

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
2ND THURSDAY, 6:00 PM

DATE RECEIVED 24 Apr 2017

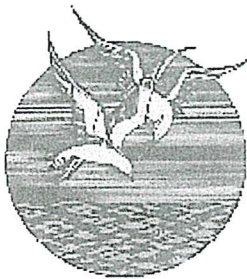
1. APPLICANT: Bob & Clare Carson PHONE: 509-529-6328
 MAILING ADDRESS: 705 Boyer, Walla Walla, WA 99362
 EMAIL ADDRESS: carsonrj@whitman.edu CELL PHONE: 509-240-7230
2. PROPERTY OWNER: Same as above PHONE: _____
 MAILING ADDRESS: _____
 EMAIL ADDRESS: _____ CELL PHONE: _____
3. SURVEYOR/ ENGINEER: N/A PHONE: _____
 MAILING ADDRESS: _____
 EMAIL ADDRESS: _____ CELL PHONE: _____
4. LEGAL COUNSEL: none PHONE: _____
 MAILING ADDRESS: _____
 EMAIL ADDRESS: _____ CELL PHONE: _____
5. PROPERTY LOCATION: 226 Ridge Drive
6. LEGAL DESCRIPTION OF PROPERTY:
 (A) ASSESSORS PLAT AND TAX LOT: 61010 BA 02500
 (B) ADDITION, BLOCK, AND LOT: _____

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

7. SIGNATURE (APPLICANT) RJ Carson MC Carson DATE: 24 Apr 2017
 PRINT RJ Carson MC Carson
8. SIGNATURE (OWNER) RJ Carson MC Carson DATE: 24 Apr 2017
 PRINT RJ Carson MC Carson

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)



17-0074

CITY OF GEARHART

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APPLICATION FOR VARIANCE

APPLICATION FEE: \$400.00 PD 042417

cy

APPLICANT Bob & Clare Carson CONTACT PHONE # 509-529-6328
ADDRESS 705 Boyer, Walla Walla, WA 99362
EMAIL ADDRESS carsonrj@whitman.edu

OWNER NAME (PRINT) Robert J. and M. Clare Carson
OWNER SIGNATURE RJ Carson M Clare Carson

PROPERTY ADDRESS 226 Ridge Drive PRESENT CITY ZONE DISTRICT R1 ←
LEGAL MAP & TAX LOT # 61010BA02500 →

DESCRIBE THE REQUEST Include garage as one of three offstreet parking spaces for vacation rentals

8.5x11

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.

~~4/2/17~~ 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

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.

24 April 2017

To: City of Gearhart

From: Bob & Clare Carson, 226 Ridge Drive

We respectfully request a variance to the requirement that prevents us from using our garage as one of 3 parking spaces needed in order for our guests to use 3 bedrooms in our house. If we have to reduce the number of available bedrooms to 2, it would drastically reduce the number of potential renters and result in a financial hardship for us. A family with 3 children over the age of 2 could not rent our 3-bedroom, 3-bathroom home.

