









CITY OF PENDLETON

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

VARIANCE APPLICATION (Type III)

File No. VAR 17-01 Fee \$ 950

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 Tim Pilch

Mailing address PO. Box 202 PENDLETON OR 97801

Phone 541-969-6495 Fax NONE Email Pilchtim@gmail.com

Applicant's interest in property CO-OWNER WITH MARGARET PILCH (RESIDENT)

Signature [Signature] Date 3/9/17

PROPERTY OWNER MARGARET PILCH + TIM PILCH

Mailing address PO. Box 938 PILOT ROCK, OREGON 97868

Phone 541-443-7481 Fax NONE Email NONE

Signature _____ Date 3/9/17

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-3

Tax Map #(S) 2N3210-AR-08900 Tax Lot #(s) _____

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

Frontage street or address 615 NW BAILEY Nearest cross street NW 7TH

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 New Construction Alteration Change of Use

TO CREATE COVERED OFF STREET PARKING BY BUILDING AN
ATTACHED 17'x22' GARAGE
ADDITION WOULD BE CONSTRUCTED TO EXACTLY MATCH
ORIGINAL HOME ARCHITECTURE (CRAFTSMAN) AND WOULD
ATTACH TO NE SIDE OF HOME. INTERIOR ENTRY TO KITCHEN.

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 | <u>4/13/17</u> | Notice mailed _____ |
| Notice to media | Publication date _____ | Emailed _____ |
| Notice of Decision | Date mailed _____ | Appeal deadline _____ |
| Associated applications | _____ | |

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

CURRENT ORDINANCE LIMITS LOT COVERAGE TO 45%. THIS 1920 CRAFTSMAN STYLE HOME HAS A LARGE PORCH + SPAWNING FOOTPRINT. IT ORIGINALLY HAD A FREESTANDING GARAGE WHICH HAS BEEN TORN DOWN. THIS IS AN OLDER NEIGHBORHOOD IN WHICH LOT COVERAGE PERCENTAGES WERE NOT A CONCERN AT THE TIME.

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.

WITH EXCEPTION OF THE APARTMENT BUILDINGS ACROSS THE STREET ON BAILEY, ALMOST EVERY HOME IN THE AREA HAS A GARAGE. IT ALSO APPEARS THAT MOST HOMES IN THE NEIGHBORHOOD ALSO ARE AT OR ABOVE THE 45% RULE.

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 CONSTRUCTION OF THIS GARAGE WILL HAVE A POSITIVE IMPACT ON THE USABILITY APPEARANCE, VALUE AND WILL ALLEVIATE PARKING ON STREET DIFFICULTIES. (APARTMENTS ACROSS STREET HAVE NO OFFSTREET PARKING AVAILABILITY) DRAINAGE IMPACT WOULD BE VERY MINIMAL AS LESS THAN 400 SQ FT WOULD BE ALTERED - BUT WILL BE ADDRESSED IF DEEM

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

SIMPLY PUT, THERE WAS A GARAGE + DRIVEWAY WHICH HAD, FOR WHATEVER REASON, BEEN REMOVED. WE'D LIKE TO PUT ONE BACK BUT WITH MORE EFFICIENCY. WE ARE ONLY ASKING FOR A SINGLE CAR GARAGE W/ ENOUGH SIDE SPACE TO ACCESS THE EXISTING SIDE ENTRIES TO THE HOME.

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.

LOT COVERAGE PERCENTAGES

615 NW BAILEY 5000 sq ft. LOT 50x100

| | | | |
|-------------------|----|---------------|----------------------|
| HOME FOOTPRINT | IS | 36.26% | 1813 ft ² |
| PROPOSED ADDITION | IS | 7.48% | 374 ft ² |
| | | <u>43.74%</u> | <u>2187 TOTAL</u> |

