

MINUTES

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

**Original agenda filed in the Office of the City Clerk at 12:18 PM
on the 9th day of June, 2023.**

1. Call to Order
2. Roll Call

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

3. Minutes
 - a. May 17, 2023

MOTION: Covington moved to approve the May 17, 2023 minutes subject to the corrections discussed. Herzel seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Lippert, Clements, Covington, Herzel
ABSENT:	Slater

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.

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, Vice-Chairman Clements opened the public hearing.

No one expressed a desire to be heard, the public hearing was closed.

MOTION: Lippert moved that application number BOA-2023-07 be approved because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. Herzel seconded the motion.

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

- 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.

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

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

Mr. Clark Musser spoke in favor of the application. Mr. Musser stated he had reached out to the neighbors on the block, except for 6512 NW Grand, and they too are in favor of the application.

Mr. Dale Wolf also spoke in support of the application.

Mr. Kent Stanford, contractor, spoke on the footprint of the house is relatively small looking on the lot and the add on will not be seen from the street.

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

MOTION: Lippert moved that application number BOA-2023-09 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. Covington seconded the motion.

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

5. Adjournment

Vice-Chairman Clements adjourned the meeting.



Chairman
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma