



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
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March 24, 2022
PUBLIC NOTICE

Notice is hereby given that in accordance with Section 13.030 Administrative Provision of the City of Gearhart Zoning Ordinance the Gearhart Planning Commission will hold the following public hearings on Thursday April 14, 2022 at 6:00 p.m. in City Hall and zoom. You can get participation information at <https://www.cityofgearhart.com/calendar> closer to the hearing date.

- File #22-02P – Land Partition request submitted by Magyar Land Surveying, LLC for property located at 4915 Gronmark Lane and further described as Assessors Plat 7.10.34CA, Tax Lot 2105. Said request is to partition one parcel of land into 2 lots.

Criteria relevant to the land partitions is Zoning Ordinance Section 3.1 Low Density Residential Zone R-1, Article 4 Transportation Improvements, Gearhart Subdivision Ordinance Sections 23-36 Land Partitioning, Sections 37-46 General Regulations and Design Standards and Sections 47-50 Improvements, and the Gearhart Transportation System Plan.

- File #22-03V – Variance request submitted by Jon Shelton for property located at 707 Gearhart Lane and further described as Assessors Plat 6.10.3BC, Tax Lot 200. Said request is to approve an existing substandard structure erroneously built 11 inches too close for required side yard setback.

Criteria relevant for a side yard setback variance is Zoning Ordinance Section 3.1 Low Density Residential Zone R-1, Article 9 Variances, Gearhart Subdivision Ordinance Sections 23-36 Land Partitioning, Sections 37-46 General Regulations and Design Standards and Sections 47-50 Improvements, and the Gearhart Transportation System Plan.

A copy of the applications, all documents and evidence relied upon and applicable criteria pertinent to the requests are available for review on the city website www.cityofgearhart.com and at Gearhart City Hall at the office of Chad Sweet, 503-738-5501 and copies may be obtained at a reasonable cost. Staff reports will be available for inspection at no cost and may be obtained seven (7) days prior to the hearings. All interested parties are invited to express their opinion for or against the requests at the hearings, by letter addressed to the Gearhart Planning Commission P. O. Box 2510, Gearhart, Oregon 97138, or by email at planning@cityofgearhart.com received prior to 4:00 o'clock pm the day of the hearing. The public hearing will be conducted in accordance with Section 13.050 of the Gearhart Zoning Ordinance.

Any person testifying may appeal the decision, however, failure to raise an issue, including constitutional or other issues regarding conditions of approval, with sufficient specificity to

afford the City and parties to the request an opportunity to respond to the issues precludes appeal on said issue to the State Land Use Board of Appeals (LUBA), or to seek damages in circuit court due to a condition of approval.

Angoleana R. Brien Secretary
Gearhart Planning Commission
City of Gearhart

Mail/Publish
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