

1. Agenda

Documents:

[2022-05-18 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1721.PDF](#)

2. Meeting Materials

Documents:

[2022-05-18 BOARD OF ADJUSTMENT - FULL AGENDA-1721.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, May 18, 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. April 20, 2022 Minutes
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA 2022-03, for which the applicants at 1819 Drury Lane are seeking a 5'6" variance to the rear yard setback and a 4'6" height variance.

BACKGROUND

BOA 2022-03 - 1819 Drury Lane

The property is zoned R-1-75

The applicants desire to build an addition to the garage. For the proposed addition, the applicants are seeking a 5'6" variance to the rear yard setback, leaving a 19' rear yard setback, and also seeking a 4'6" height variance, resulting in a 20'6" main building height.

- b. PUBLIC HEARING: Case No. BOA 2022-04, for which the applicants at 1800 Coventry Lane are seeking a 2'11" variance to the west side yard setback.

BACKGROUND

BOA 2022-04 - 1800 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 2'11" variance to the west side yard setback, leaving a 6'1" west side yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 11:40 AM on the 4th day of May, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:50 AM on the 4th day of May, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 4th of May, 2022; and transmitted by email at 5:00 PM on the 4th day of May, 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

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, May 18, 2022 at 5:30 PM
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Nichols Hills, OK 73116

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2. Roll Call
3. Minutes
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BOA 2022-03 - 1819 Drury Lane

The property is zoned R-1-75

The applicants desire to build an addition to the garage. For the proposed addition, the applicants are seeking a 5'6" variance to the rear yard setback, leaving a 19' rear yard setback, and also seeking a 4'6" height variance, resulting in a 20'6" main building height.

- b. PUBLIC HEARING: Case No. BOA 2022-04, for which the applicants at 1800 Coventry Lane are seeking a 2'11" variance to the west side yard setback.

BACKGROUND

BOA 2022-04 - 1800 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 2'11" variance to the west side yard setback, leaving a 6'1" west side yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 11:40 AM on the 4th day of May, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 11:50 AM on the 4th day of May, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 4th of May, 2022; and transmitted by email at 5:00 PM on the 4th day of May, 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

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, April 20, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 11:29 AM
on the 8th day of April, 2022.**

1. Call to Order
2. Roll Call

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

3. Minutes
 - a. January 19, 2022 Minutes

MOTION: Clements moved to approve the January 19, 2022 minutes as presented. Lippert seconded the motion.

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

4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA 2022-02, for which the applicants at 1203 Marlboro Lane are seeking a 3' variance to the rear setback.

BOA 2022-02 - 1203 Marlboro Lane

Attachment: April 20 2022 Minutes (5798 : 3 April 20, 2022 Minutes)

The property is R-1-60.

The applicants desire to install an accessory structure. For the proposed accessory structure, the applicants are seeking a 3' variance to the rear yard setback, leaving a 7' rear yard setback.

Mr. Harvey Deutsch, property owner, 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. Bill Stephenson spoke in favor of the application. Mr. Stephenson also asked that the Board of Adjustment be mindful of the variances that are granted to ensure the character of Nichols Hills is maintained.

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

MOTION: Lippert moved that application number BOA 2022-02 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. Herzel seconded the motion.

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

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



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2022-03**

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

All of Lot Four (4) EXCEPT the East 3 feet thereof, in Block One Hundred Twenty-one (121), of DUFFNER'S COUNTRY CLUB SECTION OF NICHOLS HILLS to Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **1819 Drury Lane**. Current zoning is **R-1-75**.

The applicants desire to build an addition to the garage. For the proposed addition, the applicants are seeking a 5'6" variance to the rear yard setback, leaving a 19' rear yard setback, and also seeking a 4'6" height variance, resulting in a 20'6" main building height.

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 18th day of May, 2022 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 May, 2022.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2022-03 1819 Drury (5799 : BOA 2022-03)



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 and the 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: SAM GRESHAM

Mailing address: 400 NW 23RD ST, OKC, OK. 73103

Telephone number(s): 405-209-1609

Email address(es): SAM@SAMGRESHAMARCHITECT.COM

Address and legal description of subject property: 1819 DRURY LANE, SEE ATTACHED LEGAL

Current zoning classification: R-1-75

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 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.

SEC. 50-49, R-1-75 #8, C-4 - NO MAIN BUILDING SHALL EXCEED 16'0" IN HEIGHT WITHIN 40'0" OF THE REAR PROPERTY LINE

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:

SEC. 50-49, R-1-75, #8, C-4 & #4, REAR YARD SET BACK(A)

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

- 1) CHANGING THE PITCH OVER THE GARAGE TO BE UNDER 16'0" CHANGES THE APPEARANCE OF THE HOUSE ON A VERY PROMINATE ELEVATION
- 2) ALLOW A 25'9" FT ENCROACHMENT INTO THE 25'0" REAR YARD SETBACK

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

- 1) MAINTAINING THE EXISTING ROOF PITCH OVER THE REMODELED GARAGE PRESERVES THE ORIGINAL APPEARANCE OF THE HOUSE
- 2) ADDITION TO THE GARAGE DEPTH ALLOWS THE OWNER'S TRUCK TO FIT INSIDE GARAGE

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

- 1) THE APPEARANCE OF THE HOUSE WOULD REMAIN AS IT IS NOW. RAISING THE WALL HT. TO ALLOW A TALLER GARAGE DOOR MAKES PARKING IN THE GARAGE POSSIBLE.
- 2) ADDED DEPTH TO THE GARAGE ALLOWS THE OWNER'S TRUCK TO PARK INSIDE GARAGE

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

- 1) THE ORDINANCE PREVENTS ATTIC SPACE FROM BEING CONVERTED TO LIVING SPACE WITHIN 40'0" OF THE REAR PROP. LINE - NO WINDOW OR STAIR IS PART OF THIS PROJECT & NO LIVING SPACE WILL EVER BE ADDED OVER THE GARAGE.
- 2) ALLOWING THE 26'9" FT. OF ENCROACHMENT MAINTAINS THE EXISTING GARAGE WIDTH & PROVIDES THE DEPTH IN THE GARAGE TO PARK THE OWNER'S TRUCK

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

THE ADDITION OF 12" HT. TO THE GARAGE WALLS ALLOWS A TALLER GARAGE DOOR FOR THE OWNER'S TRUCK, MAINTAINING THE EXISTING ROOF PITCH OVER THESE TALLER WALLS TO RETAIN THE EXISTING APPEARANCE

(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:

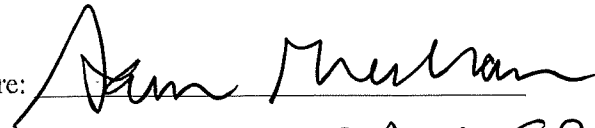
iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

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 20 day of April, 2022

Signature: 

