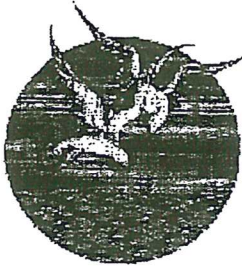


738.9385



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
(503) 738-5501 • (503) FAX 738-9385

## APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION  
2<sup>ND</sup> THURSDAY, 6:00 PM

DATE RECEIVED \_\_\_\_\_

- APPLICANT: Muffie LATOURETTE PHONE: 503.223.1922  
 MAILING ADDRESS: 2004 NW TRVING ST #1 PORTLAND OR 97209  
 EMAIL ADDRESS: muffie130@windermere.com CELL PHONE: 503-260-3662
- PROPERTY OWNER: Muffie LaTourette & MARIA BLACK PHONE: 805-969-0188  
 MAILING ADDRESS: Above  
 EMAIL ADDRESS: \_\_\_\_\_ Mariablack@me.com CELL PHONE: 805455-0686
- SURVEYOR/ ENGINEER: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_
- LEGAL COUNSEL: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_
- PROPERTY LOCATION: 288 1<sup>st</sup> St Gearhart OR 97138
- LEGAL DESCRIPTION OF PROPERTY:  
 (A) ASSESSORS PLAT AND TAX LOT: 61009AA09702 & 61009AA09700  
 (B) ADDITION, BLOCK, AND LOT: KRUSES 1<sup>st</sup> ADD, Block 2, Lots 21 & 22

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES  NO

- SIGNATURE (APPLICANT) Muffie LaTourette DATE: 4/3/17  
 PRINT Muffie LaTourette
- SIGNATURE (OWNER) Muffie LaTourette DATE: 4/3/17  
 PRINT muffie latourette

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.  
TO BE COMPLETED BY STAFF  
DOES APPLICANT OWN ANY MONEY TO THE CITY? \_\_\_\_\_ IF SO, AMOUNT \_\_\_\_\_  
FOR \_\_\_\_\_ ACCOUNT # \_\_\_\_\_ DEPARTMENT STAFF \_\_\_\_\_ (INITIAL)

17-0064



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
(503) 738-5501 • (503) FAX 738-9385

8/3/17  
**PAID**  
5400.00 - 2

## APPLICATION FOR VARIANCE

APPLICATION FEE: \$400.00 PD

APPLICANT Muffie Latourette & MARIA BLACK CONTACT PHONE # 503-260-3662  
ADDRESS \_\_\_\_\_

EMAIL ADDRESS muffie30@windermere.com ; maria.black1@me.com

OWNER NAME (PRINT) Muffie Latourette

OWNER SIGNATURE Muffie Latourette

PROPERTY ADDRESS 288 1st St PRESENT CITY ZONE DISTRICT \_\_\_\_\_

LEGAL MAP & TAX LOT # KRUSE'S 1st ADD; LOTS 21 & 22, BLK 2

DESCRIBE THE REQUEST TO allow existing GARAGE TO BE USED AS OFFSTREET PARKING

ATTACH A SITE PLAN SKETCH OF THE PROPOSAL DRAWN TO SCALE illustrating the size, and location, of existing uses and structures on the property and describing the proposed variance. (1"=20' scale will fit on an 8-1/2" x 11" sheet of paper.)

GEARHART ZONE CODE SECTION 9.030 **CRITERIA FOR GRANTING VARIANCE:** Variance to a requirement of this ordinance with respect to lot area and dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, decks and walls, and other quantitative requirements may be granted only if, on the basis of the application, investigation, evidence submitted and findings are made based on the four approval criteria. Please attach a narrative that answers the following approval criteria:

1. Explain how the request is necessary to prevent a hardship to the applicant; and
2. Will the proposed development that results from the granting of the variance be injurious to the adjacent area in which the property is located? Describe adjoining uses and possible impacts if the variance is granted; and
3. Is the request necessary to enable reasonable use of the property; and
4. Is the request in conflict with the Gearhart Comprehensive Plan?

PLEASE NOTE: In addition to the fee, costs may be incurred as a result of staff time investigating and/or writing of the staff report that may be required to be paid by the applicant. City Staff may determine that other material or information is deemed necessary for their evaluation. The applicant may find it beneficial to consult with the planning staff about the application.

**COPIES:** AFTER THE APPLICATION IS DEEMED COMPLETE SUPPLY 15 COPIES DRAWN TO SCALE NO SMALLER THAN 11" X 17" AND ONE PDF SENT TO [planning@ci.gearhart.or.us](mailto:planning@ci.gearhart.or.us)

**PUBLIC NOTICE:** ATTACH LIST OF NAMES OF RECORD OWNERS OF CONTIGUOUS LAND WITHIN 100 FEET

**NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.**

To the City of Gearhart Planning Commission

I am applying for a 'variance' in the new ordinance regarding short term rentals, and the requirement for offstreet parking, NOT including an existing garage which is 'covered parking' that is not allowed in the current ordinance.

Our garage (and house) were built in 1980 and designed to be used as an oversized 2-car garage. It measures 16'6"x25', with 2 five foot 'bump outs to accommodate a workbench and wood, allowing for easy parking and storage of landscape equipment. Our driveway does qualify as 2 exterior parking spaces, and measures 16'6"x21'.

It is my understanding that many people use their garages as 'storage', and therefore are not included in the offstreet criteria for STR's. We have a storage room that measures 16'x13', and another closet under the stairwell that measures 3'x8'. We have more than enough storage, and do not need nor have we needed to ever use the garage. We have always used the garage for parking, and have allow our guests to also use the garage, and include a garage door opener for their use.

We have rented for over 20 years to a very small group, and rent less than 40 days per year, usually having not more than 8 groups per year. My sister and I have managed the rentals ourselves so that we may qualify and 'vet' each renter. It is not a choice to rent, but a necessity, as with many other homeowners needing to offset expenses. We rent to cover taxes and basic overhead, even though we still need to 'feed the house'. Less renters means less wear and tear on the house, and of course fewer people coming in. We continue to have returning guests, who have been coming to Gearhart for years, and want to continue to enjoy this special place.

In the event we must add additional exterior offstreet parking, we have the room as shown on the diagram. It is 'Kruses 1st add, lot 22, blk 2' that is currently a lovely green yard. In the event we are unable to use the garage, we would add gravel to the lot, thereby creating the additional 2 spaces (although there is room to accommodate 3). I do believe that is not the most appealing solution if we are to keep as much landscaping as possible.

I believe it's the best interest of Gearhart, the neighbors, and comprehensive plan to allow our garage to be considered as 2 of our 4 offstreet parking spaces, and maintain the aesthetic of the yard.

Thank you for your consideration.  
Muffie LaTourette and Maria Black

**Muffie LaTourette Scanlan, Broker,**

Residence at 288 1st St Gearhart Or 97138. Request for Variance

1. Explain how the request is necessary to prevent a hardship to the applicant;

*The construction of an exterior parking pad on the adjacent lot will incur expenses that will be a financial hardship to the applicant.*

2. Will the proposed development that results from the granting of the variance be injurious to the adjacent area in which the property is located?

*By utilizing the existing oversized garage, the harm to the adjacent area is non-existent. No damage to the property or sidewalk, nor would the people of Gearhart be injured or harmed by allowing the garage to qualify as 2 off street parking spaces.*

Describe adjoining uses and possible impacts if the variance is granted;

*The adjoining lawn and shrubbery would remain intact, allowing the existing landscape to be enjoyed by all, maintaining the bucolic nature of Gearhart. A garden is a far more pleasing view for all who pass by than a gravel parking pad would be.*

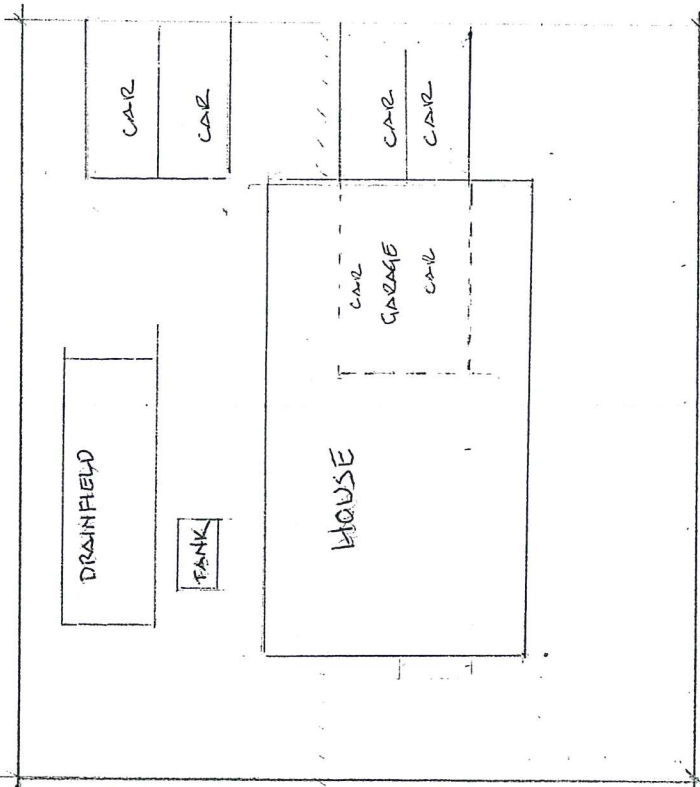
3. Is the request necessary to enable reasonable use of the property?

*The garage has been used as off street parking for 2 cars since it was built in 1980. It is reasonable to suggest its use be continued as compliant for off street parking. Measuring 16'6"x25' (with an added 100 sq ft), it exceeds minimum requirements for off street parking dimensions.*

4. Is the request in conflict with the Gearhart Comprehensive Plan?

*The use of the garage for off street parking has no impact on the Gearhart Comprehensive Plan.*

*Note: There is an interior storage room of 16'x13', and another closet 8'x3' used for storage. The garage is used solely for the purpose of parking cars, NOT storage of personal property.*

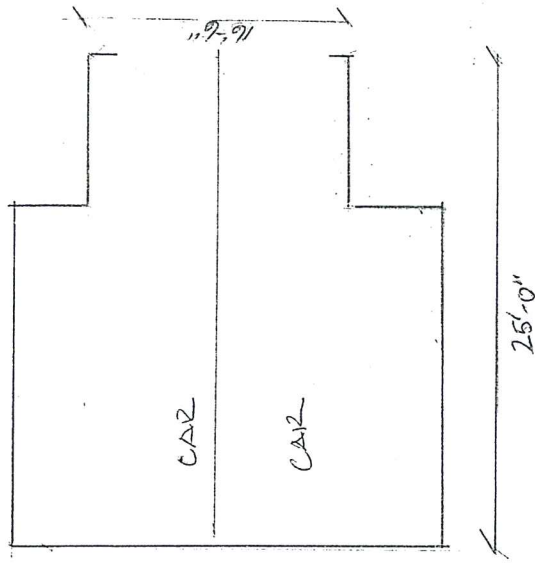


SCALE 1" = 20'

MUFFIE LAFORRETE & MARIA BLACK  
288 1<sup>ST</sup> ST CLEARHART OR 97138

LOUSES 1<sup>ST</sup> ADD, LOTS 21 & 22, BLK Z

GARAGE



SCALE 1" = 10'









**From:** Muffie Scanlan <[mlsportland@gmail.com](mailto:mlsportland@gmail.com)>

**Sent:** Thursday, May 25, 2017 11:26 AM

**To:** Muffie Scanlan

**Subject:** Garage space



Tape is 16'6" length and width of garage is 23'. There is an additional 8'6" from post to garage door exceeding minimum requirements for standard parking spaces  
Sent from my iPhone

# Map

# CITY OF GEARHART, OREGON



**LEGAL DISCLAIMER:** The information provided in this GIS map is property of the city of Gearhart and CARTOMATION INC. All information contained in this GIS map is NOT AUTHENTIC and has NO WARRANTY OR GUARANTEE regarding the information presented to you is correct. The positions and information contained in this GIS map compressed to only GIS source data itself. Do not rely on any locations and measurements obtained from this GIS map to provide you with information that can be reproduced on the ground. All spatial data contained inside this GIS map are NOT SURVEY ACCURATE and may be completely invalid. This GIS map cannot serve as a substitute for site-specific investigations by qualified practitioners. Site-specific data may give results that differ from those shown on the map. This GIS map cannot be used as a substitute for a professional land survey or official information regarding Clatsop County. The city of Gearhart has exerted a tremendous amount of effort to bring you the best map information available; however, in this GIS map, the city of Gearhart and CARTOMATION INC. cannot accept any liability for error. The city of Gearhart and CARTOMATION INC. assumes no liability for any decisions made or actions taken or not taken by the user of the GIS map. **CONDITIONS FOR USE:** By using this GIS map as a source of information, you agree to accept any limitation known and unknown. GIS maps and data do not carry legal authority to determine a boundary or the location of a boundary. The city of Gearhart and CARTOMATION INC. provides information on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose. The city of Gearhart and CARTOMATION INC. shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Furthermore by accepting these conditions for use by printing this map, you must also agree to indemnify, defend against, and hold both the city of Gearhart and CARTOMATION INC. harmless for any claim or other liability imposed or that may arise from use of this GIS application, data and maps.