

MINUTES

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

**Original agenda filed in the Office of the City Clerk at 1:00 PM on
the 3rd day of June, 2022.**

1. Call to Order
2. Roll Call

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

3. Minutes
 - a. May 18, 2022 Minutes

MOTION: Covington moved to approve the May 18, 2022 minutes as presented. Herzel seconded the motion.

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

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.

Ms. Ann Barker, property owner, and Mr. Bob Powers, contractor, presented the application to the Board of Adjustment members.

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: Lippert moved that application number BOA 2022-05 be approved, with the exception that the corrugated roof be removed, because the application of the ordinance to this particular piece of property would create an unnecessary hardship; such conditions are peculiar to this particular piece of property; the granting of this variance will not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and this variance is the minimum necessary to alleviate the unnecessary hardship. Herzel seconded the motion.

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

- 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.

Application BOA 2022-06 was withdrawn.

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