

June 11, 2020

City of Stillwater
Board of Adjustment Application

Re: Kerns Construction, Findings Necessary for Granting Variances

Front Building Setback (decrease from 25 feet to 13 feet)

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

The existing house on this property is located at this same distance to the front property line. The majority of the structures located to the north, along Perkins Rd, appear to be located within this same distance.

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

The elevation of the property does drop as you move farther to the east, therefore, it is more likely that the building would look lower than Perkins Rd, which is not a desirable look for a commercial or residential structure located along a main entrance to Stillwater.

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.

The proximity to the street would not cause harm because it would be in alignment with the other structures along that portion of Perkins Rd.

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

The minimum necessary is the requested decrease from 25 feet to 13 feet.