Print applicant's full legal name: SAM GRESHAM

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

Application for Variance – Development Regulation Worksheet

Applicant's Name: SAM GRESHAM

Property Address: 1819 DRURY LANE

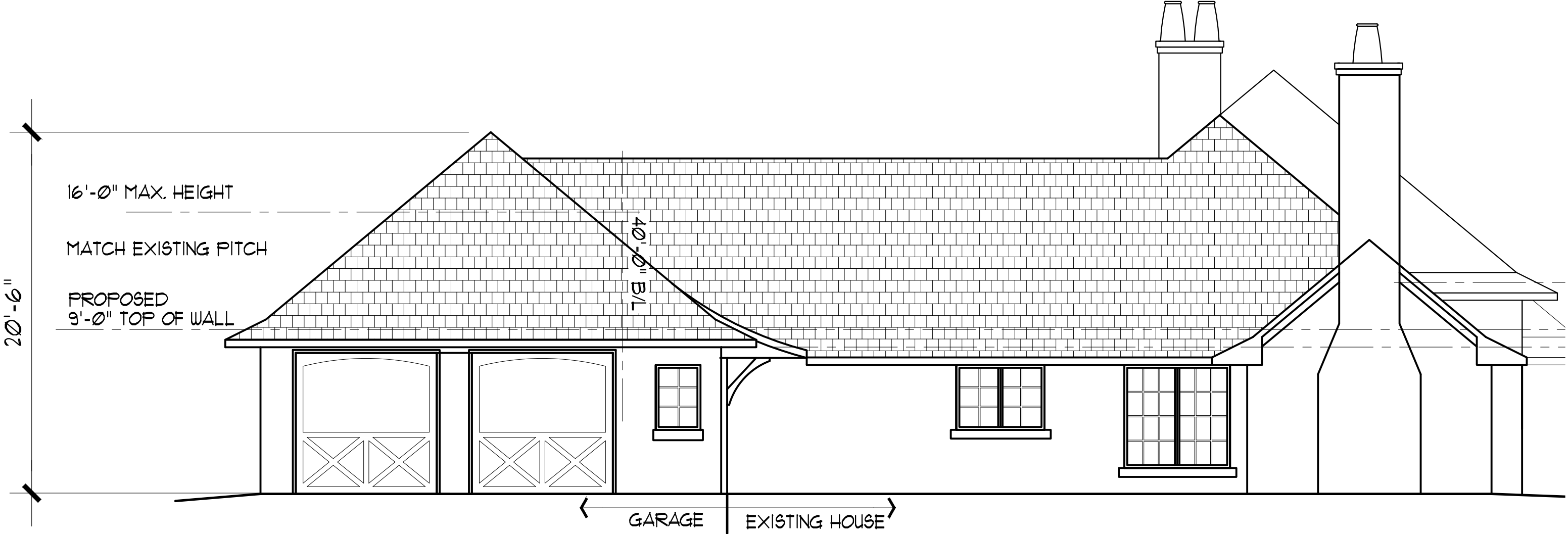
Applicable Structure: (Check as applicable)

☒ 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	50'-0"	NA	
Rear Yard Setback	25'-0"	19'-6"	5'-6"
Side Yard Setback (specify north, south, east or west side)	EAST 13'-0"	NA	
Building Lot Coverage	65% = 4955	NA	
Floor Area Ratio	60% = 4574	NA	
Height	16'-0"	20'-6"	4'-6"
No Build Envelope		NA	
Other	Explanation:		





WEST ELEVATION
1819 DRURY LANE



WILLIAMS RESIDENCE

SAM GRESHAM
ARCHITECTURE
400 NW 23rd St., Suite B
Oklahoma City, OK 73103
405.842.2998



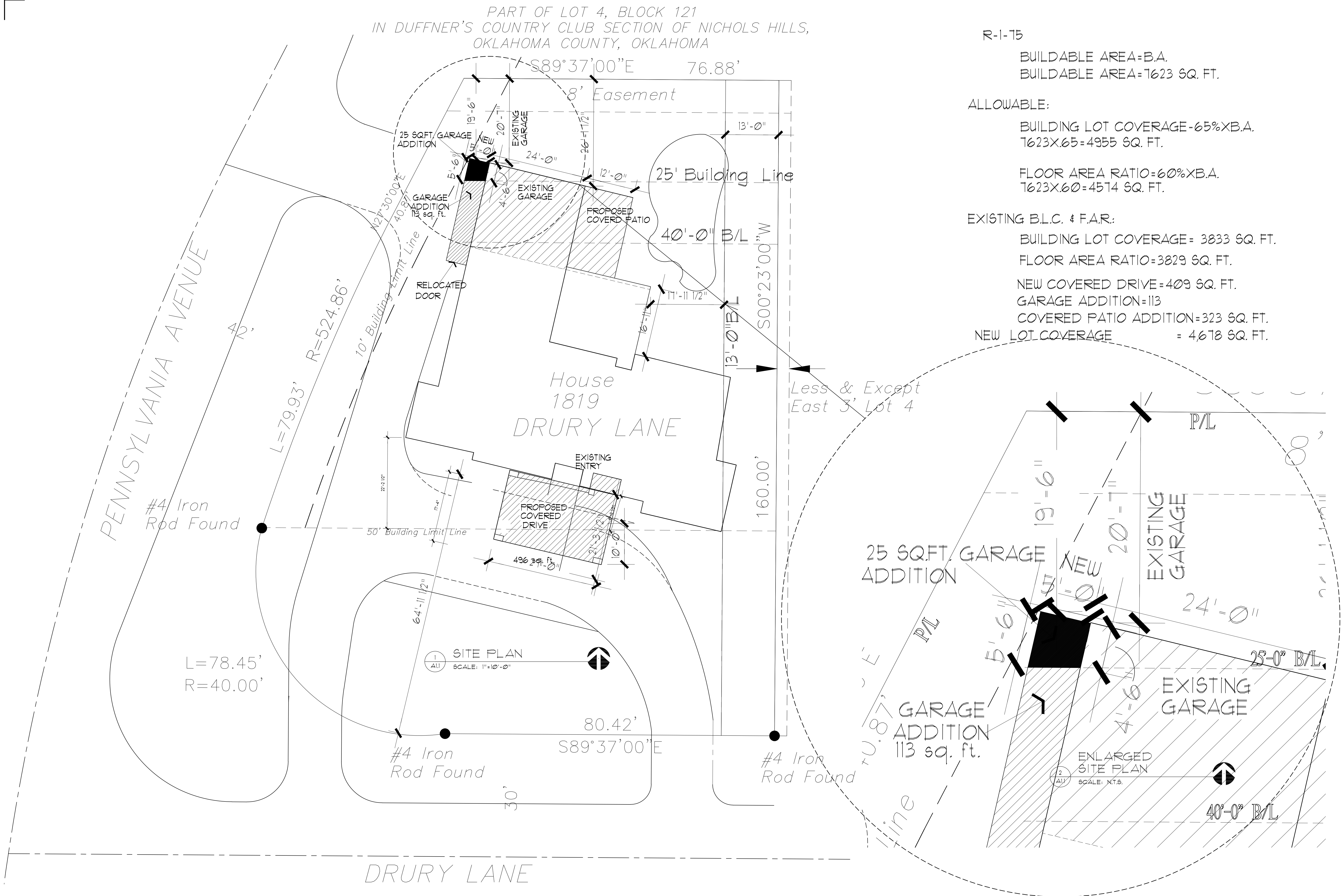
Attachment: BOA-2022-03 1819 Drury (5799 : BOA 2022-03)

