



Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No	<u>CU 8-16</u>
Date Received	<u>10-10-16</u>
Fee	<u>1055.00</u>
Receipt No	<u>160152</u>
Received by	<u>SA</u>

Conditional Use Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name BEN SCHONBERGER Phone 503-827-4422

Contact Name _____ Phone _____
 (If different than above)

Address 310 SW 4TH AVE #1100

City, State, Zip PORTLAND OR 97205

Contact Email ben@winterbrookplanning.com

Property Owner Information

Property Owner Name McMINNVILLE SCHOOL DISTRICT Phone _____
 (If different than above)

Contact Name PETER KEENAN Phone 503-565-4022

Address 1500 NE BAKER ST

City, State, Zip McMINNVILLE OR 97128

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

McMINNVILLE HIGH SCHOOL

Property Address 615 E 15TH STREET

Assessor Map No. R4416 - CA - 2600 + 3000 Total Site Area _____

Subdivision 4415 - CG - 1590 Block _____ Lot _____

Comprehensive Plan Designation RESIDENTIAL Zoning Designation R-2

1. State nature of the request in detail: SEE APPLICATION NARRATIVE
FOR RESPONSES TO ITEMS 1-5 AND 6-7

2. Describe in detail how the request will be consistent with the McMinnville Comprehensive Plan and the objectives of the zoning ordinance:

3. Describe how the location size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development:

6. Has the development been specifically designed to preserve any environmental assets or unique topography or vegetation of the site? If so, how? _____

7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes: _____

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), clearly showing existing and proposed features within, and adjacent to, the subject site, such as: Access; lot and street lines with dimensions; distances from property lines to structures; structures and other proposed and existing improvements; north direction arrow; and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the property, preferably taken from deed. *TAX ASSESSOR'S + SURVEY*
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Gregory Winterland For
Applicant's Signature *BEN SCHONBERGER*

10-7-2016
Date

Susan Escure
Property Owner's Signature
Susan Escure, Finance Director

10-10-2016
Date



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Office Use Only:

File No. VR 2-16
Date Received 10-10-16
Fee 485.00
Receipt No. 1160150
Received by SP

Zoning Variance Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other planner

Applicant Name Ben Schonberger, Winterbrook Planning Phone 503-827-4422

Contact Name _____ Phone _____
(If different than above)

Address 310 SW 4th Ave., #1100

City, State, Zip Portland, OR

Contact Email ben@winterbrookplanning.com

Property Owner Information

Property Owner Name McMinnville Public Schools Phone 503-565-4000
(If different than above)

Contact Name Peter Keenan Phone 5

Address 1500 NE Baker St.

City, State, Zip McMinnville, OR 97128

Contact Email pkeenan@msd.k12.or.us

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 615 E. 15th St.

Assessor Map No. R4416 - CA - 2600 Total Site Area _____

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation residential Zoning Designation R-2

Please indicate the type of variance requested:

- Lot Size Requirement _____ Reduction to _____
 Setback - Front, Rear, Side Requirement _____ Reduction to _____
 Other Height

1. Describe the nature of the request in detail: The roof of the new auxiliary gym will be 53.5 feet high. The height limit in the P-2 zone is 35 feet. The main volume of the gym and the face of the building that contains it is located 79 feet back from the north property line.

2. What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property 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 circumstance over which the applicant has no control?

See narrative in application

3. What property right would be preserved by granting the variance?

See narrative in application

4. What unnecessary hardship would be avoided by granting the variance?

See narrative in application

5. Why won't this request be detrimental to the surrounding area?

See narrative in application

6. Please explain how this would be the minimum variance necessary to alleviate the hardship? _____

See narrative in application

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed buildings, dimensions, and adjacent street(s), distances from property lines, access, and any other information that would help substantiate or clarify your request.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Bytami Shoubeja
Applicant's Signature

10-11-2016
Date

Susan Escure
Property Owner's Signature
Susan Escure, Finance Director
McLinnville School District.

10-11-2016
Date