

1. Agenda

Documents:

[2022-06-15 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1725.PDF](#)

2. Meeting Materials

Documents:

[2022-06-15 BOARD OF ADJUSTMENT - FULL AGENDA-1725.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, June 15, 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. May 18, 2022 Minutes
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA 2022-05, for which the applicants at 1802 Guilford Lane are seeking a 6' variance to the east side yard setback.

BACKGROUND

BOA 2022-05 - 1802 Guilford Lane

The property is zoned R-1-75.

The applicants desire to build an accessory structure. For the proposed accessory structure, the applicants are seeking a 6' variance to the east side yard setback, leaving zero-foot east side yard setback.

- b. PUBLIC HEARING: Case No. BOA 2022-06, for which the applicants at 6500 Trenton Road are seeking a 275 square foot building lot coverage variance.

BACKGROUND

BOA 2022-06 - 6500 Trenton Road

The property is R-1-60.

The applicants desire to build a new house. The allowable Building Lot Coverage (BLC) is 2,779 square feet. For the proposed new house, the applicants are seeking a 275 square foot variance from the allowable BLC, for a proposed 3,054 square foot BLC.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 1:00 PM on the 3rd day of June, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:20 PM on the 3rd day of June, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 3rd of June, 2022; and transmitted by email at 5:00 PM on the 3rd day of June, 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

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Nichols Hills Board of Adjustment
Wednesday, June 15, 2022 at 5:30 PM
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- a. PUBLIC HEARING: Case No. BOA 2022-05, for which the applicants at 1802 Guilford Lane are seeking a 6' variance to the east side yard setback.

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The property is zoned R-1-75.

The applicants desire to build an accessory structure. For the proposed accessory structure, the applicants are seeking a 6' variance to the east side yard setback, leaving zero-foot east side yard setback.

- b. PUBLIC HEARING: Case No. BOA 2022-06, for which the applicants at 6500 Trenton Road are seeking a 275 square foot building lot coverage variance.

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BOA 2022-06 - 6500 Trenton Road

The property is R-1-60.

The applicants desire to build a new house. The allowable Building Lot Coverage (BLC) is 2,779 square feet. For the proposed new house, the applicants are seeking a 275 square foot variance from the allowable BLC, for a proposed 3,054 square foot BLC.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 1:00 PM on the 3rd day of June, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:20 PM on the 3rd day of June, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 3rd of June, 2022; and transmitted by email at 5:00 PM on the 3rd day of June, 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, 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

Attachment: May 18 2022 Minutes (5842 : 3 May 18, 2022 Minutes)



CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2022-05**

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 Two (2), Three (3), Four (4), and Five (5), Block One Hundred (100), Wilshire Section of Nichols Hills, Oklahoma, according to the recorded plat thereof.

The property is also known as **1802 Guilford Lane**. Current zoning is **R-1-75**.

The applicants desire to build an accessory structure. For the proposed accessory structure, the applicants are seeking a 6' variance to the east side yard setback, leaving zero-foot east side yard setback.

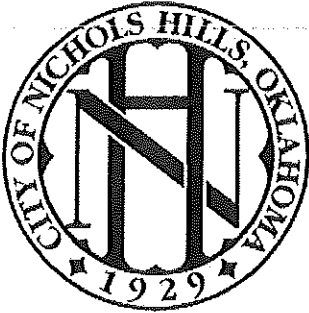
A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 15th day of June, 2022 at 5:30 p.m.

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 1st day of June, 2022.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2022-05 1802 Guilford (5843 : BOA 2022-05)



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Nichols Hills Board of Adjustment
Hearing and Action

RECEIVED

By Jason M at 4:30 pm, 5/13/22

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: ANNE BOND / BARKER
 Mailing address: 1802 GUILFORD NICHOLS HILLS OK 73120
 Telephone number(s): (405) 570-2581
 Email address(es): annebarker36@gmail.com
 Address and legal description of subject property: 1802 GUILFORD LOTS 2-3-4-5 BLK 100
WILSHIRE SECTION
OF NICHOLS HILLS OK
COUNTY
 Current zoning classification: R 175
 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.

Attachment: BOA-2022-05 1802 Guilford (5843 : BOA 2022-05)

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.

CHANGE SETBACK DISTANCE ON EAST
SIDE YARD TO ZERO

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(3)

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

IT WOULD REQUIRE THE DEMOLITION OF
A NEW PERGOLA BUILT TO REPLACE ORIGINAL
BUILT IN 1995. (SEE ATTACHED LETTERS)

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

IT HOLDS MEMORIES OF THE MARRIAGE
OF ANNE BARKER AND DECEASED HUSBAND

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

I CAN NOT SEE HOW THE PUBLIC OR
CITY OF NICHOLS HILLS WOULD BE AFFECTED

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

I DO NOT HAVE SUFFICIENT KNOWLEDGE
TO DETERMIN THIS QUESTION.

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

IT WOULD ALLOW NEW STRUCTURE
TO STAND.

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

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

OVER RULE THE 6' SET BACK TO
ALLOW STRUCTURE TO SIT ON PROPERTY LINE.

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:

DILLION THOMPSON

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 11 day of MAY, 2022.

Signature: Patricia Anne Howell Bond Barker

Print applicant's full legal name: Patricia Anne Howell Bond Barker

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

Oklahoma County Assessor
300 ft. Radius Report
5/31/2022

4.a.a

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R169841010	LANCASTER PHIL G	LANCASTER IRENE M	1804 ELMHURST AVE		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	099	003	NICHOLS HILLS WILSHIRE 099 003	1804 ELMHURST AVE NICHOLS HILLS
R169841005	RAINDROP PROPERTY LLC		1802 ELMHURST AVE		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	099	002	NICHOLS HILLS WILSHIRE 099 002	1802 ELMHURST AVE NICHOLS HILLS
R169841015	NEVILLE ROBERT M & JUDY J TRS	NEVILLE FAMILY TRUST	1806 ELMHURST AVE		NICHOLS HILLS	OK	73120-4718	NICHOLS HILLS WILSHIRE	099	000	NICHOLS HILLS WILSHIRE 099 000 LOT 4 & E10FT LOT 5	1806 ELMHURST AVE NICHOLS HILLS
R169841000	CONGER CHRISTEN J NON EXEMPT RESIDUARY TRUST		1800 ELMHURST DR		NICHOLS HILLS	OK	73116	NICHOLS HILLS WILSHIRE	099	001	NICHOLS HILLS WILSHIRE 099 001	1800 ELMHURST AVE NICHOLS HILLS
R169841020	BRADFORD ROBERT A & KAREN R		1808 ELMHURST AVE		NICHOLS HILLS	OK	73120-4718	NICHOLS HILLS WILSHIRE	099	005	NICHOLS HILLS WILSHIRE 099 005 W105FT	1808 ELMHURST AVE NICHOLS HILLS
R169841175	SINGHISEN ROBERT S & LEIGHN M TRS	RINARD JESSIE LEGACY TRUST	1807 ELMHURST		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	100	033	NICHOLS HILLS WILSHIRE 100 033	1807 ELMHURST AVE NICHOLS HILLS
R169841180	BACHARACH ROBERT FAMILY REV TRUST		1805 ELMHURST AVE		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	100	034	NICHOLS HILLS WILSHIRE 100 034	1805 ELMHURST AVE NICHOLS HILLS
R169841185	WEGENER DICK R & LINDA B		2149 DUBLIN RD		THE VILLAGE	OK	73120-3819	NICHOLS HILLS WILSHIRE	100	035	NICHOLS HILLS WILSHIRE 100 035	1803 ELMHURST AVE NICHOLS HILLS
R169841190	MERCER RONALD R & K ELAINE		1801 ELMHURST AVE		NICHOLS HILLS	OK	73120-4717	NICHOLS HILLS WILSHIRE	100	036	NICHOLS HILLS WILSHIRE 100 036	1801 ELMHURST AVE NICHOLS HILLS
R169841170	CND FAMILY LIVING TRUST		1809 ELMHURST AVE		NICHOLS HILLS	OK	73120-4717	NICHOLS HILLS WILSHIRE	100	032	NICHOLS HILLS WILSHIRE 100 032	1809 ELMHURST AVE NICHOLS HILLS
R169840170	FARMER JAZMINE		1717 ELMHURST AVE		NICHOLS HILLS	OK	73120	NICHOLS HILLS WILSHIRE	096	027	NICHOLS HILLS WILSHIRE 096 027	1717 ELMHURST AVE NICHOLS HILLS
R169841165	BRANTLEY MARIA S		333 W MAIN ST STE 470		ARDMORE	OK	73401-6320	NICHOLS HILLS WILSHIRE	100	031	NICHOLS HILLS WILSHIRE 100 031	1811 ELMHURST AVE NICHOLS HILLS

Attachment: BOA-2022-05 1802 Guilford (5843 : BOA 2022-05)

Oklahoma County Assessor
300 ft. Radius Report
5/31/2022

4.a.a

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
R169841110	LOWRY BRIAN M & LAUREN E		1806 GUILFORD LN		NICHOLS HILLS	OK	73120-4731	NICHOLS HILLS WILSHIRE	100	000	NICHOLS HILLS WILSHIRE 100 000 LOTS 10 11 12 & E 1/2 LOT 13	1806 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
R169841115	RAMADAN TAWFIX Z & SIHAM T Z TRS	RAMADAN FAMILY REV TRUST	PO BOX 1808		ADA	OK	74821-1808	NICHOLS HILLS WILSHIRE	100	000	NICHOLS HILLS WILSHIRE 100 000 W 1/2 OF LOT 13 LOTS 14 15 16 & E 1/2 OF 17	1808 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
R169841120	BLACK EVA REV TRUST		1810 GUILFORD LN		NICHOLS HILLS	OK	73120-4731	NICHOLS HILLS WILSHIRE	100	000	NICHOLS HILLS WILSHIRE 100 000 W 1/2 OF LOT 17 & ALL 18 19 & 20	1810 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 E 1/2 LOT 74 & ALL LOT 75 76 & W12 1/2FT OF 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 1/2 74	1807 GUILFORD LN NICHOLS HILLS

Attachment: BOA-2022-05 1802 Guilford (5843 : BOA 2022-05)

Oklahoma County Assessor
300 ft. Radius Report
5/31/2022

4.a.a

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
R169841375	LAKELAND INVESTMENTS LLC		7122 S SHERIDAN RD STE 2 254		TULSA	OK	74133	NICHOLS HILLS WILSHIRE	101	000	NICHOLS HILLS WILSHIRE 101 000 E20FT OF LOT 64 & ALL OF LOTS 65 THRU 67	1811 GUILFORD LN NICHOLS HILLS
R169840340	FEGAN JEFFREY		2560 S PENNSYLVANIA ST		DENVER	CO	80210	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

Board of Adjustment

Address	1802 Guilford	
Lot and Block	Lot 2,3,4,5	BLK 100
Zone	R-1-75	
City	Nichols Hills	
County		
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
		0
		0
East 6'	0	6'
		0
		0
		0
		0

Explanation

9. Other

NOTES:

Application for Variance – Development Regulation Worksheet

Applicant's Name: BOB POWERS

Property Address: 1802 GUILFORD

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)	EAST SIDE YARD 6'	ZERO	6'
Building Lot Coverage			
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		

annehbarker36@gmail.com

To: Nichols Hills
Subject: Recollections and thoughts of the history of my ownership of the property at 1802 Guilford Lane

To: The Board of Adjustment
 6407 Avondale Drive
 Nichols Hills, OK 73116

From: Anne H. Barker
 1802 Guilford Lane
 Nichols Hills, OK 73120

I am Anne H. Barker. I have been a resident of Nichols Hills since July, 1960, almost 62 years. At that time, my late first husband, Reford Bond, and I purchased our first house in Nichols Hills at 1730 Westminster Place.