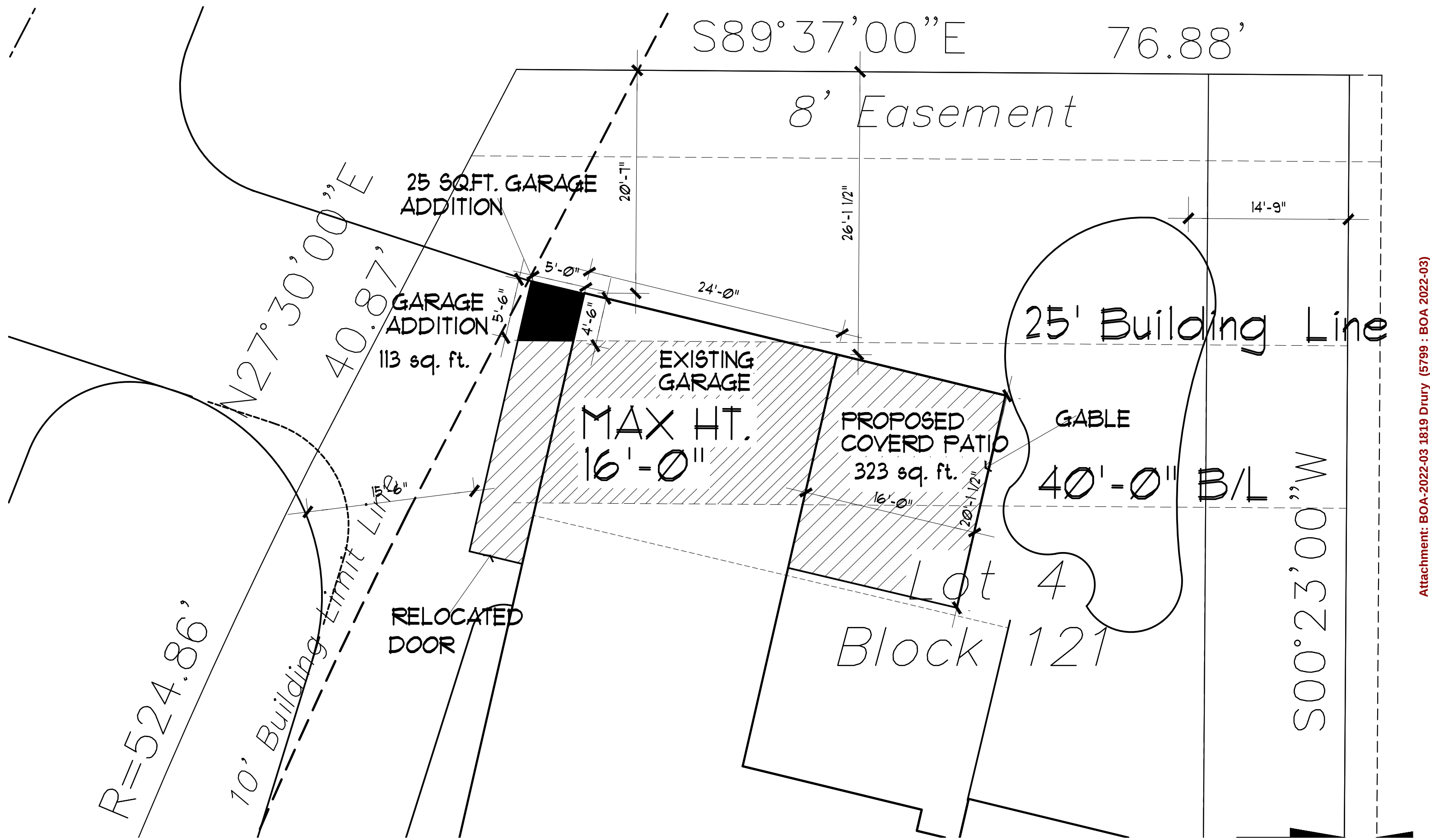
SITE PLAN

COPYRIGHT © 202

PROJECT #: 220014
DATE: 03.11.22
DRAWING NO.

A1.1





Board of Adjustment

Address	1819 Drury
Lot and Block	Lot #4 Block #121
Zone	R-1-75
City	Nichols Hills
County	Oklahoma
State Zip Code	73120

Check Box

Below

New

Addition

Type of Building or Fence

Main Building

Accessory Building

Fence

		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
		0
25 ft	19 ft 6 inches	5 ft 6 inches
		0
		0
		0
16 ft	20 ft 6 inches	4 ft 6"
		0

Explanation

9. Other

NOTES:

Applicant asking for variance to the rear and for the height restrictions

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Report is for Account Number R169861150 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.

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

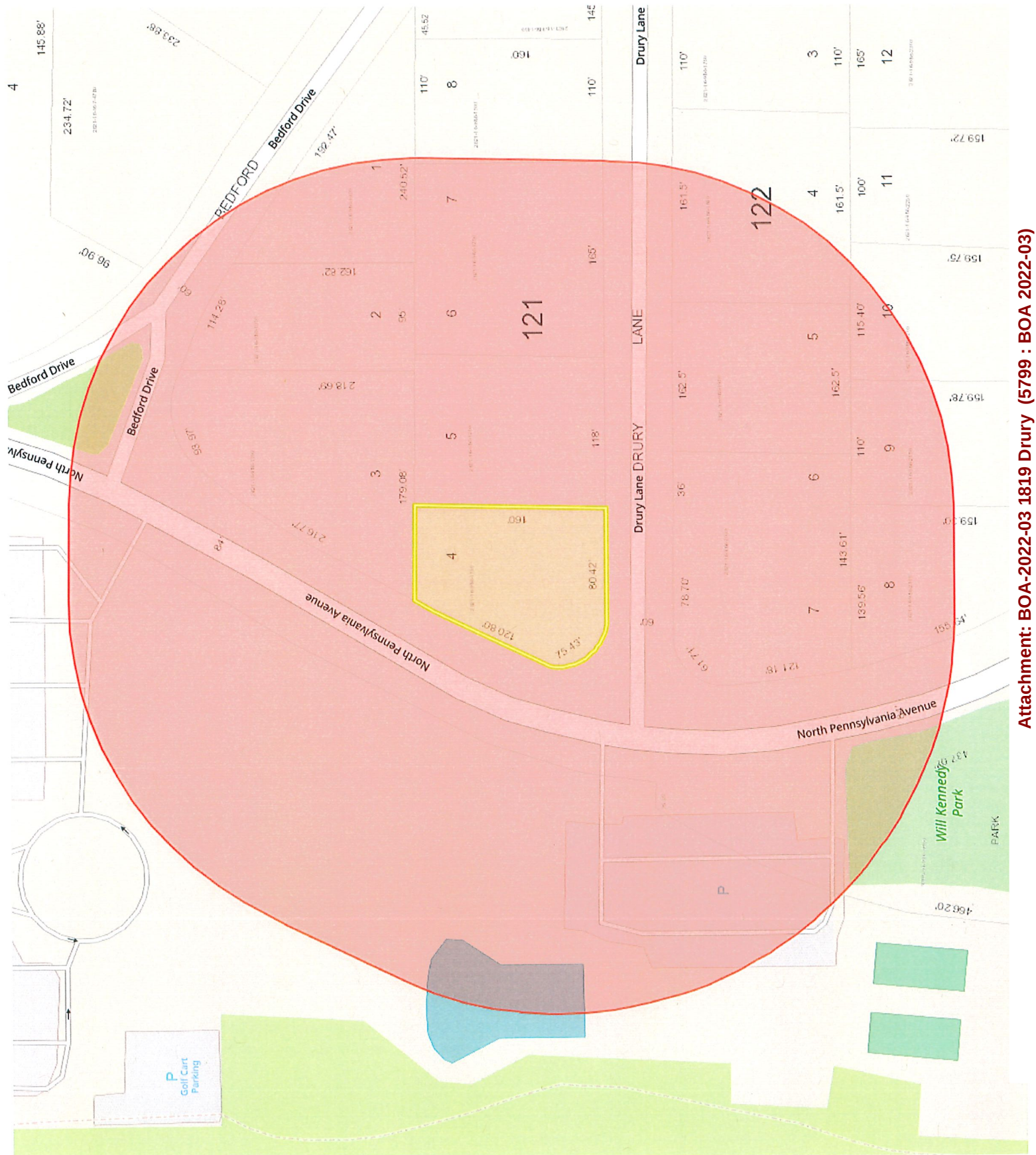
I, the duly elected, qualified and acting
County Assessor, in and for the County of
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 2006 Ralston

