

**Variance Application to the  
Board of Drainage Appeals**

Case # COMM21-0004/COMM21-0006/COMM21-0007/COMM21-0008 E THOMAS AVE

General Location and/or Address of Property: 304, 308, 310, & 314 E. Thomas Avenue  
Stillwater, OK

Legal Description of Subject Property: Lots 13, 14, 15, 16 Childress Industrail Park, Being part of the Southeast Quarter of the Northeast Quarter, (SE/4 NE/4) of Section 2, Township 19 North (T19N), Range 2 East (R2E) of the Indian Meridian, to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof. Each lot contining 13,684 Square Feet or 0.314 Acres, more of less

Applicant's Name: Josh Powers Applicant's Phone Number: 405-372-0000

Mailing Address: 216 W. 6<sup>th</sup> Ave Stillwater, OK 74074

Property Owner(s) of Record: David Adams

Property Owner(s) Mailing Address: 1113 West Frances Stillwater, OK 74075

Description of Proposed Construction or Activity: Construct a single story warehouse with required parking on each lot.

What particular requirements of the City code require a variance to obtain permission for the proposed construction or activity? The code states no increase in runoff. The drainage study we have submitted shows that the development is in a industrial area and has a minimal increase. The minimal increase can be handled down stream and by the street.

Article: II Section: 35-78 Paragraph(s): a

What are the characteristics of the subject property which prevent compliance with the foregoing requirements of the City code? (Such conditions must be unique to the property and not created by any actions of the property owner or applicant.) The lots are 50' wide.

What is the particular variance that would be necessary to permit the proposed construction or activity? To allow the minimal increase in runoff.

What unnecessary hardship would result if the requirements of the City code were applied to the subject property without a variance? The subject properties are 50 feet wide. The back of the lots would not be useable.

Explain how granting of the variance will not adversely affect the rights of adjacent property owners or residents, will not adversely affect the public health, safety, convenience or general welfare and will not be opposed to the general spirit and intent of the regulations of the City code: We have shown within the drainage study that the street and downstream area can handle the minimal increase,

Attached are the following:

1. \$55 filing fee (check payable to the City of Stillwater)
2. List of names and mailing addresses of all owners of property within 500 feet of the exterior boundary of the subject property, and/or that will be affected by the change in flow.

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THE PRECEDING INFORMATION IS CERTIFIED COMPLETE AND ACCURATE.

Applicant's Signature:  \_\_\_\_\_ Date: 5/17/21

FOR OFFICE USE ONLY

Filing Fee Amount \$ 55.00 Date Paid: 5.26.21

Board of Drainage Appeals Hearing Date: 6.22.21

Newspaper Publication Date: 6.5.21

Must be submitted to Newspaper no later than: 6.2.21

Notices mailed to owners of property within 500 feet: 6.2.21

Must be mailed no later than: 6.2.21