Five years later, in 1965, as our family had grown in size, we purchased the property at 1802 Guilford Lane. We bought it from the Fellinghams who had commissioned its design, engineering, and building from Raymond Carter. It was the first house designed and constructed by Mr. Carter after he had graduated from the O.U. School of Architecture. He has designed and built many houses in Nichols Hills. His designs are known for their good design and excellent proportions.

At that time, there was no fence between the properties at 1800 and 1802. Instead, there was a privet hedge that was kept up by the Schueler's, the then owners of 1800.

In 1973, Reford Bond and I dissolved our marriage and he moved away from 1802.

In 1975, I married Marcus Barker, M.D. We lived at his house at Lake Blue Stem in Oklahoma City until 1980 when we moved to the house at 1802 Guilford Lane. In the meantime, the house at 1802 had been rented to our late friend, Pete Post.

In 1979, the property at 1800 Guilford Lane was purchased by Phillip and Mary Truss. The Trusses had a swimming pool built in their back yard and a 6' privacy fence constructed around the back yard. This fence has been maintained by Phillip Truss from that time to the present.

I became more of a gardener after the return to 1802. I converted the front yard into a garden with walkways in and around the raised flower beds and with plants and flowers in bloom for many of the months of the year. As construction was one of Dr. Barker's hobbies, he did most of the work. Many of our neighbors expressed their love and appreciation for the garden and its evolving, blooming flowers.

Around 1995, I asked Dr. Barker to build a pergola for me on the east side of the house, between the Truss's fence and the house. It was the one of the two areas that offered access from the front to the back of the property. As it was shaded from early afternoon through the rest of the day, I thought it would be a nice, shady place for the two of us to sit and enjoy being outdoors together.

Dr. Barker and I designed and he built the first part of the pergola, that is, all but the permanent roof. The pergola was built of redwood lattice. In addition, Dr. Barker also designed and built the gate that faced the front of the property. He put a lot of thought into the design. On either side of the gate, at the top, he carved an intertwined capital A (for Anne) and capital M (for Marcus). This carving symbolized our relationship and the fact that this was, for each of us, the best time of our lives.

Around this time, Marcus' health began to fail and he was diagnosed with stage 3, colon cancer. After surgery, treatment and remission, he felt ready to finish the pergola. However, as time went by, it was apparent that he no longer had the energy to do that kind of work and a permanent roof to the pergola was never built.

Now, moving forward to 2021, after all of these years, some of the wood used to build the original pergola was showing its age and wear. Some of the slats were falling off, and it was unsafe. I thought that it needed to be repaired or replaced. I was looking for someone who had the right experience,

Attachment: BOA-2022-05 1802 Guilford (5843 : BOA 2022-05)

who could advise me on the pergola, and who had the skill to do the work needed to get it back to being safe, usable, and beautiful.

Fortunately, I was lucky enough to be referred to Bob Powers, a very well-known and respected, local, master carpenter. After meeting and discussing the fact that I simply wanted the pergola to get back into good, usable, and safe condition, and finally, to have the originally planned roof constructed, Bob consented to work with me.

As I did not know anything about any permits being needed to reconstruct, repair or replace existing structures, including fences and pergolas, I, naturally, did not mention such an idea to Mr. Powers. Mr. Powers inspected the project and said that he thought that the wood was in such bad shape that it would come closer to meeting my expectations if the pergola was replaced. We agreed. He proceeded to meticulously take down and rebuild the existing pergola. He even cut out the pieces of wood from the original gate with the intertwined A and M as a favor to me. He refinished these pieces of wood and mounted them on the new gate as acknowledgement of the love and inspiration that had motivated the pergola in the first place.

Today, the pergola looks much better than it did before Mr. Powers work on it. it is, overall, an upgrade for the neighborhood.

So, we now find ourselves at this new place.

Regarding the exclusion of the 6' next to the property line, my guess is that the reason for the 6' between the property line and any structure is because it might block access to and from the back yard. The pergola does not now, nor has it ever blocked access to and from the back yard. The latch on this new gate is even easier to operate than was the previous gate.

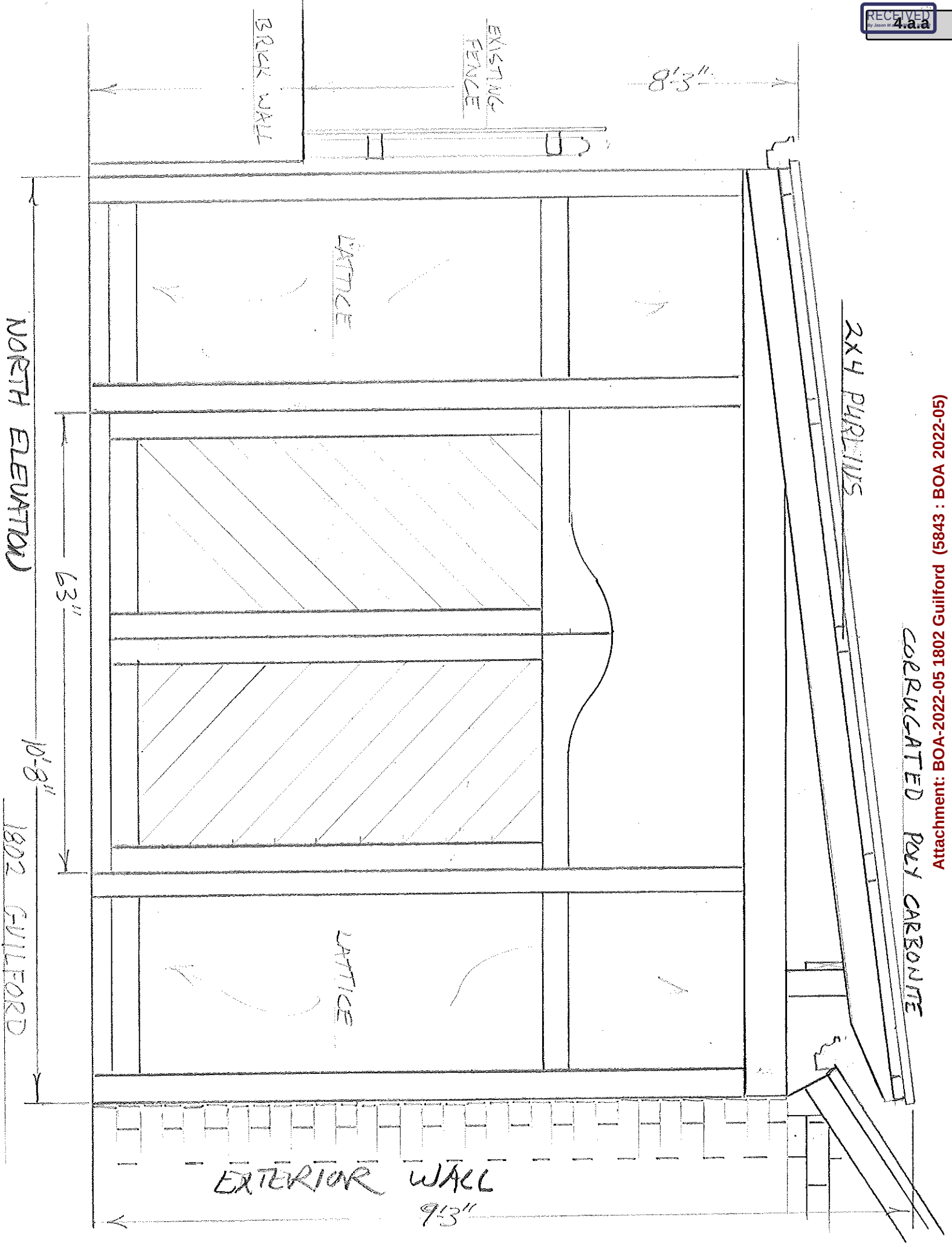
Primarily, as a reminder and memory of my beloved late husband, I would hope to keep the pergola. As the pergola has been in existence for over 25 years, and hasn't hampered Nichols Hills, Oklahoma Natural Gas, OG&E, AT & T, Cox Communications, or ADT from doing whatever they have needed to do in the back yard of 1802 or along the eastern or southern property lines, I respectfully request that the pergola be allowed to stand as it has been for over 25 years and as it has been rebuilt in order to be in good and safe condition.

I have not been told about the nature of the complaint that was filed with Nichols Hills. It seems very strange that anyone would file a complaint against something that has existed, essentially, for 25 years. As I said, I do not know and can only guess about the nature of the complaint. If the nature of the complaint happens to be about the poly carbon roof, then perhaps this matter could be resolved by the removal of the poly carbon roof. Mr. Powers tells me that this can be accomplished with relative ease.

Thank you for your time and consideration.

Best regards,

Anne H. Barker



(ORDER BY NUMBER)

BOOK 4344 PG 464

WARRANTY DEED

Statutory Form---Individual

Know All Men by These Presents:

That Reford Bond

of Oklahoma County,

State of Oklahoma, part Y of the first part, in consideration of the sum of Ten and more

DOLLARS

in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and

Convey unto Anne Howell Bond, 1902 GUILFORD LANE, OK. CITY 73120,

Oklahoma County, State of Oklahoma, part Y

of the second part, the following described real property and premises situate in Oklahoma

County, State of Oklahoma, to-wit:

Lots 2, 3, 4 and 5, Block 100, Wilshire Section of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof,

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 part Y of the second part, her heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature, except one mortgage to Oklahoma City Federal Savings and Loan Association in the original principal amount of \$26,000, which second party assumes and agrees to pay.

Signed and delivered this 2nd day of August, 1974



Reford Bond

STATE OF OKLAHOMA }
COUNTY OF Oklahoma } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 2 day of August, 1974, personally appeared Reford Bond

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 April 5, 1975 Reford J. Smith Notary Public

INDIVIDUAL ACKNOWLEDGMENT

(Oklahoma Form)

STATE OF _____ County of _____, ss:
Before me the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 19_____, personally appeared _____
to me known to be the identical person _____ who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ 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 _____ Notary Public

INDIVIDUAL ACKNOWLEDGMENT

(Oklahoma Form)

STATE OF _____ County of _____, ss:
Before me the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 19_____, personally appeared _____
to me known to be the identical person _____ who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ 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 _____ Notary Public

WARRANTY DEED

FORM NO. 290-AF

(ORDER BY NUMBER)

Statutory Form Individual

FROM

TO

STATE OF _____

ss. _____ County _____

This instrument was filed for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded _____ in Book _____ of _____ at page _____ Fee \$ _____

By _____ County Clerk.

Deputy.

