



CITY OF PENDLETON

Planning Department (541) 966-0204 Fax (541) 966-0251
500 SW Dorion Avenue, Pendleton, OR 97801

MINOR VARIANCE APPLICATION (Type II)

File No. MV

Fee \$ 495

NOTICE TO APPLICANT: Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. **Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees. Failure to provide complete and/or accurate information may result in delay or denial of your request.**

APPLICANT Josh & Sandra Bray

Mailing address 44825 Mckay Creek Rd Pilot Rock, OR 97868

Phone 541-443-1209 Fax 541-443-0804 Email joshbrayplumbing@gmail.com

Applicant's interest in property owner

Signature Sandra Bray Date 5/8/18

PROPERTY OWNER Josh & Sandra Bray

Mailing address 44825 Mckay Creek Rd Pilot Rock, OR 97868

Phone 541-443-1209 Fax 541-443-0804 Email joshbrayplumbing@gmail.com

Signature Sandra Bray Date 5/8/18

If same as applicant, mark SAME. If there is more than one property owner, please attach additional sheets as necessary.

SITE LOCATION AND DESCRIPTION Zoning R-2

Tax Map #(S) 2N3215AB Tax Lot #(s) 6100

Tax Map #(S) _____ Tax Lot #(s) _____

Frontage street or address 1243 SW 12th St Pendleton, OR Nearest cross street _____

BUSINESSES Are any businesses operating on the property? If yes, please describe. No

All businesses operating within the City of Pendleton must obtain a Business License.

SPECIFIC REQUEST Lot Coverage x Lot Size/Building Height Setbacks Driveway Fence

I am / We are asking a request to increase my lot coverage by 5% to provide more off-street parking.

Describe in detail the specific circumstances that apply to the subject **property (not the applicant)** which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the

OFFICE USE ONLY.

This institution is an equal opportunity provider and employer.

120 day time limit	Accepted as complete _____	Final decision by _____
DLCD 45-day notice required	Y/N Date mailed _____	Date of first hearing _____
Planning Commission hearing date	_____	Notice mailed _____
Notice to media	Publication date _____	Emailed _____
Notice of Decision	Date mailed _____	Appeal deadline _____
Associated applications	_____	_____

date of this Ordinance, topography, or other circumstances over which the applicant has no control.

This lot has only 3,500 square feet and was platted for townhouses. The developer did not account for a 2-car garage and today's market drives 2 cars per household as both adults tend to have employment or need for two cars.

Describe in detail the specific property right that property owners in the same zone or general vicinity have, which is not available to the subject property without approval of a variance.

Because the developer limited the square footage to 3,500 square feet, it limited the buildable footprint to allow only single-car garages.

Describe in detail how approval of this request will not have negative impacts upon property in the same zone or vicinity, or otherwise conflict with City Ordinances, plans and policies.

The provision of two off-street parking spaces will relieve on-street parking occupied by the occupants of the residence and instead provide this parking for guests.

Describe in detail how the variance requested is the minimum variance which would alleviate the hardship.

The measurement of a typical two-car garage is 24ft X24ft, which are the dimensions proposed for this project. By constructing a garage of that size, it pushes our footprint to 1,571 square feet, which is a 5% lot coverage increase. Any smaller footprint of a garage would not be feasible for use as a two-car garage.

The applicant bears the burden of proof to show that there is a specific hardship that applies to the subject property that does not apply to other properties in the vicinity and/or the same zone. Applicants should be prepared to demonstrate that there is no other way to achieve their goal or make reasonable use of the land unless a variance is approved.

SUBMITTAL REQUIREMENTS

The following items must be received in order to deem an application complete and schedule it for a hearing before the Planning Commission. If you need assistance completing the forms, please contact the Planning Department. If you do not have a copy of the deed to your property to verify ownership, contact the Umatilla County Office of County Records at (541) 278-6236 or www.co.umatilla.or.us/records.htm.

1. Original, signed **Application form**. This information is public record and must be reproduced so please type or write clearly using dark ink.
2. All information required above and below, unless specifically waived by the Director.
3. The appropriate **fee**.
4. **10 copies** of all submittal materials for staff and Planning Commission distribution.

Use additional sheets as necessary. Electronic submittals to accompany this application form are encouraged. All text submittals should be provided in Microsoft Word; plans and other images should be formatted as a pdf.