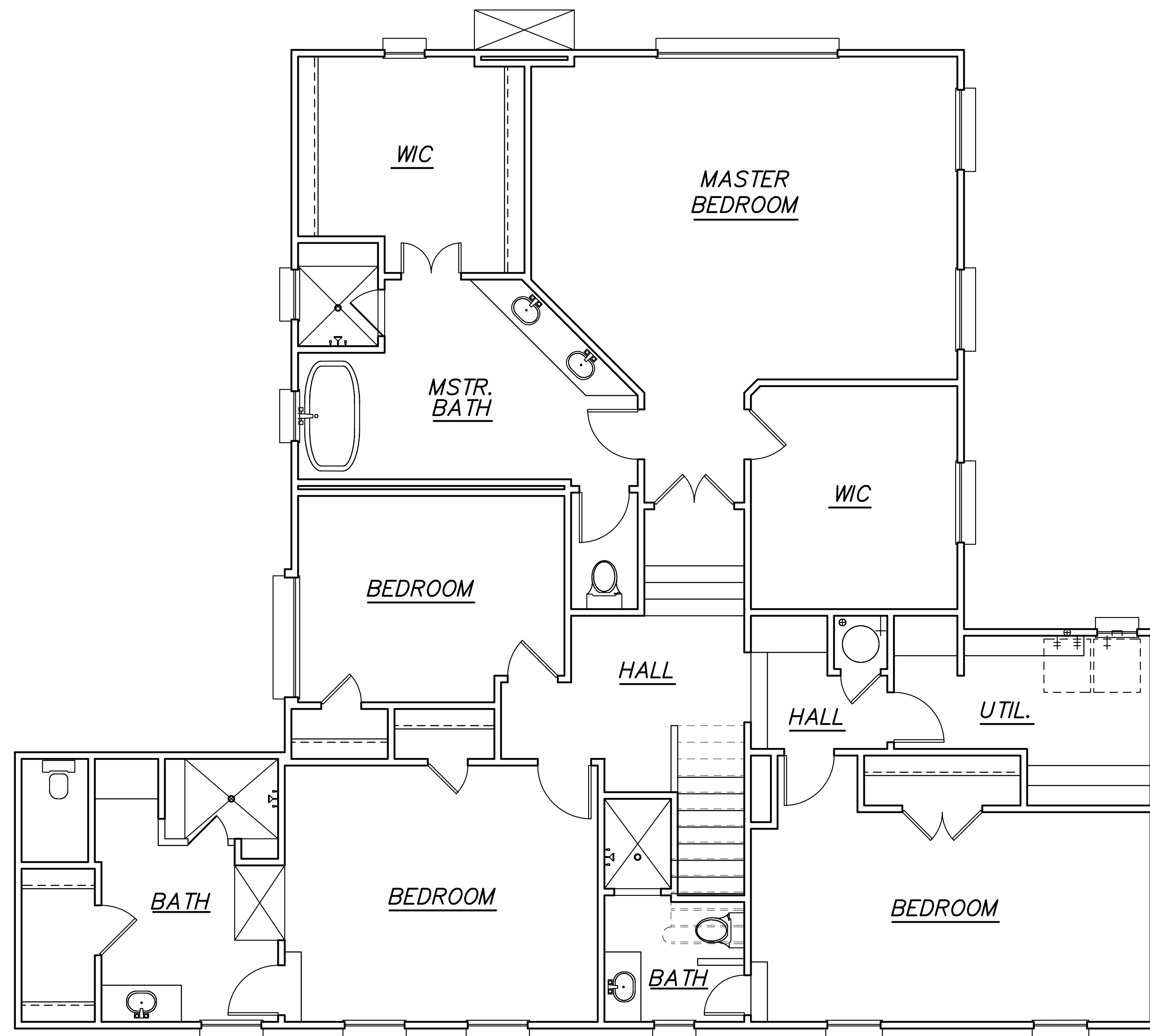
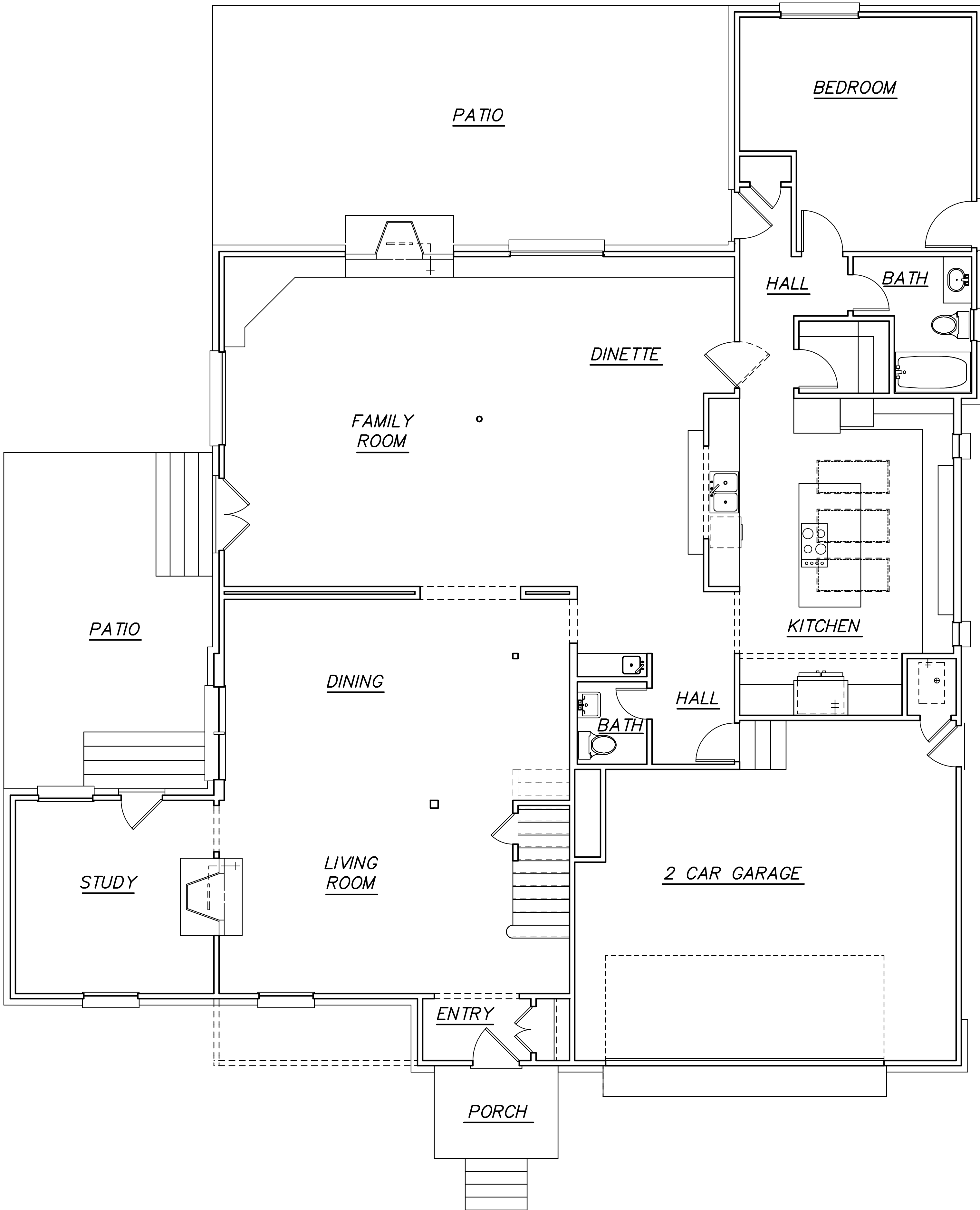