RETURN TO

100 PARK AVE.

OK. CITY OK 73102

NOTARY ACKNOWLEDGMENT OF SIGNATURE BY MARK

(Oklahoma Form)

STATE OF _____ County of _____, ss:
Before me, _____, a Notary Public in and for said County and State on this _____ day of _____, 19_____, personally appeared _____

to me known to be the identical person _____ who executed the within and foregoing instrument by _____ mark in my presence and in the presence of _____
as witnesses and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.
In Witness Whereof, I have hereunto set my hand and official seal the day and year last above written.

My commission expires: _____ Notary Public
NOTE: The signature by mark of a lessor who cannot write his name must be witnessed by two witnesses, one of whom must write lessor's name.

BOB POWERS CARPENTRY

1709 GEETA RD. EDMOND, OK. 73003

(405) 204-7712

11/5/22

To The Board of Adjustment

6407 Avondale Drive

Nichols Hills, OK. 73116

Regarding application for a variance of the east side setback at 1802 Guilford. I have been a self employed carpenter/ contractor for 45 years. My business model from the start was always leave behind a satisfied customer. As a result I have customers who have called back many times for additional jobs as well as referred me to friends and neighbors who were looking for someone with my skills. This was the case that connected me with Anne Barker. She showed me the pergola that her deceased husband had built in 1995. She told me her late husband Dr. Marcus Barker and she designed the original structure together and he proceeded to begin the work. Sadly Dr. Barker was struck with cancer after erecting the posts and lattice supports as well as the main perimeter beams. His illness made him too weak to continue the rest of the construction. Upon inspecting the pergola I saw that he had set the posts in concrete below grade. This led to their becoming rotted at the base and not satisfactory to keep them. I told Anne that the only option was to take down the original structure and build back from the ground up with new posts set on post anchors secured to concrete footings above grade. She accepted my proposal and insisted that it be returned to the original design and to complete the work of a lattice cover with a clear polycarbonate roof covering over the lattice.

This is the first project I have ever built in Nichols Hills and did not believe a permit would be required since it was a replacement for a structure that had existed for 27 years. When Anne called me last month and told me an inspector

had said that it may have to come down I was overcome with the idea that I may have to destroy a beautiful pergola.

And worse yet that an 85 year old lady who trusted me to complete a project built by her husband would see it disappear. Please allow this to remain.

Respectfully,

Robert E. Powers III

A handwritten signature in black ink that reads "Robert E. Powers III". The signature is written in a cursive style with a large, stylized "R" and "P".

Attachment: BOA-2022-05 1802 Guilford (5843 : BOA 2022-05)

TOTAL COST \$11,500.⁰⁰

DATE

SIGNATURE

May 11, 2022

City Of Nichols Hills
Board of Adjustment
6407 Avondale Drive
Nichols Hills, OK 73116

To whom it may concern:

RE: 1802 Guilford Lane

I live to the east at 1800 Guilford Lane, and have since 1979. The reason of my letter is that I have no issue with the new pergola that the home owner built on the east side of 1802 Guilford which is next to my property on the west side. This has enhanced our properties from the front and I feel that this has improved the values. Also more fencing will provide even more enhancement going from the front of our homes to the back of property. Please contact me for further questions.

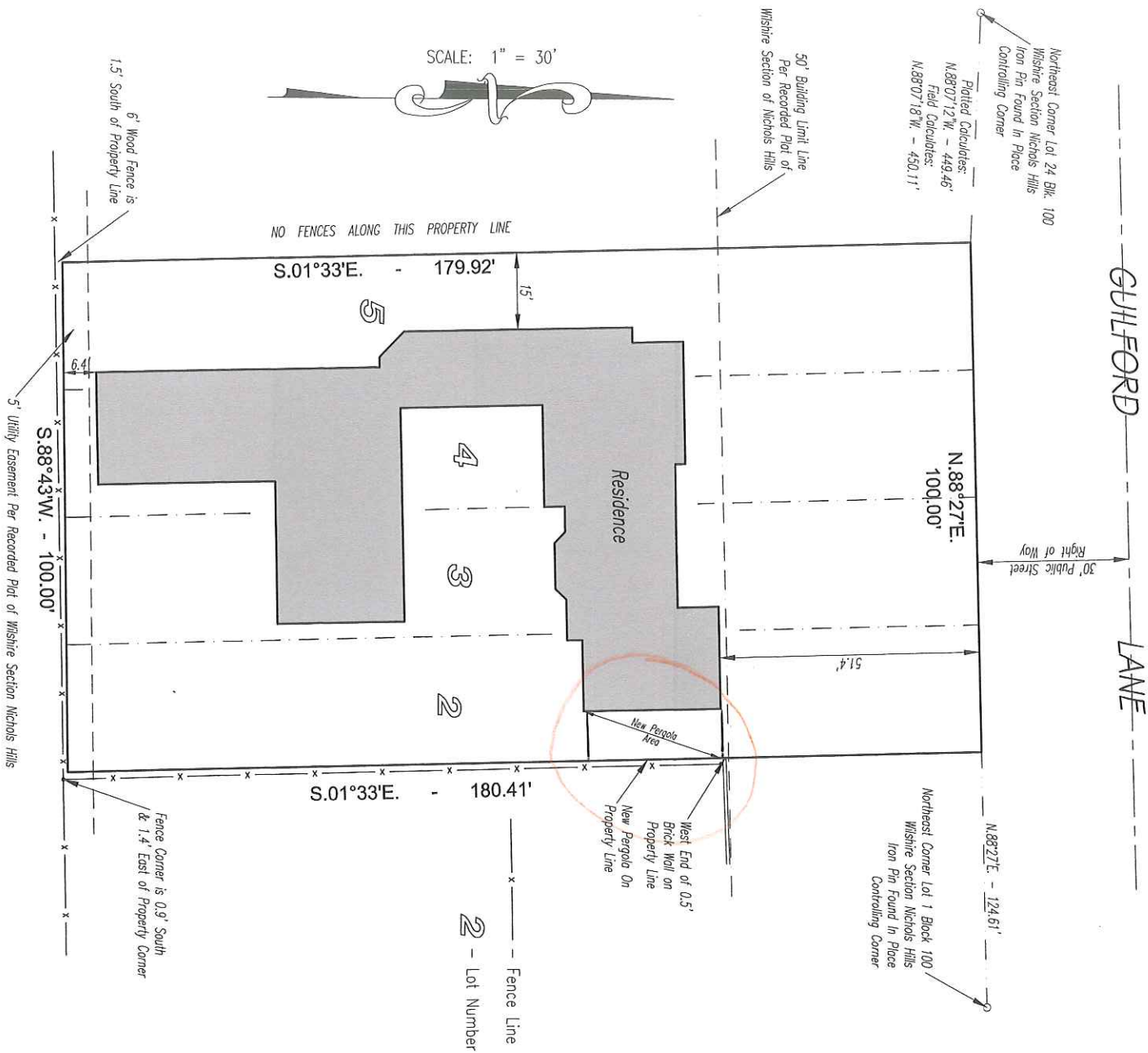
Thank You for your consideration,



Phillip Truss

1800 Guilford Lane
Nichols Hills, OK 73116.

PLAT OF SURVEY
Lots 2 through 5, inclusive, in Block 100 of Wilshire Section of Nichols Hills
Nichols Hills, Oklahoma County, Oklahoma



CERTIFICATE OF SURVEY

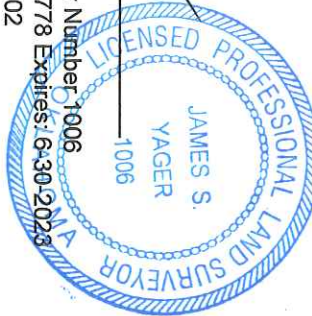
I, James S. Yager, a Licensed Professional Land Surveyor, hereby certify the a careful survey was made by me of the following:

Lots 2 through 5, inclusive, in Block 100 of Wilshire Section Nichols Hills, an addition to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.

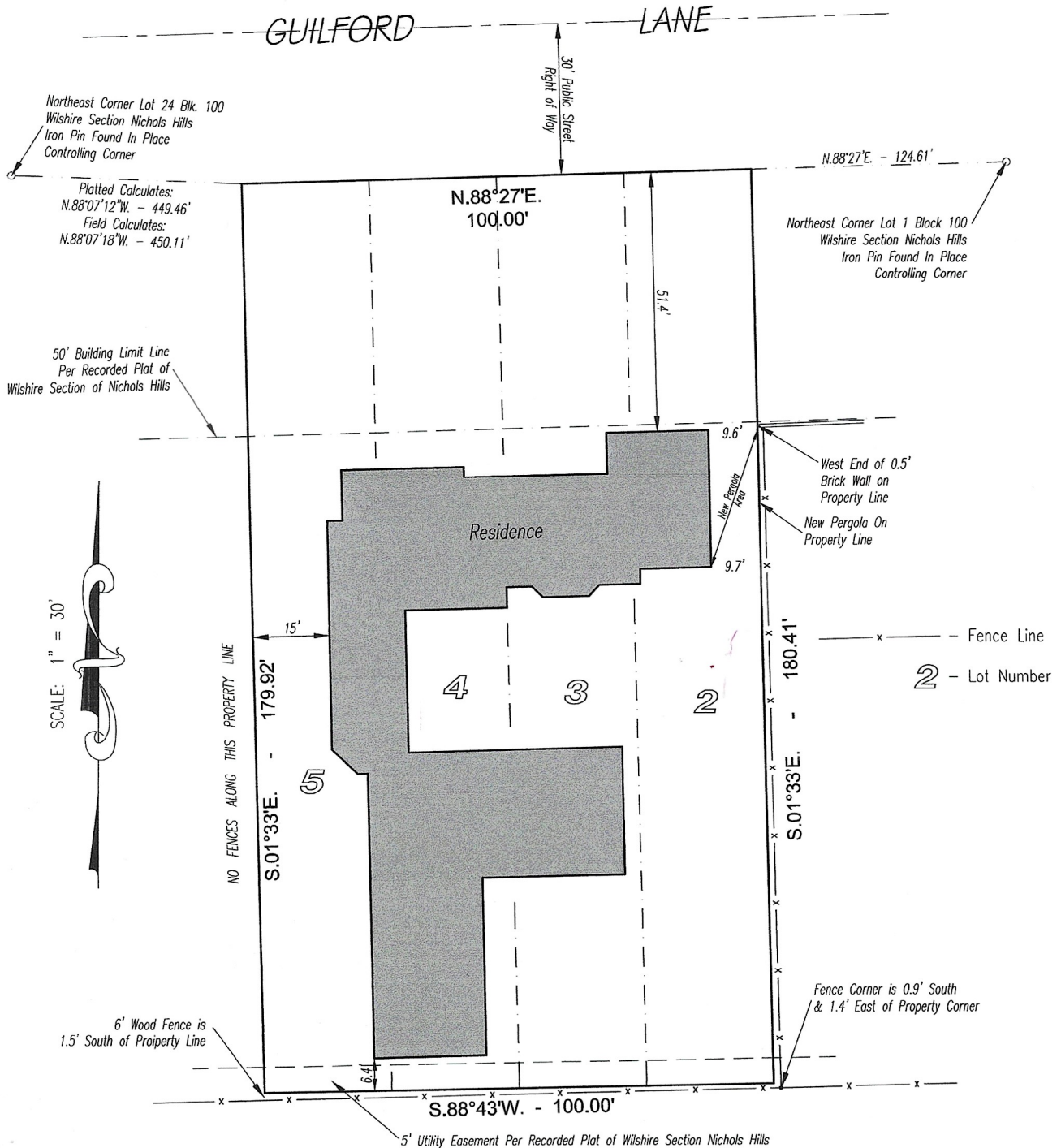
The basis for the bearings shown on the above annexed Plat of Survey, are based upon the recorded Plat of Wilshire Section Nichols Hills, an addition to Nichols Hills, Oklahoma County, Oklahoma. This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of Survey: 10 May 2022
Date Signed: S-10-22

