

1. Agenda

Documents:

[2023-07-19 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1822.PDF](#)

2. Meeting Materials

Documents:

[2023-07-19 BOARD OF ADJUSTMENT - FULL AGENDA-1822.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, July 19, 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. June 21, 2023
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2023-10, for which the applicants at 1606 Drury Lane are seeking a 6' variance from the front yard setback. The applicant are also seeking a 6" height variance.

BACKGROUND BOA-2023-10

The property is zoned E-1.

The applicants desire to rebuild a fence/wall. For the proposed construction, the applicants are seeking a 6' variance from the front yard setback, leaving a 14' front yard setback. For the proposed construction, the applicants are also seeking a 6" height variance.

- b. PUBLIC HEARING: Case No. BOA-2023-11, for which the applicants desire to appeal the City Code Official's decision to issue a permit for an accessory structure (Sports Court).

BACKGROUND
BOA-2023-11

The property is zoned E-2.

The applicants desire to appeal the City Code Official's decision to issue a permit for an accessory structure (Sport Court).

- c. PUBLIC HEARING: Case No. BOA-2023-12, for which the applicants at 6600 NW Grand Boulevard are seeking a 30' variance from the front yard setback.

BACKGROUND
BOA-2023-12

The property is zoned E-2.

The applicants desire to construct a new dwelling. For the proposed construction, the application are seeking a 30' variance from the front yard setback leaving a 45' front yard setback.

- d. PUBLIC HEARING: Case No. BOA-2023-13, for which the applicants at 6600 NW Grand Boulevard are seeking a 30' variance from the front yard setback.

BACKGROUND
BOA-2023-13

The property is zoned E-2.

The applicants desire to construct a new dwelling. For the proposed construction, the application are seeking a 30' variance from the front yard setback leaving a 45' front yard setback.

- e. PUBLIC HEARING: Case No. BOA-2023-14, for which the applicants at 6600 NW Grand Boulevard are seeking a 30' variance from the front yard setback.

BACKGROUND
BOA-2023-14

The property is zoned E-2.

The applicants desire to construct a new dwelling. For the proposed construction, the application are seeking a 30' variance from the front yard setback leaving a 45' front yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 12:24 PM on the 5th day of July, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 12:45 PM on the 5th day of July, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 5th of July, 2023; and transmitted by email at 5:00 PM on the 5th day of July, 2023 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

AGENDA

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Nichols Hills Board of Adjustment
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Nichols Hills, OK 73116

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BACKGROUND BOA-2023-10

The property is zoned E-1.

The applicants desire to rebuild a fence/wall. For the proposed construction, the applicants are seeking a 6' variance from the front yard setback, leaving a 14' front yard setback. For the proposed construction, the applicants are also seeking a 6" height variance.

- b. PUBLIC HEARING: Case No. BOA-2023-11, for which the applicants desire to appeal the City Code Official's decision to issue a permit for an accessory structure (Sports Court).

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City Clerk
City of Nichols Hills, Oklahoma

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

Attachment: June 21 2023 Minutes (6660 : BOA Minutes - June 21, 2023)

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



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2023-10**

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

Lots three (3) and four (4) in Block forty-one (41) of Nichols Hills, Oklahoma, according to the recorded plat thereof.

The property is also known as **1606 Drury Lane**. Current zoning is **E-1**.

The applicants desire to rebuild a fence/wall. For the proposed construction, the applicants are seeking a 6' variance from the front yard setback, leaving a 14' front yard setback. For the proposed construction, the applicants are also 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 July 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 3rd day of July 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)



RECEIVED

4.a.a

By Dillion at 4:54 pm, Jun 26, 2023

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: Thomas W. Anderson

Mailing address: 1000 W. Wilshire Blvd., Suite 205, Oklahoma City, OK 73116

Telephone number(s): (405) 842-1081

Email address(es): andersoninvestments@coxinet.net

Address and legal description of subject property: 1606 Drury Lane, Lots 3&4, Block 41 in the town of Nichols Hills, Oklahoma

Current zoning classification: E-1

Present use of the property: Residence

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-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

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.

We are seeking a variance for code 8-247 of the Nichols Hills Municipal code to rebuild our wall to original

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:

Section 8-247

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

A small portion of

Our wall fell and is being reassembled with the original materials & specifications to maintain the historical accuracy of the property.

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

The wall is & has always been a special structure to the property and has served to improve the community since 1930.

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

This relief will cause zero detriment to the public good because it has served the city for 90 years and it helps to maintain the rich heritage of the city.

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

The wall has never impaired the zoning ordinances of the city and should continue to be grand into its current & future glorious condition.

AFFIDAVIT

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Thomas William Anderson, being first duly sworn, states:

1. My name is Thomas William Anderson. My address is 1000 W. Wilshire Blvd. Suite 205, Oklahoma City, Oklahoma. I am a resident of the State of Oklahoma.

2. I am the current and legal owner of the property in the City of Nichols Hills with the address of 1606 Drury Lane and more particularly described as:

Lots Three (3) and Four (4) in Block Forty-one (41) in the town of Nichols Hills, Oklahoma, according to the recorded plat thereof, also known as 1606 Drury Lane,

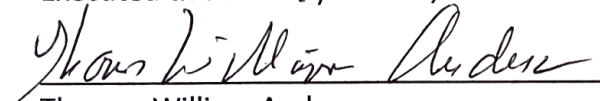
Together with all and singular and hereditaments thereunto belonging.

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 21st Day of June, 2023.


Thomas William Anderson

Notary Acknowledgment

Subscribed and sworn to before me this 21st day of June, 2023.


Notary Public

My Commission Expires _____

Comm No. _____



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

If this variance is not granted, the wall will
never be completed and will be an eyesore for the
community.

(b) Appeals. See Sec. 50-294 of the Code.

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

We are seeking to repair the 97 feet of our damaged
600 foot brick wall on the same footprint & same location

ii. Date and nature of the order, requirement, decision or determination appealed: w/ the same bricks.

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 21 day of 6, 2023

Signature: Thomas W. Anderson

Print applicant's full legal name: THOMAS WILLIAM ANDERSON

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



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Building Permit

NOT APPROVED

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fees should be submitted to the Nichols Hills Public Works Department via email at buildinginspections@nicholshills.net.

Applicant is encouraged to review the provisions of the Nichols Hills City Code ("the Code") applicable to building, including those in Chapter 8, *Buildings and Building Regulations*, and Chapter 50, *Zoning*.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name ¹: The Brick Doctor

Primary contact: Hunter McCown

Mailing address: 3504 Stratford Pl., Moore OK 73160

Telephone number(s): 405-443-6039

Email address(es): Hunter@TheBrickDr.com

This is an application to: [check all that apply]

- ☐ Build a single-family or two-family dwelling
- ☐ Build a multifamily dwelling
- ☐ Build a commercial building, public building, or public or private institutional development
- ☐ Make an alteration (as defined in Sec. 50-3 of the Code) to an existing building
- ☐ Make an addition (as defined in Sec. 50-3 of the Code) to an existing building
- ☐ Re-roof an existing building
- ☐ Repair or replace service systems, including plumbing, electrical, and/or mechanical items in an existing building
- ☒ Erect a fence or a wall or repair or replace three or more panels of an existing fence
- ☐ Install a swimming pool
- ☐ Build or install a shelter or accessory structure
- ☐ Build a parking lot or change an existing parking lot
- ☐ Construct a change in drainage
- ☐ Other – Please explain: _____

Will an existing water meter be removed, replaced, upgraded or changed? ☐ Yes ☒ No

Address or descriptive location of proposed building project: 1606 Drury Lane

Brief description of proposed building project: rebuild severely leaning wall as it was before

¹ If more than one applicant, attach a separate sheet with additional applicant information. If the applicant is not the owner(s) of the proposed project, provide the name and contact information for the owner(s) on a separate sheet and explain the applicant's relationship to the owner(s).

Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

Estimated cost of the proposed building project: \$ 30,000

For construction of a building, number of stories, proposed height, and square footage of the building: _____

For construction, alterations of, additions to, and restoration of a building, provide description of any removal, replacement, upgrade or change in size to existing water meter(s): _____

General contractor's name: Hunter McCown, The Brick Doctor

Mailing address: 3504 Stratford Pl. Moore, Ok 73160

Telephone number: 405-443-6039

Email address: Hunter@TheBrickDr.com

The following must be attached to this Application:

1. **Certificate of Approval.** If required by Sec. 50-341 of the Code, a Certificate of Approval from the Nichols Hills Building Commission.
2. **Subcontractors.** In addition to the general contractor, a list of all other contractors and subcontractors who may work on the proposed building project.
3. **Buildings and parking lots.** All applicable supporting information required by Sec. 50-188(c) of the Code.
4. **Fences and walls.** One set of plans showing the front yard, rear yard, and side yard length, height, and type of fence or wall and a depiction of it in relation to existing buildings and a site plan or survey. Fence height must comply with Sec. 8-248 of the Code.
5. **Swimming pools.** All supporting information required by Sec. 8-284 of the Code.

This Application will be considered officially submitted and filed only after it is examined by the Director of Public Works (or his designee) or the Public Works Clerk and found to have met the applicable requirements of the Code and those set out in this Application and after all City and State fees associated with the permit have been paid.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 13th day of June, 2023

Signature: 

Print applicant's full legal name: Hunter McCown

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

Board of Adjustment

Address	1606 Drury Lane
Lot and Block	Lot 3 & 4 BLK 41
Zone	E-1
City	Nichols Hills
County	
State Zip Code	73116

Check Box

Below

New

Addition

Type of Building or Fence

Main Building

Accessory Building

Fence/Wall

	X-Repair	

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

		0
20'	14'	6'
		0
		0
		0
30"	36"	6"
		0

Explanation

9. Other

NOTES:

Application for Variance – Development Regulation Worksheet

Applicant's Name: Thomas William Anderson

Property Address: 1606 Drury Lane, Nichols Hills, OK

Applicable Structure: (Check as applicable)

☐ Main Building	☐ New	☐ Addition
☐ Accessory Building	☐ New	☐ Addition
☒ Fence	☒ New <i>(repair to existing wall)</i>	☐ 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	30'	14'	6'
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)			
Building Lot Coverage			
Floor Area Ratio			
Height	30"	36"	6"
No Build Envelope			
Other	Explanation:		

Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

Form of affidavit regarding ownershipAffidavit

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

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

1. My name is Thomas S. Austin 1606 Drury Lane Okc 73116 [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.
2. I am the current and legal ^{Resident} owner of the property in the City of Nichols Hills with the address of [insert address] and more particularly described as:

[Insert legal description]

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 26 day of June, 2023

[Full legal name]

Thomas Sanford Austin

Notary Acknowledgment

Subscribed and sworn to before me this 26 day of June, 2023.

Nancy J. Edwards
Notary Public

My Commission Expires: _____

Comm. No. _____



W/ Return to:
Anderson Family Trust
1000 W. Wilshire Blvd., Suite 205
Oklahoma City, OK 73116

4.a.a

2012110801150000
11/08/2012 02:25:11 PM
Doc #21001 Filed 11/08/12
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Catherine Gentry

**MEMORANDUM OF TRUST
FOR THE
ANDERSON FAMILY REVOCABLE TRUST**

This is a Memorandum of Trust for the Anderson Family Revocable Trust executed on November 8, 2012. James Stephen Anderson, III, Carla L. Tourtellotte, and Thomas William Anderson are the Trustees and Beneficiaries. Successor Trustees and ultimate Beneficiaries of the Trust are Tiffany A. Campbell, Shayna L. Marino, and Thomas Sanford Austin.

James Stephen Anderson III
James Stephen Anderson, III

Carla L. Tourtellotte
Carla L. Tourtellotte

Thomas William Anderson
Thomas William Anderson

2012110801150000
Filing Fee \$10.00
Doc #21001, \$ 0.00
11/08/2012 02:25:11 PM
TR

STATE of OKLAHOMA)
) ss.
COUNTY of OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of Nov., 2012, personally appeared James Stephen Anderson, III, Carla L. Tourtellotte, and Thomas William Anderson, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires
November 5, 2012
Commission No. 08010933

THIS PAGE
NOT LEGIBLE

Tiffany J. Edwards
Notary Public

Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

Return to:
 Anderson Family Trust
 1000 W. Wilshire Blvd., Suite 205
 Oklahoma City, OK 73116

2012-08-20 15:00:00
 11/20/2012 12:29:42 PM
 DEED-001, Pg. 001 of 001
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 General Land Office

QUIT CLAIM DEED Individual Form

THIS INDENTURE, Made this 8th day of November, 2012, between Thomas William Anderson, of 1000 W. Wilshire Blvd., Suite 205, Oklahoma City, Oklahoma 73116, party of the first part, as the ANDERSON FAMILY REVOCABLE TRUST, of 1000 W. Wilshire Blvd., Suite 205, Oklahoma City, Oklahoma 73116, party of the second part,

Witnesseth, that said party of the first part, in consideration of the sum of One and No/100ths (\$1.00 Dollars and other good and valuable consideration in his hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part, their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to-wit:

Lots Three (3) and Four (4) in Block Forty-one (41) in the town of Nichols Hills, Oklahoma, according to the recorded plat thereof, also known as 1606 Drury Lane,

Together with all and singular and hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said Anderson Family Revocable Trust, heirs and assigns forever, so that neither it and the said Thomas William Anderson, nor any person in his name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has hereunto set his hand the day and year last above written.

Thomas William Anderson
 Thomas William Anderson

Exempt Documentary Transfer Tax
 OS Title 60
 Article 16, Section 1, Oklahoma Constitution
 Paragraph 04

STATE OF OKLAHOMA)
) ss.
 COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 8th day of November, 2012, personally appeared Thomas William Anderson, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires
 November 5, 2016
 Notary No. 080109232



Nancy J. Edwards
 Notary Public

20121105011550:BO
 Filing Fee \$10.00
 Doc Stamp \$1.00
 11/05/2012 02:29:42 PM
 DELL



Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

W / Return to:
Anderson Family Trust
1000 W. Wilshire Blvd., Suite 205
Oklahoma City, OK 73116

QUIT CLAIM DEED
Individual Form

20121106011556P30
11/06/2012 02:29:35 PM
BK 112001 pg 14 Page 1 OK
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Cynthia Goodrich

THIS INDENTURE, Made this 14th day of June, 2012, between Carla L. Tourtellotte (former known as Carla L. Faulkner), of 1000 W. Wilshire Blvd., Suite 205, Oklahoma City, Oklahoma 73116, part of the first part, and the ANDERSON FAMILY REVOCABLE TRUST, of 1000 W. Wilshire Blvd., Suite 205, Oklahoma City, Oklahoma 73116, party of the second part,

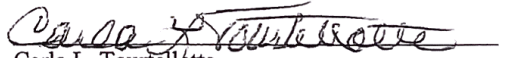
Witnesseth, that said party of the first part, in consideration of the sum of One and No/100ths (\$1.00 Dollars and other good and valuable consideration in her hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part a their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to-wit:

Lots Three (3) and Four (4) in Block Forty-one (41) in the town of Nichols Hills, Oklahoma, according to the recorded plat thereof, also known as 1606 Drury Lane,

Together with all and singular and hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said Anderson Family Revocable Trust heirs and assigns forever, so that neither it and the said Carla L. Tourtellotte nor any person in her name or behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has hereunto set her hand the day and year last above written.


Carla L. Tourtellotte

Exempt Documentary State Tax
On Title 68
Notary Seal Expires 11/05/12
Per Oklahoma Statute

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14th day June, 2012, personally appeared Carla L. Tourtellotte, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires
November 5, 2012
Notary No. 080109232




Notary Public

20121106011556P30
Filing Fee: \$13.00
Doc. Stamp: \$.00
11/06/2012 02:29:35 PM
DEED



Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

Anderson Family Trust
1000 W. Wilshire Blvd., Suite 205
Oklahoma City, OK 73116

QUIT CLAIM DEED
Individual Form

2012-10-10 15:55:00
11-05-2012 15:55:00
11-05-2012 15:55:00
11-05-2012 15:55:00
11-05-2012 15:55:00
11-05-2012 15:55:00
11-05-2012 15:55:00
11-05-2012 15:55:00
11-05-2012 15:55:00
11-05-2012 15:55:00

THIS INDENTURE, Made this 14th day of June, 2012, between J. Steve Anderson, III, also known as James Stephen Anderson, III, of 1000 W. Wilshire Blvd., Suite 205, Oklahoma City, Oklahoma 73116, party of the first part, and the ANDERSON FAMILY REVOCABLE TRUST, of 1000 W. Wilshire Blvd., Suite 205, Oklahoma City, Oklahoma 73116, party of the second part,

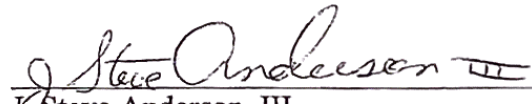
Witnesseth, that said party of the first part, in consideration of the sum of One and No/100ths (\$1.00) Dollars and other good and valuable consideration in his hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Oklahoma County, State of Oklahoma, to-wit:

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Together with all and singular and hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said Anderson Family Revocable Trust, heirs and assigns forever, so that neither it and the said J. Steve Anderson, III, nor any person in his name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said party of the first part has hereunto set his hand the day and year last above written.


