



August 10, 2017

City of Stillwater
Board of Adjustment Application

Re: 1005 S Duncan St, Findings Necessary for Granting Variances

Building Setback: Front, 10 feet, due to a 100' ROW (decreased to 0 feet along Duncan)

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

The existing structure lines up with the other structures located between 12th and 9th Avenues. Typically, rights-of-way (ROW) are 50-60 feet wide for local streets. This area has 100 feet of ROW. If we were to take 20 feet from either side of the ROW, to have a 60-foot ROW, then the existing structure would be meeting the standard 20 foot setback.

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

The structure would look out of place compared to the surrounding structures. The location of the existing structures are the natural set back from the street.

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.

There is no detriment to reconstructing the home on the existing foundation.

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

The minimum necessary is the requested reduction in setback.



Building Setback: Side, 5 feet, plus 3 feet for every story over the first story (decreased to 1 foot along north and 2.5 feet along the south sides)

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

There are other structures within this block that are located closer to the side and rear lot lines. This is limiting the owner of the property to regulations that were not apparent due to the existing structures.

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

This block has developed their additional structures, the owner would like to do the same. This re-development would be a great benefit to the neighborhood.

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.

There is no detriment to reconstructing the structures in their existing locations.

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

The minimum necessary is the requested reduction in setback.



Building Setback: Rear, 20 feet (decreased to 12 feet)

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

There are other structures within this block that are located closer to the side and rear lot lines. This is limiting the owner of the property to regulations that were not apparent due to the existing structures.

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

This block has developed their additional structures, the owner would like to do the same. This re-development would be a great benefit to the neighborhood.

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.

There is no detriment to reconstructing the structures in their existing locations.

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

The minimum necessary is the requested reduction in setback.