James S. Yager,
Licensed Professional Land Surveyor Number 1006
Certificate of Authorization Number 2778 Expires: 6-30-2023
1212 S. Air Depot Number 19 Suite 102
Midwest City, Oklahoma 73110
405-737-3412



PLAT OF SURVEY
Lots 2 through 5, inclusive, in Block 100 of Wilshire Section of Nichols Hills
Nichols Hills, Oklahoma County, Oklahoma



CERTIFICATE OF SURVEY

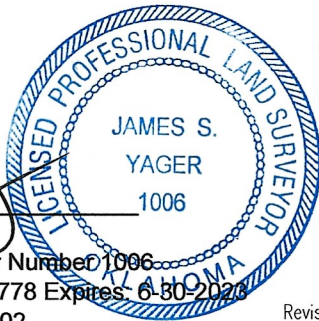
I, James S. Yager, a Licensed Professional Land Surveyor, hereby certify that a careful survey was made by me of the following;

Lots 2 through 5, inclusive, in Block 100 of Wilshire Section Nichols Hills, an addition to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The basis for the bearings shown on the above annexed Plat of Survey, are based upon the recorded Plat of Wilshire Section Nichols Hills, an addition to Nichols Hills, Oklahoma County, Oklahoma. This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of Survey: 10 May 2022
Date Revised: 11 May 2022
Date Signed: 5-11-22

James S. Yager,
Licensed Professional Land Surveyor Number 1006
Certificate of Authorization Number 2778 Expires: 6-30-2023
1212 S. Air Depot Number 19 Suite 102
Midwest City, Oklahoma 73110
405-737-3412



Revised: 11 May 2022
Page 1 of 1 File Name: C:\SURVEYS\1802 GUILFORD LANE\IMPROVEMENTS.DWG

James S. Yager

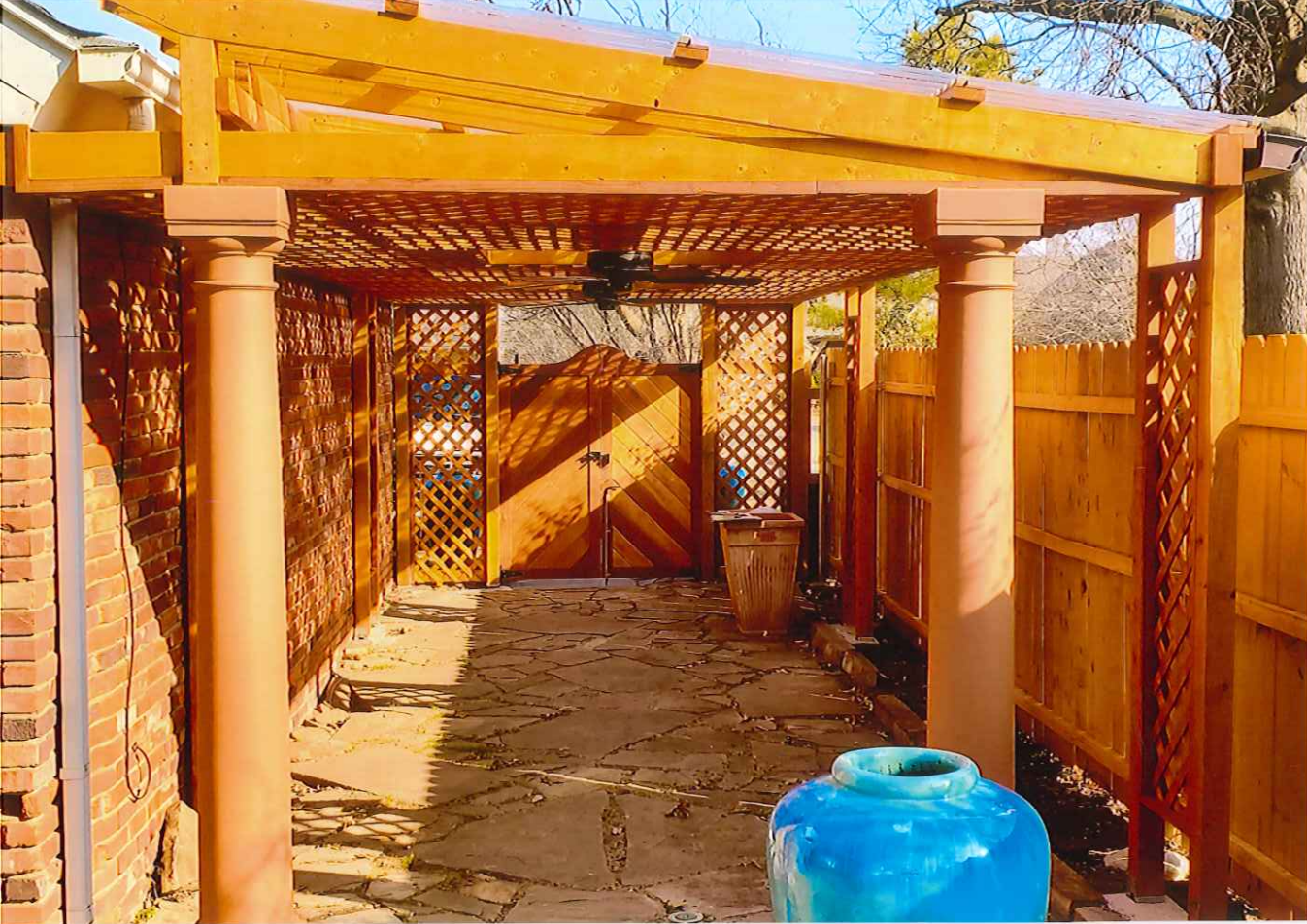
Licensed Professional Land Surveyor
Certificate of Authorization Number 2778 Expires: 30 June 2023
1212 South Air Depot * Number 19 Suite 102
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215







4.a.a



4.a.a







CITY OF NICHOLS HILLS

**NOTICE OF PUBLIC HEARING
CASE NO. BOA 2022-06**

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 fourteen (14), Block six (6), Nichols Hills Section of Nichols Hills, Oklahoma, according to the recorded plat thereof.

The property is also known as **6500 Trenton Road**. Current zoning is **R-1-60**.

The applicants desire to build a new house. The allowable Building Lot Coverage (BLC) is 2,779 square feet. For the proposed new house, the applicants are seeking a 275 square foot variance from the allowable BLC, for a proposed 3,054 square foot BLC.

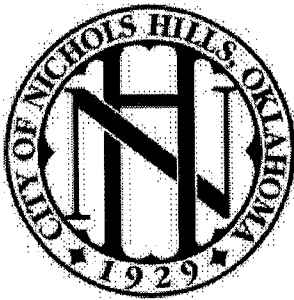
A PUBLIC HEARING WILL BE HELD on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 15th day of June, 2022 at 5:30 p.m.

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 1st day of June, 2022.

Amanda Copeland
City Clerk
City of Nichols Hills, Oklahoma

Attachment: BOA-2022-06 6500 Trenton (5844 : BOA 2022-06)



RECEIVED

By Jason M at 4:59 pm, 5/18/22

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: JIM GREENE

Mailing address: 7100 N. CLASSEN, BLDG 100 OKC 73116

Telephone number(s): (405) 590-3937

Email address(es): JIM@OAKLEAFOR.COM

Address and legal description of subject property: 6500 TRENTON RD. LOT 14 BL.

Current zoning classification: R160

Present use of the property: VACANT 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.

PLEASE SEE
ADDITIONAL PAGE
FOR RESPONSES

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.

- 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 18 day of MAY, 2022

Signature: 

Print applicant's full legal name: JAMES WILLIAM GREENE

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

Form of affidavit regarding ownershipAffidavit

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Julie Ann Ganter, being first duly sworn, states:

1. My name is **Julie Ann Ganter**. My address is **8108 Lakehurst Drive**. 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 **6500 Trenton Road** and more particularly described as: **Lot 014 Block 006 of Nichols Hills, Oklahoma**.
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.

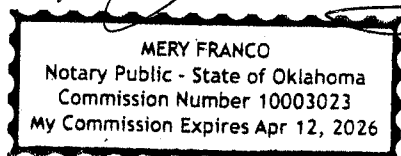
I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 12 day of May, 2022.

Julie Ann Ganter
Julie Ann Ganter

Notary AcknowledgmentSubscribed and sworn to before me this 12 day of May, 2022.My Commission Expires: 04/12/2024
Comm. No. 10003023

Notary Public



WARRANTY DEED

STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.
 File No.: 1584618
 Stewart Title Guaranty Company

Know All Men by These Presents:

THAT, Jennifer Lee Dolan, Michael Brennan Dolan and Linda Kay Harris, Co-Trustees of the John R. McKee Trust, dated February 10, 1998, party 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 Julie Ganter party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lot Fourteen (14), in Block Six (6), of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 169570590

Grantee's Mailing Address: 8108 Lakehurst Drive, Oklahoma City, 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 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 Co-Trustee this 7th day of March, 2022

John R. McKee Trust, dated February 10, 1998

By: Jennifer Lee Dolan
 Jennifer Lee Dolan, Co-Trustee

By: Michael Brennan Dolan
 Michael Brennan Dolan, Co-Trustee

By: Linda Kay Harris
 Linda Kay Harris, Co-Trustee

1584618

TRUST ACKNOWLEDGMENT

State of Oklahoma
 County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of March, 2022, personally appeared, Jennifer Lee Dolan, Michael Brennan Dolan and Linda Kay Harris, Co-Trustees of the John R. McKee Trust, dated February 10, 1998, to me well known to be the identical person(s) 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 person(s), as Co-Trustees for the uses and purposes therein set forth.

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

Commission Expires: 7/17/25



RETURN TO:
 Stewart Title of Oklahoma, Inc.
 6101 Gallardla Corporate Place, Suite C
 Oklahoma City, OK 73142

Filing Fees: \$18.00
 Doc Stamps: \$562.50

QUIT CLAIM DEED

THIS INDENTURE, Made this 1st day of March, 2022, between **Julie Ann Ganter, a single person,** party of the first part, and **Julie Ann Ganter, Trustee of the Lewis Carl Ganter and Julie Ann Ganter Trust dated February 27, 2015,** party of the second part;

WITNESSETH, that party of the first part, in consideration of the sum of One and 00/100 Dollars, to her in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain and sell and convey unto party of the second part all her 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, Oklahoma, to-wit:

Lot 14 in Block 6 of Nichols Hills, Oklahoma County, Oklahoma, according to the official recorded plat thereof

To have and to hold the above described premises unto the said Julie Ann Ganter, Trustee of the Lewis Carl Ganter and Julie Ann Ganter Trust dated February 27, 2015, her successors and assigns forever, so that neither Julie Ann Ganter,, nor any person in her name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but shall by these presents be excluded and forever barred.