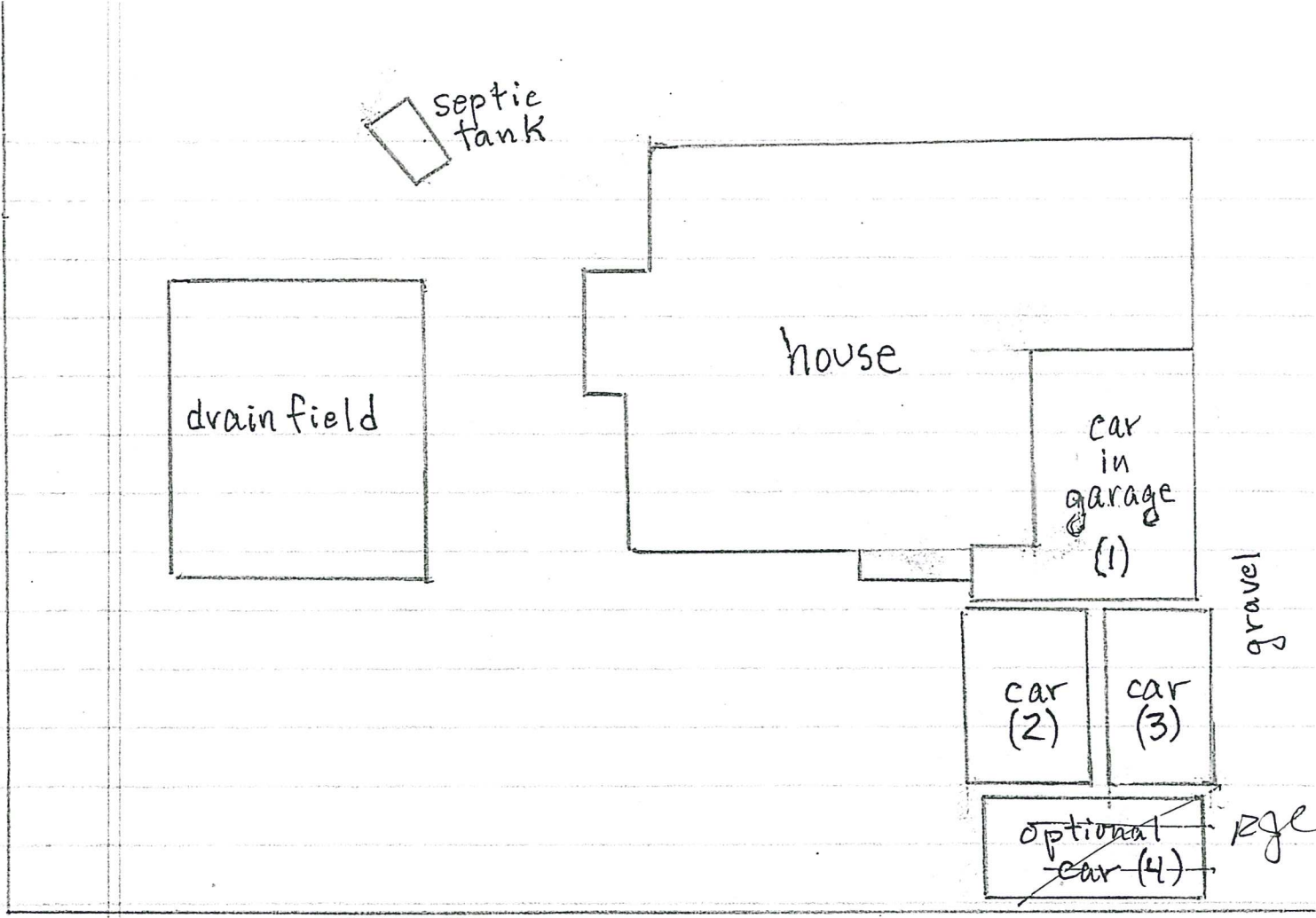
If we are required to leave our garage empty, we would have to add a space on the southeast corner of our property. In doing so, we would need to remove a hedge that provides privacy to us and to our neighbors. Removing beautiful shrubs would destroy the integrity of our landscaping in a lovely area of the garden. The neighbor to the south would no longer enjoy the privacy that our hedge gives him. The expense and the re-shaping of the landscape would be an additional unnecessary cost to us (we purchased the house because it had an attached garage for convenient entry.) We have worked hard and at great expense to make sure that our house and garden are maintained so as to enhance the community and the city. A parking space in the garden decreases the value of our property, and would be an eyesore. (A city inspector recommended that we petition for garage use by renters rather than spend a lot of money to tear up the hedge and garden; he mentioned a disproportionate law.) Furthermore, a parking space there would be adjacent to our drainfield.

We use the garage and expect our guests to use it, too. By gaining access to the house through the garage, guests can

quickly and quietly move in without disturbing the neighbors. In addition, it is not reasonable to force guests to park in a less secure area of the property and unload their luggage outside in bad weather.

By granting this variance, the city will ensure good respectful use of our property and help maintain the beauty of the neighborhood by reducing the number of cars in front of the house and by allowing the use of parking spaces as was intended by the owner.

Permission to count the garage for offstreet parking will not be injurious to adjacent neighbors; indeed, the alternative of adding an outdoor parking space is potentially objectionable to our neighbors to the south and southeast. Using the garage to park a car (as we always do) is a reasonable use of the property and does not conflict with the Gearhart Comprehensive Plan.



