

July 9, 2021

City of Stillwater
Board of Adjustment Application

Re: Kwik Kar Service Center, Findings Necessary for Granting Variances

Rear Building Setback (decrease from 25 feet to 18 feet)

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

The owner would like to expand his business by adding an additional service bay. The proposed 20' x 32' building addition would still allow vehicles to drive around the addition, while providing enough space inside to allow proper workspace. The City of Stillwater owns the property to the west, where Boomer Creek is located. There will not be a neighboring building ever constructed to the west.

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

The shape of the property is peculiar to design to. The City owned property and Boomer Creek as the adjacent property owner is also peculiar.

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 FEMA flood plain associated with Boomer Creek is located entirely on the neighboring City property. The location of this proposed building addition will not cause a detriment to the neighboring property or any adjacent structures.

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 18 feet.