J. Steve Anderson, III

ENTERED FOR RECORD IN BOOK 100
OF THE PUBLIC RECORDS
AT OKLAHOMA CITY, OKLAHOMA
JUNE 14, 2012

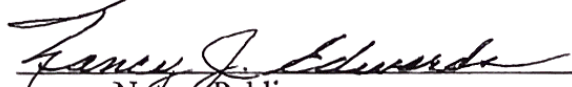
STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14 day of June, 2012, personally appeared J. Steve Anderson, III, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires
November 5, 2012
Notary No. 080109232

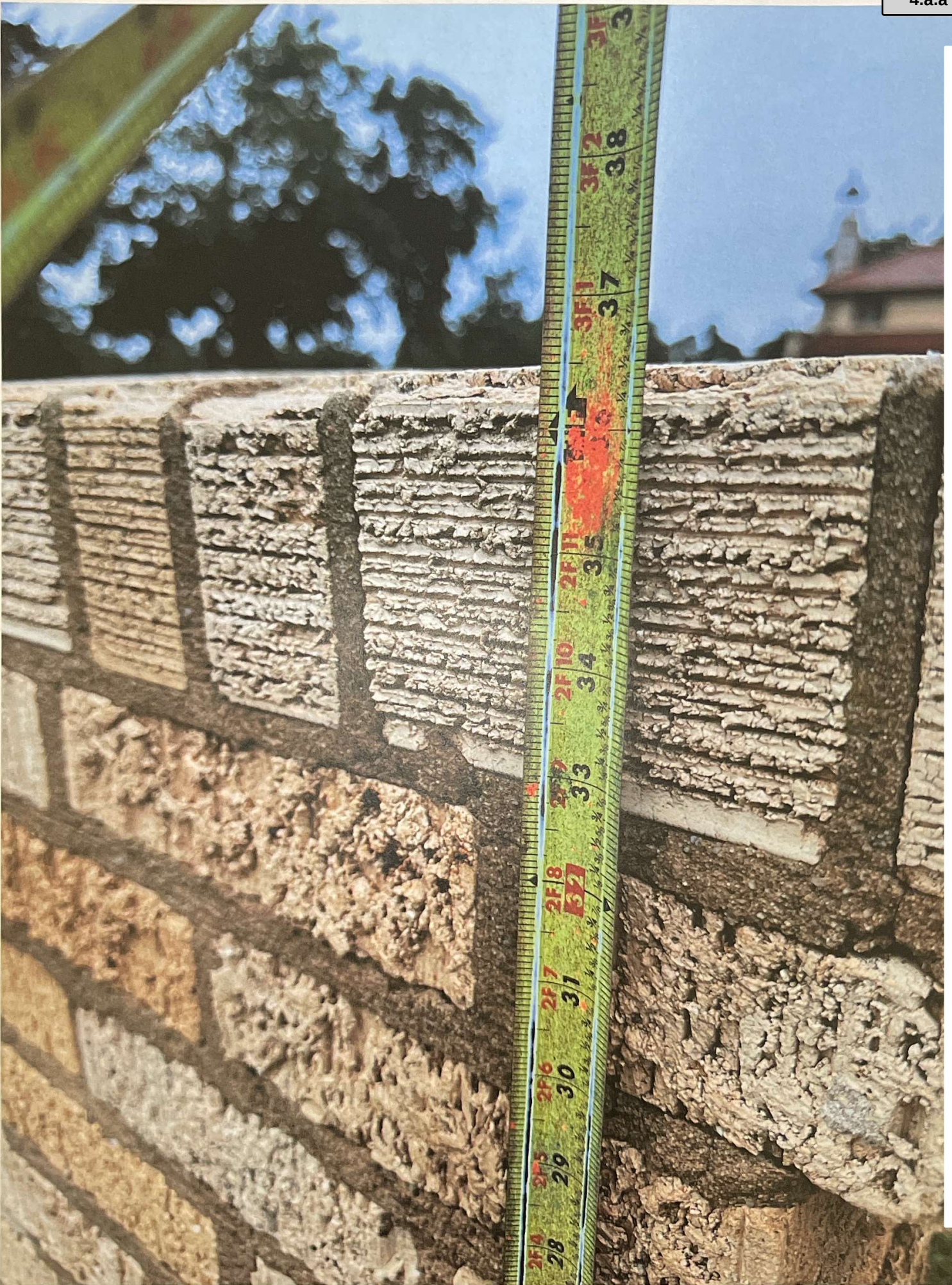



Nancy J. Edwards
Notary Public

2012-10-10 15:55:00
Filing Fee: \$10.00
Doc. Stamp: \$0.00
11-05-2012 15:55:00
DEED





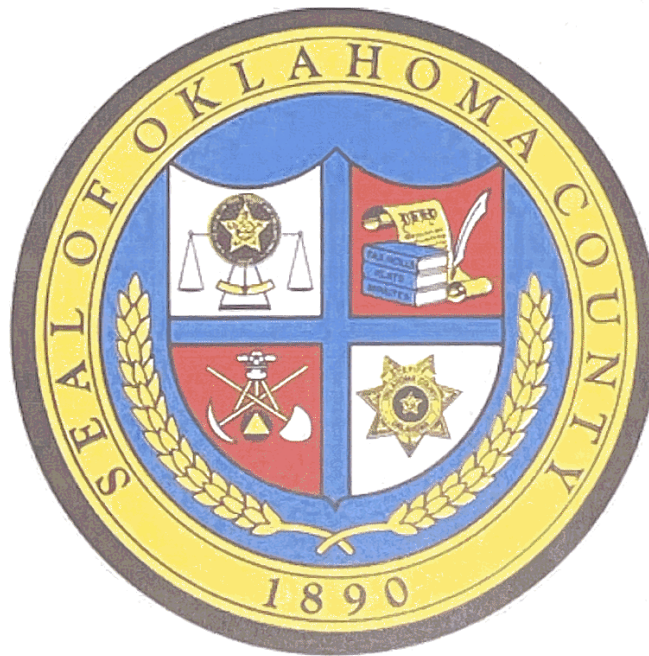






Approximately
14'

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R169575000 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.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA. }

I, the duly elected, qualified and act
County Assessor, in and for the Cou
and State aforesaid, do hereby certify th
the within and foregoing is a full, true an
complete copy of 300 ft Radius Re
filed in the office of the County Assesse
on the 26th day of June, 2023
Given under my hand and official seal thi
26th day of June, 2023

D. Hamby County Assessor
Deputy

Oklahoma County Assessor's
300ft Radius Report
6/26/2023

4.a.a

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169865150	HOWELL JOE M DVM TRS	HOWELL JOE M DVM REV LIV TRUST	1704 KINGSBURY LN	NICHOLS HILLS	OK	73116-5316	DUFFNERS COUNTRY CLUB SEC	124	000	DUFFNER S COUNTRY CLUB SEC 124 000 LOT 9 EX E5FT & E5FT OF LOT 10	1704 KINGSBURY LN NICHOLS HILLS
R169865050	MCKNIGHT KRISTINA R TRS	MCKNIGHT KRISTINA R REV TRUST	1700 KINGSBURY LN	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	124	000	DUFFNER S COUNTRY CLUB SEC 124 000 ALL LOT 8 & E5FT OF LOT 9	1700 KINGSBURY LN NICHOLS HILLS
R169864900	VANCAMP JAMI A TRS	VANCAMP JAMI A REV TRUST	1620 KINGSBURY LN	NICHOLS HILLS	OK	73116-5317	DUFFNERS COUNTRY CLUB SEC	124	006	DUFFNER S COUNTRY CLUB SEC 124 006 WLY PRT LOT 6 BEING 110FT ON NLY SIDE & 100FT ON SLY SIDE	1620 KINGSBURY LN NICHOLS HILLS
R169864800	DOBSON SUSAN L CURTIS TRS	DOBSON SUSAN L CURTIS LIV TRUST	1616 BEDFORD DR	NICHOLS HILLS	OK	73116-5407	DUFFNERS COUNTRY CLUB SEC	124	000	DUFFNER S COUNTRY CLUB SEC 124 000 LOT 5 & E10FT LOT 6	1616 BEDFORD DR NICHOLS HILLS
R169575040	HARTZOG GRETCHEN STEINHAGEN TRUST		201 ROBERT S KERR STE 1600	OKLAHOMA CITY	OK	73102	NICHOLS HILLS ADD	041	008	NICHOLS HILLS ADD 041 008	1601 BEDFORD DR NICHOLS HILLS
R169864200	CALHOON HOLT E	CALHOON MEGAN	1703 KINGSBURY LN	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	123	020	DUFFNER S COUNTRY CLUB SEC 123 020 EX W15FT	1703 KINGSBURY LN NICHOLS HILLS

Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

Oklahoma County Assessor's
300ft Radius Report
6/26/2023

4.a.a

R169575030	KLOS LINDA GAYLE CO TRS	KLOS TOM QUALIFIED TRUST	5715 N WESTERN AVE, Unit C	OKLAHOMA CITY	OK	73118-1239	NICHOLS HILLS ADD	041	007	NICHOLS HILLS ADD 041 007	1607 BEDFORD DR NICHOLS HILLS
R169864100	KNAPP MICHAEL P CO TRS	KNAPP ALICIA F CO TRS	4700 W UTICA AVE	BROKEN ARROW	OK	74011	DUFFNERS COUNTRY CLUB SEC	123	000	DUFFNER S COUNTRY CLUB SEC 123 000 ALL LOT 19 & W15FT OF LOT 20	1705 KINGSBURY LN NICHOLS HILLS
R169864300	ALHAMBRA LLC		1107 BEDFORD DR	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	123	021	DUFFNER S COUNTRY CLUB SEC 123 021	1700 BEDFORD DR NICHOLS HILLS
R169575020	LOVE TIM R & SUSAN S TRS	LOVE TIM R LIV TRUST	1617 BEDFORD DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	041	006	NICHOLS HILLS ADD 041 006	1617 BEDFORD DR NICHOLS HILLS
R169862500	BEELER CLAUDE E JR	BEELER BARBARA B	1704 BEDFORD DR	NICHOLS HILLS	OK	73116-5302	DUFFNERS COUNTRY CLUB SEC	123	001	DUFFNER S COUNTRY CLUB SEC 123 001	1704 BEDFORD DR NICHOLS HILLS
R169862550	ANTHONY TOM A & PATRICE LOWELL		1708 BEDFORD DR	NICHOLS HILLS	OK	73116-5302	DUFFNERS COUNTRY CLUB SEC	123	002	DUFFNER S COUNTRY CLUB SEC 123 002	1708 BEDFORD DR NICHOLS HILLS
R169575010	WOODSON FAMILY TRUST		418 NW 20TH ST	OKLAHOMA CITY	OK	73103	NICHOLS HILLS ADD	041	005	NICHOLS HILLS ADD 041 005	1621 BEDFORD DR NICHOLS HILLS
R169574980	VAUGHN LISA P TRS	VAUGHN TONY D TRS	1600 DRURY LN	NICHOLS HILLS	OK	73116-5411	NICHOLS HILLS ADD	041	001	NICHOLS HILLS ADD 041 001	1600 DRURY LN NICHOLS HILLS
R169862600	HOFFMAN SUSAN	HOFFMAN E PETER JR	1712 BEDFORD DR	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	123	003	DUFFNER S COUNTRY CLUB SEC 123 003	1712 BEDFORD DR NICHOLS HILLS

Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

Oklahoma County Assessor's
300ft Radius Report
6/26/2023

4.a.a

R169574990	CONNER SCOT A	LITTLE KATHERINE SUE	1604 DRURY LN	NICHOLS HILLS	OK	73116-5411	NICHOLS HILLS ADD	041	002	NICHOLS HILLS ADD 041 002	1604 DRURY LN NICHOLS HILLS
R169574970	LANE DRURY TRUST		PO BOX 1100	OKLAHOMA CITY	OK	73101	NICHOLS HILLS ADD	040	000	NICHOLS HILLS ADD 040 000 LOT 13 PLUS PT OF BRENTWO OD AVE BEG NE/C LT 13 TH SLY211.2F T SELY30.55 FT NELY213.5 FT WLY30FT TO BEG	1601 DRURY LN NICHOLS HILLS
R169574840	COOKSON MICHAEL S TRS	COOKSON KIMBERLY TRS	1701 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	039	003	NICHOLS HILLS ADD 039 003	1701 BEDFORD DR NICHOLS HILLS
R169574960	JIJ PROPERTIES LLC		PO BOX 890720	OKLAHOMA CITY	OK	73189	NICHOLS HILLS ADD	040	012	NICHOLS HILLS ADD 040 012	1603 DRURY LN NICHOLS HILLS
R169574830	VARNUM ROBERT V & SHARON B		1708 DRURY LN	NICHOLS HILLS	OK	73116-5310	NICHOLS HILLS ADD	039	002	NICHOLS HILLS ADD 039 002	1708 DRURY LN NICHOLS HILLS
R169575000	ANDERSON FAMILY REV TRUST		1000 W WILSHIRE BLVD STE 205	OKLAHOMA CITY	OK	73116-7036	NICHOLS HILLS ADD	041	000	NICHOLS HILLS ADD 041 000 LOTS 3 & 4	1606 DRURY LN NICHOLS HILLS
R169574820	LEMON ROCKY R TRS	LEMON STEFANIE S TRS	1700 DRURY LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	039	001	NICHOLS HILLS ADD 039 001	1700 DRURY LN NICHOLS HILLS
R169574950	SULLIVAN STEVEN M REV TRUST		1605 DRURY LN	NICHOLS HILLS	OK	73116-5410	NICHOLS HILLS ADD	040	011	NICHOLS HILLS ADD 040 011	1605 DRURY LN NICHOLS HILLS

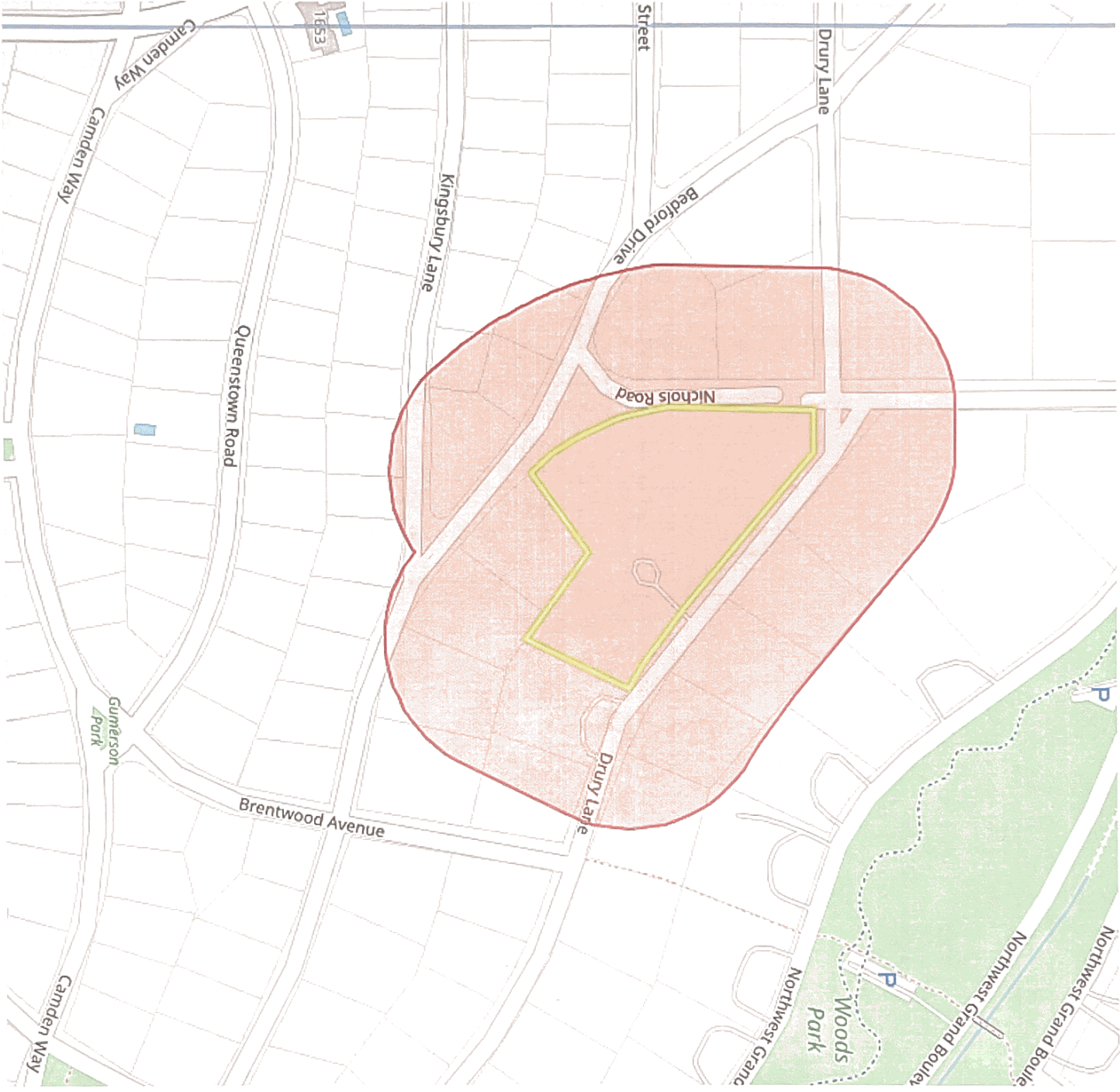
Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)

Oklahoma County Assessor's
300ft Radius Report
6/26/2023

4.a.a

R169574850	KHAN SANA N TRS	KHAN SANA N REV LIV TRUST	6800 NW GRAND BLVD	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	040	000	NICHOLS HILLS ADD 040 000 LOT 1 PLUS W30FT VAC ST ADJ ON E	6800 NW GRAND BLVD NICHOLS HILLS
R169574940	ROBERTSON JAMES P & CLAUDIA B		1607 DRURY LN	NICHOLS HILLS	OK	73116-5410	NICHOLS HILLS ADD	040	010	NICHOLS HILLS ADD 040 010	1607 DRURY LN NICHOLS HILLS
R169574860	ELLIS MICHAEL W TRS	ELLIS MICHAEL W QTIP REV TRUST	6608 N WESTERN AVE, Unit 633	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	040	002	NICHOLS HILLS ADD 040 002	6802 NW GRAND BLVD NICHOLS HILLS
R169574870	WILLIAMS G RAINEY JR GST EXEMPTION TRU	WILLIAMS G RAINEY JR TRUT	720 NW 50TH ST, Unit 101	OKLAHOMA CITY	OK	73118	NICHOLS HILLS ADD	040	003	NICHOLS HILLS ADD 040 003	6804 NW GRAND BLVD NICHOLS HILLS
R169574880	THE NUMBER 8 TRUST		6806 NW GRAND BLVD	OKLAHOMA CITY	OK	73116-5415	NICHOLS HILLS ADD	040	004	NICHOLS HILLS ADD 040 004	6806 NW GRAND BLVD NICHOLS HILLS
R169574920	KATIGAN STEVEN M & CARRIE M		1609 DRURY LN	NICHOLS HILLS	OK	73116-5410	NICHOLS HILLS ADD	040	000	NICHOLS HILLS ADD 040 000 LOTS 8 & 9	1609 DRURY LN NICHOLS HILLS
R169574810	ROCKHAWK PROPERTIES LLC		PO BOX 890720	OKLAHOMA CITY	OK	73189	NICHOLS HILLS ADD	038	000	NICHOLS HILLS ADD 038 000 BEG AT SE/C LOT 7 TH W319FT N398.6FT E319FT S400FT	1701 DRURY LN NICHOLS HILLS
R169574900	GRAND HILLS LLC		PO BOX 54390	OKLAHOMA CITY	OK	73154-1390	NICHOLS HILLS ADD	040	006	NICHOLS HILLS ADD 040 006 LOTS 5 & 6	6820 NW GRAND BLVD NICHOLS HILLS

Attachment: BOA-2023-10 (6661 : BOA 2023-10 1606 Drury Lane)





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

REC#: 00178564 6/26/2023 4:21 PM

OPER: RG TERM: 005

REF#: 3508

PAID BY:

TRAN: 850.0000 Variance Request
1606 DRURY LN-VARIANCE
Variance Request 750.00CR

TENDERED: 750.00 CHECK

APPLIED: 750.00-

CHANGE: 0.00

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



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2023-11**

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 Four (4) in Buttram Estates section to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof, less and except a part of Lot Four (4) in Buttram Estates Section to Nichols Hills, Oklahoma, more particularly described as follows: Beginning at the most Northerly corner of said Lot 4; thence South 26°09'21" West on the Northwestern line of said Lot 4 a distance of 221.69 feet to the most Westerly corner of said Lot 4; thence North 28°30'24" East for a distance of 217.46 feet to the Northeasterly line of said Lot 4; thence North 37°18'13" West on the Northeasterly line of Lot 4 for a distance of 10.00 feet to the point or place of beginning.