filed in the office of the County Assessor
on the 7th day of March, 2011

Given under my hand and official seal
this 7th day of March, 2011

County Assessor

Deputy



Oklahoma County Assessor's
300ft Radius Report
3/7/2022

4.a.a

accountno	name1	name2	mailingaddress1	mailingaddress2	city	state	zipcode	subname	block	lot	legal	location
R169861050	BAZE CORY S	BAZE MELINDA S	1908 BEDFORD DR		NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC 121	121	000	DUFFNERS COUNTRY CLUB SEC 121 000 LOT 2 EX BEG NE/C TH NWLYSFT SLY ALONG LINE PARALLEL TO E PROPERTY LINE LT 2 ELY ALONG S LINE TO SE/C NLY ALONG E	1908 BEDFORD DR NICHOLS HILLS
R169861800	BOZALES WILLIAM G & DONNA W		1812 DRURY LN		NICHOLS HILLS	OK	73116-5312	DUFFNERS COUNTRY CLUB SEC 122	122	000	DUFFNERS COUNTRY CLUB SEC 122 000 W15FT LOT 3 ALL 4 & E36.5FT LOT 5	1812 DRURY LN NICHOLS HILLS
R169861150	COCKRELL JON M & CONCESA A		1819 DRURY LN		NICHOLS HILLS	OK	73116-5311	DUFFNERS COUNTRY CLUB SEC 121	121	000	DUFFNERS COUNTRY CLUB SEC 121 000 ALL LOT 4 EXCEPT E3FT	1819 DRURY LN NICHOLS HILLS
R169861000	COPE JUSTIN WAYNE	COPE WENDY ROSE	1902 BEDFORD DR		NICHOLS HILLS	OK	73116-5306	DUFFNERS COUNTRY CLUB SEC 121	121	000	DUFFNERS COUNTRY CLUB SEC 121 000 LOT 1 & E5FT LOT 2 EX A TR BEG 45.52FT W OF SE/C OF LOT 1 TH ELY	1902 BEDFORD DR NICHOLS HILLS
R169861300	EVEREST HARVEY & SHIRLEY S		1805 DRURY LN		NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC 121	121	000	DUFFNERS COUNTRY CLUB SEC 121 000 E20FT OF LOT 7 & W90FT OF LOT 8	1805 DRURY LN NICHOLS HILLS
R169861100	HUDDLESTON ERIC	HUDDLESTON KAMI	1910 BEDFORD DRIVE		NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC 121	121	003	DUFFNERS COUNTRY CLUB SEC 121 003	1910 BEDFORD DR NICHOLS HILLS
R169861200	HUFFMAN DAVID A & LUCINDA B TRS ETAL	HUFFMAN DAVID A REV TRUST	1815 DRURY LN		NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC 121	121	000	DUFFNERS COUNTRY CLUB SEC 121 000 E3FT OF LOT 4 ALL LOT 5 & W15FT OF LOT 6	1815 DRURY LN NICHOLS HILLS
R169861950	MEADE KNIGHTON T JR & MARILYN M TRS	MEADE KNIGHTON T REV TRUST	1816 DRURY LN		NICHOLS HILLS	OK	73116-5312	DUFFNERS COUNTRY CLUB SEC 122	122	000	DUFFNERS COUNTRY CLUB SEC 122 000 W88.5FT LOT 5 & E74FT LOT 6	1816 DRURY LN NICHOLS HILLS
R169711495	OKLA CITY GOLF & COUNTRY CLUB		7000 NW GRAND BLVD		NICHOLS HILLS	OK	73116-4199	UNPLTD PT SEC 06 12N 3W	000	000	UNPLTD PT SEC 06 12N 3W 000 000 PT NE4 & SE4 SEC 6 12N 3W THAT PT OF OKLA CITY GOLF & COUNTRY	7000 NW GRAND BLVD NICHOLS HILLS
R169862100	RICHARDSON RONALD L 2008 REV TRUST		1829 DEVONSHIRE ST		NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC 122	122	008	DUFFNERS COUNTRY CLUB SEC 122 008	1829 DEVONSHIRE ST NICHOLS HILLS
R169861250	ROYDER CLAYTON H & MONA L		1809 DRURY LN		NICHOLS HILLS	OK	73116-5311	DUFFNERS COUNTRY CLUB SEC 121	121	000	DUFFNERS COUNTRY CLUB SEC 121 000 E85FT OF LOT 6 & W80FT OF LOT 7	1809 DRURY LN NICHOLS HILLS
R169862150	SAYLER BRYAN W & EMMA		1825 DEVONSHIRE		NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC 122	122	009	DUFFNERS COUNTRY CLUB SEC 122 009	1825 DEVONSHIRE ST NICHOLS HILLS
R169862000	SROUJI NABIL E & PENELOPE TRS	SROUJI NABIL E REV TRUST	1820 DRURY LN		NICHOLS HILLS	OK	73116-5312	DUFFNERS COUNTRY CLUB SEC 122	122	000	DUFFNERS COUNTRY CLUB SEC 122 000 W36FT OF LOT 6 & ALL LOT 7	1820 DRURY LN NICHOLS HILLS

Oklahoma County Assessor's
300ft Radius Report
3/7/2022

R169862200	WIENECKE ROBERT & SARAH COOPER CO TRS	WIENECKE ROBERT 2003 REV TRUST	1821 DEVONSHIRE ST		NICHOLS HILLS	OK	73116-5307	DUFFNERS COUNTRY CLUB SEC	122	010	DUFFNERS COUNTRY CLUB SEC 122 010	1821 DEVONSHIRE ST NICHOLS HILLS
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CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2022-04**

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 One (1), Block One Hundred One (101), Wilshire Section of Nichols Hills, Oklahoma, according to the recorded plat thereof.

The property is also known as **1800 Coventry Lane**. Current zoning is **R-1-75**.

The applicants desire to build an addition to the main dwelling. For the proposed addition, the applicants are seeking a 2'11" variance to the west side yard setback, leaving a 6'1" west side yard setback.

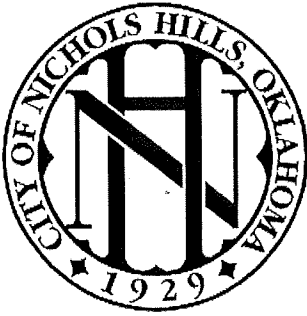
A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 18th day of May, 2022 at 5:30 p.m.

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 May, 2022.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2022-04 1800 Coventry (5800 : BOA 2022-04)



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 and the 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: SAM GRESHAM

Mailing address: 400 NW 23RD STREET, OKLAHOMA CITY, OK 73103

Telephone number(s): 405.209.1609 (MOB) 405.842.2998 (OFC)

Email address(es): sam@samgreshamarchitect.com

Address and legal description of subject property: 1800 COVENTRY LANE, NICHOLS HILLS, OK 73120
LOT 1, BLK 101 WILSHIRE SECTION NICHOLS HILLS

Current zoning classification: R-1-75

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).
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Attachment: BOA-2022-04 1800 Coventry (5800 : BOA 2022-04)

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.

ADDITION OF A 2'-11" X 27'-4" ENCROACHMENT INTO THE SIDEYARD SETBACK AT THE
SOUTHWEST CORNER OF THE HOUSE

If the variance sought relates to a development regulation applicable for the District in which the property is located (setback, lot coverage, floor area ratio, height, no build envelope), complete the worksheet that follows on page 4.

ii. Code Section(s) from which a variance is requested:

50-49-R-1-75e (3) a.1 - Side Yard Setback and Rear Yard Setback

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

The West wall of the existing house encroaches 2'-11" into the setback established by ordinance adopted long after this house was built. This proposed addition is located at the back of the house. Imposing the current setback to the addition makes that resulting added space impractically narrow and usable.

