

## AGENDA

Regular Meeting of the  
Nichols Hills Board of Adjustment  
Wednesday, February 15, 2017 at 5:30 PM  
Public Works, 1009 NW 75th  
Nichols Hills, OK 73116

HEARING IMPAIRED: Upon the receipt of a written request 48 hours prior to all public meetings, a certified signer will be provided for the hearing impaired.

1. Call to Order
2. Roll Call
3. Minutes
  - a. December 21, 2016
4. Public Hearing - Variance Requests
  - a. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case No. BOA 2017-01, for which the applicants at 1713 Pennington Way, are seeking a 16'6" variance to the East side yard setback.

### BACKGROUND

BOA 2017-01 - 1713 Pennington Way

The property is R-1-75.

The applicants desire to replace the existing house at the property with a new house. For the proposed new house, the applicants are seeking a 16'6" variance to the East side yard setback, leaving a 16'6" setback. For the proposed new house, the applicants are also seeking an 11' variance to the West side yard setback, leaving a 22' setback. The footprint of the proposed house is

narrower than the existing house. The existing structure is set back 21' on the East side and set back 9' on the West side.

- b. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of Case No. BOA 2017-02, for which the applicants at 2001 Huntington Avenue, are seeking a variance for a 16'9" rear yard setback.

## BACKGROUND

BOA 2017-02 - 2001 Huntington Avenue

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 16'9" variance to the rear yard setback, leaving an 8'3" rear yard setback. The allowable Building Lot Coverage (BLC) is 3,758 square feet. The applicants are also seeking a 357 square foot variance from the allowable BLC, for a proposed 4,115 BLC. The allowable Floor Area Ratio (FAR) is 3,469 square feet. The applicants are also seeking a 601 square foot variance from the allowable FAR, for a proposed 4,070 FAR.

## 5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 2:00 PM on the 9<sup>th</sup> of February, 2017 and posted in prominent view on the North East window at Town Hall, 1117 NW 63<sup>rd</sup> Street, and Public Works, 1009 NW 75<sup>th</sup> Street, Nichols Hills, Oklahoma, at 4:00 PM on the 9<sup>th</sup> of February, 2017.



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City Clerk  
City of Nichols Hills, Oklahoma