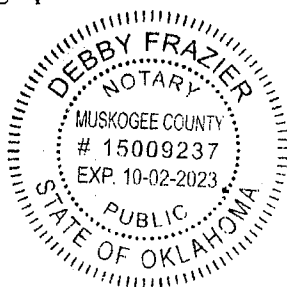
IN WITNESS WHEREOF, THE SAID PARTY OF THE FIRST PART HAS CAUSED THIS INDENTURE TO BE EXECUTED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Julie Ann Ganter

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss:
COUNTY OF MUSKOGEE)

This instrument was acknowledged before me this 1st day of March, 2022, by Julie Ann Ganter, a single person.

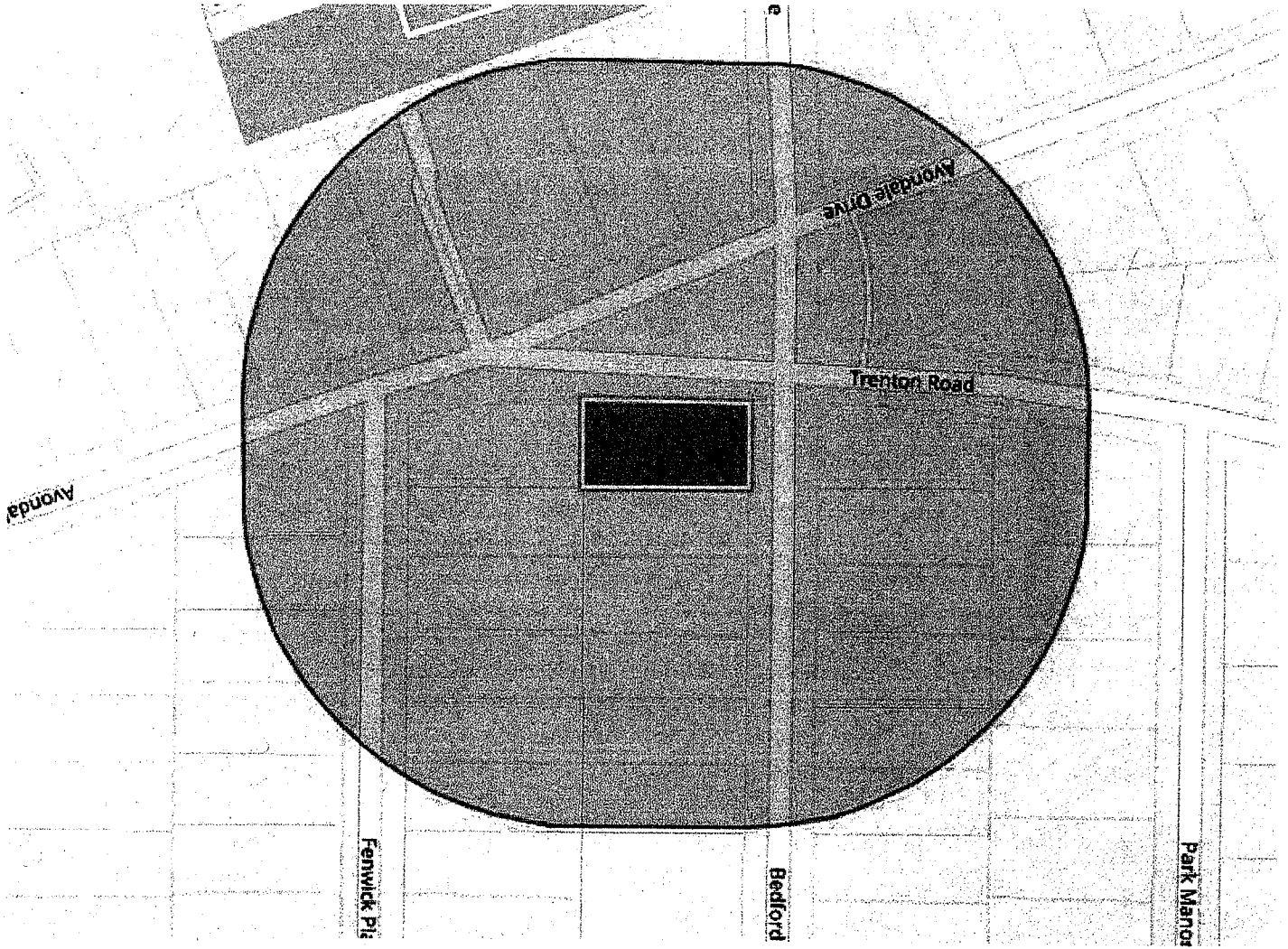


Debby Frazier
Notary Public

Mailing address: 8108 Lakehurst Drive, Oklahoma City, OK 73120

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R169573682	JENNINGS DUPLEX LLC		6515 AVONDALE DR		OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	028	008	NICHOLS HILLS ADD 028 008	6515 AVONDALE DR NICHOLS HILLS
R169573685	NICHOLS GATE PROPERTIES LLC		1600 W VANDAMMENT AVE		YUKON	OK	73099-4402	NICHOLS HILLS ADD	028	009	NICHOLS HILLS ADD 028 009	6517 AVONDALE DR NICHOLS HILLS
R169570465	REIS JAMES MARTIN FAMILY REV TRUST		6516 AVONDALE DR		NICHOLS HILLS	OK	73116-6414	NICHOLS HILLS ADD	005	013	NICHOLS HILLS ADD 005 013	6516 AVONDALE DR NICHOLS HILLS
R169570460	CHASE ROBERT A & ROSEMARIE WARNER RITCHIE L TRS	WARNER RITCHIE L TRUST	1122 FENWICK PL		NICHOLS HILLS	OK	73116-6410	NICHOLS HILLS ADD	005	012	NICHOLS HILLS ADD 005 012	1122 FENWICK PL NICHOLS HILLS
R169570455			1120 FENWICK PL		NICHOLS HILLS	OK	73116-6410	NICHOLS HILLS ADD	005	011	NICHOLS HILLS ADD 005 011	1120 FENWICK PL NICHOLS HILLS
R169570450	KING JAMI V SMITH & JUSTIN T		1118 FENWICK PL		NICHOLS HILLS	OK	73116-6410	NICHOLS HILLS ADD	005	010	NICHOLS HILLS ADD 005 010	1118 FENWICK PL NICHOLS HILLS
R169573688	NICHOLS GATE PROPERTIES LLC		1600 W VANDAMMENT AVE		YUKON	OK	73099-4402	NICHOLS HILLS ADD	028	010	NICHOLS HILLS ADD 028 010	6519 AVONDALE DR NICHOLS HILLS
R169573690	ESPERANZA REAL ESTATE INVESTMENTS LLC		12115 OLD MILL RD		OKLAHOMA CITY	OK	73131	NICHOLS HILLS ADD	028	000	NICHOLS HILLS ADD 028 000 ALL LOT 11 & SEIFT LOT 12	6521 AVONDALE DR NICHOLS HILLS
R169573700	ESPERANZA REAL ESTATE INVESTMENTS LLC		12115 OLD MILL RD		OKLAHOMA CITY	OK	73131	NICHOLS HILLS ADD	028	012	NICHOLS HILLS ADD 028 012 EX SEIFT	6523 AVONDALE DR NICHOLS HILLS
R169570600	ANTHONY PHILIP & SUSAN		1127 FENWICK PL		NICHOLS HILLS	OK	73116-6409	NICHOLS HILLS ADD	006	015	NICHOLS HILLS ADD 006 015	1127 FENWICK PL NICHOLS HILLS
R169570610	KADAVY CARLA J TRS	KADAVY CARLA J LIVING TRUST	1125 FENWICK PL		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	006	016	NICHOLS HILLS ADD 006 016	1125 FENWICK PL NICHOLS HILLS
R169570620	BUXTON VIRGINIA K TRUST		1123 FENWICK PL		NICHOLS HILLS	OK	73116-6409	NICHOLS HILLS ADD	006	017	NICHOLS HILLS ADD 006 017	1123 FENWICK PL NICHOLS HILLS
R169570625	RAM PETER & KATHLEEN		1121 FENWICK PL		NICHOLS HILLS	OK	73116-6409	NICHOLS HILLS ADD	006	018	NICHOLS HILLS ADD 006 018	1121 FENWICK PL NICHOLS HILLS
R169570630	LANDVEST CO INC		7304 N CLASSEN BLVD		OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	006	019	NICHOLS HILLS ADD 006 019	1119 FENWICK PL NICHOLS HILLS
R169570632	JOHNSON JO ANN DUDLEY THOMAS S TRS	C/O JO ANN MOREY JOHNSON DUDLEY TRACEY S IRREV TRUST	1117 FENWICK PL		NICHOLS HILLS	OK	73116-6409	NICHOLS HILLS ADD	006	020	NICHOLS HILLS ADD 006 020	1117 FENWICK PL NICHOLS HILLS
R169573710	ESPERANZA REAL ESTATE INVESTMENT LLC		3140 NW 70TH ST		OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	028	013	NICHOLS HILLS ADD 028 013	6525 AVONDALE DR NICHOLS HILLS
R169573714			12115 OLD MILL RD		OKLAHOMA CITY	OK	73131	NICHOLS HILLS ADD	028	014	NICHOLS HILLS ADD 028 014	6527 AVONDALE DR NICHOLS HILLS
R169573720	NICHOLS HILLS UNITED	METHODIST CHURCH			Unknown	NO	00000	NICHOLS HILLS ADD	028	000	NICHOLS HILLS ADD 028 000 LOTS 16 THRU 22 PLUS ELY/2 OF VACATED GRAND BLVD ADJ LOTS ON W APPROX 5.15 ACRES	1212 BEDFORD AVE NICHOLS HILLS