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

The proposed addition cannot extend further East without covering an existing corner window. This window is a character defining feature of the house. Squeezing the addition between the window feature and the current sideyard setback results in a narrow space that is not practical.

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

The existing historic house already encroaches into this "New" setback. The proposed addition would be in line with the existing house and be at the back of the house.

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

The existing West wall of the house is adjacent to the West neighbor's driveway which provides separation between these houses. The proposed addition will not change the space between the houses.

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

If allowed, the addition would be at the back of the house and separated from the neighbors house.

(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:

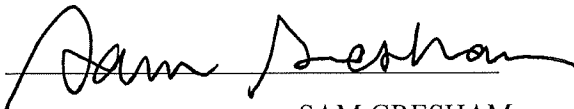
iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

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 7 day of April, 2022.

Signature: 

Print applicant's full legal name: SAM GRESHAM

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

Form of affidavit regarding ownershipAffidavitSTATE OF OKLAHOMACOUNTY OF OKLAHOMA

SAM GRESHAM, being first duly sworn, states:

1. My name is **SAM GRESHAM**. The address is 1800 Coventry. I am over the age of 18. I am a resident of the State of **Oklahoma**. I have personal knowledge of the matters stated in this Affidavit.

2. ~~I am the current and legal owner of the property in the City of Nichols Hills with the address of *insert address* and more particularly described as:~~ I am the authorized representative for the property owner, Charlie Amis.

LOT 1, BLK 101 WILSHIRE SECTION NICHOLS HILLS

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 7 day of April, 2022.

SAM GRESHAM

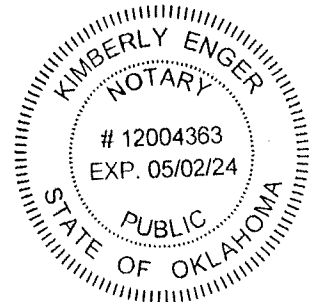
[Full legal name]

Notary Acknowledgment

Subscribed and sworn to before me this 7 day of APRIL, 2022.

Kimberly Enger
Notary Public

My Commission Expires: 05.02.2024
Comm. No. 12004363



Application for Variance – Development Regulation Worksheet

Applicant's Name: SAM GRESHAM

Property Address: 1800 COVENTRY

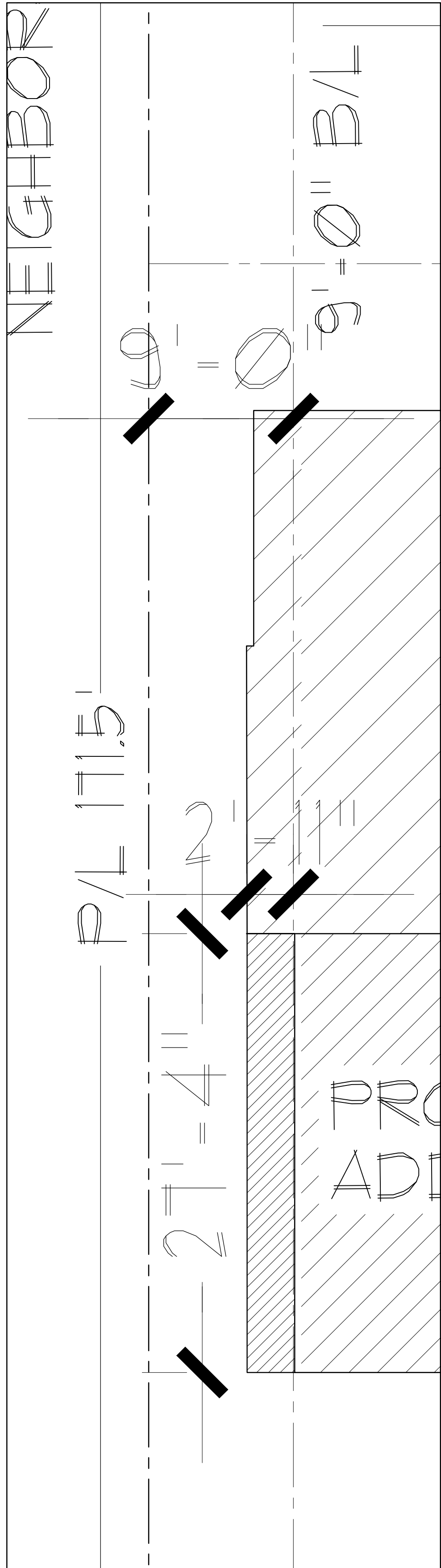
Applicable Structure: (Check as applicable)

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

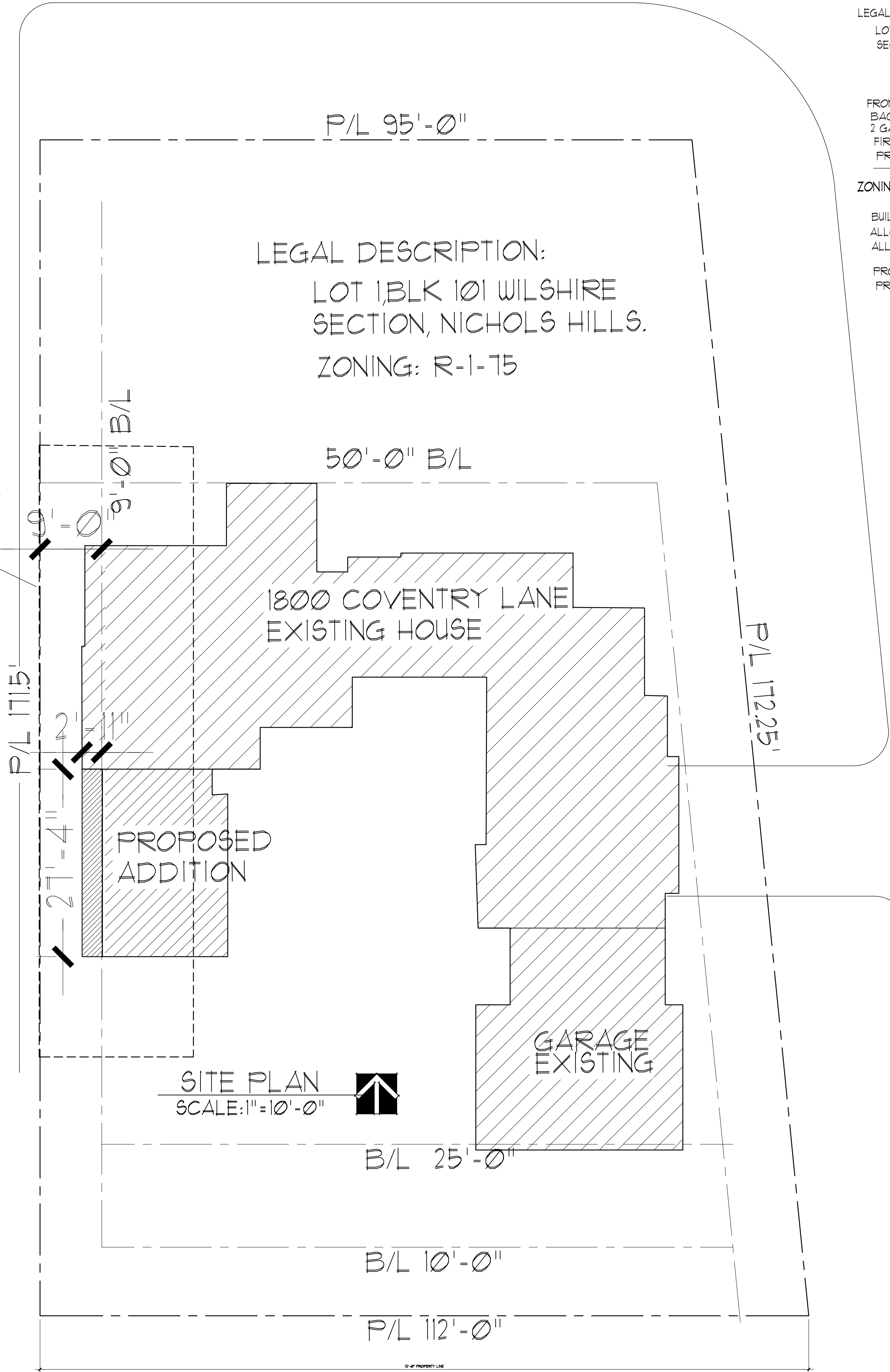
Type of Adjustment Sought: Provide information in inches and feet. Do not use decimals.