The property is also known as **1502 Buttram Road**. Current zoning is **E-2**.

The applicants desire to appeal the City Code Official's decision to issue a permit for an accessory structure (Sport Court).

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 **July 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 3rd day of July 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-11 (6662 : BOA 2023-11 1502 Buttram)



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: Gary C. Hanna

Mailing address: 1503 Dorchester Drive, Nichols Hills, Oklahoma 73120

Telephone number(s): 713.409.8898

Email address(es): ghanna@gracemontlp.com

Address and legal description of subject property: 1502 Buttram Road, Nichols Hills, Oklahoma 73120 (Lot 4 BUTTRAM ESTATES)

Current zoning classification: E2 "Urban Estates"

Present use of the property: Residential

This is an application for: Variance XX 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). *See attached Exhibit A.*
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. *See attached Exhibits B-1 and Exhibit B-2.*
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-2023-11 (6662 : BOA 2023-11 1502 Buttram)

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.

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:

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

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

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

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

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

(b) **Appeals.** See Sec. 50-294 of the Code.

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

Rescision or modification of the Building Permit approved May 31, 2023 for a Sports Court to be located at 1502 Buttram Road, Nichols Hills.

- ii. Date and nature of the order, requirement, decision or determination appealed:

May 31, 2023 – Building Permit for Sports Court to be located at 1502 Buttram Road, Nichols Hills.

- iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

Dillion Thompson, Code Inspector/Public Works Department

- iv. Details of the alleged error in the order, requirement, decision or determination appealed:

See attached Exhibit C – Alleged errors made in granting the Sports Court Building Permit and/or alleged failures of the proposed Sports Court to comply with pertinent Nichols Hills ordinances.

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 5th day of June, 2023.

Signature: _____



Print applicant's full legal name: Gary C. Hanna

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

**Application for Variance – Development Regulation
Worksheet
NOT APPLICABLE**

Applicant's Name: _____

Property Address: _____

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			
Height			
No Build Envelope			
Other	Explanation:		

EXHIBIT "A"
DEED

To Application for Nichols Hills Board of Adjustment Hearing and Action
Mr. and Mrs. Gary Hanna
Regarding 1502 Buttram Rd., Nichols Hills, OK
And as Applicable, 1503 Dorchester Dr., Nichols Hills, OK

JOINT TENANCY
WARRANTY DEED
 WITH ACCEPTANCE

20180523010714580
 DEED 05/23/2018
 03:44:31 PM Book:13743
 Page:1041 PageCount:1
 Filing Fee:\$13.00
 Doc. Tax:\$2100.00
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 David B. Hooten

Know All Men by These Presents:

THAT Christian Martin AKA Christian Lavery Martin, a single person and Tracy Martin AKA Tracy Wolf Martin, a single person, parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Gary C Hanna and Susan K Hanna, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lot Eleven (11), of BUTTRAM ESTATES SECTION 10 Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof

Tax ID No.: 169611105

Grantee's Mailing Address: 1503 Dorchester Drive, Nichols Hills, OK 73120

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this 22nd day of May, 2018.

Christian Martin

Tracy Martin

1803015
 Doc Stamps \$2,100.00
 INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
 County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 22nd day of May, 2018, personally appeared, Christian Martin AKA Christian Lavery Martin, a single person and Tracy Martin AKA Tracy Wolf Martin, a single person, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of of said persons for the uses and purposes therein set forth.

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

Rachel Koeppe
 Commission Expires:



RETURN TO:
 Oklahoma City Abstract & Title Co.
 1900 N.W. Expressway, Suite 210
 Oklahoma City, OK 73118



EXHIBIT "B-1"
Ownership Radius List for 1503 Dorchester – Hanna Property

To Application for Nichols Hills Board of Adjustment Hearing and Action
Mr. and Mrs. Gary Hanna
Regarding 1502 Buttram Rd., Nichols Hills, OK
And as Applicable, 1503 Dorchester Dr., Nichols Hills, OK

Larry Stein
Oklahoma County Assessor's
Office

Hanna



Ownership Radius Report

This Official Report is for Account Number R169611105 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.

300ft Radius Report
5/17/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	ecorate name3	
R169576720	BROWNE STEPHEN & BROWNE NATALIE		1500 DORCHESTER DR	NICHOLS HILLS	OK	73120	NICHOLS HILLS ADD	082	002	NICHOLS HILLS ADD 082 002	1500 DORCHESTER DR NICHOLS HILLS	Terr 4	
R169576730	HOFFMAN KENT B & SARAH ELIZABETH		1502 DORCHESTER DR	NICHOLS HILLS	OK	73120-1203	NICHOLS HILLS ADD	082	000	NICHOLS HILLS ADD 082 000 LOT 3 EX W25FT	1502 DORCHESTER DR NICHOLS HILLS	Terr 4	
R169576740	KRAFT HENRY III & MICHELE L TRS	HK III REV TRUST & MLK REV TRUST	1504 DORCHESTER DR	NICHOLS HILLS	OK	73120-1203	NICHOLS HILLS ADD	082	000	NICHOLS HILLS ADD 082 000 W25FT LOT 3 & ALL LOT 4	1504 DORCHESTER DR NICHOLS HILLS	Terr 4	
R169576750	JM INVESTORS LLC		PO BOX 22546	OKLAHOMA CITY	OK	73125	NICHOLS HILLS ADD	082	000	NICHOLS HILLS ADD 082 000 ALL LOT 5 & PT OF LOT 6 BEG NE/C/LT 6 BLK 82 NWLY ALONG N LINE 15FT TH SWLY TO PT ON S LINE 40FT NWLY FROM SE/C TH SELY ALONG S LINE TO SE/C TH NELY ALONG E LINE TO BEG	1506 DORCHESTER DR NICHOLS HILLS	Terr 4	
R169576760	CRUTCHMER CLYDE V TRS	ELCO HOMESTEAD TRUST	3000 NE 63RD ST	OKLAHOMA CITY	OK	73121-1202	NICHOLS HILLS ADD	082	000	NICHOLS HILLS ADD 082 000 PT OF LOT 6 BEG 120-46FT SELY FROM NW/C LOT 6 TH SELY 310.94FT SW293.24FT NW250.51FT NE171.80FT NW164.45FT NE24.60FT TO BEG AKA TR 6B	1510 DORCHESTER DR NICHOLS HILLS	Terr 4	
R169611135	ENGLES CHARLES F & CLARA S		1501 BUTTRAM RD	NICHOLS HILLS	OK	73120-1407	BUTTRAM ESTATES	000	013	BUTTRAM ESTATES 000 013	1501 BUTTRAM RD NICHOLS HILLS	Terr 4	
R169611105	HANNA GARY C & SUSAN K		1503 DORCHESTER DR	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	011	BUTTRAM ESTATES 000 011	1503 DORCHESTER DR NICHOLS HILLS	Terr 4	
R169611125	THE POINTE LLC		PO BOX 54390	OKLAHOMA CITY	OK	73154-1390	BUTTRAM ESTATES	000	012	BUTTRAM ESTATES 000 012	1501 DORCHESTER DR NICHOLS HILLS	Terr 4	
R169611095	YOUNG STEPHEN F 2023 TRUST	YOUNG BARBARA DORAN 2023 TRUST	1505 DORCHESTER DR	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	010	BUTTRAM ESTATES 000 010	1505 DORCHESTER DR NICHOLS HILLS	Terr 4	

300ft Radius Report
5/17/2023

R169611005	GARABELLI PAUL JAMES & LAUREN KENNEY TRS	GARABELLI PAUL JAMES LIV TRUST	7301 LANCET LN	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	001	BUTTRAM ESTATES 000 001	7301 LANCET LN NICHOLS HILLS	Terr 4	GARABELLI LAUREN KENNEY LIV TRUST
R169611085	JIROUS BARBARA L TRS	JIROUS BARBARA L REV TRUST	1507 DORCHESTER DR	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	009	BUTTRAM ESTATES 000 009	1507 DORCHESTER DR NICHOLS HILLS	Terr 4	
R169611035	KING KENDALL WAYNE & COURTNEY MILLER TRS	KING KENDALL W & COURTNEY M LIV TRUST	1502 BUTTRAM RD	NICHOLS HILLS	OK	73120-1408	BUTTRAM ESTATES	000	000	BUTTRAM ESTATES 000 000 LOT 4 EX A TR BEG AT NORTHERLY CORNER LT 4 TH SWLY221.69FT NELV217.46FT NW10FT TO BEG NICHOLS HILLS	1502 BUTTRAM RD NICHOLS HILLS	Terr 4	
R169611040	GRIFFIN JUDY G		1504 BUTTRAM RD	NICHOLS HILLS	OK	73120-1408	BUTTRAM ESTATES	000	000	BUTTRAM ESTATES 000 000 PT OF LOT 4 BEG AT NORTHERLY CORNER LT 4 TH SWLY221.69FT NELV217.46FT NW10FT TO BEG CONT .02ACRS UNKNOWN NICHOLS HILLS	1504 BUTTRAM RD NICHOLS HILLS	Terr 4	
R169611015	PUFFINBARGER NIKOLA K & WILLIAM RAY TRS	PUFFINBARGER NIKOLA K 2011 REV TRUST	1503 BUTTRAM RD	NICHOLS HILLS	OK	73120-1434	BUTTRAM ESTATES	000	002	BUTTRAM ESTATES 000 002	1503 BUTTRAM RD NICHOLS HILLS	Terr 4	
R169611045	HADWIGER WILLIAM A & MARY L		1504 BUTTRAM RD	NICHOLS HILLS	OK	73120-1408	BUTTRAM ESTATES	000	005	BUTTRAM ESTATES 000 005	1504 BUTTRAM RD NICHOLS HILLS	Terr 4	
R169611055	JILES E W TRS	JILES E W INSURANCE TRUST	1506 BUTTRAM RD	NICHOLS HILLS	OK	73120-1408	BUTTRAM ESTATES	000	006	BUTTRAM ESTATES 000 006 EXC W50FT	1506 BUTTRAM RD NICHOLS HILLS	Terr 4	
R169611025	DRAKE CAROLE J		1505 BUTTRAM RD	NICHOLS HILLS	OK	73120-1434	BUTTRAM ESTATES	000	003	BUTTRAM ESTATES 000 003	1505 BUTTRAM RD NICHOLS HILLS	Terr 4	
R169611040	TALTON BROOKS MIMS III & TIFFANY		1507 BUTTRAM RD	NICHOLS HILLS	OK	73120-1434	BUTTRAM ESTATES SEC 2	000	000	BUTTRAM ESTATES SEC 2 000 000 LOT 41 PLUS A TRI TR ON E SIDE OF LOT 42 DESCRIBED AS BEG SE/C LOT 42 TH NE TO NE/C LOT 42 TH WLY 50FT TH SWLY TO PT OF BEG PLUS PT OF BLK 84 IN NICHOLS HILLS ADDN BEG NW	1507 BUTTRAM RD NICHOLS HILLS	Terr 4	

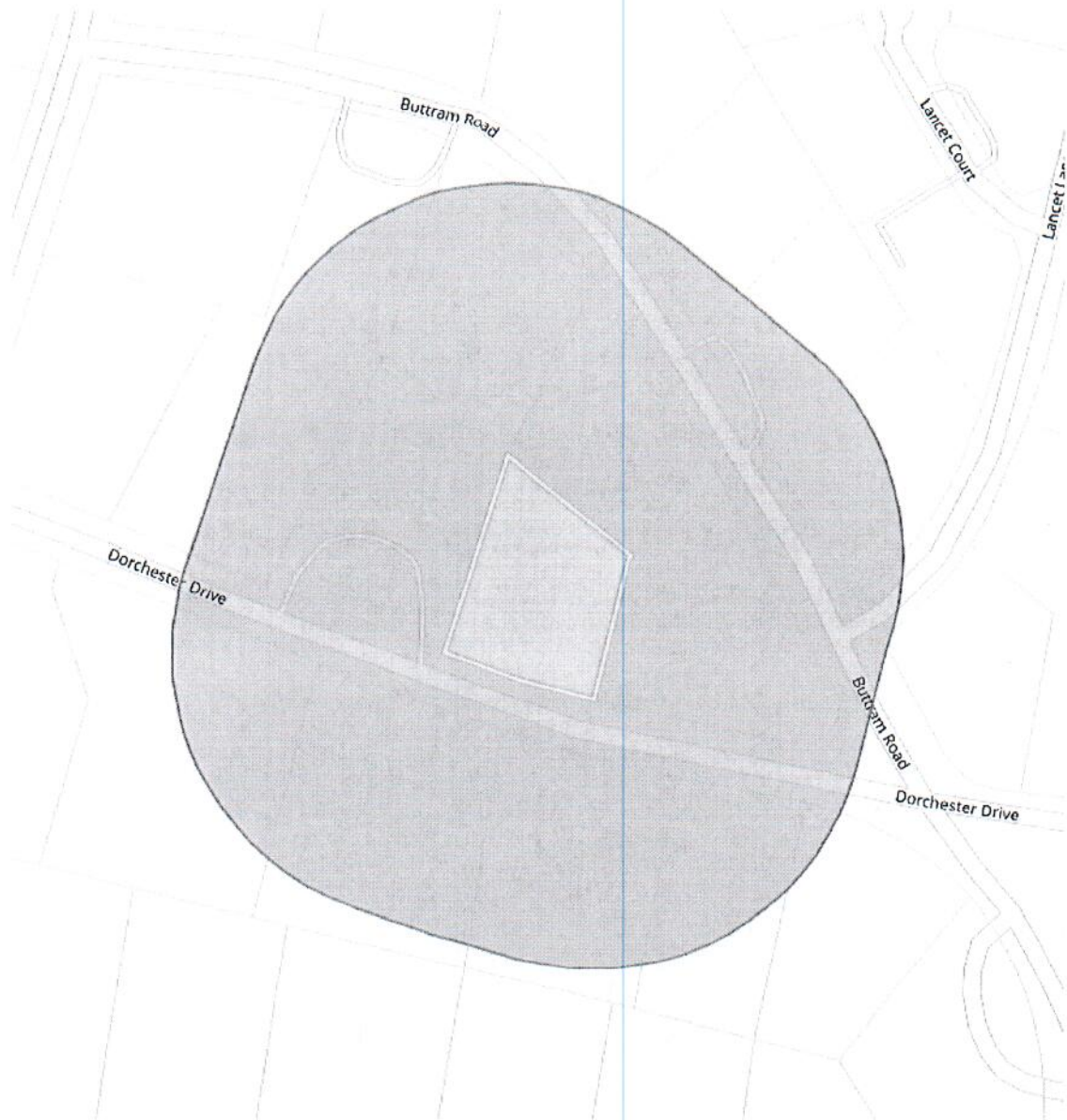
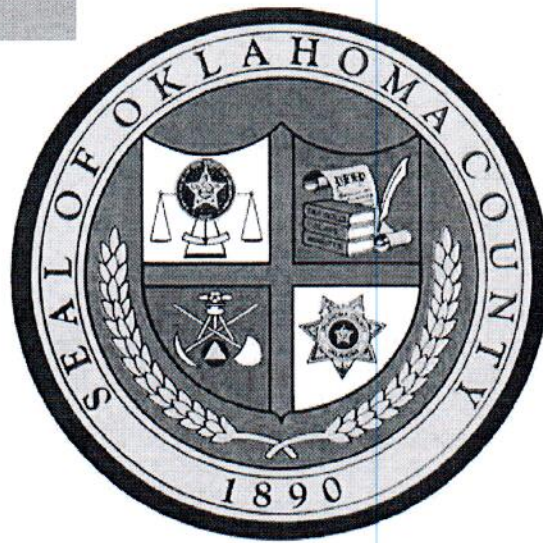


EXHIBIT "B-2"
Ownership Radius List for 1502 Buttram Rd. – King Property

To Application for Nichols Hills Board of Adjustment Hearing and Action
Mr. and Mrs. Gary Hanna
Regarding 1502 Buttram Rd., Nichols Hills, OK
And as Applicable, 1503 Dorchester Dr., Nichols Hills, OK

