

**CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT  
BOARD OF ADJUSTMENT APPLICATION**

**Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM  
Per Resolution CC-2007-16**

Appeal       Special Exception       Variance       Minor Variance

Title of Subdivision or Plan:

Owner(s) of Property: *RAY CHEHREHGOSHA.*

Owner(s) Address: *1506 E 3RD STILLWATER OK. 74004*

Owner(s) Phone: *(405) 612 6988*      Email:

Applicant(s) Address: *1506 E 3RD*

Applicant(s) Phone: *(405) 612 6988*      Email:

Location of Property: *518 S STALLERD  
STILLWATER OK.*

Chapter, Article, Section, City Code from which the action is requested:

*Ch. 23 Sec. 23-137(d)(2)(a)*

**ALL application submittal requirements: Chapter 23, Article 3**

Applicant	Section 23.65, 23.66, 23.67	City
<input checked="" type="checkbox"/>	1.) Completed application form	<input type="checkbox"/>
<input type="checkbox"/>	2.) Filing fee	<input type="checkbox"/>

**Appeals application submittal requirements:**

Applicant	Section 23.67	City
<input type="checkbox"/>	1.) On a separate sheet, state the City's Code Section or the City Administrative Officer's decision or action for which appeal is being sought.	<input type="checkbox"/>
<input type="checkbox"/>	2.) Provide justification for the appeal.	<input type="checkbox"/>

**Special Exception application submittal requirements:**

Applicant	Section 23.66	City
<input type="checkbox"/>	1.) Legal description of the property that is subject to the requested action.	<input type="checkbox"/>
<input type="checkbox"/>	2.) Copy of existing or proposed restrictive covenants that apply to the property that is subject to the requested action.	<input type="checkbox"/>

**Variance application submittal requirements:**

Applicant	Section 23.65	City
<input checked="" type="checkbox"/>	1.) A typewritten and electronic/digital copy of the legal description of the subject property, capable of being reproduced and emailed to <a href="mailto:digitals@stillwater.org">digitals@stillwater.org</a> .	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2.) Copy of existing or proposed restrictive covenants that apply to the property that is subject to the requested action.	<input type="checkbox"/>

See Crystal Ross @ Payne County Assessors Office

<input checked="" type="checkbox"/>	3.) A typewritten list and electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, a licensed abstractor, attorney, engineer or architect, of all property owners within three hundred (300) feet of the subject property. The ownership list shall have been prepared no more than thirty (30) days prior to submission.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	4.) Original mortgage or field survey, if applicable.	<input type="checkbox"/>

**Findings Necessary for Granting Variances**

In determining whether or not the variance should be granted, the Board of Adjustment shall consider and record in the official minutes of the meeting, the extent to which the evidence demonstrates that:

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;
2. Such conditions are peculiar to the particular piece of property involved;
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; and
4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Based on each of these criteria above, provide information the Board may use in making a decision on a separate attachment.

**Additional Information:** applies to ALL application types:

The Board may also consider other factors it may deem relevant in making this decision. Please provide any other information that may assist the Board in making a decision on your request.

**Certification:**

I (We) do hereby certify that the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I (We) do hereby understand that a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations. This application must be completed, signed, and dated by the applicant(s) and the owner(s).

Applicant: *Ray Chelubgate (City)*

Date: *1/25/16*

Owner/Agent (provide documentation):

Date:

**For City of Stillwater Use Only:**

CASE NO.: *P2.16.2053*

Submission Date: *01.26.16*  
Processing Tract: IRC: *2/3/16*

BOA: *March 3, 2016*

Development Services Staff Acceptance:

*ADU BY*

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*2 properties to the South are abandoned & property to the N of ~~the~~ subject house is also owned by me. The structure improves all properties in the neighborhood beside only my property*

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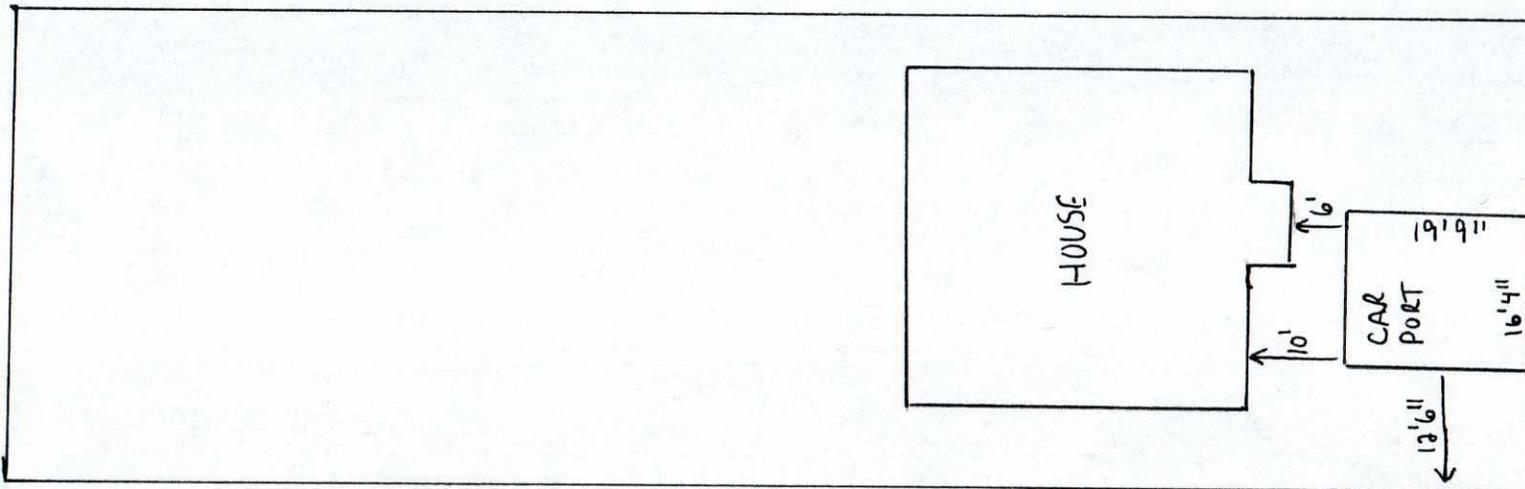
*Ralph Chubb*

Applicant \_\_\_\_\_ Date 2/19/2016 Owner/Agent (provide documentation) \_\_\_\_\_ Date \_\_\_\_\_

**For City of Stillwater Use Only:** CASE NO.#: \_\_\_\_\_

Submission Date: \_\_\_\_\_ Processing Tract: IRC \_\_\_\_\_, BOA \_\_\_\_\_  
 Approval Date: \_\_\_\_\_ Fees: \_\_\_\_\_ Number of Copies: \_\_\_\_\_

02-18-16P01:35 RCVD  
 P2.16.2013



2/18/16

518 Stallard

1- Because I would have to spend additional funds to dismantle the carport and move it back four feet to the West.

2- The house did not have a garage and my granddaughter needed a shelter for her car.

3- The neighborhood does not have any immediate expansion plans under the current comprehensive plan and there are storage buildings to the south. I own the property to the North.

4- The minimum involves allowing the semi-permanent carport to remain at 16' 3", (Sixteen feet and 3 inches) set back at 20'. (twenty feet)

5- It was an oversight that I did not realize that my builder had not obtained a permit or checked with the city on the set back line. He did not mention it until after he had built the structure and I had paid him.

02-18-16P01:35 RCVD   
P2.16.2053