	Allowed by City Code	Proposed Variance	Amount over Allowed
Front Yard Setback	NA	NA	
Rear Yard Setback	25'	NA	
Side Yard Setback (specify north, south, east or west side)	WEST 9'-0"	6'-1"	2'-11"
Building Lot Coverage	65%	N/A	
Floor Area Ratio	60%	N/A	
Height	NA		
No Build Envelope	NA		
Other	Explanation:		

Attachment: BOA-2022-04 1800 Coventry (5800 : BOA 2022-04)



NEIGHBORS DRIVE



COVENTRY LANE

STRATFORD DRIVE

PHYSICAL ADDRESS:
1800 COVENTRY LN.
NICHOLS HILLS, OKLAHOMA 73106

LEGAL DESCRIPTION:
LOT 1, BLK 101 WILSHIRE
SECTION, NICHOLS HILLS.

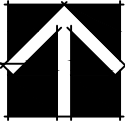
AREA TOTALS	
FRONT PORCH	235 SQFT
BACK PORCH	148 SQFT
2 GARAGE	921 SQFT.
FIRST FLOOR LIVING AREA (F)	2,950 SQFT.
PROPOSED ADDITION	513 SQFT.

ZONING R-1-75

BUILDABLE AREA=	9,630 SQ. FT.
ALLOWABLE B.L.C.=	6,260 SQ. FT.
ALLOWABLE F.A.R.=	5,118 SQ. FT.
PROPOSED B.L.C.=	4,833 SQ. FT.
PROPOSED F.A.R.=	3,523 SQ. FT.

LEGAL DESCRIPTION:
LOT 1, BLK 101 WILSHIRE
SECTION, NICHOLS HILLS.
ZONING: R-1-75

SITE PLAN
SCALE: 1"=10'-0"



AMIS RESIDENCE

1800 COVENTRY LANE
NICHOLS HILLS, OKLAHOMA

SAM GRESHAM
ARCHITECTURE
400 NW 23rd St., Suite B
Oklahoma City, OK 73103
405.842.2998



SITE PLAN



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PROJECT #: 220003
DATE: 04.20.22
DRAWING NO.

Coventry Ln

4.b.a

Stratford Dr

Stratford Dr



1800 Coventry Ln,
Nichols Hills, OK 73120

Attachment: BOA-2022-04 1800 Coventry (5800 : BOA 2022-04)

Board of Adjustment

Address	1800 Coventry	
Lot and Block	Lot #1	Block #101
Zone	R-1-75	
City	Nichols Hills	
County	Oklahoma	
State Zip Code	73120	

Type of Building or Fence

Main Building
Accessory Building
Fence

Check Box
Below New Addition

		X

Type of Adjustment

1. Front Setback
2. Rear Setback
3. Side Setback (Westside)
4. Side Setback
5. Building Lot Coverage
6. Floor Area Ratio
7. Height
8. Building Envelope

Allowed	Proposed	Amount over Allowed
		0
		0
9 ft	6 ft 1 inch	2 ft 11 Inches
		0
		0
		0
		0

Explanation

9. Other

NOTES:

Applicant would like to propose an addition and a variance for th









4.b.a

REC#: 00159099 4/08/2022 2:45 PM
OPER: NB TERM: 010
REF#: 2124
PAID BY:

TRAN: 850.0000 Variance Request
1800 COVENTRY
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

Attachment: BOA-2022-04 1800 Coventry (5800 : BOA 2022-04)

RECEIVED

By Andrew Rice at 8:17 am, 4/11/22

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Report is for Account Number R169841195 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.