226 Ridge Drive

→ N

Parking spaces with dimensions:

1. in garage 14' x 22'

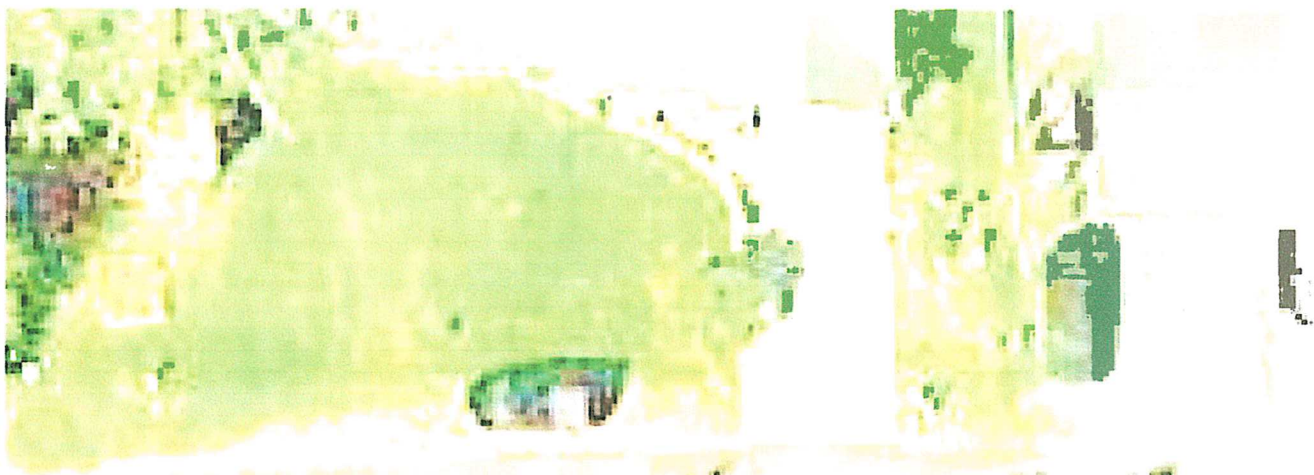
2. 9' x 18'

3. 9' x 18'