Larry Stein Oklahoma County Assessor's Office

King



Ownership Radius Report

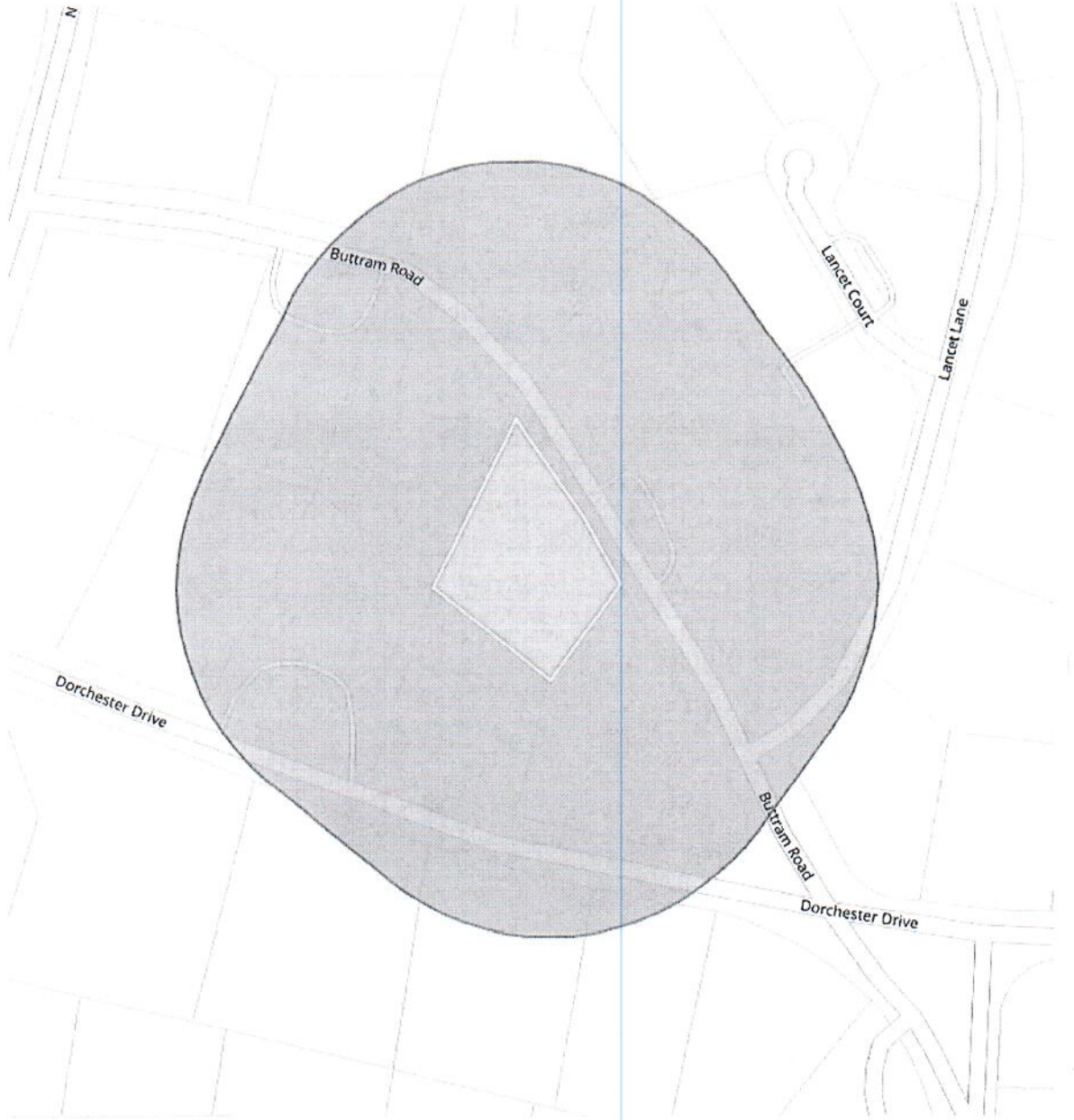
This Official Report is for Account Number R169611035 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. 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.

JOHN ANDREAS REPORT
5/17/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	econarename3		
R169576730	HOFFMAN KENT B & SARAH ELIZABETH		1502 DORCHESTER DR	NICHOLS HILLS	OK	73120-1203	NICHOLS HILLS ADD 082		000	NICHOLS HILLS ADD 082 000 LOT 3 EX W25FT	1502 DORCHESTER DR NICHOLS HILLS	Terr 4		
R169576740	KRAFT HENRY III & MICHELE L TRS	HK III REV TRUST & MLK REV TRUST	1504 DORCHESTER DR	NICHOLS HILLS	OK	73120-1203	NICHOLS HILLS ADD 082		000	NICHOLS HILLS ADD 082 000 W25FT LOT 3 & ALL LOT 4	1504 DORCHESTER DR NICHOLS HILLS	Terr 4		
R169576750	JM INVESTORS LLC		PO BOX 22546	OKLAHOMA CITY	OK	73125	NICHOLS HILLS ADD 082		000	NICHOLS HILLS ADD 082 000 ALL LOT 5 & PT OF LOT 6 BEG NE/C LT 6 BLK 82 NW1/4 ALONG N LINE 15FT TH SWLY TO PT ON S LINE 40FT NWLY FROM SE/C TH SELY ALONG S LINE TO SE/C TH NELY ALONG E LINE TO BEG	1506 DORCHESTER DR NICHOLS HILLS	Terr 4		
R169611135	ENGLES CHARLES F & CLARA S		1501 BUTTRAM RD	NICHOLS HILLS	OK	73120-1407	BUTTRAM ESTATES	000	013	BUTTRAM ESTATES 000 013	1501 BUTTRAM RD NICHOLS HILLS	Terr 4		
R169611105	HANNA GARY C & SUSAN K		1503 DORCHESTER DR	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	011	BUTTRAM ESTATES 000 011	1503 DORCHESTER DR NICHOLS HILLS	Terr 4		
R169611125	THE POINTE LLC		PO BOX 54390	OKLAHOMA CITY	OK	73154-1390	BUTTRAM ESTATES	000	012	BUTTRAM ESTATES 000 012	1501 DORCHESTER DR NICHOLS HILLS	Terr 4		
R169611095	YOUNG STEPHEN F DORAN 2023 TRUST	YOUNG BARBARA DORAN 2023 TRUST	1505 DORCHESTER DR	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	010	BUTTRAM ESTATES 000 010	1505 DORCHESTER DR NICHOLS HILLS	Terr 4		
R169611005	GARABELLI PAUL JAMES & LAUREN KENNEY TRS	GARABELLI PAUL JAMES LIV TRUST	7301 LANCET LN	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	001	BUTTRAM ESTATES 000 001	7301 LANCET LN NICHOLS HILLS	Terr 4		GARABELLI LAUREN KENNEY LIV TRUST
R169611085	JIROUS BARBARA L TRS	JIROUS BARBARA L REV TRUST	1507 DORCHESTER DR	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES	000	009	BUTTRAM ESTATES 000 009	1507 DORCHESTER DR NICHOLS HILLS	Terr 4		
R169611035	KING KENDALL WAYNE & COURTNEY MILLER TRS	KING KENDALL W & COURTNEY M LIV TRUST		NICHOLS HILLS	OK	73120-1408	BUTTRAM ESTATES	000	000	BUTTRAM ESTATES 000 000 LOT 4 EX A TR BEG AT NORTHERLY CORNER LT 4 TH SWLY 221.69FT NELY 217.46FT NW 10FT TO BEG	1502 BUTTRAM RD NICHOLS HILLS	Terr 4		

5/17/2023

R169611040	GRiffin JUDY G						1504 BUTTRAM RD	NICHOLS HILLS	OK	73120-1408	BUTTRAM ESTATES	000	000	BUTTRAM ESTATES 000 000 PT OF LOT 4 BEG AT NORTHERLY CORNER LT 4 TH SWLY 221.69 FT NELY 217.46 FT NW 10 FT TO BEG CONT .02 ACRES MORE OR LESS	UNKNOWN NICHOLS HILLS	Terr 4				
R169611015	PUFFINBARGER NIKOLA K & WILLIAM RAY TRS	PUFFINBARGER NIKOLA K 2011 REV TRUST					1503 BUTTRAM RD	NICHOLS HILLS	OK	73120-1434	BUTTRAM ESTATES	000	002	BUTTRAM ESTATES 1503 BUTTRAM RD NICHOLS HILLS		Terr 4				
R169611040	RNS TRUST						7303 LANCET LN	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES SEC 3	084	048	BUTTRAM ESTATES SEC 3 084 048	7303 LANCET LN NICHOLS HILLS	Terr 4				
R169611045	HADWIGER WILLIAM A & MARY L						1504 BUTTRAM RD	NICHOLS HILLS	OK	73120-1408	BUTTRAM ESTATES	000	005	BUTTRAM ESTATES 1504 BUTTRAM RD NICHOLS HILLS		Terr 4				
R169611055	JILES E W TRS	JILES E W INSURANCE TRUST					1506 BUTTRAM RD	NICHOLS HILLS	OK	73120-1408	BUTTRAM ESTATES	000	006	BUTTRAM ESTATES 1506 BUTTRAM RD NICHOLS HILLS		Terr 4				
R169611025	DRAKE CAROLE J						1505 BUTTRAM RD	NICHOLS HILLS	OK	73120-1434	BUTTRAM ESTATES	000	003	BUTTRAM ESTATES 1505 BUTTRAM RD NICHOLS HILLS		Terr 4				
R169611030	FITZGERALD CHAD	FITZGERALD MELISSA					7305 LANCET CT	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES SEC 3	084	047	BUTTRAM ESTATES 7305 LANCET CT NICHOLS HILLS		Terr 4				
R169611050	SCOTT LANCE VERMILLION & ADRIANA						1509 BUTTRAM RD	NICHOLS HILLS	OK	73120	BUTTRAM ESTATES SEC 2	000	000	BUTTRAM ESTATES SEC 2 000 000 LOT 42 EX A TR BEG SE/C LOT 42 TH NE TO NE/C LOT 42 TH WLY 50 FT TH SWLY TO BEG	1509 BUTTRAM RD NICHOLS HILLS	Terr 4				
R169611040	TALTON BROOKS MIMS III & TIFFANY						1507 BUTTRAM RD	NICHOLS HILLS	OK	73120-1434	BUTTRAM ESTATES SEC 2	000	000	BUTTRAM ESTATES SEC 2 000 000 LOT 41 PLUS A TRI TR ON E SIDE OF LOT 42 DESCRIBED AS BEG SE/C LOT 42 TH NE TO NE/C LOT 42 TH WLY 50 FT TH SWLY TO PT OF BEG PLUS PT OF BLK 84 IN NICHOLS HILLS ADDN BEG	1507 BUTTRAM RD NICHOLS HILLS	Terr 4				



Attachment: BOA-2023-11 (6662 : BOA 2023-11 1502 Buttram)

Wednesday, May 17, 2023 1:15:15 PM - Geocortex Viewer for HTML5

EXHIBIT "C"**Alleged errors made in granting Sports Court Building Permit and/or alleged failures of the proposed Sports Court to comply with pertinent Nichols Hills ordinances**

To Application for Nichols Hills Board of Adjustment Hearing and Action

Mr. and Mrs. Gary Hanna

Regarding 1502 Buttram Rd., Nichols Hills, OK

And as Applicable, 1503 Dorchester Dr., Nichols Hills, OK

The Building Permit which was issued for a Sports Court at 1502 Buttram Road is being appealed in that the Sports Court will unfairly infringe on the Applicant's enjoyment of their property, and the proposed Sports Court and Building Permit do not comply with numerous ordinances, and the spirit of said ordinances.

The owner of 1502 Buttram Road built a Sports Court in 2022 illegally and without a Permit. The south end of the Sports Court is approximately 18 feet from the shallow end of Applicant's pool and just slightly more than the width of the small pool from Applicant's patio which opens into Applicant's kitchen and other living areas.

The 1502 Buttram Property is too small and too oddly shaped for a Sports Court (see Plat of 1502 Buttram Owner and Applicant's home, attached as Exhibit C-1). The Applicant made numerous requests to the 1502 Buttram Owner to cease playing on the south end of the existing Sports Court which was illegally built. The Applicant had many discussions with City Council members, City staff and ultimately hired a lawyer to assist in rectifying the unpleasant situation caused by the illegal construction of, and use of, the Sports Court by the 1502 Buttram Owner.

After much wrangling between the City, the 1502 Buttram Owner and the Applicant, an appeal was filed by the 1502 Buttram Owner to the Board of Adjustment for a zoning variance; said appeal was ultimately withdrawn by the 1502 Buttram Owner, and after much more wrangling, the 1502 Buttram Owner agreed to remove their illegal basketball court.

Subsequent to the 1502 Buttram Owner's agreement to remove the illegal Sports Court, the 1502 Buttram Owner applied for a Building Permit for a basketball court that will, ostensibly, according to Public Works, comply with setback requirements, privacy screen requirements and drainage requirements. The City ultimately issued the Building Permit and this appeal is made regarding same. Applicant does not agree with the City in these matters, and request that the Building Permit be rescinded.

The proposed Sports Court, though apparently compliant with side yard and rear yard setbacks, will nonetheless destroy the serenity of its backyard neighbor, the Applicant herein. Among other things, the Permit did not address a noise buffer, the privacy screening will not shield the basketball goal (that feels like it is in the Applicant's backyard because of the close proximity), and more than anything else, the lack of the 1502 Buttram Owner's consideration for the Applicant's rights has been demonstrated through its prior activities which will be enumerated in an amendment to this Application. Granting of the Building Permit was done without due regard for the Applicant's rights, in violation of both the letter and the spirit of pertinent ordinances of

the City of Nichols Hills, and will result in a manifestly unfair impact on the Applicant; all of this while the 1502 Buttram Owner has a viable alternative for their children to play basketball. The fact that the Applicant has spent months with its attorney in establishing that the now existing Sports Court was non-compliant and illegal, and many thousands of dollars in legal fees, the Applicant is still again being forced to fight a continual uphill battle with the City and its neighbor to protect against, and avoid, the near-complete ruination of the serenity of, and the material diminution in value of, their very nice home.

Given that the 1502 Buttram Owner has a viable alternative to court placement and size, and the Applicant herein has no options whatsoever, the Applicant submits that the Sports Court Building Permit should be rescinded or, in the alternative, modified significantly to protect the Applicant against noise, property devaluation, stress, and the like. Further, the Applicant requests that should the Building Permit not be rescinded, it be sent to the Building Commission for review in that the segmented construction, discussed in the paragraph immediately following, should mandate such review by the Building Commission or, failing that, this matter should be sent to the Planning Commission for review. While Public Works need not submit same to the Planning Commission for review, to not do so after numerous requests by the Applicant is contrary to the City Council's intent regarding same which was manifested during, and which is ascertainable from the audio recording of, the City Council's Special Meeting concerning the subject matter of, among other things, Sports Courts, held on September 30, 2022.

Said Special City Council Meeting was held as a result of the numerous issues between the Applicant herein and the 1502 Buttram Owner, and was the genesis of numerous new and revised ordinances, many of which are being addressed herein. We believe that the legislative intent of the City Council was that Public Works would submit a Building Application for Sports Courts to the Planning Commission on difficult or sensitive cases; the subject Sports Court is just such a difficult and sensitive case.

As noted above, the Application for Building Permit should have been submitted to the Building Commission for review in that the initial illegal Sports Court now located on the subject property and which is to be removed, was part of a larger construction project which was required to be submitted to the Building Commission, but instead was built without a permit subsequent to the main structure remodel. The initial Sports Court construction exceeded the square footage limitation as required in Ordinance No. 1177, §1, 50-341(b), Minor Additions. It is submitted that the proposed Sports Court is an extension/continuation of the plan for the initial one which was built without permit; therefore, the Sports Court proposed in the current Building Permit should be reviewed by the Building Commission.

In addition to the foregoing, the Applicant submits that the following items reflect non-compliant items, or items otherwise unfair to the Applicant and request that the Board of Adjustment review the same and fashion appropriate requirements of the 1502 Buttram Owner and relief for the Applicant.

1. The Permitted Sports Court/Accessory Structure is an Accessory Structure as defined in Ordinance No. 1226, §50-3, Definitions: "Accessory Structure means a Structure that is less than 650 square feet and that is incidental, appropriate, and subordinate to the principal use

of the Building(s) or land located on the same Lot.” The proposed Sports Court Accessory Structure exceeds 650 sq. ft. (see Building Permit). Therefore, a variance must be obtained for the Building Permit to lawfully issue.

2. It is anticipated that the noise of a bouncing basketball and the ball pounding the backboard will frequently exceed 55 decibels, which will create a Public Nuisance pursuant to the Nichols Hills "Loud Noise" ordinance found in Ord. No. 1212, §309-2(b)(7).

There is no provision in the Building Permit requiring noise protection for the Applicants, and said noise protection is requested.

3. It is submitted that the Lot for which the Building Permit was issued is too small to accommodate a Sports Court. Though the Lot is zoned E-2, the minimum square footage for a Lot to accommodate a Sports Court is 30,000 sq. ft. The subject property is 29,185 sq. ft. per the County Assessor's calculation. Additionally, the City Council is keenly aware that size of the Lot, sound echoes, and the like should be considered when issuing a Sports Court building permit (City Council Special Meeting of September 30, 2022 at audio time stamp of approximately 33:40). The City Council is also aware, as stated in said Special Meeting, that the value of homes next door to those with a Sports Court will be diminished.

The rights of the Applicant herein should be protected and they should not be subjected to "sound abuse". The Kings have a viable alternative to play basketball on their existing driveway to the north of the proposed Sports Court location which would create more distance between the basketball goal and the Applicant's home.

4. Privacy Concerns. The Owner of 1502 Buttram Rd. installed a Sports Court without a Permit. In doing so, the Homeowner eliminated almost all trees in their yard, creating a clear line of sight from their second story windows into the Applicant's home, which consists primarily of large plate glass windows into the master bedroom, kitchen and other living areas. Had a Building Permit been required, the City might have required that such a large tree remain. The Applicant requests that such privacy be restored.

5. The City has failed to require adequate screening so that the Backboards are not visible to the Applicants. Said screening is requested.

6. The City failed to require a detailed drainage plan to account for the risk to the Applicant's property from flooding; and to account for the rain runoff from the overly large, impermeable surface of the Basketball Court. Said drainage plan and study is required, and requested.