STATE OF OKLAHOMA }
COUNTY OF OKLA. } sec

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 5004th Redbird

Filed in the office of the County Assessor
on the 4th day of April, 2022

Given under my hand and official seal this
4th day of April, 2022

County Assessor

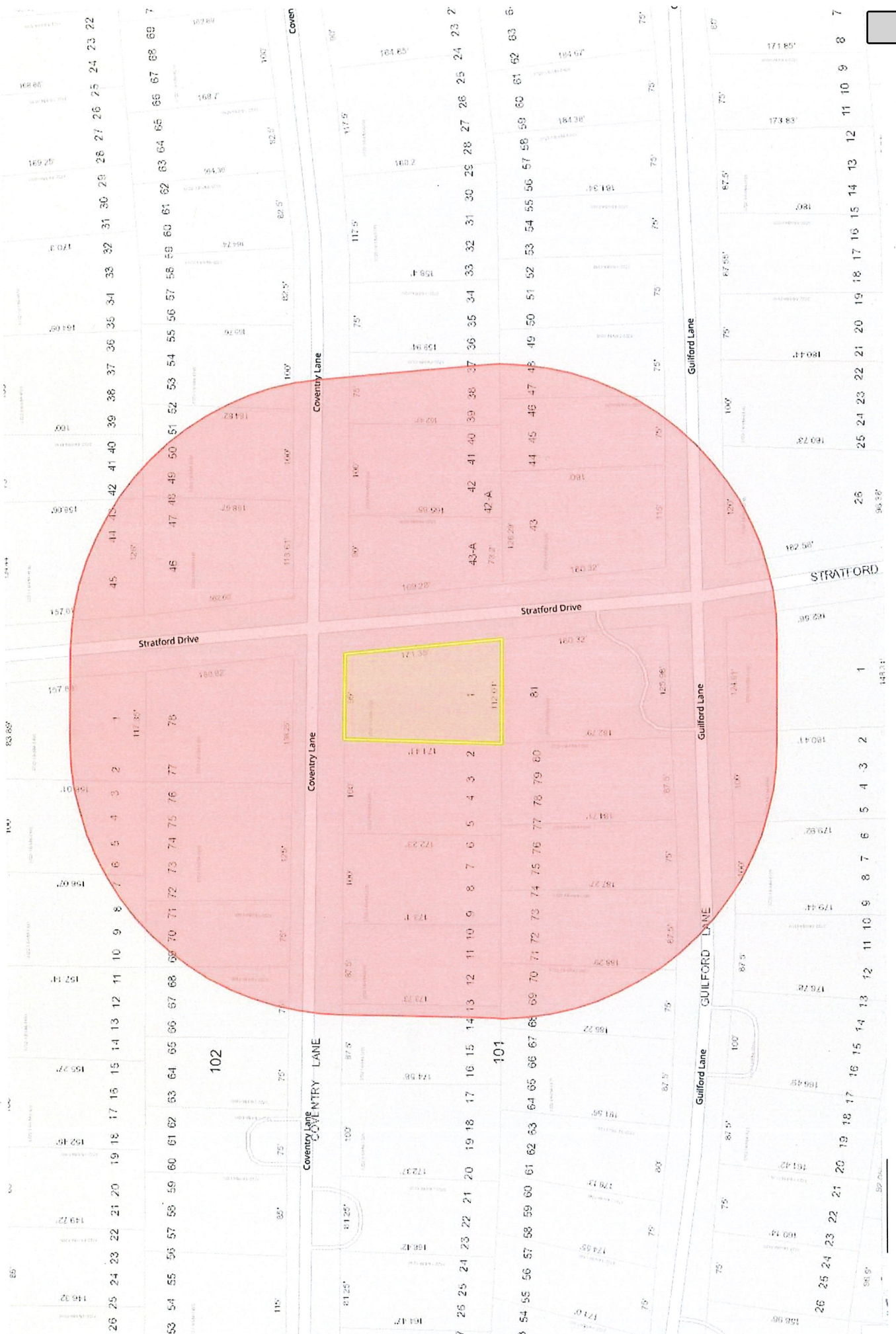
K. Burch Deputy

Oklahoma County Assessor
300 ft Radius Report
4/4/2022

accountno	name1	name2	mailingaddress1	mailingaddress2	city	state	zipcode	subname	block	lot	legal	location
R169841105	MCDONALD JEAN A		656 JORDAN RD		SEDONA	AZ	86336-3534	NICHOLS HILLS WILSHIRE	100	000	NICHOLS HILLS WILSHIRE 100 000 LOTS 6 THRU 9	1804 GUILFORD LN NICHOLS HILLS
R169841100	BOND ANNE H		1802 GUILFORD LN		NICHOLS HILLS	OK	73120-4731	NICHOLS HILLS WILSHIRE	100	000	NICHOLS HILLS WILSHIRE 100 000 LOTS 2 THRU 5	1802 GUILFORD LN NICHOLS HILLS
R169841095	TRUSS NASH PHILLIP III TRUST	TRUSS NASH PHILLIP III TRS	1800 GUILFORD LN		NICHOLS HILLS	OK	73120-4731	NICHOLS HILLS WILSHIRE	100	001	NICHOLS HILLS WILSHIRE 100 001	1800 GUILFORD LN NICHOLS HILLS
R169840165	WILSON TROY L REV TRUST		1724 GUILFORD LN		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	096	026	NICHOLS HILLS WILSHIRE 096 026	1724 GUILFORD LN NICHOLS HILLS
R169840345	JARMAN ROBERT	NELSON JENNIFER	1731 GUILFORD LN		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	097	043	NICHOLS HILLS WILSHIRE 097 043	1731 GUILFORD LN NICHOLS HILLS
R169841400	SCOTT DAVIS LAND COMPANY LLC		3400 NW 175TH ST		EDMOND	OK	73012	NICHOLS HILLS WILSHIRE	101	081	NICHOLS HILLS WILSHIRE 101 081	1801 GUILFORD LN NICHOLS HILLS
R169841395	DANIELYAN GARNIK		1803 GUILFORD LN		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	101	000	NICHOLS HILLS WILSHIRE 101 000 E12 1/2FT LOT 77 & ALL 78 79 & 80	1803 GUILFORD LN NICHOLS HILLS
R169841390	NICHOLSON JAMES M & SUSAN B TRS	NICHOLSON FAMILY REV LIVING TRUST	1805 GUILFORD LN		NICHOLS HILLS	OK	73120-4730	NICHOLS HILLS WILSHIRE	101	000	NICHOLS HILLS WILSHIRE 101 000 LOT 75 76 & W12 LOT 77	1805 GUILFORD LN NICHOLS HILLS
R169841385	VAUGHT THOMAS R & KATHRYN DAY		1807 GUILFORD LN		NICHOLS HILLS	OK	73120-4730	NICHOLS HILLS WILSHIRE	101	000	NICHOLS HILLS WILSHIRE 101 000 LOTS 71 72 73 & W 74	1807 GUILFORD LN NICHOLS HILLS
R169840355	ALMARAZ MICHAEL L & LINDA K		1723 GUILFORD LN		NICHOLS HILLS	OK	73120-1013	NICHOLS HILLS WILSHIRE	097	000	NICHOLS HILLS WILSHIRE 097 000 LOTS 44 45 & 46	1723 GUILFORD LN NICHOLS HILLS
R169841380	LAWP INVESTMENTS LLC		PO BOX 20787		OKLAHOMA CITY	OK	73156	NICHOLS HILLS WILSHIRE	101	000	NICHOLS HILLS WILSHIRE 101 000 LOTS 68 69 & 70	1809 GUILFORD LN NICHOLS HILLS
R169840365	GARRETT PATRICK W		1721 GUILFORD LN		NICHOLS HILLS	OK	73120-1013	NICHOLS HILLS WILSHIRE	097	000	NICHOLS HILLS WILSHIRE 097 000 LOTS 47 48 & 49	1721 GUILFORD LN NICHOLS HILLS

R169840330	REGENS LESLIE M & JAMES L TRS	REGENS LESLIE MORGAN TRUST	1724 COVENTRY LN		NICHOLS HILLS	OK	73120-1004	NICHOLS HILLS WILSHIRE 097	000	NICHOLS HILLS WILSHIRE 097 000 LOTS 37 38 & 39	1724 COVENTRY LN NICHOLS HILLS
R169840335	SMYTHE SABRINA A		1726 COVENTRY LN		NICHOLS HILLS	OK	73120-1004	NICHOLS HILLS WILSHIRE 097	000	NICHOLS HILLS WILSHIRE 097 000 LOTS 40 41 42 & 42A	1726 COVENTRY LN NICHOLS HILLS
R169840340	FEAGAN JEFFREY		1028 PALMER AVE		GLENWOOD SPRINGS	CO	81601	NICHOLS HILLS WILSHIRE 097	43A	NICHOLS HILLS WILSHIRE 097 43A	1728 COVENTRY LN NICHOLS HILLS
R169841195	AMIS CHARLES		1800 COVENTRY LN		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE 101	001	NICHOLS HILLS WILSHIRE 101 001	1800 COVENTRY LN NICHOLS HILLS
R169841200	MORGAN MICHAEL D & GRETTA S		1802 COVENTRY LN		NICHOLS HILLS	OK	73120-4704	NICHOLS HILLS WILSHIRE 101	000	NICHOLS HILLS WILSHIRE 101 000 LOTS 2 THRU 5	1802 COVENTRY LN NICHOLS HILLS
R169841205	CANDELARIA MICHAEL		1804 COVENTRY LN		NICHOLS HILLS	OK	73120-4704	NICHOLS HILLS WILSHIRE 101	000	NICHOLS HILLS WILSHIRE 101 000 LOTS 6 THRU 9	1804 COVENTRY LN NICHOLS HILLS
R169841210	HARRIS CROSBY N 2003 REV TRUST		901 E BRITTON		OKLAHOMA CITY	OK	73114-7802	NICHOLS HILLS WILSHIRE 101	000	NICHOLS HILLS WILSHIRE 101 000 LOTS 10 THRU 12 & E 1/2 13	1806 COVENTRY LN NICHOLS HILLS
R169841215	DOESCHER MARK P	RHOADES DOROTHY A	1808 COVENTRY LN		NICHOLS HILLS	OK	73120-4704	NICHOLS HILLS WILSHIRE 101	000	NICHOLS HILLS WILSHIRE 102 000 W 1/2 LOT 13 ALL	1808 COVENTRY LN NICHOLS HILLS
R169841690	ASHMORE GLENN ALLAN & ARLENE ZISSA TRS	ASHMORE GLENN ALLAN & ARLENE ZISSA TRUST	1801 COVENTRY LN		NICHOLS HILLS	OK	73120-4703	NICHOLS HILLS WILSHIRE 102	000	NICHOLS HILLS WILSHIRE 102 000 LOTS 77 & 78	1801 COVENTRY LN NICHOLS HILLS
R169841670	BABER SAMINA TRS	BABER SAMINA TRUST	1807 COVENTRY LN		NICHOLS HILLS	OK	73120-4703	NICHOLS HILLS WILSHIRE 102	000	NICHOLS HILLS WILSHIRE 102 000 LOTS 72 THRU 76	1807 COVENTRY LN NICHOLS HILLS
R169841668	BLANEY JOHN K & HILARIE H		1809 COVENTRY LN		NICHOLS HILLS	OK	73120-4703	NICHOLS HILLS WILSHIRE 102	000	NICHOLS HILLS WILSHIRE 102 000 LOTS 69 70 & 71	1809 COVENTRY LN NICHOLS HILLS
R169841665	OCONNOR DIANE COOPER TIMMERMAN		1811 COVENTRY LN		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE 102	000	NICHOLS HILLS WILSHIRE 102 000 LOTS 66 67 & 68	1811 COVENTRY LN NICHOLS HILLS
R16984165	GOETZINGER CAROL C TRS	GOETZINGER CAROL TRUST	1729 COVENTRY LN		NICHOLS HILLS	OK	73120-1003	NICHOLS HILLS WILSHIRE 111	000	NICHOLS HILLS WILSHIRE 111 000 LOTS 46 & 47 & W12 1/2FT LOT 48	1729 COVENTRY LN NICHOLS HILLS

