

MINUTES

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

**Original agenda filed in the Office of the City Clerk at 11:40 AM
on the 4th day of May, 2022.**

1. Call to Order
2. Roll Call

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

3. Minutes
 - a. April 20, 2022 Minutes

MOTION: Clements moved to approve the April 20, 2022 minutes as presented. Herzel seconded the motion.

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

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.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application on behalf of the applicants to the Board of Adjustment.

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

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

MOTION: Covington moved that application number BOA 2022-03 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:	John Covington
SECONDER:	Edward Clements
AYES:	Slater, Clements, Covington, Herzel
ABSENT:	Lippert

- 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.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application on behalf of the applicants to the Board of Adjustment.

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

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

MOTION: Herzel moved that application number BOA 2022-04 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:	Larry Herzel
SECONDER:	John Covington
AYES:	Slater, Clements, Covington, Herzel
ABSENT:	Lippert

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