R169570590	GANTER JULIE ANN TRS	GANTER LEWIS CARL & JULIE ANN TRUST	6500 TRENTON RD		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	006	014	NICHOLS HILLS ADD 006 014	6500 TRENTON RD NICHOLS HILLS
R169570580	LAMPKIN TONI K TRS	LAMPKIN KATIE TRUST	1124 BEDFORD DR		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	006	013	NICHOLS HILLS ADD 006 013	1124 BEDFORD DR NICHOLS HILLS
R169570570	DOWNEY JOHN	SCHNEIDER DOWNEY LISA	8300 NE 125TH ST		JONES	OK	73049	NICHOLS HILLS ADD	006	012	NICHOLS HILLS ADD 006 012	1122 BEDFORD DR NICHOLS HILLS
R169570560	SHORT SUSAN		1120 BEDFORD DR		NICHOLS HILLS	OK	73116-6402	NICHOLS HILLS ADD	006	011	NICHOLS HILLS ADD 006 011	1120 BEDFORD DR NICHOLS HILLS
R169570550	SHORT SUSAN ANN	HORNBECK AMY SHORT	1118 BEDFORD DR		NICHOLS HILLS	OK	73118	NICHOLS HILLS ADD	006	010	NICHOLS HILLS ADD 006 010	1118 BEDFORD DR NICHOLS HILLS
R169570540	SAY TONY S		5637 N CLASSEN BLVD		OKLAHOMA CITY	OK	73118-4015	NICHOLS HILLS ADD	006	009	NICHOLS HILLS ADD 006 009	1116 BEDFORD DR NICHOLS HILLS
R169573716	NICHOLS GATE PROPERTIES LLC		1600 W VANDAMMENT AVE		YUKON	OK	73099-4402	NICHOLS HILLS ADD	028	015	NICHOLS HILLS ADD 028 015	6529 AVONDALE DR NICHOLS HILLS
R169573770	MCELDOWNEY ELOISE M REV TRUST		PO BOX 2014		OKLAHOMA CITY	OK	73101-2014	NICHOLS HILLS ADD	029	001	NICHOLS HILLS ADD 029 001	6601 AVONDALE DR NICHOLS HILLS
R169570700	KINLAW KENNETH	DISTASIO RENA DODSON	6600 TRENTON RD		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	007	015	NICHOLS HILLS ADD 007 015	6600 TRENTON RD NICHOLS HILLS
R169570710	DODSON THOMAS A TRS	THOMAS A M D TRUST	PO BOX 191		LEONARD	OK	74043	NICHOLS HILLS ADD	007	016	NICHOLS HILLS ADD 007 016	1125 BEDFORD DR NICHOLS HILLS
R169570720	BATTULA NARENDRA R	PATEL SHANNA A	1123 BEDFORD DR		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	007	017	NICHOLS HILLS ADD 007 017	1123 BEDFORD DR NICHOLS HILLS
R169570730	DANIELS JAMES CHRISTOPHER		1121 BEDFORD DR		NICHOLS HILLS	OK	73116-6401	NICHOLS HILLS ADD	007	018	NICHOLS HILLS ADD 007 018	1121 BEDFORD DR NICHOLS HILLS
R169570740	THOMPSON JERRY		12401 QUAIL OAKS DR APT 206		OKLAHOMA CITY	OK	73120	NICHOLS HILLS ADD	007	019	NICHOLS HILLS ADD 007 019	1119 BEDFORD DR NICHOLS HILLS
R169570750	LANGSTON DEBORAH K		1117 BEDFORD DR		NICHOLS HILLS	OK	73116-6401	NICHOLS HILLS ADD	007	020	NICHOLS HILLS ADD 007 020	1117 BEDFORD DR NICHOLS HILLS
R169573370	HUBBARD TERRIE L TRUST		6600 AVONDALE DR		NICHOLS HILLS	OK	73116-6018	NICHOLS HILLS ADD	025	009	NICHOLS HILLS ADD 025 009	6600 AVONDALE DR NICHOLS HILLS
R169570690	KATTIGAN JOHN M & EMILY COX		1120 PARK MANOR ST		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	007	000	NICHOLS HILLS ADD 007 000 W22FT LOT 10 & ALL LOT 11	1120 PARK MANOR ST NICHOLS HILLS
R169570698	BURGET MELISSA		1122 PARK MANOR ST		NICHOLS HILLS	OK	73116-6005	NICHOLS HILLS ADD	007	000	NICHOLS HILLS ADD 007 000 LOT 12 & E30FT LOT 13	1122 PARK MANOR ST NICHOLS HILLS
R169570699	HARDIN THURMAN T & LESLIE A		6602 TRENTON RD		NICHOLS HILLS	OK	73116-6011	NICHOLS HILLS ADD	007	000	NICHOLS HILLS ADD 007 000 W28FT LOT 13 & ALL LOT 14	6602 TRENTON RD NICHOLS HILLS
R169573360	WAYNE IVAN		6602 AVONDALE DR		NICHOLS HILLS	OK	73116-6018	NICHOLS HILLS ADD	025	008	NICHOLS HILLS ADD 025 008	6602 AVONDALE DR NICHOLS HILLS
R169573380	SHARPE G CALVIN TRS	SHARPE CARLA J TRS	6603 TRENTON RD		NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	025	010	NICHOLS HILLS ADD 025 010	6603 TRENTON RD NICHOLS HILLS



Board of Adjustment

Address	6500 Trenton
Lot and Block	Lot 14 BLK 06
Zone	R-1-60
City	Nichols Hills
County	
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
		0
		0
2,779 sqft	3,054 sqft	275 sqft
		0
		0
		0

Explanation

9. Other

NOTES:

Application for Variance – Development Regulation Worksheet

Applicant's Name: JIM GREENE

Property Address: 6500 TRENTON RD.

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	2,779 SF	3,054 SF	275 SF
Floor Area Ratio			
Height			
No Build Envelope			
Other	Explanation:		

Application for Nichols Hills Board of Adjustment

Additional Page

Subject Property: 6500 Trenton Rd.

4. Explanatory Statements.

(a) Variance Requests.

i. Regarding the demolition of a neglected residence and the construction of a new one in its place, we are seeking a variance for an increase in the allowable lot coverage for Lot 014 Block 006 Nichols Hills, OK (address: 6500 Trenton Rd.).

ii. The code from which the variance is requested is 50-50-7a

iii. The existing dilapidated structure currently has a lot coverage of 2,310 sf with no garage. In addition to the living sf of the new home, other property improvements include an attached garage and a modest covered patio.

The proposed new dwelling is relatively modest with 2,675 sf of living space, plus a two car garage and small covered patio. This new design fits within the building envelope and building lines; however, it's slightly over the allowed lot coverage limit by 275 sf. The limit according to the City's Property Calculations is 2,779 sf and our proposed design is 3,054 sf.

iv. The total lot sf is 11,250 sf. If granted, the proposed lot coverage would only be around 27% of the entire lot. We believe this to be peculiar to this property since some of the neighboring properties have an allowed lot coverage of around 33% of the entire lot.

v. The relief, if granted, would cause no detriment to the public good. On the contrary, the relief will be allowing the benefit of a garage in which to store vehicles and other personal property out of site, thereby enhancing the neighborhood.

vi. Additionally, if granted, the relief would be in harmony with the City's intent to maintain a proportional design aesthetic, as the proposed project is relative in size to the neighboring properties.

vii. If granted, the minimum amount of sf necessary to alleviate the hardship would be 3,054 sf of allowed lot coverage.

NICHOLS HILLS, OK

PROPERTY CALCULATIONS

Date: _____

Property Address: 6500 TRENTON RD Zoning District: _____Legal Description (attach a separate sheet if necessary):
_____LOT 14 BLOCK 6Total Property Square Footage: 11,250**Property Dimensions:**

*Depth: 150
 Less Front Yard Setback: 50
 Less Rear Yard Setback†: 10
 Equals Envelope Depth: 90

**Width: 75
 Less Total Side Yard Setbacks: 27'-6"
 Equals Envelope Width: 47'-6"

Depth x Width = Envelope Size††:	= <u>4275</u>
----------------------------------	---------------

Allowable Lot Coverage Envelope Size x 65%	
=	<u>2779</u>

Allowable Floor Area Envelope Size x <u>70</u> %	
=	<u>2992</u>

Lot Coverage as Submitted	
=	<u>3054</u>

Floor Area as Submitted	
First Floor:	<u>2300</u>
+ Second Floor:	<u>375</u>
+ Additional Areas:	
Total:	= <u>2675</u>

Impervious Site Area	
Proposed Sq. Ft.	=
Existing Sq. Ft.	=
Difference	=

Maximum Height Allowed Above Centroid	
=	<u>30</u>
Maximum Height as Submitted:	
=	<u>29</u>

*Depth of property is measured from the median of the front property line to the median of the rear property line.

** Width of the property is measured at the front yard setback line.

†On R-1-60 and R-1-75 lots the rear yard setback shall be calculated using 10'.

††The envelope size of irregular shaped properties should be as measured by a licensed surveyor or architect.

Note that the Nichols Hills City Code requires that the existing and proposed Lot Coverage and Floor Area Ratio be shown in square feet on a survey prepared by a surveyor licensed in Oklahoma. See Sec. 50-372 (b)(2). Further, the Centroid determination must be made by a licensed engineer or architect. See 50-372(b)(3).

GANTER, JULIE
JIM GREEN BUILDER
OKLAHOMA

FIRST FLOOR FRAME AREA
2300 SQ. FT.

SECOND FLOOR FRAME AREA
375 SQ. FT.

TOTAL FRAME AREA
2675 SQ. FT.

TOTAL VENEER AREA
2752 SQ. FT.

VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE
JOB SITE

NOTIFY THE DESIGNER OF
ANY DIMENSIONAL ERRORS,
OMISSIONS OR
DESCREPANCIES BEFORE
BEGINNING OR
FABRICATING ANY WORK

DO NOT SCALE THESE
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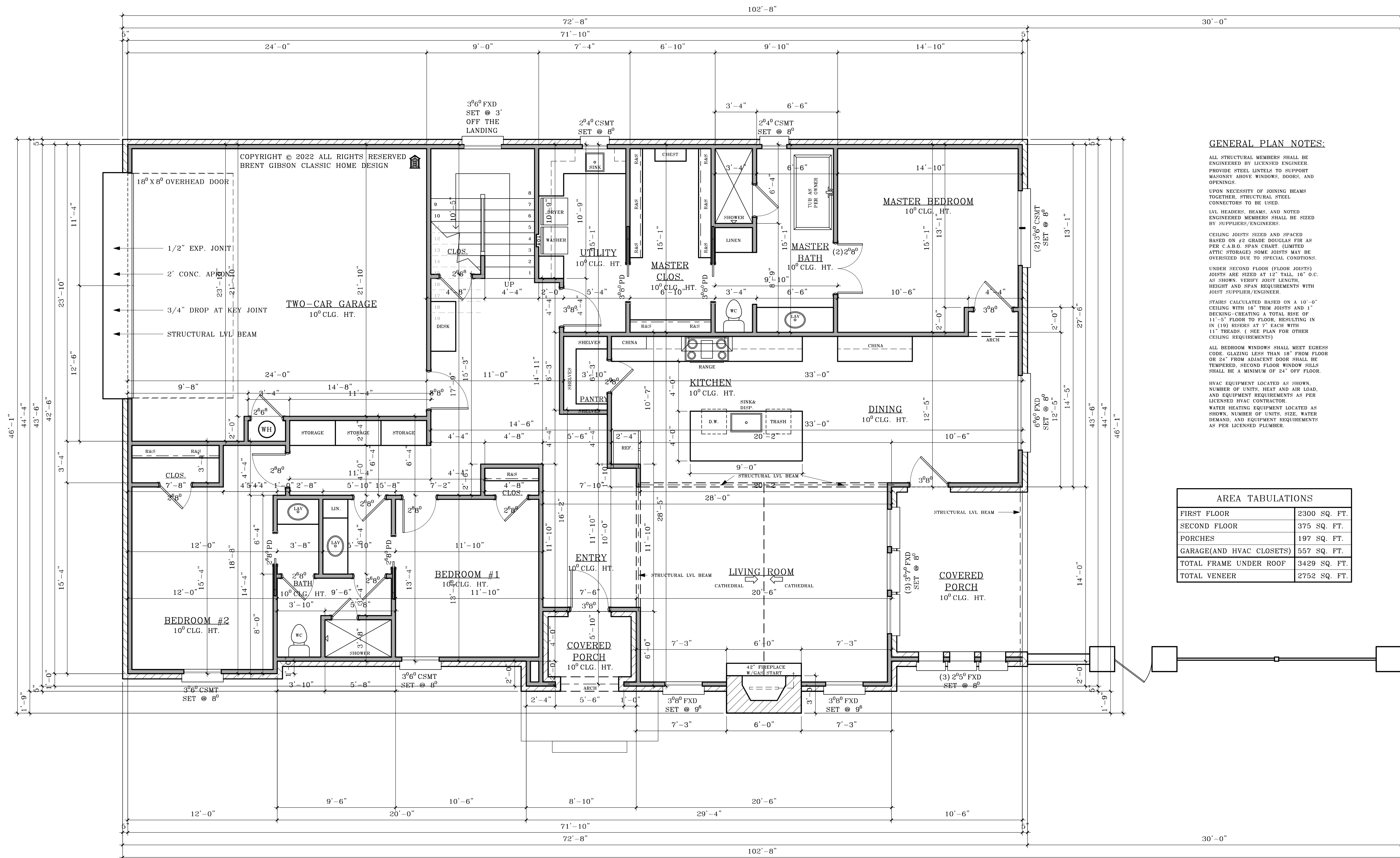
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FIRST FLOOR
PLAN