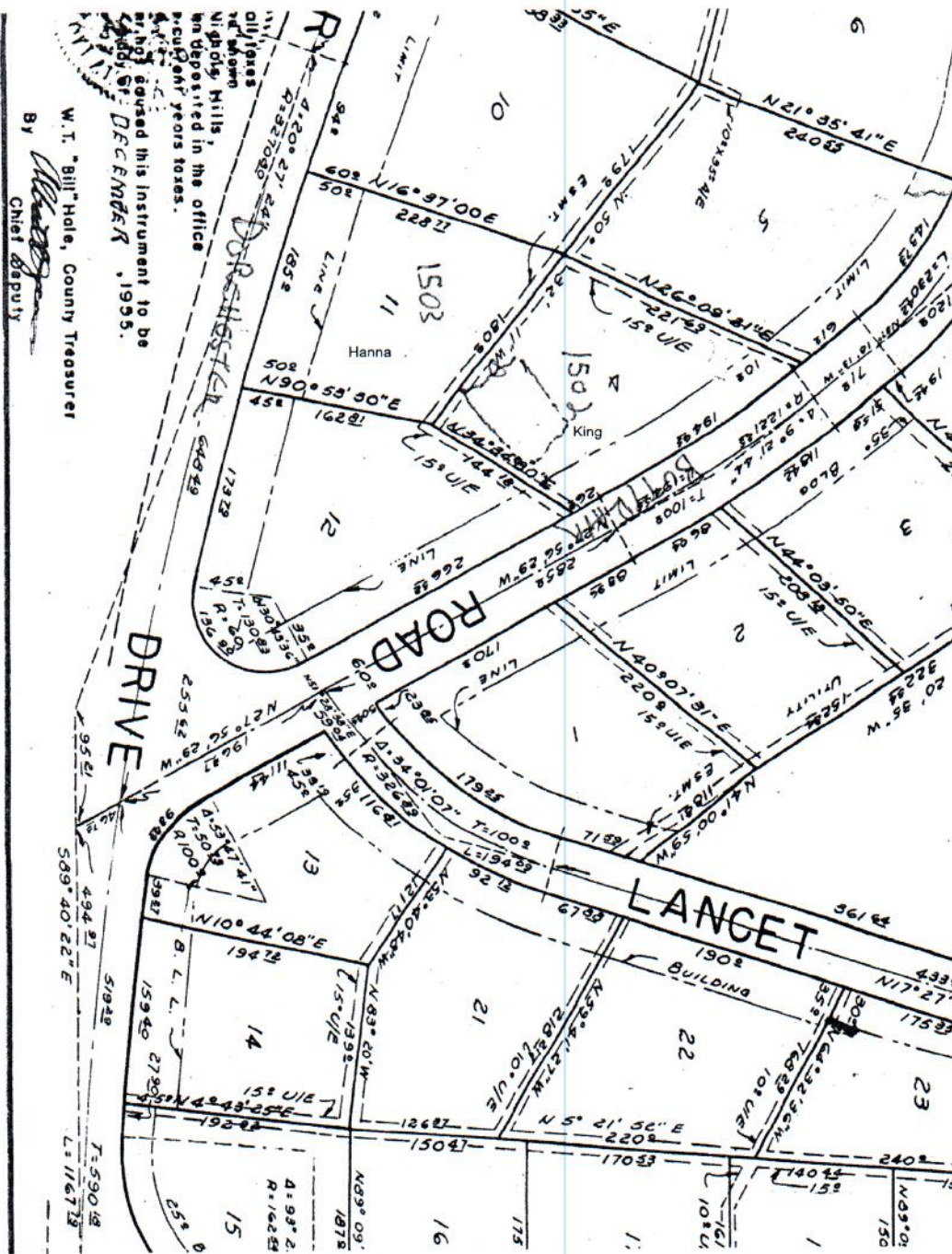
7. The City failed to require a Conditional Use Permit, which the Applicants urge would be appropriate so that the Sports Court, if permitted to be built, cannot be used for other purposes such as pickleball, tennis and other noise-producing activities.

8. The hours of usage of the Sports Court should be limited so as not to unreasonably disturb the Applicants. Daylight hours will provide too much evening play.

9. The City failed to limit the nature of lighting on the Sports Court, consistent with the City Ordinances.

EXHIBIT "C-1"
Plat of 1502 Buttram Owner and Applicant's home

To Application for Nichols Hills Board of Adjustment Hearing and Action
Mr. and Mrs. Gary Hanna
Regarding 1502 Buttram Rd., Nichols Hills, OK
And as Applicable, 1503 Dorchester Dr., Nichols Hills, OK





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

REC#: 00177542 6/05/2023 4:39 PM
OPER: NB TERM: 010
REF#: 301
PAID BY:

TRAN: 850.0000 Variance Request
1502 BUTTRAM
Variance Request 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00

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



CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARING CASE NO. BOA 2023-12

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 2 Block 44

November 5, 2021

A tract of land being a part of the South Half (S/2) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being a portion of Lot Two (2) Block Forty-four (44) as shown on the recorded plat NICHOLS HILLS, being more particularly described as follows:

Commencing at the Northernmost corner of Lot 4 of said Block 44;

THENCE along and with the Northeasterly line of said Lot 4 on a curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 44°33'23" East, a chord length of 151.06 feet and an arc length of 151.18 feet;

THENCE South 48°48'00" East, continuing along and with the Northeasterly line of said Lot 4 and along and with the Northeasterly line of said Lot 3, a distance of 157.55 feet;

THENCE along and with the Northeasterly line of said Lots 3 and 2 on a non-tangent curve to the right having a radius of 680.00 feet, a chord bearing of South 47°54'46" East, a chord length of 58.29 feet and an arc length of 58.31 feet to the POINT OF BEGINNING;

THENCE continuing along and with the Northeasterly line of said Lot 2 on said non-tangent curve to the right having a radius of 680.00 feet, a chord bearing of South 38°14'56" East, a chord length of 170.62 feet and an arc length of 171.07 feet to the Easternmost Corner of said Lot 2

THENCE South 72°54'21" West, along and with the Southeasterly line of said Lot 2, a distance of 198.72 feet to the Southernmost corner of said Lot 2;

THENCE North 53°30'00" West, along and with the Southwesterly line of said Lot 2, a distance of 133.34 feet;

THENCE North 59°26'07" East, departing said Southwesterly line, a distance of 222.40 feet to the POINT OF BEGINNING.

Containing 30,078 square feet or 0.6905 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

The property is also known as **6600 NW Grand Boulevard**. Current zoning is **E-2**.

The applicants desire to construct a new dwelling. For the proposed construction, the application are seeking a 30' variance from the front yard setback leaving a 45' front yard setback.

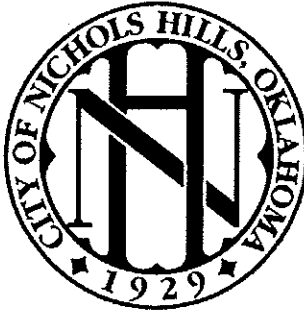
A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 19th day of July 2023 at 5:30 p.m.

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 3rd day of July 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-12 (6663 : BOA 2023-12 6600 NW Grand Blvd)



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: NH Block 44, LLC

Mailing address: 8028 N. May Ave Suite 104 OKC, OK 73120

Telephone number(s): 405-206-5229

Email address(es): Chris@candelariadesignbuild.com

Address and legal description of subject property: 6600 NW Grand Blvd

Current zoning classification: E-2

Present use of the property: Vacant Residential 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

Attachment: BOA-2023-12 (6663 : BOA 2023-12 6600 NW Grand Blvd)

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.

We seek to lessen the 75' front setback to 45'

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:

5.2.1 + 5.2.2

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

The lot has a unique greenbelt along the frontage and paired with the normal 75' setback it causes the house to be set too deep on the lot.

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

Other lots of similar zoning do not have such a deep greenbelt that causes additional depth to a setback

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

It would not cause a detriment to the public good because the reduced setback with the greenbelt depth create a visually pleasing setback and a setback similar to the original zoned setback.

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

It would not impair the City's zoning ordinances because the new setback of 45' plus the greenbelt would give the appropriate setback for the E-2 zoning

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

This 45' setback would be the minimum because when paired with the greenbelt depth it creates the zoned setback depth.

(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 26 day of June, 2023.

Signature: _____

Print applicant's full legal name: NH Block 44 LLC

Print signatory party's title if applicant is a legal entity: Co-owner

Board of Adjustment

Address	6600 NW Grand
Lot and Block	Lot 2 BLK 44
Zone	E-2
City	Nichols Hills
County	
State Zip Code	73116

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

		0
75	45	30
		0
		0
		0
		0
		0

Explanation

9. Other

NOTES: Current lot is vacant

Application for Variance – Development Regulation Worksheet

Applicant's Name: NH Block 44 LLC

Property Address: 6600 NW Grand Blvd

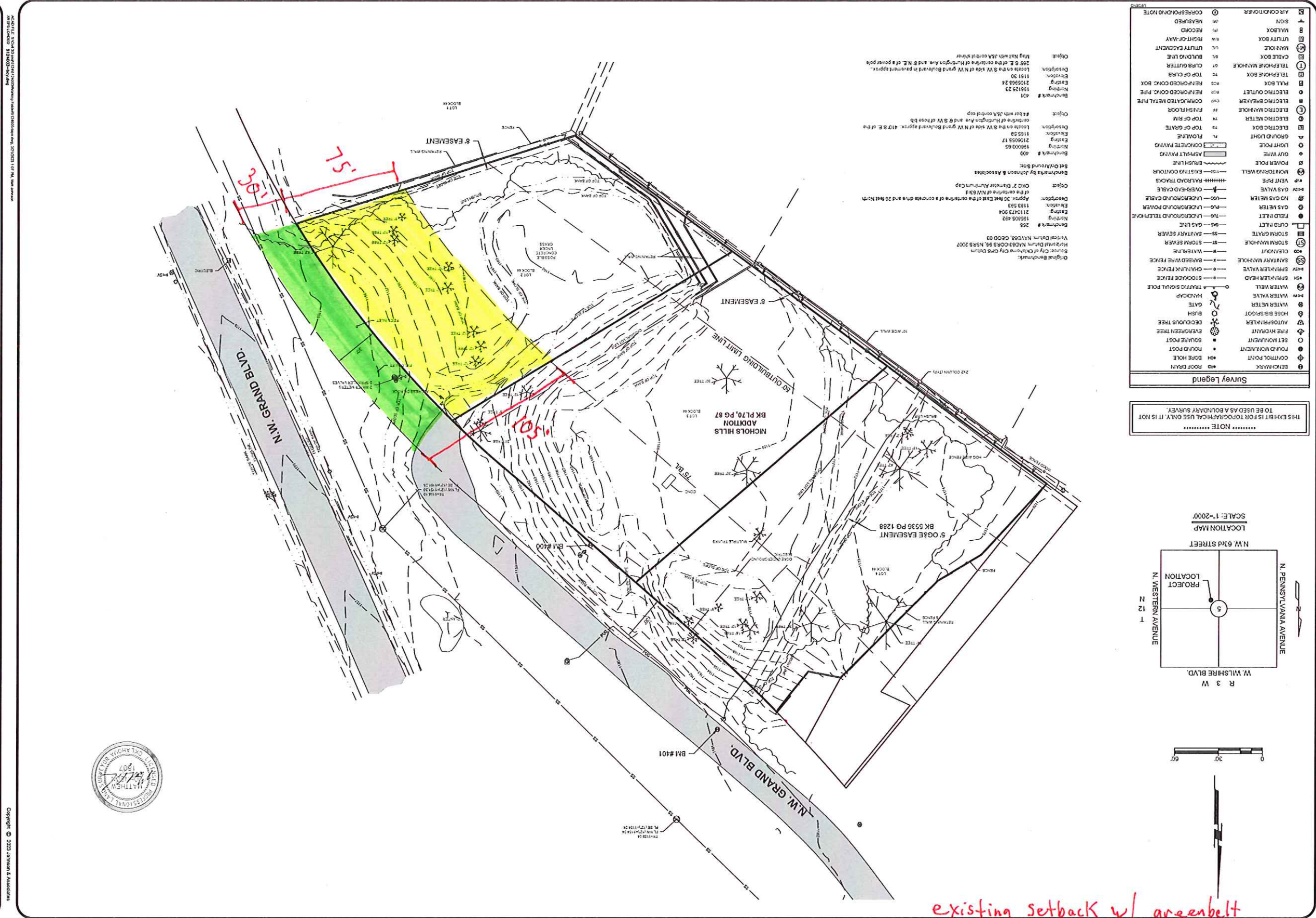
Applicable Structure: (Check as applicable)

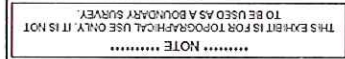
☐ Main Building	☐ New	☐ Addition
☐ Accessory Building	☐ New	☐ Addition
☐ Fence	☐ New	☐ Addition

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'	45'	30'
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)			
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		

Attachment: BOA-2023-12 (6663 : BOA 2023-12 6600 NW Grand Blvd)

[illegible]



proposed setback w/ greenbelt

[illegible]

2021110501193690 B: 14957 P: 280
 11/05/2021 11:34:40 AM Pgs: 2
 Fee: \$20.00 Doc Stamp: \$5250.00
 David B. Hooten, County Clerk
 Oklahoma County - State of Oklahoma



WARRANTY DEED STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
 File No.: 1393693
 Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, BG Nichols Hills, LLC, duly organized and existing under and by virtue of the laws of the State of party/parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto NH BLOCK 44, LLC party/parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TAX ID No.: 169575265

Grantee's Mailing Address: 6600 NW Grand Boulevard, Nichols Hills, OK 73116

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party/parties of the second part, his/her/their/its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 29 day of October, 2021

BG Nichols Hills, LLC

Louise G. Bennett
 BY: Louise G. Bennett, Manager

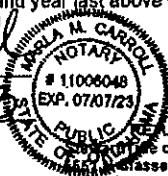
1393693
 CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
 County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of October, 2021, personally appeared, Louise G. Bennett, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said persons for the uses and purposes therein set forth.

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

Commission Expires: 7/7/23



RETURN TO:
 Stewart Title of Oklahoma, Inc.
 1001 W. Laswell Blvd, Suite 100
 Oklahoma City, OK 73118

Filing Fees: \$18.00
 Doc Stamps: \$5,250.00

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

Lot Two (2), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 2:

Lot Three (3), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 3:

Lot Four (4), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof; LESS AND EXCEPT: Those part of said Lot 4, Block 44, more particularly described as follows: (1) Beginning at the point on the Right-of Way of Grand Boulevard at the point where the Lot line common to Lots 4 and 5, Block 44, intersects the same as the Point or Place of Beginning; Thence South 38°52'00" West along the Lot line common to said Lots 4 and 5, a distance of 246.00 Feet to the rear Lot line of said Lot 4, Block 44; Thence South 53°30'00" East along the rear Lot line of said Lot 4 for a distance of 25.00 Feet to a point; Thence North 39°52'00" East a distance of 181.30 Feet to a point; Thence North 70°56'34" West a distance of 23.30 Feet to a point; Thence North 39°52'00" East a distance of 72.00 Feet to the front Lot line of said Lot 4, Block 44; Thence along the Right-of-Way of Grand Boulevard as shown on the said plat of NICHOLS HILLS on the arc of a curve to the right whose central angle is 22°16'00" and whose radius is 1040.00 Feet a distance of 2.00 Feet more or less to the Point or Place of Beginning; AND (2) Commencing at the Northwest Corner of Lot 4; Thence South 38°52'00" West along the West line of Lot 4 for a distance of 246.00 Feet to the rear Lot line of said Lot 4; Thence South 53°30'00" East along the rear Lot line of said Lot 4 for a distance of 25.00 Feet to the Point of Beginning; Thence North 39°08'40" East (Field) (North 39°52'00" East-Deed) a distance of 180.40 Feet (Field) (181.30 Feet-Deed); Thence North 65°01'04" West (Field) (North 70°56'34" West-Deed) a distance of 22.07 Feet (Field) (23.30 Feet-Deed); Thence North 39°50'54" East (Field) (North 39°52'00" East-Deed) a distance of 70.76 Feet (Field) (72.20 Feet-Deed) to the North line of said Lot 4 and the South Right-of-Way of Grand Boulevard and a point on a curve to the left having a central angle of 2°07'22", a radius of 1072.00 Feet; A chord bearing of South 41°41'04" East; A chord length of 39.72 Feet; Thence along the arc of said curve a distance of 39.72 Feet; Thence South 29°03'09" West a distance of 50.00 Feet; Thence South 45°42'06" West a distance of 93.23 Feet; Thence South 59°34'16" West a distance of 34.58 Feet; Thence South 43°17'21" West a distance of 65.34 Feet to the Point of Beginning.