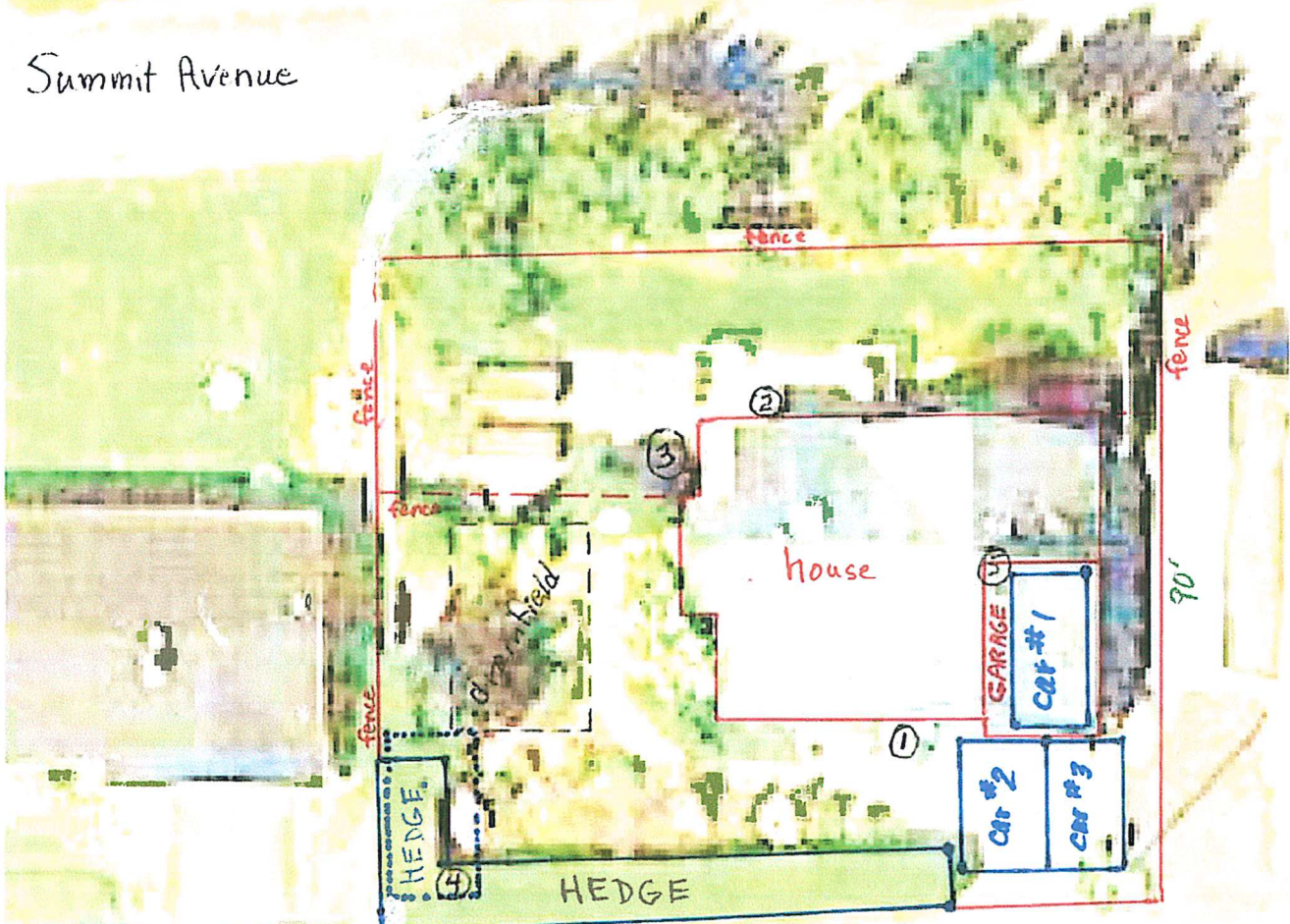
4. ~~optional compact 8' x 16'~~ RJE

~~We do not allow 4 cars or 4 families.~~ RJE

Off-street Parking : Option 2

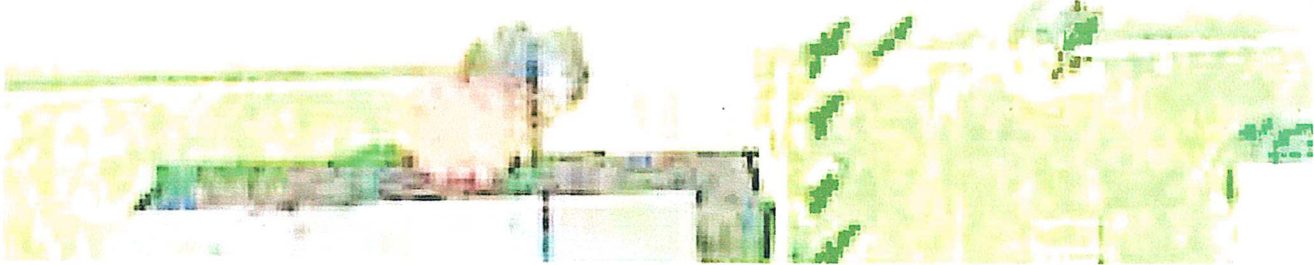


Summit Avenue



Scale. $\frac{1}{270}$

226 Ridge Drive



Map and legend to accompany petition to allow garage at 226 Ridge Dr. for third offstreet parking place

map intentionally shows portions of neighboring six homes

map shows lots of room even though neighbors use street for parking

map shows parking spaces #2 & 3 in driveway, with #1 in garage (blue rectangles)

1 = front door

2 = back door

3 = septic tank

4 = possible alternative offstreet parking space #3 in SE corner of lot (blue dots)

expensive

removal of portion of hedge, causing loss of privacy for owner and neighbor

removal of beautiful shrubs (please see enclosed photo of SE corner landscaping)

long walk from here to doors (as opposed to parking in garage)

5 = door between garage and house

Bob and Clare Carson, 3 May 2017

