



15 January 2016

City of Stillwater – Department of Development Services
723 S. Lewis St.
Stillwater, OK 74076-1449

RE: Pi Kappa Alpha Fraternity House Variance Request
BP-15-27855
GEA Project No: 1314-0050

Dear Members of the Board,

During the re-review of the above referenced project, it was deemed by the Department of Development Services that a portion of our building projected above the designated 50'-0" maximum height limitation ... "as measured from the finished floor elevation of the first floor to the highest point of the roof..." as stated in the City of Stillwater's Code of Ordinances, Sec.23-141.(d) (1) *Bulk regulations* - RMU (Multi-Family Urban) District. To clarify, the element of the building specifically identified by the City is the decorative dome located mid-line of the building.

It may have been a misunderstanding on the Design Team's part, but the internal interpretation of the Ordinance's language led us to believe our gabled, main roof was truly "the roof" and the dome was a decorative element not unlike a cupola or the flanking chimneys, all of which are allowed to project above the 50'-0" height requirement. The term "cupola" itself is by the Oxford Dictionary's definition, "A rounded dome forming or adorning a roof or ceiling."

With that said, we are not readily looking for a ruling based on definitions or personal interpretations, but rather, we are looking to adhere to the due processes and administrative procedures set forth by the City, which require us to seek a variance. In particular, a variance requesting the Dome be allowed to break the height restriction by 26 inches for a total height of 52'-2" above the First Floor's finished floor.

In addition, it is our understanding that an internal administrative procedure is in place that, if reviewed and approved, could allow the building height to be constructed up to, but not equal to, 51'-0". We have an Owner approved design in place that accommodates this height increase. If it is the Board's preference, we would be willing to concede the 26 inches for a lesser height increase request of 11 7/8 inches.

In closing, we have worked very closely with both the City and the Client to ensure a compliant and successful project, and we are committed to continuing to do so until it is completed to all parties' satisfaction. We believe this building will become a precedent of aesthetics and

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construction quality for others to follow, not unlike the Payne County Courthouse or the University's Edmon Low Library. It will no doubt be one that will be well received by both the City and Community.

We thank you for your efforts and time in reviewing this request and look forward to presenting the project to you in order to further the conversation.

Best regards,

A handwritten signature in blue ink, appearing to read 'Matthew A. Kymes', with a long horizontal flourish extending to the right.

Matthew A. Kymes, Project Manager