

1. Agenda

Documents:

[2022-10-19 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1754.PDF](#)

2. Meeting Materials

Documents:

[2022-10-19 BOARD OF ADJUSTMENT - FULL AGENDA-1754.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, October 19, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Board only on items that appear on this Agenda. The Board may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Board.

1. Call to Order
2. Roll Call
3. Minutes
 - a. June 15, 2022 Minutes
4. Items for Separate Vote

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

- a. Schedule of 2023 Board of Adjustment Meetings.

5. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA 2022-07, for which the applicants at 1215 Mulberry Lane are seeking a 3'11" variance to the west side yard setback.

BOA 2022-07 - 1215 Mulberry Lane

The property is R-1-60.

The applicants desire to construct an addition to the garage. For the proposed addition, the applicants are seeking a 3'11" variance

to the West side yard setback, leaving a 5' west side yard setback.

6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 9:48 AM on the 7th day of October, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 10:30 AM on the 7th day of October, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 7th of October, 2022; and transmitted by email at 5:00 PM on the 7th day of October, 2022 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, 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

Attachment: June 15 2022 Minutes (6099 : 3 June 15, 2022 Minutes)



Schedule of Regular Meetings for the Nichols Hills Board of Adjustment in 2023

All meetings of the Board of Adjustment ("BOA") are scheduled to take place on the 3rd Wednesday of the month at 5:30 p.m. in the City Council Chambers, City Hall, 6407 Avondale Dr., Nichols Hills, OK.

Meeting Date of:

January 18, 2023

February 15, 2023

March 15, 2023

April 19, 2023

May 17, 2023

June 21, 2023

July 19, 2023

August 16, 2023

September 20, 2023

October 18, 2023

November 15, 2023

December 20, 2023

Name: Amanda Copeland
Title: City Clerk
Address: 6407 Avondale Drive
 Nichols Hills, OK 73116
Phone: (405) 843-6637

Filed in the office of the Municipal Clerk on _____ at _____ PM

Signed: _____
 City Clerk/Deputy City Clerk

See City Clerk's office.