

1. Agenda

Documents:

[2022-11-16 BOARD OF ADJUSTMENT - PUBLIC AGENDA-1758.PDF](#)

2. Meeting Materials

Documents:

[2022-11-16 BOARD OF ADJUSTMENT - FULL AGENDA-1758.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Board of Adjustment
Wednesday, November 16, 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. October 19, 2022 Minutes
4. Public Hearing

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

- a. PUBLIC HEARING: Case No. BOA-2022-08, for which the applicants at 1211 Larchmont Lane are seeking a variance to City Code Section 50-50 (c) (2) (a).

BOA-2022-08 1211 Larchmont Lane

The property is zoned R-1-60.

The applicants desire to install an accessory structure in the front yard. For the proposed accessory structure, the applicants are seeking a variance to City Code Section 50-50 (c) (2) (a).

- b. PUBLIC HEARING: Case No. BOA-2022-09, for which the applicants at 7007 Nichols Road are seeking an 11'11" variance to the east side yard setback.

BOA-2022-09 7007 Nichols Road

The property is zoned E-2.

The applicants desire to build an addition to the existing house. For the proposed addition, the applicants are seeking an 11'11" variance to the east side yard setback, leaving a 28'1" east side yard setback.

- c. PUBLIC HEARING: Case No. BOA-2022-10, for which the applicants at 1419 Sherwood Lane are seeking a 3'4" variance from the northwest side yard setback.

BOA-2022-10 1419 Sherwood Lane

The property is zoned R-1-75.

The applicants desire to build a new house. For the proposed new house, the applicants are seeking a 3'4" variance from the northwest side yard setback, leaving an 8'8" northwest side yard setback.

- d. PUBLIC HEARING: Case No. BOA-2022-11, for which the applicants at 1711 Camden Way are seeking a 9'10" variance from the (east) rear yard setback.

BOA-2022-11 1711 Camden Way

The property is zoned R-1-75.

The applicants desire to build a new house. For the proposed new house, the applicants are seeking a 9'10" variance from the (east) rear yard setback, leaving an 15'2" (east) rear yard setback.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 3:52 PM on the 3rd day of November, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 4:15 PM on the 3rd day of November, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 3rd of November, 2022; and transmitted by email at 5:00 PM on the 3rd day of November, 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.

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

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BOA-2022-08 1211 Larchmont Lane

The property is zoned R-1-60.

The applicants desire to install an accessory structure in the front yard. For the proposed accessory structure, the applicants are seeking a variance to City Code Section 50-50 (c) (2) (a).

- b. PUBLIC HEARING: Case No. BOA-2022-09, for which the applicants at 7007 Nichols Road are seeking an 11'11" variance to the east side yard setback.

BOA-2022-09 7007 Nichols Road

The property is zoned E-2.

The applicants desire to build an addition to the existing house. For the proposed addition, the applicants are seeking an 11'11" variance to the east side yard setback, leaving a 28'1" east side yard setback.

- c. PUBLIC HEARING: Case No. BOA-2022-10, for which the applicants at 1419 Sherwood Lane are seeking a 3'4" variance from the northwest side yard setback.

BOA-2022-10 1419 Sherwood Lane

The property is zoned R-1-75.

The applicants desire to build a new house. For the proposed new house, the applicants are seeking a 3'4" variance from the northwest side yard setback, leaving an 8'8" northwest side yard setback.

- d. PUBLIC HEARING: Case No. BOA-2022-11, for which the applicants at 1711 Camden Way are seeking a 9'10" variance from the (east) rear yard setback.

BOA-2022-11 1711 Camden Way

The property is zoned R-1-75.

The applicants desire to build a new house. For the proposed new house, the applicants are seeking a 9'10" variance from the (east) rear yard setback, leaving an 15'2" (east) rear yard setback.

5. Adjournment

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Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

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

**Original agenda filed in the Office of the City Clerk at 9:48 AM on
the 7th day of October, 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. June 15, 2022 Minutes

MOTION: Covington moved to approve the June 15, 2022 minutes as presented. Lippert seconded the motion.

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

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.

MOTION: Covington moved to approve agenda item 4a as presented. Lippert seconded the motion.

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

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.

Mr. Randy Hill, with E.D. Hill, 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: Covington moved that application number BOA 2022-07 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. Herzel seconded the motion.

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

6. 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

See City Clerk's office.

See City Clerk's office.

See City Clerk's office.

See City Clerk's office.