



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 _____

1. APPLICANT: Vanillawood c/o Tyler Benson PHONE: (503)305-8830
MAILING ADDRESS: 16354 Boones Ferry Road, Lake Oswego, OR 97035
EMAIL ADDRESS: james@vanillawood.com CELL PHONE: _____
2. PROPERTY OWNER: Tyler Benson PHONE: (206)795-4268
MAILING ADDRESS: 498 A Street, Gearhart, OR 97138
EMAIL ADDRESS: tbenson25@gmail.com CELL PHONE: _____
3. SURVEYOR/ ENGINEER: _____ PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
4. LEGAL COUNSEL: _____ PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
5. PROPERTY LOCATION: 498 A Street, Gearhart, OR 97138
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: 61009AA05700
(B) ADDITION, BLOCK, AND LOT: Redondo Addition, Block 7, Lot 10

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) *[Signature]* DATE: 9/30/24
PRINT _____
8. SIGNATURE (OWNER) *Tyler Benson* DATE: 9/30/2024
PRINT Tyler Benson

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? NO IF SO, AMOUNT _____
FOR _____ ACCOUNT # _____ DEPARTMENT STAFF *AT* (INITIAL)



CITY OF GEARHART

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APPLICATION FOR VARIANCE

APPLICATION FEE: \$1500.00 PD

\$ PAID
10/30/24

APPLICANT Vanillawood c/o Tyler Benson CONTACT PHONE #(503)305-8830
ADDRESS 16354 Boones Ferry Road, Lake Oswego, OR 97035
EMAIL ADDRESS james@vanillawood.com

OWNER NAME (PRINT) Tyler Benson
OWNER SIGNATURE *Tyler Benson*

PROPERTY ADDRESS 498 A Street PRESENT CITY ZONE DISTRICT R-2
LEGAL MAP & TAX LOT # 61009AA05700

DESCRIBE THE REQUEST 11 sf entryway addition beyond front yard setback
-or-
20 sf entryway addition beyond front yard setback

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@cityofgearhart.com

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

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