Keystone
Engineering & Surveying

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Stillwater, OK 74076

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August 11, 2016

City of Stillwater
Board of Adjustment Application

Re: Kappa Delta Sorority, Findings Necessary for Granting Variances

Arbor within the 20 foot, front, building setback yard

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship.
The patio is located on the south side of the house, which has a long period of time in the sun. The arbor would allow this patio to be utilized to a full extent.

2. Such conditions are peculiar to the particular piece of property involved.
In this area of town, land is at a premium. To be able to comfortable use all of the land that they currently own would be of great benefit.

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. The arbor would not cause any visual impairments at the intersection for pedestrians or vehicles.

4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.
The minimum necessary is the requested waiver to construct the arbor to the property line.

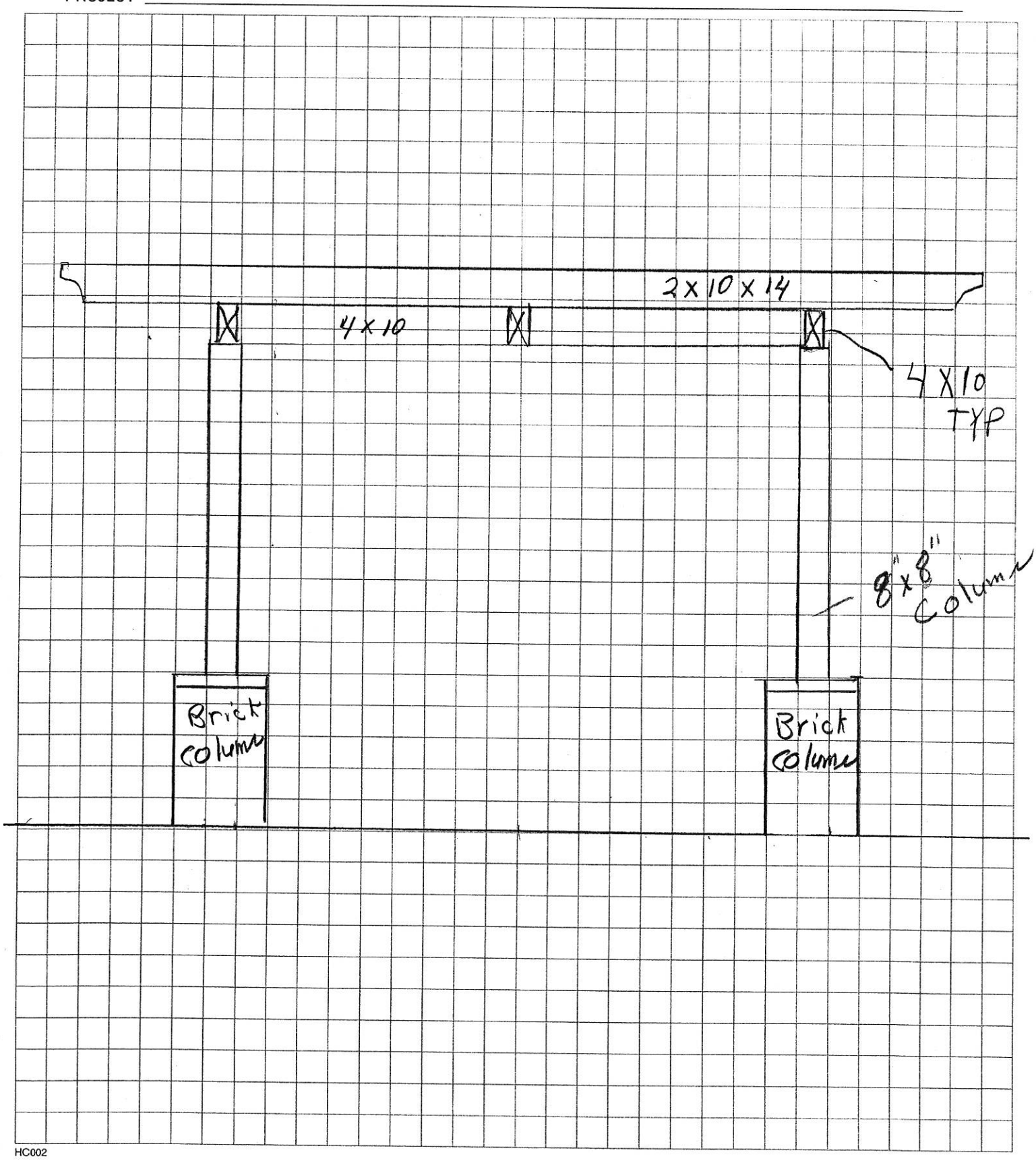
Rinker MATERIALS™

Concrete Pipe Division
6200 S.W. 44th Street, Oklahoma City, OK 73179
405-745-3404 • 405-745-3804 FAX