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

REC#: 00178581 6/27/2023 2:19 PM
OPER: RG TERM: 005
REF#:
PAID BY:

ACCT #: XXXXXXXXXXXXXXXXXXXX
AUTH #: 840617
TRAN #: 000000016071

TYPE: PURCHASE
APP NAME: American Express
ENTRY MODE: CHIP

AMOUNT USD\$ 2,250.00

EMV DETAILS:
AC: 04EEE5A01E9EC84C
AID: A000000025010801
ATC: 000E
TSI: E800
TVR: 0000008000

TRAN: 850.0000 Variance Request
6600 NW GRAND
Variance Request 750.00CR

TRAN: 850.0000 Variance Request
6606 NW GRAND
Variance Request 750.00CR

TRAN: 850.0000 Variance Request
6612 NW GRAND
Variance Request 750.00CR

TENDERED: 2,250.00 CREDIT CARD
APPLIED: 2,250.00-

CHANGE: 0.00

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

Larry Stein

Oklahoma County Assessor's Office

6600
6606 NW Grand Blvd
6608 Nichols Hills OK
D. Hanley

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 400 ft. Radius Report
filed in the office of the County Assessor
on the 29th day of June, 2023
Given under my hand and official seal this
29th day of June, 2023

County Assessor

D. Hanley Deputy



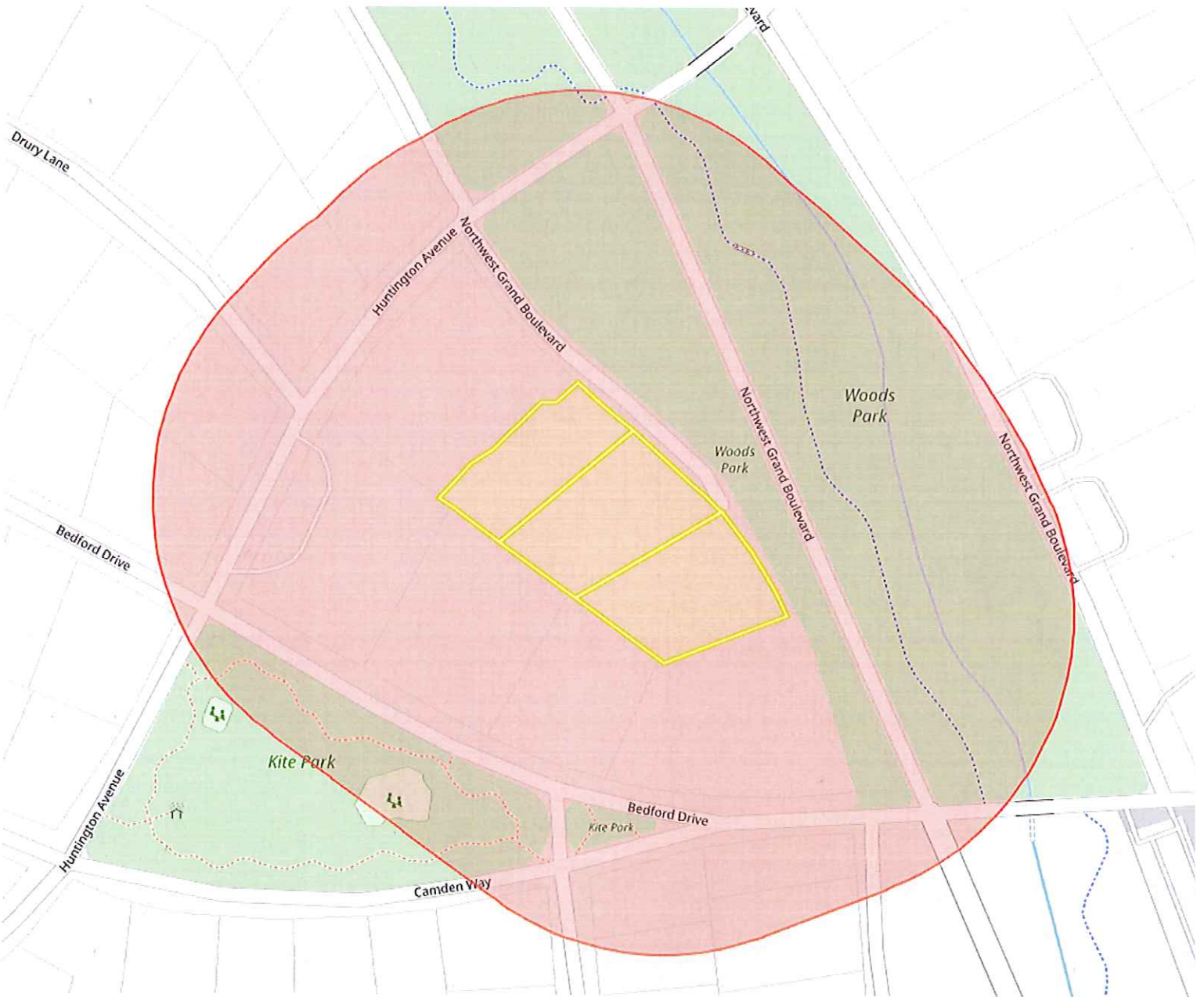
Ownership Radius Report

This Official Report is for Account Number R169575267, R169575272, and R169575277 and is a 400-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.**

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169575395	WOODS MEREDITH W	WOODS MATTHE W B	PO BOX 400	DUNCAN	OK	73534	NICHOLS HILLS ADD	045	010	NICHOLS HILLS ADD 045 010	6515 N LENOX AVE NICHOLS HILLS
R169575750	HUGHES TIMOTHY M	HUGHES TRACEY D	1400 CAMDEN WAY	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	001	NICHOLS HILLS ADD 050 001	1400 CAMDEN WAY NICHOLS HILLS
R169575380	JLI PROPERTIES LLC		6516 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6306	NICHOLS HILLS ADD	045	000	NICHOLS HILLS ADD 045 000 W14.68FT OF N10FT OF LOT 6 ALL LOT 7 & S PRT LOT 8 BEING 19.95FT ON E & 13.24FT ON W	6516 NW GRAND BLVD NICHOLS HILLS
R169575390	WEBER JANA L REV TRUST		1310 CAMDEN WAY	NICHOLS HILLS	OK	73118	NICHOLS HILLS ADD	045	009	NICHOLS HILLS ADD 045 009	1310 CAMDEN WAY NICHOLS HILLS
R169575385	GLASS PAULA L & NEIL M TRS	GLASS PAULA L REV TRUST	1300 BEDFORD DR	NICHOLS HILLS	OK	73116-5708	NICHOLS HILLS ADD	045	008	NICHOLS HILLS ADD 045 008 N PRT LOT 8 BEING S0.06FT ON E & 86.79FT ON W	1300 BEDFORD DR 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
R169575260	DOLE ENTERPRISES LLC		2203 E WILSHIRE BLVD	OKLAHOMA CITY	OK	73111-8604	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 LOT 1 & PT OF VACATED GRAND BLVD BEG SE/C LT 1 TH ELY60.25FT NW ON A CURVE 50FT NWLY213.69FT SWLY48FT SELY ALONG A CURVE 248.80FT TO BEG	1301 BEDFORD DR NICHOLS HILLS
R169575315	LANE LIVING TRUST		1303 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	008	NICHOLS HILLS ADD 044 008	1303 BEDFORD DR NICHOLS HILLS
R169575966	CRANE PATRICK K & KARNE G		1601 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5520	NICHOLS HILLS ADD	052	001	NICHOLS HILLS ADD 052 001	1601 HUNTINGTON AVE NICHOLS HILLS
R169575310	JOHNSTON GARY C TRS	JOHNSTON N GARY C 2008 TRUST	1309 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	007	NICHOLS HILLS ADD 044 007	1309 BEDFORD DR NICHOLS HILLS
R169575300	HOOD LAURA B & HENRY J TRS	HOOD LAURA B LIVING TRUST	1504 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	006	NICHOLS HILLS ADD 044 006	1504 HUNTINGTON AVE NICHOLS HILLS

R169575250	VILLA AMORE LLC						PO BOX 5256	OAK BROOK	IL	60522-5256	NICHOLS HILLS ADD	043	000	NICHOLS HILLS ADD 043 000 LOT 9 & PT LOT 8 BEG SE/C LOT 8 TH NELY ALONG E LINE LOT 8 152.3FT TO NE/C SD LOT 8 NWLY ALONG N LINE LOT 8 44.3FT TO SW/C LOT 1 SWLY 162.44FT TO BEG HILLS	1501 HUNTINGTON AVE NICHOLS HILLS
R169575160	NRR1 LLC						1500 DRURY LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	043	001	NICHOLS HILLS ADD 043 001	1500 DRURY LN NICHOLS HILLS
R169575150	LE NORMAN DAVID D	LE NORMAN					9400 BROADWAY EXT STE 700	OKLAHOMA CITY	OK	73114	NICHOLS HILLS ADD	042	011	NICHOLS HILLS ADD 042 011	1501 DRURY LN NICHOLS HILLS
R169575050	SHUGHART BROOKS & SARAH						6700 NW GRAND BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	042	000	NICHOLS HILLS ADD 042 000 LOT 1 EX A TRIANGLE TRACT BEG AT NORTHERNMOST CORNER LT 1 TH SWLY160.50FT NELY155.53FT NW ON A CURVE 25FT TO BEG	6700 NW GRAND BLVD NICHOLS HILLS
R169575267	NH BLOCK 44 LLC						101 N ROBINSON AVE. Unit 900	OKLAHOMA CITY	OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG NE/C LOT 2 TH SW198.72FT NW133.34FT NE222.40FT SE ALONG CURVE TO RIGHT 170.62FT TO BEG CONT 15905 AC MORE OR LESS	6600 NW GRAND BLVD NICHOLS HILLS

R169575272	NH BLOCK 44 LLC						OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG ALONG A CURVE TO LEFT 151.18FT SE & 49.51FT SE OF NLY/C LOT 4 TH SE108.04FT SE ALONG CURVE RIGHT 58.31FT SW222.40FT NW131.47FT NE225.53FT TO BEG CONT .7367 AC MORE OR LESS HILLS	6606 NW GRAND BLVD NICHOLS HILLS
R169575277	NH BLOCK 44 LLC						OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG ALONG A CURVE LEFT 70.69FT SE OF NLY/C LOT 4 TH SE ALONG A CURVE LEFT 80.49FT SE49.51FT SW225.53FT NW135FT NE65.34FT NE34.58FT NE93.23FT SE22.50FT NE34.90FT TO BEG CONT .7151 HILLS	6608 NW GRAND BLVD NICHOLS HILLS
R169575290	SAMIS KAREN H & MICHAEL S CO TRS	SAMIS KAREN HULSEY TRUST					OK	73116-5417	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 PT LOT 4 BEG AT SW/C LOT 4 TH SELY 25FT TH NLY 181.3FT TH NWLY 23.3FT TH NLY 72FT TH NWLY 2FT TO NW/C LOT 4 TH SWLY 246FT TO BEG & PT OF LOT 4 BEG 246FT SWLY & 25FT SE FROM N	1500 HUNTINGTON AVE NICHOLS HILLS



Attachment: BOA-2023-12 (6663 : BOA 2023-12 6600 NW Grand Blvd)



CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARING CASE NO. BOA 2023-13

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 3 Block 44

November 5, 2021

Revised December 29, 2021

Revised January 6, 2022

A tract of land being a part of the South Half (S/2) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being a portion of Lots Two (2) and Three (3) Block Forty-four (44) as shown on the recorded plat NICHOLS HILLS, being more particularly described as follows: Commencing at the Northernmost corner of Lot 4 of said Block 44;

THENCE along and with the Northeasterly line of said Lot 4 on a curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 44°33'23" East, a chord length of 151.06 feet and an arc length of 151.18 feet;

THENCE South 48°48'00" East, continuing along and with the Northeasterly line of said Lot 4 and along and with the Northeasterly line of said Lot 3, a distance of 49.51 feet to the POINT OF BEGINNING;

THENCE continuing South 48°48'00" East, along and with the Northeasterly line of said Lot 3, a distance of 108.04 feet;

THENCE continuing along and with the Northeasterly line of said Lot 3 and along and with the Northeasterly line of said Lot 2 on a non-tangent curve to the right having a radius of 680.00 feet, a chord bearing of South 47°54'46" East, a chord length of 58.29 feet and an arc length of 58.31 feet;

THENCE South 59°26'07" West, departing said Northeasterly line, a distance of 222.40 feet to a point on the Southwesterly line of said Lot 2;

THENCE North 53°30'00" West, along and with the Southwesterly line of said Lots 2 and 3, a distance of 131.47 feet;

THENCE North 49°56'47" East, departing said Southwesterly line, a distance of 225.53 feet to the POINT OF BEGINNING.

Containing 32,090 square feet or 0.7367 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

The property is also known as **6606 NW Grand Boulevard**. Current zoning is **E-2**.

The applicants desire to construct a new dwelling. For the proposed construction, the application are seeking a 30' variance from the front yard setback leaving a 45' front yard setback.

A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 19th day of July 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 3rd day of July 2023.

Amanda Copeland

City Clerk

City of Nichols Hills, Oklahoma



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: NH Block 44, LLC

Mailing address: 8028 N. May Ave Suite 104 OKC, OK 73120

Telephone number(s): 405-206-5229

Email address(es): Chris@candelariadesignbuild.com

Address and legal description of subject property: 6606 NW Grand Blvd

Current zoning classification: E-2

Present use of the property: Vacant Residential 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

Attachment: BOA-2023-13 (6664 : BOA 2023-13 6606 NW Grand Blvd)

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.

We seek to lessen the 75' front setback to 45'

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:

5.2.1 + 5.2.2

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

The lot has a unique greenbelt along the frontage and paired with the normal 75' setback it causes the house to be set too deep on the lot.

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

Other lots of similar zoning do not have such a deep greenbelt that causes additional depth to a setback

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

It would not cause a detriment to the public good because the reduced setback with the greenbelt depth create a visually pleasing setback and a setback similar to the original zoned setback.

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

It would not impair the City's zoning ordinances because the new setback of 45' plus the greenbelt would give the appropriate setback for the E-2 zoning

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

This 45' setback would be the minimum because when paired with the greenbelt depth it creates the zoned setback depth.

(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 26 day of June, 2023.

Signature: _____

Print applicant's full legal name: NH Block 44 LLC

Print signatory party's title if applicant is a legal entity: Co-owner

Board of Adjustment

Address	6606 NW Grand
Lot and Block	Lot 3 BLK 44
Zone	E-2
City	Nichols Hills
County	
State Zip Code	73116

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

		0
75'	45'	30'
		0
		0
		0
		0
		0

Explanation

9. Other

NOTES: Current lot is vacant

Application for Variance -- Development Regulation Worksheet

Applicant's Name: NH Block 44 LLC

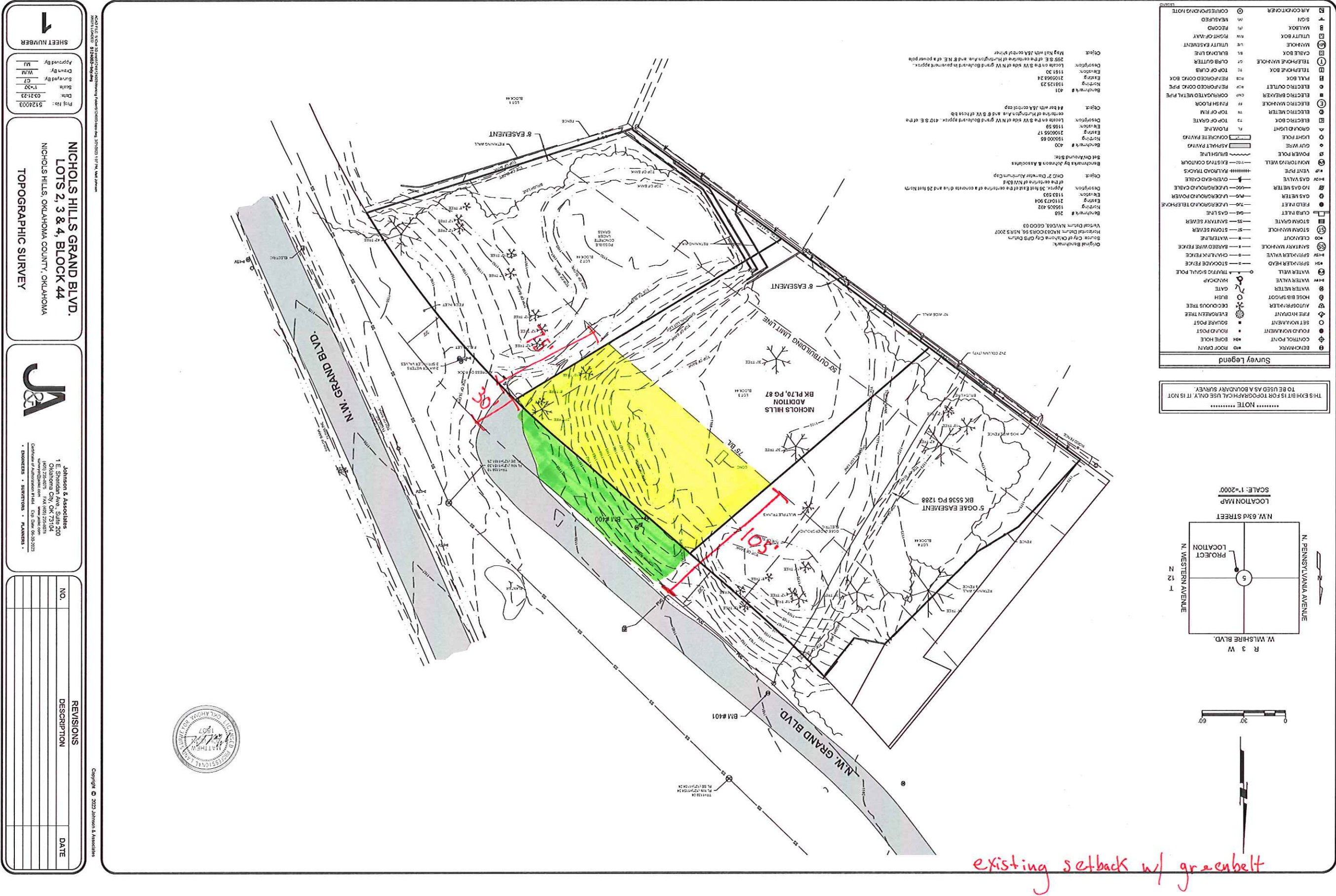
Property Address: 6606 NW Grand Blvd

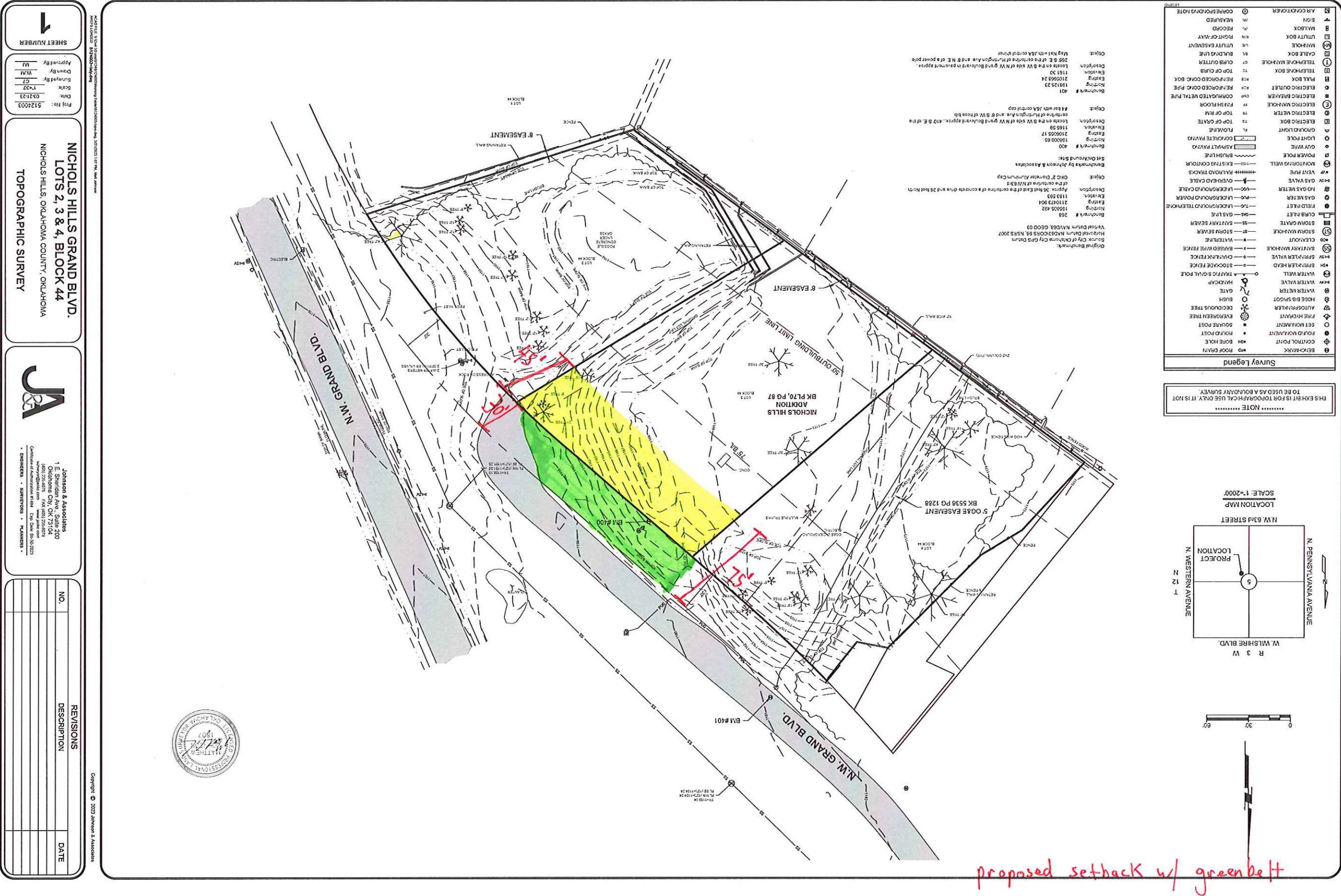
Applicable Structure: (Check as applicable)

☐ 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'	45'	30'
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)			
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		





2021110501193690 B: 14957 P: 280
 11/05/2021 11:34:40 AM Pgs: 2
 Fee: \$20.00 Doc Stamp: \$5250.00
 David B. Hooten, County Clerk
 Oklahoma County - State of Oklahoma



WARRANTY DEED STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
 File No.: 1393693
 Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, BG Nichols Hills, LLC, duly organized and existing under and by virtue of the laws of the State of party/parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto NH BLOCK 44, LLC party/parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TAX ID No.: 169575265

Grantee's Mailing Address: 6600 NW Grand Boulevard, Nichols Hills, OK 73116

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party/parties of the second part, his/her/their/its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 29 day of October, 2021

BG Nichols Hills, LLC

Louise G. Bennett
 BY: Louise G. Bennett, Manager

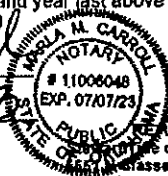
1393693
 CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
 County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of October, 2021, personally appeared, Louise G. Bennett, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said persons for the uses and purposes therein set forth.