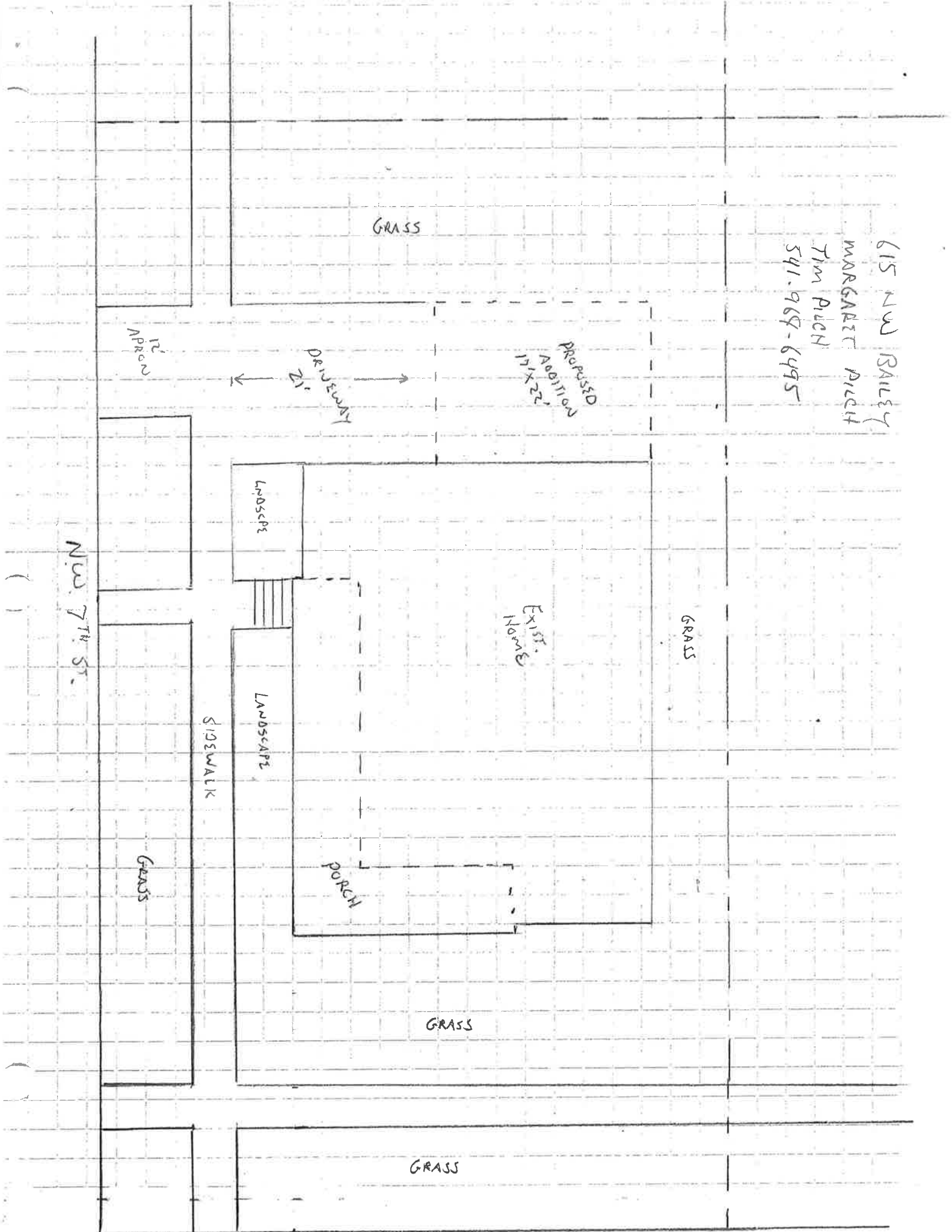
w/eaves
2268 ft²
494 ft²
2762 total

* CRAFTSMAN STYLE HOME

HAS LARGE OVERHANGING EAVES = 2 1/2 ft.

| | | |
|---------------------------------|---|---------------|
| HOME w/ EAVES "SHADOW" COVERAGE | = | 45.36% ✓ |
| PROPOSED ADDITION " " " | = | 9.88% ✓ |
| | | <u>55.24%</u> |

615 NW BAILEY
MARGARET PILETT
TIM PILETT
541.968-6495



NW 7TH ST.

NW 11TH ST.

GRASS

PROPOSED
ADDITION
17' x 22'

DRIVEWAY
21'

12'
APRON

LANDSCAPE

EXIST.
HOME

LANDSCAPE

SIDEWALK

PORCH

GRASS

GRASS

GRASS

GRASS

Google Maps

