

1. Agenda

Documents:

[2022-01-19 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1689.PDF](#)

2. Meeting Materials

Documents:

[2022-01-19 BOARD OF ADJUSTMENT - FULL AGENDA-1689.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, January 19, 2022 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. December 15, 2021 Minutes
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA 2022-01, for which the applicants at 2403 NW Grand Boulevard are seeking a 10' variance to the rear setback and a 17'6" variance to the west side yard setback.

BACKGROUND

BOA 2022-01 - 2403 NW Grand Boulevard

The property is E-2

The applicants desire to replace the existing house at the property with a new house. For the proposed new house, the applicants are seeking a 10' variance to the rear yard setback, leaving a 30' setback. For the proposed new house, the applicants are also seeking a 17'6" variance to the West side yard setback, leaving a 32'6" setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 1:17 PM on the 7th day of January, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:30 PM on the 7th day of January, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 7th of January, 2022; and transmitted by email at 5:00 PM on the 7th day of January, 2022 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, December 15, 2021 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 9:12 AM on
the 3rd day of December, 2021.**

1. Call to Order
2. Roll Call

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

3. Minutes

- a. September 15, 2021

MOTION: Clements moved to approve the September 15, 2021 minutes as presented. Covington seconded the motion.

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

4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA 2021-06, for which the applicants at 1501 Huntington Avenue are seeking a 23' variance to the rear setback.

BACKGROUND

BOA 2021-06 - 1501 Huntington Avenue

The property is zoned E-2.

The applicants desire to build an addition to the main dwelling. For the proposed addition, the applicants are seeking a 23' variance to the rear setback, leaving a 17' rear setback.

No action taken.

- b. PUBLIC HEARING: Case No. BOA 2021-07, for which the applicants at 1801 Coventry Lane are seeking a 5'9" variance to the west side yard setback and a 5' variance to the rear setback.

BACKGROUND**BOA 2021-07 - 1801 Coventry Lane**

The property is R-1-75.

The applicants desire to build an addition to the main dwelling. For the proposed addition, the applicants are seeking a 5'9" variance to the west side yard setback and a 5' variance to the rear setback.

Mr. Phil Fitzgerald, architect with Fitzgerald Associates, presented the application to the Board of Adjustment members.

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

Mr. Joseph Nielsen, contractor for the proposed property, presented a letter from Mr. Zaheer Baber stating his approval of the proposed plans.

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

MOTION: Lippert moved that application number BOA 2021-07 be approved because the application of the ordinance for this particular 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.

Clements seconded the motion.

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

5. Adjournment

Chairman Slater adjourned the meeting.

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

See City Clerk's office.