

17-0114



# 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 6/30/17

- APPLICANT: Candace Remek PHONE: 206.979.3511  
 MAILING ADDRESS: 2929 1st Ave NE Seattle, WA 98121  
 EMAIL ADDRESS: Candace.Remek@yahoo.com CELL PHONE: Same
- PROPERTY OWNER: David/Candace Remek PHONE: 206.979.3511  
 MAILING ADDRESS: 2929 1st Ave NE Seattle, WA 98121  
 EMAIL ADDRESS: Candace.Remek@yahoo.com CELL PHONE: Same
- SURVEYOR/ ENGINEER: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_
- LEGAL COUNSEL: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_
- PROPERTY LOCATION: 701 S. Marion Gearhart, OR. 97138
- LEGAL DESCRIPTION OF PROPERTY:  
 (A) ASSESSORS PLAT AND TAX LOT: REDONDO ADD LT 11, 12 BLK 16  
 (B) ADDITION, BLOCK, AND LOT: 6 10 9DA TL 1302

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) Candace Remek DATE: 6.20.17  
 PRINT Candace Remek
- SIGNATURE (OWNER) Candace Remek DATE: 6.20.17  
 PRINT Candace Remek

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)

110  
6 10 9DA 01300



# CITY OF GEARHART

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## APPLICATION FOR VARIANCE

APPLICATION FEE: \$400.00 PD 6/30/17 <sup>CA</sup>

APPLICANT Candace Remer CONTACT PHONE # 206 979-3511  
ADDRESS 2929 1st Ave PH3 Seattle WA 98121  
EMAIL ADDRESS Candace.remer@yahoo.com

OWNER NAME (PRINT) Candace/David Remer  
OWNER SIGNATURE Candace Remer

PROPERTY ADDRESS 701 S. Marion PRESENT CITY ZONE DISTRICT \_\_\_\_\_  
LEGAL MAP & TAX LOT # \_\_\_\_\_

DESCRIBE THE REQUEST allow for additional parking that is available on the property

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

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.**

111

GEARHART ZONE CODE SECTION 9.030 – CRITERIA FOR GRANTING VARIANCE

PROPERTY – 701 S. Marion, Gearhart, OR 97138

1. The City of Gearhart has determined that the parking availability at this address would limit us to 2 parking spacing. This is an extreme hardship as we have 4 bedrooms and a large septic system which allows a larger number of guests than the current parking assessment. The garage is available for parking two cars and the area in front of our fence has always been able to handle a car or truck.
2. Granting this request would not cause any injurious to the adjacent area.
3. This request is necessary as it allows us to be able to accommodate the allowed guests based again on bedrooms, septic and total square footage our home ( over 2300).
4. This request is not in conflict with the Gearhart Comprehensive Plan.

112

Drain

Landscaped Yard

Septic

Deck

701 S Marion

9x15

Car 1

9x15

Car 2

Landscaped Yard

9x15

Car 3

9x15

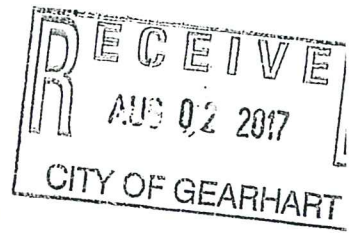
Car 4

Marion Street

*parking plan/plan for Vacation Rental*

*113*  
*file*

Cheryl, Carole -



attached please find my answers to the questionnaire that Carole forwarded to me using Steve Rickles example.

I actually had filed two request for variance and for some reason the request for 701 was returned. The first variance that you have on file was for 871 H St. (Hager)

As you can see - I had mailed the request for 701 was mailed on June 22<sup>nd</sup> and would have made the June 27<sup>th</sup> deadline.

I have answered the questionnaire for both homes requested along with pictures -

I will attend the Aug. 10<sup>th</sup> meeting.

Thank you in advance

Candace Remer

114



To: City of Gearhart  
Attn: Carole Connell

Re: Variance for 701 South Marion, Gearhart, OR. 97138

**A.- Physical Circumstances Related to the Property involved:**

There is a strip of off street parking directly in front of our fence facing west. This allows for numerous vehicles (either cars, SUV's or trucks) to park there.

**B. Whether reasonable use can be made of the property without the variance:**

General, normal access would be impaired without this allowance. The property has been afforded this parking apron since day one and to lose it now would greatly reduce its real estate value. It must be noted that this is a 4-bedroom home and deserves parking commensurate with this living area. Moreover, this address includes an expansive two car garage available for any kind of overflow. It remains empty so we can accommodate this occasional need.

**C. Whether the hardship was created by the person requesting the variance:**

There is nothing new being introduced by our request for a variance. This would only maintain the reasonable access the property has enjoyed since its original construction.

115

**6. Relevant factors to be considered in determining whether the proposed development will be injurious to the adjacent area include:**

**A. The Physical impacts such development will have such as:**

**1) Views from adjacent property;**

There is no obstruction of views from our neighbors to the west as we face their driveway.

**2) Privacy available to adjacent property;**

Again, since we face their driveway facing east, this has no impact on their privacy.

**3) Ability to provide and maintain public improvements such as streets, utility and drainage;**

We have always maintained the area in front of our fence facing west, as well as taking the responsibility of yard maintenance monthly and our contractor handling all aspects of the home. In addition, our management company is constantly inspecting the property and is much respected by many at the City of Gearhart.

**4) Potential for Geologic hazard;**

This request has no potential for geologic hazard as it is simply graveled off street parking

**5) Noise generated.**

This would cause no unusual noise.

116







118