R169844180	PAQUE MATTHEW A & BRITTANIE G					NICHOLS HILLS	OK	73120-1003	NICHOLS HILLS WILSHIRE 111	000	NICHOLS HILLS WILSHIRE 111 000 E/2FT OF LOT 48 & ALL LOTS 49 50 51 & W/2 OF LOT 52	1727 COVENTRY LN NICHOLS HILLS
R169844195	KLINGENBERG RICHARD M					NICHOLS HILLS	OK	73120-1003	NICHOLS HILLS WILSHIRE 111	000	NICHOLS HILLS WILSHIRE 111 000 E 1/2 LOT 52 ALL LOTS 53 54 & 55 & W2.5FT LOT 56	1725 COVENTRY LN NICHOLS HILLS
R169844160	BROWN RONALD L TRS	BUTTS CASEY H TRS	1728 DORCHESTER PL			NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE 111	000	NICHOLS HILLS WILSHIRE 111 000 LOTS 43 THRU 45	1728 DORCHESTER PL NICHOLS HILLS
R169841405	CARNEY KENNETH L & SUSAN A		1800 DORCHESTER PL			NICHOLS HILLS	OK	73120-4710	NICHOLS HILLS WILSHIRE 102	000	NICHOLS HILLS WILSHIRE 102 000 LOTS 1 & 2	1800 DORCHESTER PL NICHOLS HILLS
R169844145	DEWBRE JEREMY R & SENECA		1724 DORCHESTER PL			NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE 111	000	NICHOLS HILLS WILSHIRE 111 000 LOTS 40 THRU 42	1724 DORCHESTER PL NICHOLS HILLS
R169841415	HOGSETT JASON P	HOGSETT LAURA D	1802 DORCHESTER PL			NICHOLS HILLS	OK	73120-4710	NICHOLS HILLS WILSHIRE 102	000	NICHOLS HILLS WILSHIRE 102 000 LOTS 3 4 5 & 6	1802 DORCHESTER PL NICHOLS HILLS
R169841435	SINGLETON FAMILY TRUST		1804 DORCHESTER PL			NICHOLS HILLS	OK	73120-4710	NICHOLS HILLS WILSHIRE 102	000	NICHOLS HILLS WILSHIRE 102 000 LOTS 7 THRU 10	1804 DORCHESTER PL NICHOLS HILLS



RECEIVED

By Andrew Rice at 8:19 am, 4/11/22

4.b.a

**TRUSTEES' DEED
(SURFACE ONLY)**



20190715010972600
07/15/2019 04:45:56 PM
Bk:RE14076 Pg:1289 Pgs:3 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE made July 12th, 2019 by and between Susan E. Amis and BOKF, NA dba Bank of Oklahoma, as co-trustees of Betsy Amis Daugherty Family Trust, dated May 7, 2004 (hereinafter referred to as "Grantor"), and Charles Amis (referred to hereinafter as "Grantee"), whose mailing address for purposes of this instrument is 1800 Coventry Lane, Oklahoma City, Oklahoma 73120.

WITNESSETH; THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents, GRANT, BARGAIN, SELL, CONVEY, AND ASSIGN unto Grantee, its successors and assigns, all of Grantor's right, title, and interest in the real property situated in OKLAHOMA County, State of Oklahoma, and described on the attached Exhibit A, LESS AND EXCEPT all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, all metallic minerals, and all other minerals of every kind and nature on, in and under that are associated with and/or may be produced from the Property described above and all rights appurtenant thereto and the term "Property" shall not include any mineral rights, and SUBJECT TO easements, rights-of-way, restrictive covenants and oil and gas leases of record, if any, and to zoning ordinances.

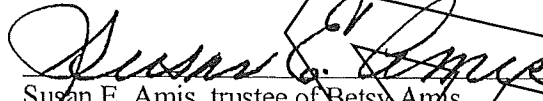
TO HAVE AND TO HOLD the same, together with all and singular the rights privileges and appurtenances thereto belonging or in anywise belonging to said Grantee, its successors and assigns forever.

THIS CONVEYANCE IS MADE WITHOUT WARRANTY, express or implied, but there is hereby conveyed unto Grantee all of the right, title, and interest of Grantor in and to any and all warranties and covenants of or concerning title heretofore made by any person or legal entity with respect to the above described real property, and Grantee shall have the same rights with respect to such warranties and the enforcement thereof as Grantor now has.

IN WITNESS WHEREOF, Grantor has executed and delivers this instrument effective the day and year first above written.

"EXEMPT DOCUMENTARY STAMP TAX- 68 O.S. §3201 and Okla. Admin. Code 710:30-1-9 (1) - TRANSFER FOR NO CONSIDERATION"

Attachment: BOA-2022-04 1800 Coventry (5800 : BOA 2022-04)


 Susan E. Amis, trustee of Betsy Amis
 Daugherty Family Trust, dated May 7, 2004

BOKF, NA dba Bank of Oklahoma, trustee
 of Betsy Amis Daugherty Family Trust,
 dated May 7, 2004


 Gordon G. Baker, Vice President

STATE OF OKLAHOMA)
) ss:
 COUNTY OF Canadian)

Before me, the undersigned, a Notary Public in and for said County and State on
July 3, 2019 personally appeared Susan E. Amis, trustee of Betsy Amis Daugherty
 Family Trust, dated May 7, 2004.

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




 Notary Public

STATE OF OKLAHOMA)
) ss:
 COUNTY OF OK)

Before me, the undersigned, a Notary Public in and for said County and State on
July 12, 2019 personally appeared Gordon G. Baker on behalf of BOKF, NA dba Bank
 of Oklahoma, trustee of Betsy Amis Daugherty Family Trust, dated May 7, 2004.

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



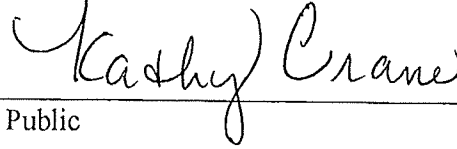

 Notary Public

EXHIBIT A

Lot One (1), Block One Hundred One (101), Wilshire Section of Nichols Hills, Oklahoma, as shown by the recorded plat thereof.

Commonly known as 1800 Coventry Lane, Oklahoma City, Oklahoma 73120;

AFTER RECORDING, PLEASE RETURN TO:

Mugg | Winston
1008 S Bryant Ave., Suite 100
Edmond, Oklahoma 73034

W1

20190715010972600
Filing Fee: \$17.00

07/15/2019 04:45:56 PM
DEED