NAHB
NATIONAL ASSOCIATION
OF HOME BUILDERS

DATE PRINTED	DATE CREATED
6/1/2023	6/1/2023
DRAWN BY:	REVISED BY:
GRANT D.	N/A

SQ. FTG.	
LOWER	N/A
MAIN FRAME	2741
MAIN VENEER	2818
UPPER FRAME	2534
UPPER VENEER	2534
TOTAL FRAME	5275
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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	
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3	

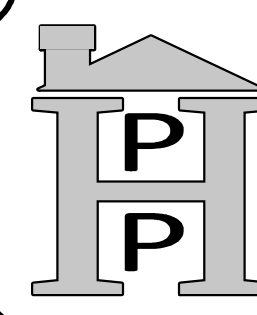


AS – BUILT FLOOR AREA CALCULATIONS

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

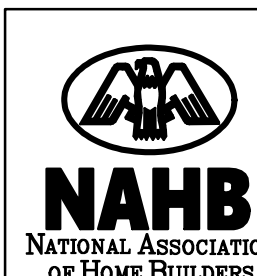
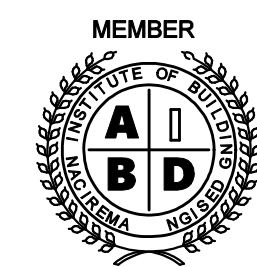
SCALE: 1/4"=1'-0"



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PERRY HOUSE PLANS

4821 N.W. 30TH OKLAHOMA, OK. 73122
(405) 788-6373
"DESIGNING QUALITY, COST-EFFICIENT HOMES FOR 3 GENERATIONS"



DATE PRINTED 6/1/2023 DATE CREATED 6/1/2023
DRAWN BY: GRANT D. B. REVISED BY: N/A

SQ. FTG.

LOWER	N/A
MAIN FRAME	2741
MAIN VENEER	2818
UPPER FRAME	2534
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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
AND RECORDS OF THE
COUNTY OF NICHOLS
COUNTY, OKLAHOMA, BE
BUILT AT ANY OTHER
TIME PURSUANT TO A
VIOLATION OF COPYRIGHT
LAW PURSUANT TO A
\$150,000 FINE PER OFFENSE.

