

January 19, 2016

City of Stillwater
Board of Adjustment Application

Re: Taguchi Women's Clinic, Findings Necessary for Granting Variances

Building Setback (25 feet, decreased to 20 feet, along Duck)

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship.

The property is located within two platted subdivisions. For an unknown reason the two subdivisions are offset from each other by five feet. This five feet shows up along Duck Street and the alley, as a five foot shift along the east and west property lines. The southern portion of the property was previously zoned RSS, which has a 20 foot building setback along Duck. Once it was combined with the remaining portion of the property, the building setback adjusted to the required 25 feet. This means that the building setback shifts five feet, like the property line.

2. Such conditions are peculiar to the particular piece of property involved.

These two subdivisions are unique in this area, typically adjoining subdivisions try to coordinate their outer boundary lines.

3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan.

Relief, if granted, would not cause substantial detriment to the public good or impair the intent of the ordinance. The remaining properties to the south currently have a 20 foot setback, this request would propose that the proposed building match that.

4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

The minimum necessary is the requested 20 foot building setback for Lot 5, Block 3 Sunnyside Addition.