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

Commission Expires: 7/7/23



RETURN TO:
 Stewart Title of Oklahoma, Inc.
 1001 W. Main Blvd, Suite 100
 Oklahoma City, OK 73118

Filing Fees: \$18.00
 Doc Stamps: \$5,250.00

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

Lot Two (2), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 2:

Lot Three (3), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 3:

Lot Four (4), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof; LESS AND EXCEPT: Those part of said Lot 4, Block 44, more particularly described as follows: (1) Beginning at the point on the Right-of Way of Grand Boulevard at the point where the Lot line common to Lots 4 and 5, Block 44, intersects the same as the Point or Place of Beginning; Thence South 38°52'00" West along the Lot line common to said Lots 4 and 5, a distance of 246.00 Feet to the rear Lot line of said Lot 4, Block 44; Thence South 53°30'00" East along the rear Lot line of said Lot 4 for a distance of 25.00 Feet to a point; Thence North 39°52'00" East a distance of 181.30 Feet to a point; Thence North 70°56'34" West a distance of 23.30 Feet to a point; Thence North 39°52'00" East a distance of 72.00 Feet to the front Lot line of said Lot 4, Block 44; Thence along the Right-of-Way of Grand Boulevard as shown on the said plat of NICHOLS HILLS on the arc of a curve to the right whose central angle is 22°16'00" and whose radius is 1040.00 Feet a distance of 2.00 Feet more or less to the Point or Place of Beginning; AND (2) Commencing at the Northwest Corner of Lot 4; Thence South 38°52'00" West along the West line of Lot 4 for a distance of 246.00 Feet to the rear Lot line of said Lot 4; Thence South 53°30'00" East along the rear Lot line of said Lot 4 for a distance of 25.00 Feet to the Point of Beginning; Thence North 39°08'40" East (Field) (North 39°52'00" East-Deed) a distance of 180.40 Feet (Field) (181.30 Feet-Deed); Thence North 65°01'04" West (Field) (North 70°56'34" West-Deed) a distance of 22.07 Feet (Field) (23.30 Feet-Deed); Thence North 39°50'54" East (Field) (North 39°52'00" East-Deed) a distance of 70.76 Feet (Field) (72.20 Feet-Deed) to the North line of said Lot 4 and the South Right-of-Way of Grand Boulevard and a point on a curve to the left having a central angle of 2°07'22", a radius of 1072.00 Feet; A chord bearing of South 41°41'04" East; A chord length of 39.72 Feet; Thence along the arc of said curve a distance of 39.72 Feet; Thence South 29°03'09" West a distance of 50.00 Feet; Thence South 45°42'06" West a distance of 93.23 Feet; Thence South 59°34'16" West a distance of 34.58 Feet; Thence South 43°17'21" West a distance of 65.34 Feet to the Point of Beginning.



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

REC#: 00178581 6/27/2023 2:19 PM
OPER: RG TERM: 005
REF#:
PAID BY:

ACCT #: XXXXXXXXXXXXXXXXXXXX
AUTH #: 840617
TRAN #: 000000016071

TYPE: PURCHASE
APP NAME: American Express
ENTRY MODE: CHIP

AMOUNT USD\$ 2,250.00

EMV DETAILS:
AC: 04EEE5A01E9EC84C
AID: A000000025010801
ATC: 000E
TSI: E800
TVR: 0000008000

TRAN: 850.0000 Variance Request
6600 NW GRAND
Variance Request 750.00CR

TRAN: 850.0000 Variance Request
6606 NW GRAND
Variance Request 750.00CR

TRAN: 850.0000 Variance Request
6612 NW GRAND
Variance Request 750.00CR

TENDERED: 2,250.00 CREDIT CARD
APPLIED: 2,250.00-

CHANGE: 0.00

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

Larry Stein

Oklahoma County Assessor's Office

6600
6606 NW Grand Blvd
6608 Nichols Hills OK
D. Hanley

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 400 ft. Radius Report
filed in the office of the County Assessor
on the 29th day of June, 2023
Given under my hand and official seal this
29th day of June, 2023

County Assessor

D. Hanley Deputy



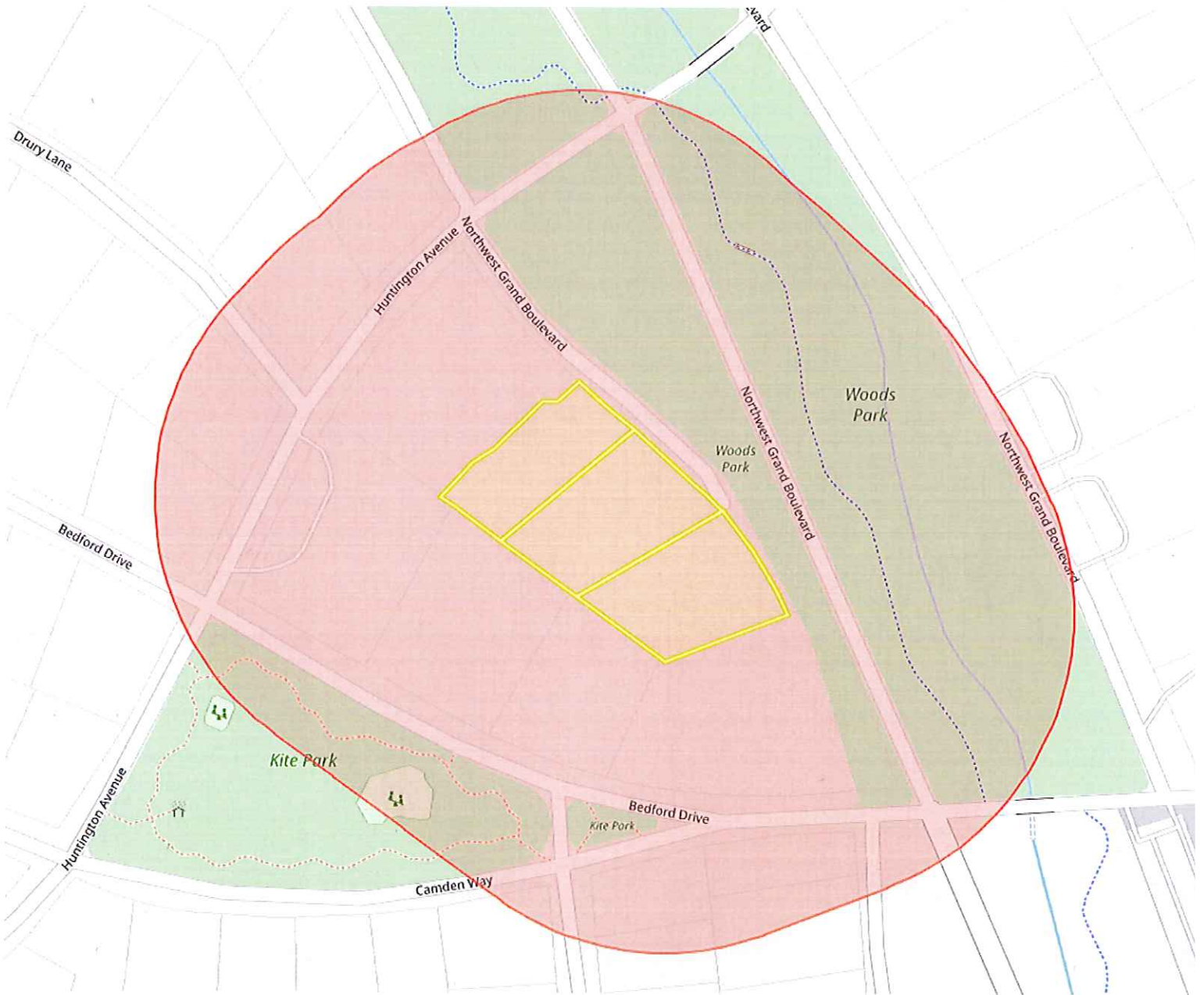
Ownership Radius Report

This Official Report is for Account Number R169575267, R169575272, and R169575277 and is a 400-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.**

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169575395	WOODS MEREDITH W	WOODS MATTHE W B	PO BOX 400	DUNCAN	OK	73534	NICHOLS HILLS ADD	045	010	NICHOLS HILLS ADD 045 010	6515 N LENOX AVE NICHOLS HILLS
R169575750	HUGHES TIMOTHY M	HUGHES TRACEY D	1400 CAMDEN WAY	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	001	NICHOLS HILLS ADD 050 001	1400 CAMDEN WAY NICHOLS HILLS
R169575380	JLI PROPERTIES LLC		6516 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6306	NICHOLS HILLS ADD	045	000	NICHOLS HILLS ADD 045 000 W14.68FT OF N10FT OF LOT 6 ALL LOT 7 & S PRT LOT 8 BEING 19.95FT ON E & 13.24FT ON W	6516 NW GRAND BLVD NICHOLS HILLS
R169575390	WEBER JANA L REV TRUST		1310 CAMDEN WAY	NICHOLS HILLS	OK	73118	NICHOLS HILLS ADD	045	009	NICHOLS HILLS ADD 045 009	1310 CAMDEN WAY NICHOLS HILLS
R169575385	GLASS PAULA L & NEIL M TRS	GLASS PAULA L REV TRUST	1300 BEDFORD DR	NICHOLS HILLS	OK	73116-5708	NICHOLS HILLS ADD	045	008	NICHOLS HILLS ADD 045 008 N PRT LOT 8 BEING 90.06FT ON E & 86.79FT ON W	1300 BEDFORD DR 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
R169575260	DOLE ENTERPRISES LLC		2203 E WILSHIRE BLVD	OKLAHOMA CITY	OK	73111-8604	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 LOT 1 & PT OF VACATED GRAND BLVD BEG SE/C LT 1 TH ELY 60.25FT NW ON A CURVE 50FT NWLY 213.69FT SWLY 48FT SELY ALONG A CURVE 248.80FT TO BEG	1301 BEDFORD DR NICHOLS HILLS
R169575315	14817 GAILLARDIA LANE LIVING TRUST		1303 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	008	NICHOLS HILLS ADD 044 008	1303 BEDFORD DR NICHOLS HILLS
R169575966	CRANE PATRICK K & KARNE G		1601 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5520	NICHOLS HILLS ADD	052	001	NICHOLS HILLS ADD 052 001	1601 HUNTINGTON AVE NICHOLS HILLS
R169575310	JOHNSTON GARY C TRS	JOHNSTON N GARY C 2008 TRUST	1309 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	007	NICHOLS HILLS ADD 044 007	1309 BEDFORD DR NICHOLS HILLS
R169575300	HOOD LAURA B & HENRY J TRS	HOOD LAURA B LIVING TRUST	1504 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	006	NICHOLS HILLS ADD 044 006	1504 HUNTINGTON AVE NICHOLS HILLS

R169575250	VILLA AMORE LLC						PO BOX 5256	OAK BROOK, IL	60522-5256	NICHOLS HILLS ADD	043	000	NICHOLS HILLS ADD 043 000 LOT 9 & PT LOT 8 BEG SE/C LOT 8 TH NELY ALONG E LINE LOT 8 152.3FT TO NE/C SD LOT 8 NWLY ALONG N LINE LOT 8 44.3FT TO SW/C LOT 1 SWLY 162.44FT TO BEG HILLS	1501 HUNTINGTON AVE NICHOLS HILLS
R169575160	NRR1 LLC						1500 DRURY LN	NICHOLS HILLS, OK	73116	NICHOLS HILLS ADD	043	001	NICHOLS HILLS ADD 043 001	1500 DRURY LN NICHOLS HILLS
R169575150	LE NORMAN DAVID D	LE NORMAN					9400 BROADWAY EXT STE 700	OKLAHOMA CITY, OK	73114	NICHOLS HILLS ADD	042	011	NICHOLS HILLS ADD 042 011	1501 DRURY LN NICHOLS HILLS
R169575050	SHUGHART BROOKS & SARAH						6700 NW GRAND BLVD	NICHOLS HILLS, OK	73116	NICHOLS HILLS ADD	042	000	NICHOLS HILLS ADD 042 000 LOT 1 EX A TRIANGLE TRACT BEG AT NORTHERNMOST CORNER LT 1 TH SWLY160.50FT NELY155.53FT NW ON A CURVE 25FT TO BEG	6700 NW GRAND BLVD NICHOLS HILLS
R169575267	NH BLOCK 44 LLC						101 N ROBINSON AVE, Unit 900	OKLAHOMA CITY, OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG NE/C LOT 2 TH SW198.72FT NW133.34FT NE222.40FT SE ALONG CURVE TO RIGHT 170.62FT TO BEG CONT 15905 AC MORE OR LESS	6600 NW GRAND BLVD NICHOLS HILLS

R169575272	NH BLOCK 44 LLC						OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG ALONG A CURVE TO LEFT 151.18FT SE & 49.51FT SE OF NLY/C LOT 4 TH SE108.04FT SE ALONG CURVE RIGHT 58.31FT SW222.40FT NW131.47FT NE225.53FT TO BEG CONT .7367 AC MORE OR LESS HILLS	6606 NW GRAND BLVD NICHOLS HILLS
R169575277	NH BLOCK 44 LLC						OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG ALONG A CURVE LEFT 70.69FT SE OF NLY/C LOT 4 TH SE ALONG A CURVE LEFT 80.49FT SE49.51FT SW225.53FT NW135FT NE65.34FT NE34.58FT NE93.23FT SE22.50FT NE34.90FT TO BEG CONT .7151 HILLS	6608 NW GRAND BLVD NICHOLS HILLS
R169575290	SAMIS KAREN H & MICHAEL S CO TRS	SAMIS KAREN HULSEY TRUST					OK	73116-5417	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 PT LOT 4 BEG AT SW/C LOT 4 TH SELY 25FT TH NLY 181.3FT TH NWLY 23.3FT TH NLY 72FT TH NWLY 2FT TO NW/C LOT 4 TH SWLY 246FT TO BEG & PT OF LOT 4 BEG 246FT SWLY & 25FT SE FROM N	1500 HUNTINGTON AVE NICHOLS HILLS





CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARING CASE NO. BOA 2023-14

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 4 Block 44

November 5, 2021

Revised December 29, 2021

Revised January 6, 2022

A tract of land being a part of the South Half (S/2) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Nichols Hills, Oklahoma County, Oklahoma, being a portion of Lots Three (3) and Four (4) Block Forty-four (44) as shown on the recorded plat NICHOLS HILLS, being more particularly described as follows: Commencing at the Northernmost corner of said Lot 4; THENCE along and with the Northeasterly line of said Lot 4 on a curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 42°24'19" East, a chord length of 70.68 feet and an arc length of 70.69 feet to the POINT OF BEGINNING; THENCE continuing along and with the Northeasterly line of said Lot 4 on said curve to the left, having a radius of 1,072.00 feet, a chord bearing of South 46°26'43" East, a chord length of 80.47 feet and an arc length of 80.49 feet; THENCE South 48°48'00" East, continuing along and with the Northeasterly line of said Lot 4 and along and with the Northeasterly line of said Lot 3, a distance of 49.51 feet; THENCE South 49°56'47" West, departing said Northeasterly line, a distance of 225.53 feet to a point on the Southwesterly line of said Lot 3; THENCE North 53°30'00" West, along and with the Southwesterly line of said Lots 3 and 4, a distance of 135.00 feet to the Southernmost corner of a tract of land recorded in Book 11969, Page 855; THENCE along and with the Southeasterly line of said tract of land recorded in Book 11969, Page 855 the following three calls:
1. North 43°17'21" East, a distance of 65.34 feet;
2. North 59°34'16" East, a distance of 34.58 feet;
3. North 45°42'06" East, a distance of 93.23 feet to a corner on the Southeasterly line of said tract of land recorded in Book 11969, Page 855; THENCE South 79°02'26" East, departing said Southeasterly line, a distance of 22.50 feet; THENCE North 39°22'41" East, a distance of 34.90 feet to the POINT OF BEGINNING. Containing 31,149 square feet or 0.7151 acres, more or less.
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

The property is also known as **6608 NW Grand Boulevard**. Current zoning is **E-2**.