SHEET NO.

4

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VIA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO BILL G. PERRY FAMILY DESIGN, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL, CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4" AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
NO GAS LINES OR PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY PART OF BUILDING OR STRUCTURE.
9. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
10. WALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
11. WALL, SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
12. WALL FRAMED WALL DIMENSIONS ARE BASED ON 2" X 4" STUDS UNLESS NOTED OTHERWISE.

GENERAL FRAMING NOTES:

1. MINIMUM SIZES FOR CONCRETE AND MASONRY FOOTINGS SHALL BE AS SET FORTH IN TABLE R403.1 AND FIGURE R403.1 (1). THE FOOTING WIDTH SHALL BE BASED ON THE LOAD-BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1, IRC 2015.
2. FRAMER MUST VERIFY BY DIGGING OF SPOT FOOTING BEFORE ERECTING STRUCTURE.
3. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED AT EACH END AND OR INSIDE AND OUTSIDE CORNERS, ALONG WITH BEING BRACED AT 2' IN HORIZONTAL LENGTH, WHERE 1"x4" LET-IN BRACING CANNOT BE UTILIZED DUE TO OPENINGS PROVIDED A MINIMUM OF 3/8" PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO 4" BEYOND THE WALL OPENING (OR TO THE NEXT CORNER, WHICHEVER COMES FIRST). NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
4. THE CODE REQUIRES A MINIMUM 4" WIDE WALL AS YOUR SHEAR COMPONENT, IRC 2015 SECTION R602.10.2 & IRC 2015 SECTION R202.8.2.3 IF THERE IS NOT ENOUGH WALL SPACE AVAILABLE, YOU MUST REFER TO THE ALTERNATE BRACING SECTION OF THE CODE, IRC 2015 SECTION R602.10.2 AND IRC 2015 SECTION R202.8.2.3. THE ALTERNATE BRACING REQUIREMENTS ALLOW FOR A REDUCED PANEL OF 2'-8" WIDE.
5. EACH PANEL AND STUD OF THE SHEAR WALLS AT GARAGE OPENING SHALL HAVE A TIE-DOWN DEVICE FASTENED TO THE FOUNDATION, CAPABLE OF PROVIDING AN UPRIFT CAPACITY OF AT LEAST 1800 POUNDS. THE TIE-DOWN DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, IRC 2015 SECTION R602.10.6.1.
6. ALL EXTERIOR HEADERS SHALL BE 2"x12"s WITH 1/2" PLYWOOD FLUTCH PLATE UNLESS OTHERWISE NOTED OR TRANSOM IS USED.
7. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
8. PROVIDE 1"x4" CROSS BRIDGING AT MIDPOINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
9. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT LOWEST FLOOR LEVEL AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. PROVIDE H2.5 TYPE METAL TIES AT EACH TRUSS AND ALTERNATE STUDS TOP AND BOTTOM, SHOW ROOF TRUSS TO WELL STUD CONNECTIONS DETAILS.
12. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
13. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
14. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
15. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM, UNLESS NOTED ALL WINDOW HEADERS TO BE SET 12" BELOW PLATE.
16. GUEST ROOMS AND HABITABLE ROOMS WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NO LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 5 SQUARE FEET.
17. BASEMENTS IN DWELLING UNITS AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIST CORRIDOR. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE THE FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS, ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
18. CENTER ALL OPENINGS IN WALLS IF NOT DIMENSIONED.
19. SAFETY GLASS IS REQUIRED ON GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS, GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE FINISHING SURFACE AND DRAIN INLET.
20. SAFETY GLASS IS REQUIRED ON GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" AND OF EITHER VERTICAL EDGE OF THE FLOOR DOOR IN A CLOSED POSITION AND HERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FINISHING SURFACE.
21. PROVIDE 5/8" TYPE "K" (1 HD) DYPISM BELOW STAIRS ON ALL CEILING OF GARAGE (IF ATTACHED), AND AT ALL NECESSARY FUR DOWNS.
22. CORNER NAILERS AT WALL AND CEILING CORNERS FOR DRYWALL.
23. GAS OR ELECTRIC LOG FIREPLACE SHALL BE PERMANENTLY INSTALLED OR COMPLY WITH 40 CFR 50, SUBPART AAA, REF. SENATE BILL 1427.
24. NO DISHWASHER MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHER MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOR LEVEL MARKING AT OR ABOVE THE FLOOR LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
25. FURNACE LOCATED IN ATTIC TO HAVE DRAIN PAN WITH RELIEF TO OUTSIDE.
26. ALL ONE-COAT STUCCO MUST BE APPLIED BY A MANUFACTURER'S CERTIFIED APPLICATOR. PROVIDE WATER-RESISTIVE BARRIER UNDER ONE-COAT STUCCO AS REQUIRED BY THE VALUATION REPORT AND IRC 2015 R602.8.
27. ALL ANGLES ARE TO BE 45 DEG (UNLESS NOTED).