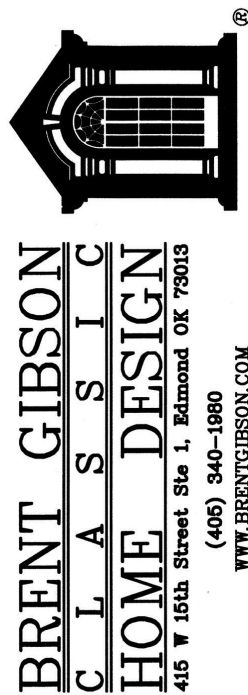
03 0F 08

REVISIONS:

04/12/22
04/20/22
05/17/22



1 FIRST FLOOR PLAN
1/4" = 1'-0"



GANTER, JULIE
JIM GREEN BUILDER
OKLAHOMA

AREA CALCULATIONS

FIRST FLOOR FRAME AREA
2300 SQ. FT.

SECOND FLOOR FRAME AREA
375 SQ. FT.

TOTAL FRAME AREA
2675 SQ. FT.

TOTAL VENEER AREA
2752 SQ. FT.

GENERAL NOTES

VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE
JOB SITE

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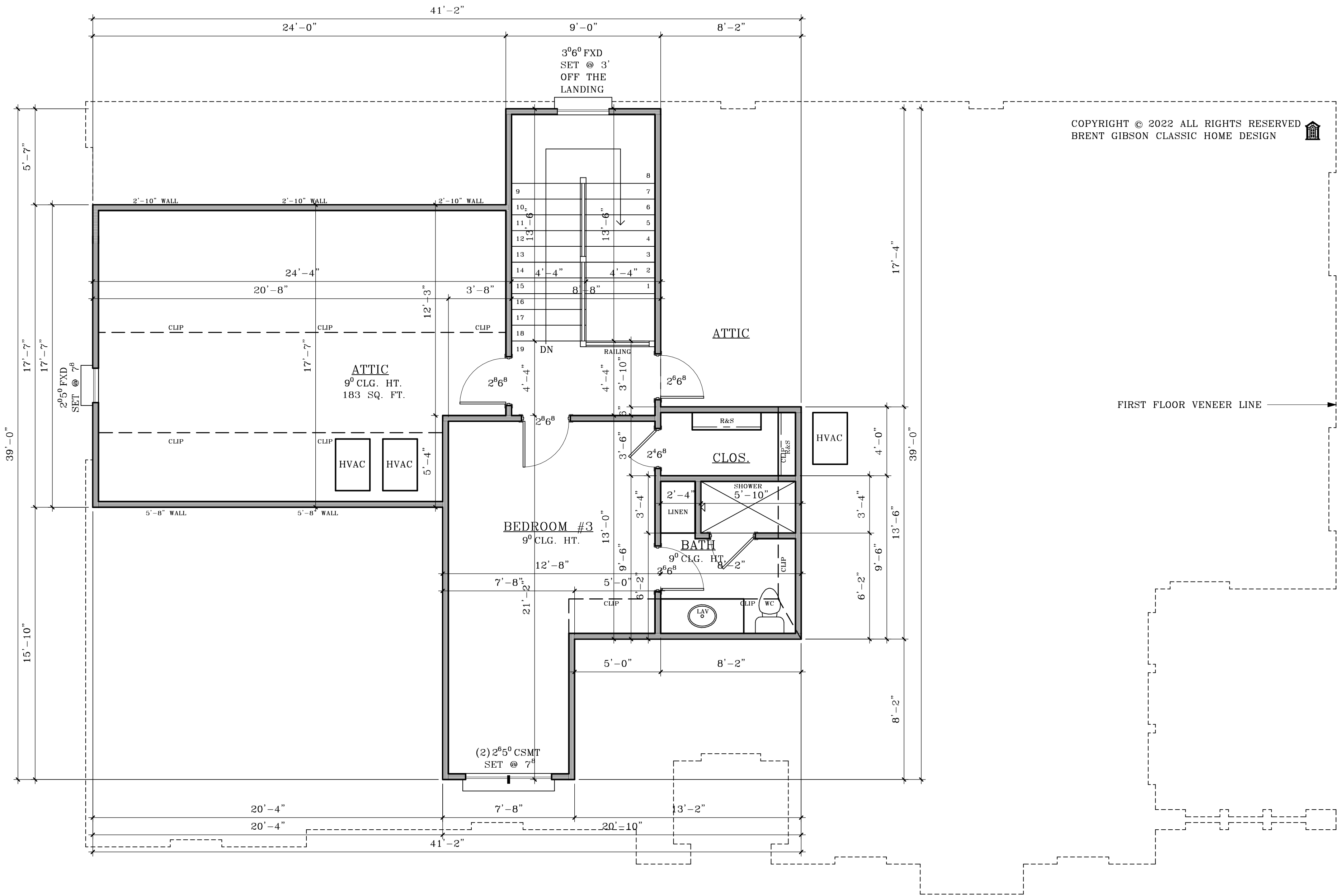
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UPPER FLOOR
PLAN

04 OF 08

REVISIONS:
04/12/22
04/20/22
05/17/22



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GENERAL PLAN NOTES:

ALL STRUCTURAL MEMBERS SHALL BE
ENGINEERED BY LICENSED ENGINEER.
PROVIDE STEEL LINTELS TO SUPPORT
MASONRY ABOVE WINDOWS, DOORS, AND
OPENINGS.

UPON NECESSITY OF JOINING BEAMS
TOGETHER, STRUCTURAL STEEL
CONNECTORS TO BE USED.
LVL HEADERS, BEAMS, AND NOTED
ENGINEERED MEMBERS SHALL BE SIZED
BY SUPPLIERS/ENGINEERS.

CEILING JOISTS SIZED AND SPACED
BASED ON #2 GRADE DOUGLAS FIR AS
PER C.A.B.O. SPAN CHART. (LIMITED
ATTIC STORAGE) SOME JOISTS MAY BE
OVERSIZED DUE TO SPECIAL CONDITIONS.

UNDER SECOND FLOOR (FLOOR JOISTS)
JOISTS ARE SIZED AT 12" TALL, 16" O.C.
AS SHOWN. VERIFY JOIST LENGTH,
HEIGHT AND SPAN REQUIREMENTS WITH
JOIST SUPPLIER/ENGINEER.

STAIRS CALCULATED BASED ON A 10'-0"
CEILING WITH 16" TBM JOISTS AND 1"
DECKING-CREATING A TOTAL RISE OF
11'-5" FLOOR TO FLOOR, RESULTING IN
IN (19) RISERS AT 7" EACH WITH
11" TREADS. (SEE PLAN FOR OTHER
CEILING REQUIREMENTS)

ALL BEDROOM WINDOWS SHALL MEET EGRESS
CODE. GLAZING LESS THAN 18" FROM FLOOR
OR 24" FROM ADJACENT DOOR SHALL BE
TEMPERED. SECOND FLOOR WINDOW SILLS
SHALL BE A MINIMUM OF 24" OFF FLOOR.

HVAC EQUIPMENT LOCATED AS SHOWN.
NUMBER OF UNITS, HEAT AND AIR LOAD,
AND EQUIPMENT REQUIREMENTS AS PER
LICENSED HVAC CONTRACTOR.

WATER HEATING EQUIPMENT LOCATED AS
SHOWN. NUMBER OF UNITS, SIZE, WATER
DEMAND, AND EQUIPMENT REQUIREMENTS
AS PER LICENSED PLUMBER.

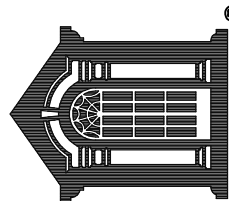
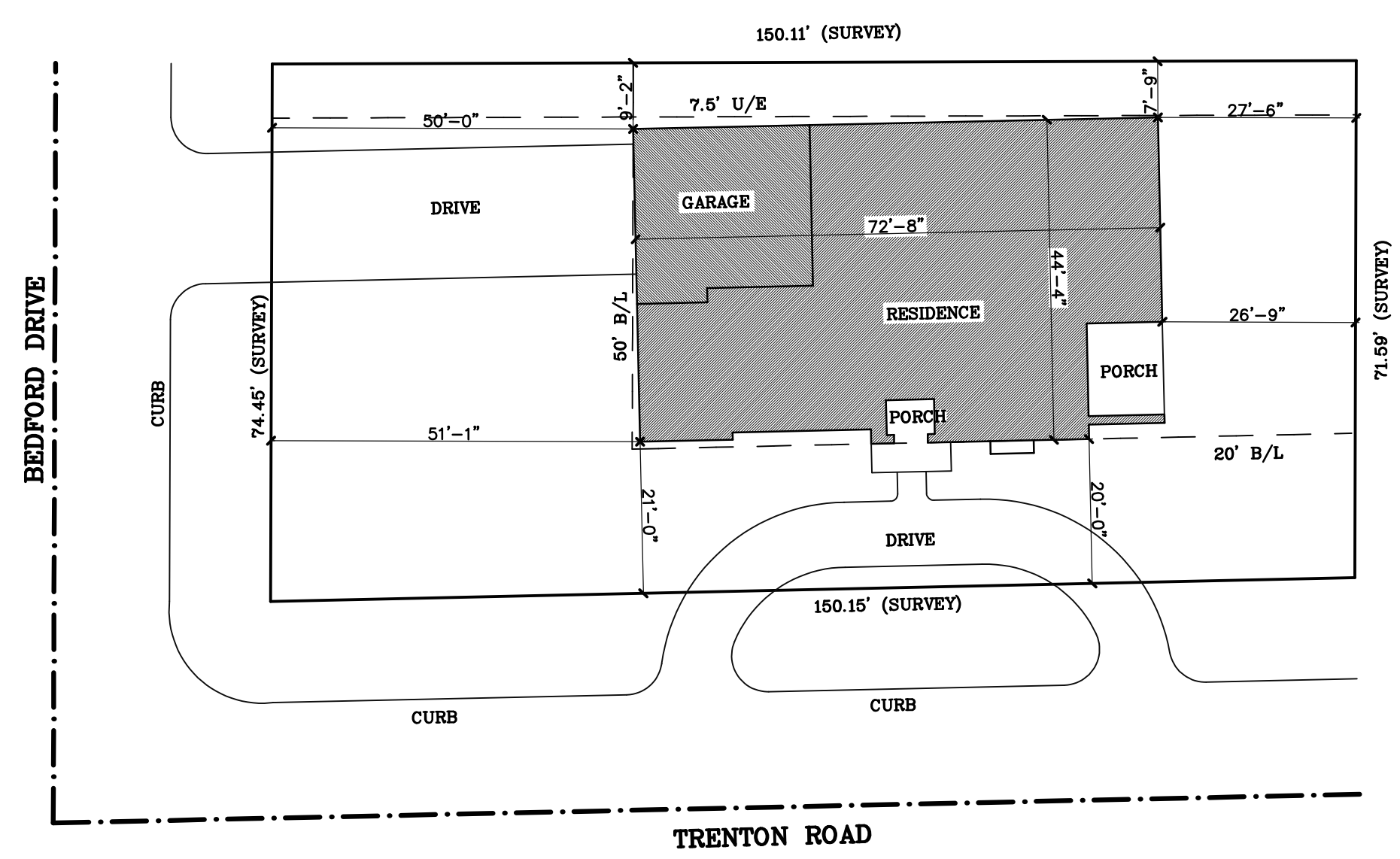
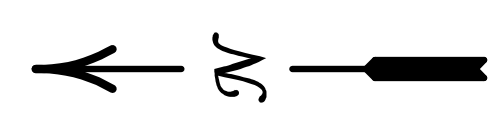
AREA TABULATIONS