The applicants desire to construct a new dwelling. For the proposed construction, the application are seeking a 30' variance from the front yard setback leaving a 45' front yard setback.

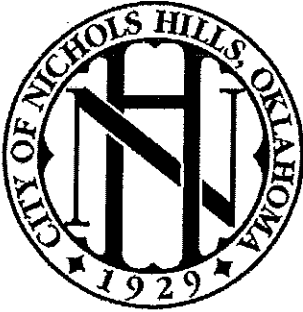
A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 19th day of **July 2023** at 5:30 p.m.

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 3rd day of July 2023.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2023-14 (6665 : BOA 2023-14 6608 NW Grand)



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: NH Block 44, LLC

Mailing address: 8028 N. May Ave Suite 104 OKC, OK 73120

Telephone number(s): 405-206-5229

Email address(es): Chris@candelariadesignbuild.com

Address and legal description of subject property: 6608 NW Grand Blvd

Current zoning classification: E-2

Present use of the property: Vacant Residential 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).
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Attachment: BOA-2023-14 (6665 : BOA 2023-14 6608 NW Grand)

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.

We seek to lessen the 75' front setback to 45'

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:

5.2.1 + 5.2.2

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

The lot has a unique greenbelt along the frontage and paired with the normal 75' setback it causes the house to be set too deep on the lot.

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

Other lots of similar zoning do not have such a deep greenbelt that causes additional depth to a setback

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

It would not cause a detriment to the public good because the reduced setback with the greenbelt depth create a visually pleasing setback and a setback similar to the original zoned setback.

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

It would not impair the City's zoning ordinances because the new setback of 45' plus the greenbelt would give the appropriate setback for the E-2 zoning

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

This 45' setback would be the minimum because when paired with the greenbelt depth it creates the zoned setback depth.

(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 26 day of June, 2023.

Signature: _____

Print applicant's full legal name: NH Block 44 LLC

Print signatory party's title if applicant is a legal entity: Co-owner

Board of Adjustment

Address	6608 NW Grand
Lot and Block	Lot 4 BLK 44
Zone	E-2
City	Nichols Hills
County	
State Zip Code	73116

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

		0
75'	45'	30'
		0
		0
		0
		0
		0

Explanation

9. Other

NOTES: Current Lot is Vacant

Application for Variance – Development Regulation Worksheet

Applicant's Name: NH Block 44 LLC

Property Address: 6608 NW Grand Blvd

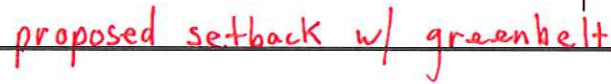
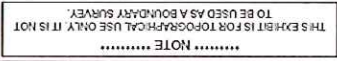
Applicable Structure: (Check as applicable)

☐ 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'	45'	30'
Rear Yard Setback			
Side Yard Setback (specify north, south, east or west side)			
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		





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Johnson & Associates
1 E Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 224-0075 FAX (405) 224-0078
surveys@jandassociates.com www.jand.com
Certificate of Authorization #1444 Exp. Date 06-30-2023

[illegible]

2021110501193690 B: 14957 P: 280
 11/05/2021 11:34:40 AM Pgs: 2
 Fee: \$20.00 Doc Stamp: \$5250.00
 David B. Hooten, County Clerk
 Oklahoma County - State of Oklahoma



WARRANTY DEED

STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
 File No.: 1393693
 Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, BG Nichols Hills, LLC, duly organized and existing under and by virtue of the laws of the State of party/parties of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto NH BLOCK 44, LLC party/parties of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TAX ID No.: 169575265

Grantee's Mailing Address: 6600 NW Grand Boulevard, Nichols Hills, OK 73116

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party/parties of the second part, his/her/their/its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 29 day of October, 2021

BG Nichols Hills, LLC

Louise G. Bennett
 BY: Louise G. Bennett, Manager

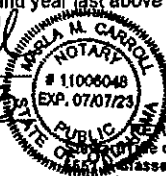
1393693
 CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
 County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of October, 2021, personally appeared, Louise G. Bennett, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said persons for the uses and purposes therein set forth.

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

Commission Expires: 7/7/23



RETURN TO:
 Stewart Title of Oklahoma, Inc.
 1001 W. Main Blvd, Suite 100
 Oklahoma City, OK 73118

Filing Fees: \$18.00
 Doc Stamps: \$5,250.00

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

Lot Two (2), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 2:

Lot Three (3), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 3:

Lot Four (4), in Block Forty-four (44), of NICHOLS HILLS, Oklahoma County, Oklahoma, according to the recorded plat thereof; LESS AND EXCEPT: Those part of said Lot 4, Block 44, more particularly described as follows: (1) Beginning at the point on the Right-of Way of Grand Boulevard at the point where the Lot line common to Lots 4 and 5, Block 44, intersects the same as the Point or Place of Beginning; Thence South 38°52'00" West along the Lot line common to said Lots 4 and 5, a distance of 246.00 Feet to the rear Lot line of said Lot 4, Block 44; Thence South 53°30'00" East along the rear Lot line of said Lot 4 for a distance of 25.00 Feet to a point; Thence North 39°52'00" East a distance of 181.30 Feet to a point; Thence North 70°56'34" West a distance of 23.30 Feet to a point; Thence North 39°52'00" East a distance of 72.00 Feet to the front Lot line of said Lot 4, Block 44; Thence along the Right-of-Way of Grand Boulevard as shown on the said plat of NICHOLS HILLS on the arc of a curve to the right whose central angle is 22°16'00" and whose radius is 1040.00 Feet a distance of 2.00 Feet more or less to the Point or Place of Beginning; AND (2) Commencing at the Northwest Corner of Lot 4; Thence South 38°52'00" West along the West line of Lot 4 for a distance of 246.00 Feet to the rear Lot line of said Lot 4; Thence South 53°30'00" East along the rear Lot line of said Lot 4 for a distance of 25.00 Feet to the Point of Beginning; Thence North 39°08'40" East (Field) (North 39°52'00" East-Deed) a distance of 180.40 Feet (Field) (181.30 Feet-Deed); Thence North 65°01'04" West (Field) (North 70°56'34" West-Deed) a distance of 22.07 Feet (Field) (23.30 Feet-Deed); Thence North 39°50'54" East (Field) (North 39°52'00" East-Deed) a distance of 70.76 Feet (Field) (72.20 Feet-Deed) to the North line of said Lot 4 and the South Right-of-Way of Grand Boulevard and a point on a curve to the left having a central angle of 2°07'22", a radius of 1072.00 Feet; A chord bearing of South 41°41'04" East; A chord length of 39.72 Feet; Thence along the arc of said curve a distance of 39.72 Feet; Thence South 29°03'09" West a distance of 50.00 Feet; Thence South 45°42'06" West a distance of 93.23 Feet; Thence South 59°34'16" West a distance of 34.58 Feet; Thence South 43°17'21" West a distance of 65.34 Feet to the Point of Beginning.



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

REC#: 00178581 6/27/2023 2:19 PM
OPER: RG TERM: 005
REF#:
PAID BY:

ACCT #: XXXXXXXXXXXXXXXXXXXX
AUTH #: 840617
TRAN #: 000000016071

TYPE: PURCHASE
APP NAME: American Express
ENTRY MODE: CHIP

AMOUNT USD\$ 2,250.00

EMV DETAILS:
AC: 04EEE5A01E9EC84C
AID: A000000025010801
ATC: 000E
TSI: E800
TVR: 0000008000

TRAN: 850.0000 Variance Request
6600 NW GRAND
Variance Request 750.00CR

TRAN: 850.0000 Variance Request
6606 NW GRAND
Variance Request 750.00CR

TRAN: 850.0000 Variance Request
6612 NW GRAND
Variance Request 750.00CR

TENDERED: 2,250.00 CREDIT CARD
APPLIED: 2,250.00-

CHANGE: 0.00

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

Larry Stein

Oklahoma County Assessor's Office

6600
6606 NW Grand Blvd
6608 Nickels Hills OK
D. Hanley

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 400 ft. Radius Report
filed in the office of the County Assessor
on the 29th day of June, 2023
Given under my hand and official seal this
29th day of June, 2023

County Assessor

Deputy



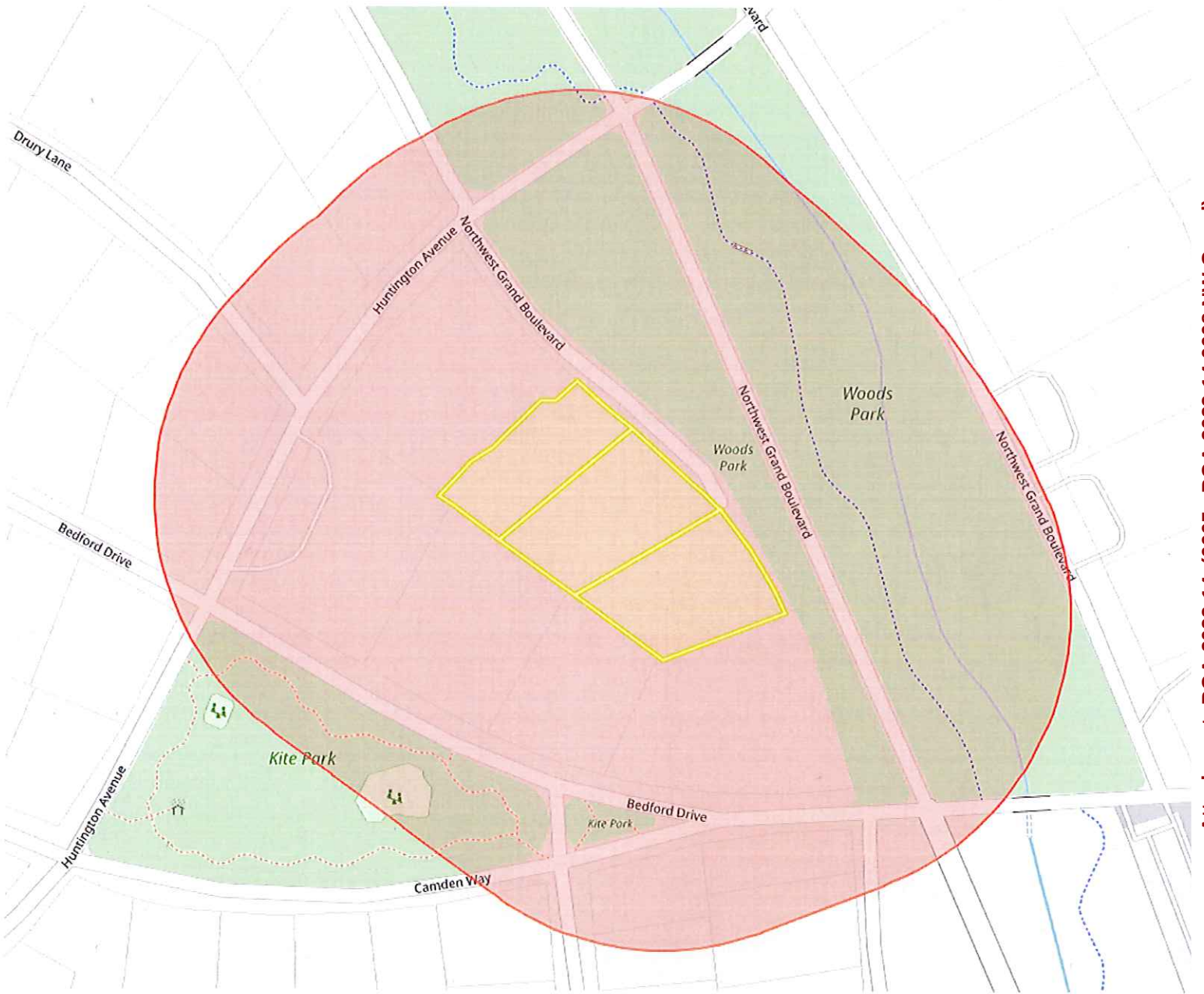
Ownership Radius Report

This Official Report is for Account Number R169575267, R169575272, and R169575277 and is a 400-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.**

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169575395	WOODS MEREDITH W	WOODS MATTHE W B	PO BOX 400	DUNCAN	OK	73534	NICHOLS HILLS ADD	045	010	NICHOLS HILLS ADD 045 010	6515 N LENOX AVE NICHOLS HILLS
R169575750	HUGHES TIMOTHY M	HUGHES TRACEY D	1400 CAMDEN WAY	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	050	001	NICHOLS HILLS ADD 050 001	1400 CAMDEN WAY NICHOLS HILLS
R169575380	JLI PROPERTIES LLC		6516 NW GRAND BLVD	NICHOLS HILLS	OK	73116-6306	NICHOLS HILLS ADD	045	000	NICHOLS HILLS ADD 045 000 W14.68FT OF N10FT OF LOT 6 ALL LOT 7 & S PRT LOT 8 BEING 19.95FT ON E & 13.24FT ON W	6516 NW GRAND BLVD NICHOLS HILLS
R169575390	WEBER JANA L REV TRUST		1310 CAMDEN WAY	NICHOLS HILLS	OK	73118	NICHOLS HILLS ADD	045	009	NICHOLS HILLS ADD 045 009	1310 CAMDEN WAY NICHOLS HILLS
R169575385	GLASS PAULA L & NEIL M TRS	GLASS PAULA L REV TRUST	1300 BEDFORD DR	NICHOLS HILLS	OK	73116-5708	NICHOLS HILLS ADD	045	008	NICHOLS HILLS ADD 045 008 N PRT LOT 8 BEING S0.06FT ON E & 86.79FT ON W	1300 BEDFORD DR 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
R169575260	DOLE ENTERPRISES LLC		2203 E WILSHIRE BLVD	OKLAHOMA CITY	OK	73111-8604	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 LOT 1 & PT OF VACATED GRAND BLVD BEG SE/C LT 1 TH ELY60.25FT NW ON A CURVE 50FT NWLY213.69FT SWLY48FT SELY ALONG A CURVE 248.80FT TO BEG	1301 BEDFORD DR NICHOLS HILLS
R169575315	LANE LIVING TRUST		1303 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	008	NICHOLS HILLS ADD 044 008	1303 BEDFORD DR NICHOLS HILLS
R169575966	CRANE PATRICK K & KARNE G		1601 HUNTINGTON AVE	NICHOLS HILLS	OK	73116-5520	NICHOLS HILLS ADD	052	001	NICHOLS HILLS ADD 052 001	1601 HUNTINGTON AVE NICHOLS HILLS
R169575310	JOHNSTON GARY C TRS	JOHNSTON N GARY C 2008 TRUST	1309 BEDFORD DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	007	NICHOLS HILLS ADD 044 007	1309 BEDFORD DR NICHOLS HILLS
R169575300	HOOD LAURA B & HENRY J TRS	HOOD LAURA B LIVING TRUST	1504 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	044	006	NICHOLS HILLS ADD 044 006	1504 HUNTINGTON AVE NICHOLS HILLS

R169575250	VILLA AMORE LLC						PO BOX 5256	OAK BROOK	IL	60522-5256	NICHOLS HILLS ADD	043	000	NICHOLS HILLS ADD 043 000 LOT 9 & PT LOT 8 BEG SE/C LOT 8 TH NELY ALONG E LINE LOT 8 152.3FT TO NE/C SD LOT 8 NWLY ALONG N LINE LOT 8 44.3FT TO SW/C LOT 1 SWLY 162.44FT TO BEG HILLS	1501 HUNTINGTON AVE NICHOLS HILLS
R169575160	NRR1 LLC						1500 DRURY LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	043	001	NICHOLS HILLS ADD 043 001	1500 DRURY LN NICHOLS HILLS
R169575150	LE NORMAN DAVID D	LE NORMAN					9400 BROADWAY EXT STE 700	OKLAHOMA CITY	OK	73114	NICHOLS HILLS ADD	042	011	NICHOLS HILLS ADD 042 011	1501 DRURY LN NICHOLS HILLS
R169575050	SHUGHART BROOKS & SARAH						6700 NW GRAND BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	042	000	NICHOLS HILLS ADD 042 000 LOT 1 EX A TRIANGLE TRACT BEG AT NORTHERNMOST CORNER LT 1 TH SWLY160.50FT NELY155.53FT NW ON A CURVE 25FT TO BEG	6700 NW GRAND BLVD NICHOLS HILLS
R169575267	NH BLOCK 44 LLC						101 N ROBINSON AVE. Unit 900	OKLAHOMA CITY	OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG NE/C LOT 2 TH SW198.72FT NW133.34FT NE222.40FT SE ALONG CURVE TO RIGHT 170.62FT TO BEG CONT 15905 AC MORE OR LESS	6600 NW GRAND BLVD NICHOLS HILLS

R169575272	NH BLOCK 44 LLC						OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG ALONG A CURVE TO LEFT 151.18FT SE & 49.51FT SE OF NLY/C LOT 4 TH SE108.04FT SE ALONG CURVE RIGHT 58.31FT SW222.40FT NW131.47FT NE225.53FT TO BEG CONT .7367 AC MORE OR LESS HILLS	6606 NW GRAND BLVD NICHOLS HILLS
R169575277	NH BLOCK 44 LLC						OK	73102	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 BEG ALONG A CURVE LEFT 70.69FT SE OF NLY/C LOT 4 TH SE ALONG A CURVE LEFT 80.49FT SE49.51FT SW225.53FT NW135FT NE65.34FT NE34.58FT NE93.23FT SE22.50FT NE34.90FT TO BEG CONT .7151 HILLS	6608 NW GRAND BLVD NICHOLS HILLS
R169575290	SAMIS KAREN H & MICHAEL S CO TRS	SAMIS KAREN HULSEY TRUST					OK	73116-5417	NICHOLS HILLS ADD	044	000	NICHOLS HILLS ADD 044 000 PT LOT 4 BEG AT SW/C LOT 4 TH SELY 25FT TH NLY 181.3FT TH NWLY 23.3FT TH NLY 72FT TH NWLY 2FT TO NW/C LOT 4 TH SWLY 246FT TO BEG & PT OF LOT 4 BEG 246FT SWLY & 25FT SE FROM N	1500 HUNTINGTON AVE NICHOLS HILLS



Attachment: BOA-2023-14 (6665 : BOA 2023-14 6608 NW Grand)