DATE _____

PAGE _____ OF _____ PAGES

PROJECT _____



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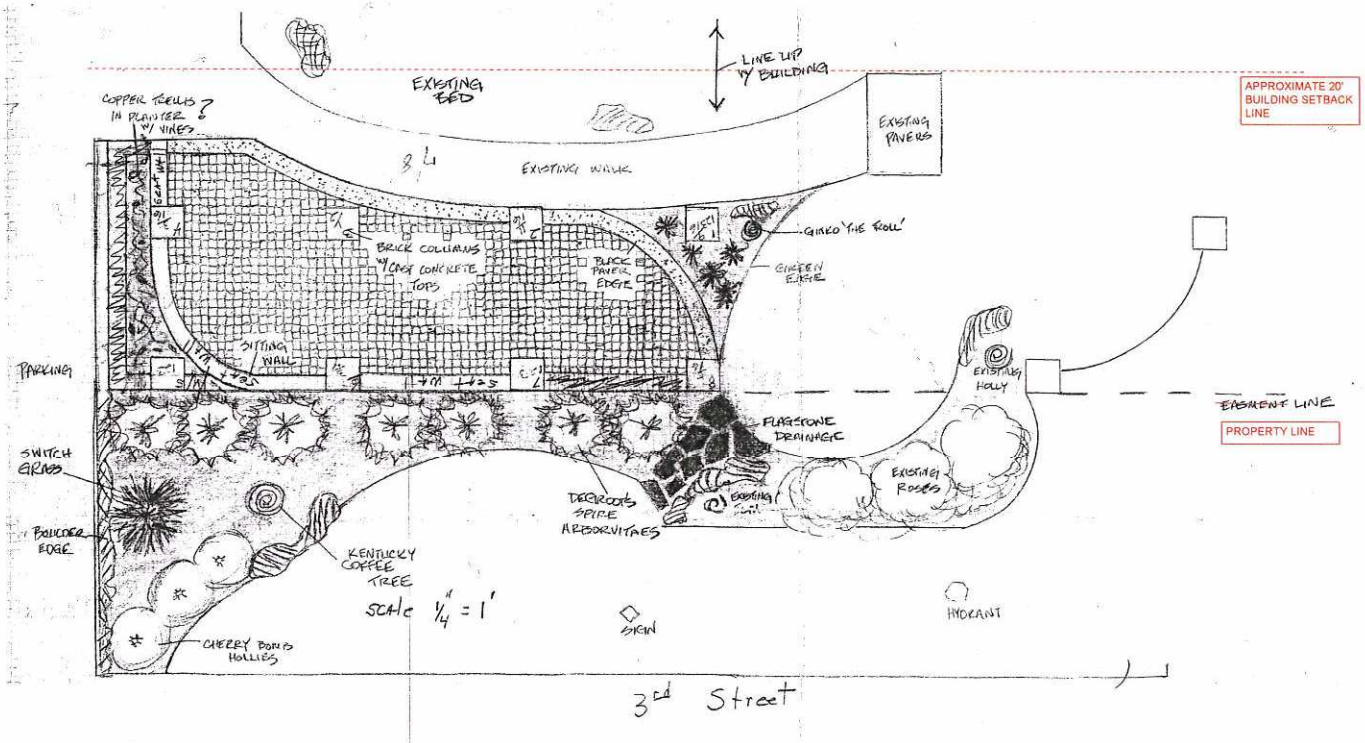
EXISTING BED
LINE UP W/ BUILDING
APPROXIMATE 20' BUILDING SETBACK LINE
COPPER TRELLIS IN PLANTER W/ VINES
EXISTING WALK
EXISTING PAVERS
BRICK COLUMNS W/ CAST CONCRETE TOPS
GINKO 'THE ROLL'
GREEN EDGE
SITTING WALL
PARKING
EXISTING HOLLY
EASEMENT LINE
PROPERTY LINE
FLAGSTONE DRAINAGE
SWITCH GRASS
BOULDER EDGE
DECIDUOUS SPIRE ARBORVITAES
EXISTING ROCKS
KENTUCKY COFFEE TREE
Scale 1/4" = 1'
CHERRY BOMB HOLLIES
SIGN
HYDRANT
3rd Street