FIRST FLOOR	2300 SQ. FT.
SECOND FLOOR	375 SQ. FT.
PORCHES	197 SQ. FT.
GARAGE(AND HVAC CLOSETS)	557 SQ. FT.
TOTAL FRAME UNDER ROOF	3429 SQ. FT.
TOTAL VENEER	2752 SQ. FT.

1 UPPER FLOOR PLAN
1/4" = 1'-0"

RECEIVED
By Jason M at 4:58 pm, 5/18/22

RECEIVED
By Jason M at 4:58 pm, 5/18/22



B R E N T G I B S O N

CLASSIC HOME DESIGN

415 W 15th Street Ste 1, Edmond OK 73013 • (405) 340-1980 • www.brentgibson.com

Attachment: BOA-2022-06 6500 Trenton (5844 : BOA 2022-06)

LOT 14
BLOCK 06
NICHOLS HILLS
6500 TRENTON DRIVE
NICHOLS HILLS, OKLAHOMA

**JULIE GANTER
OWNERS**

SITE PLAN

SCALE: 1"= 20'-0"

SITE PLAN IS BASED ON THE SURVEYOR/ENGINEERS PLAT OF THE PROPERTY. OWNER/BUILDER TO VERIFY ALL BOUNDARIES, SETBACKS, AND, EASEMENTS BEFORE PROCEEDING WITH THE PROJECT. ALL APPLICABLE PERMITS SHALL BE OBTAINED BEFORE EXCAVATING. VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE, NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.

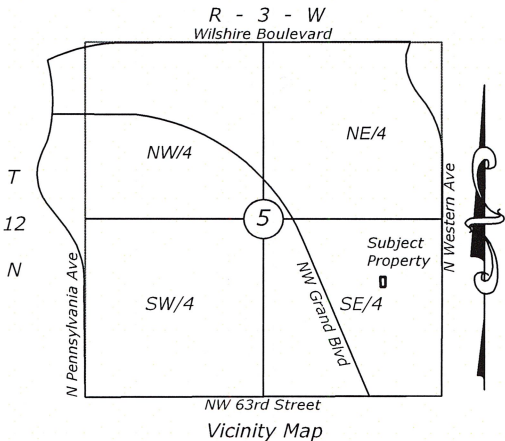
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PLAT OF SURVEY

SCISSORTAIL LAND SURVEY, LLC
3528 West Fox Lane, Newcastle, Oklahoma 73065
(405) 387-3100 C.A. 7471



QCD DESCRIPTION Book 15099, Page 1107

Lot 14 in Block 6, of Nichols Hills, Oklahoma County, Oklahoma, according to the official recorded plat thereof.

SURVEYOR'S NOTES

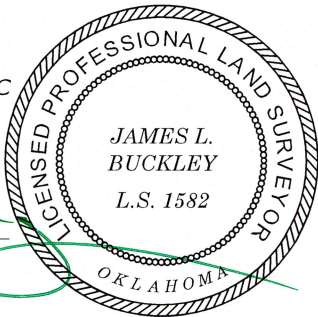
1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors November 1, 2020
2. Field Work was performed on April 20, 21, 2022 and May 3, 2022 by Aaron Calcote, Blaine Horner and James Buckley.
3. The Basis of Bearing was established using Smartnet Network and verified with the Oklahoma City GPS monument system all in State Plane, Oklahoma North Zone. The primary benchmark is Oklahoma GPS Monument:
N - 195805.492, E - 2110473.904, Elevation = 1183.593

SURVEYOR'S CERTIFICATE

I, James L. Buckley, a registered Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated in the City of Newcastle, Oklahoma on this 4th day of May 2022.

SCISSORTAIL LAND SURVEY, LLC

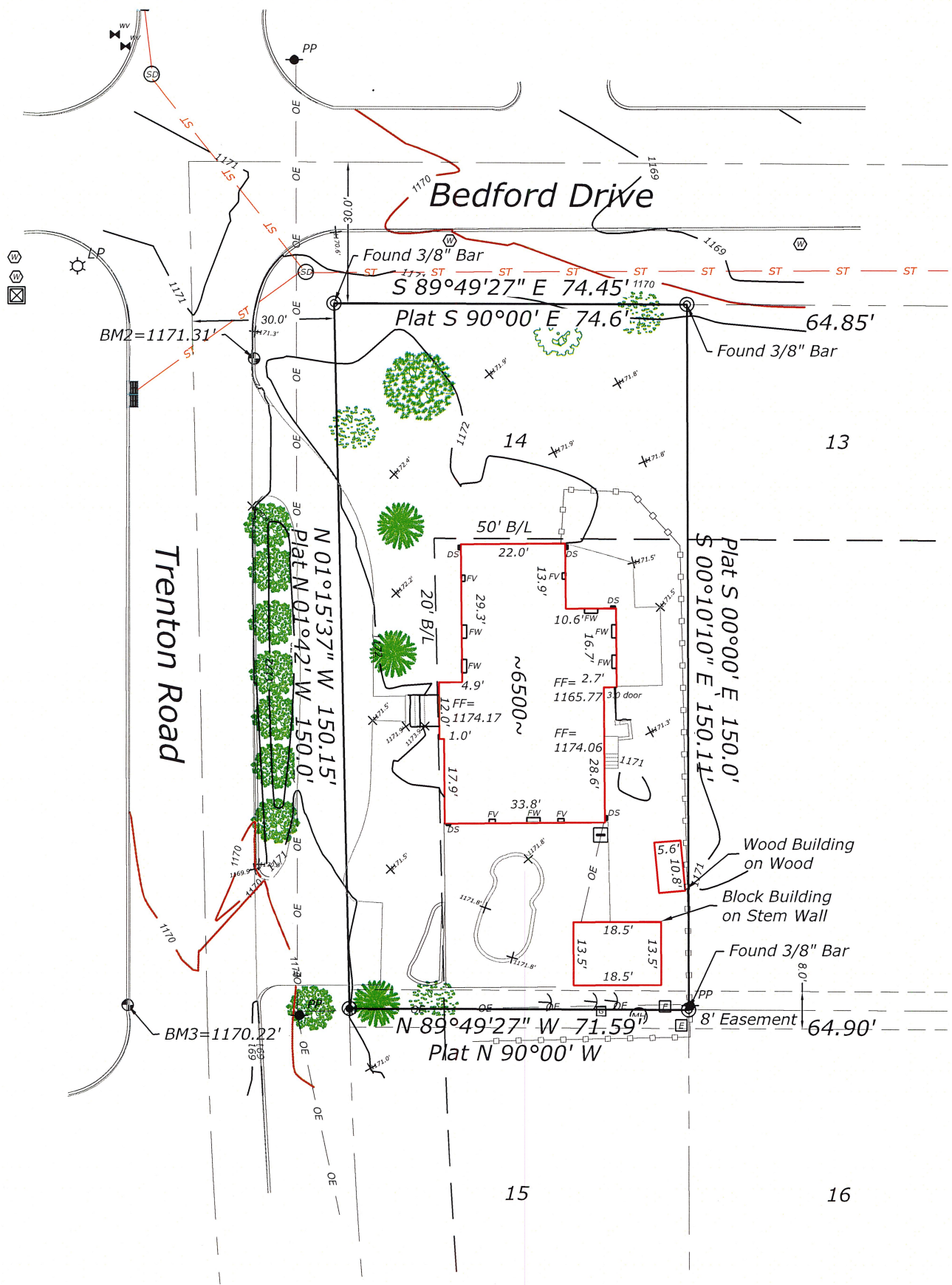

JAMES L. BUCKLEY PLS 1582



CLIENT:

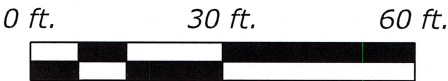
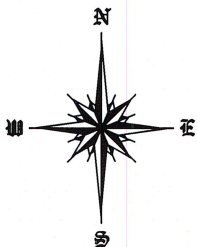
Isch & Associates
14848 Bristol Park Blvd.
Edmond, OK 73013
(405) 286-5696
geisch@ischandassociates.com

PLAT OF SURVEY



LEGEND

	SUBJECT PROPERTY
	SECTION LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	MAJOR CONTOUR
	MINOR CONTOUR
	OVERHEAD ELECTRIC
	FENCE WOOD
	POWER POLE
	AIR CONDITIONER
	TELEPHONE PEDESTAL
	GAS METER
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	FV FLOOD VENT 1.3 X 0.7
	FW FLOOD WINDOW 2.8 X 1
	DS DOWN SPOUT
	ELECTRIC BOX
	ELECTRIC PEDESTAL
	WATER WELL
	WATER METER
	INLET
	CLEANOUT
	BENCHMARK
	SET 1/2\" BAR W/CAP
	FOUND SURVEY MONUMENT



3528 West Fox Lane, Newcastle, Oklahoma 73065
(405) 387-3100 C.A. 7471











Attachment: BOA-2022-06 6500 Trenton (5844 : BOA 2022-06)

GANTER RESIDENCE



GANTER RESIDENCE



GANTER RESIDENCE



GANTER RESIDENCE



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OPER: NB TERM: 010

REF#:

PAID BY:

ACCT #: XXXXXXXXXXXXXXXXXXXX

AUTH #: 846085

TRAN #: 000000395955

TYPE: PURCHASE

APP NAME: American Express

ENTRY MODE: CHIP

AMOUNT USD\$ 750.00

EMV DETAILS:

AC: 965B742CC8F24268

AID: A000000025010801

ATC: 009F

TSI: E800

TVR: 0000008000

TRAN: 850.0000 Variance Request

6500 TRENTON

Variance Request 750.00CR

TENDERED: 750.00 CREDIT CARD

APPLIED: 750.00-

CHANGE: 0.00

City of Nichols Hills

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