



Planning Department
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www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>VR 1-19</u>
Date Received	<u>6-14-19</u>
Fee	<u>1,902.⁰⁰</u>
Receipt No.	_____
Received by	<u>SPD</u>

Zoning Variance Application

Applicant Information

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

Applicant Name Hans Van Dale Phone 858-353-1072

Contact Name _____ Phone _____
(If different than above)

Address 1032 NE Hembree St.

City, State, Zip McMinnville OR 97128

Contact Email hvandale@gmail.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 1032 NE Hembree St. McMinnville OR 97128

Assessor Map No. R4 4-16-12000 Total Site Area 5000 sq ft

Subdivision Oak Park Addition Block 40 Lot 4

Comprehensive Plan Designation residential Zoning Designation R-3

Please indicate the type of variance requested:

Front setback, outside corner lot setback

1. Describe the request in detail:

Construction of a covered porch on the front side of the existing house.

2. What exceptional or extraordinary circumstances apply to the property which do not generally to other property in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of the ordinance, topography, or other circumstance over which the applicant has no control?

The original construction of this house predates the majority of houses in the neighborhood and the city zoning ordinance. The house is too close to the front setback line to allow for a functional front porch within the setback lines.

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

A large majority of the neighborhood homes have covered front porches. The porch would be consistent with the texture of the neighborhood. This home should enjoy the same benefits shared by all the other homes with front porches.

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

It would be an unnecessary hardship to prevent the construction of a porch that would allow the owners to enjoy the sense of community enjoyed by other homes in the neighborhood.

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

There are no safety issues associated with the request. On the contrary, where buildings are closer to the street, the street feels smaller and more protected. Close proximity to the sidewalk promotes interaction with neighbors walking by, pushing strollers, walking their dogs, etc. A greater sense of community is developed.

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


The proposed porch design is not a cosmetic add-on. The area proposed is the minimum space required to have it functional with a comfortable seating group on one side of the entry path and a table and chairs on the other side while providing a clear exit pathway to a safer stair.

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

A site plan.... Attached

Payment of applicable fee.

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.



Applicant's Signature

6/14/2019

Date



Property Owner's Signature

6/14/2019

Date

VICINITY MAP

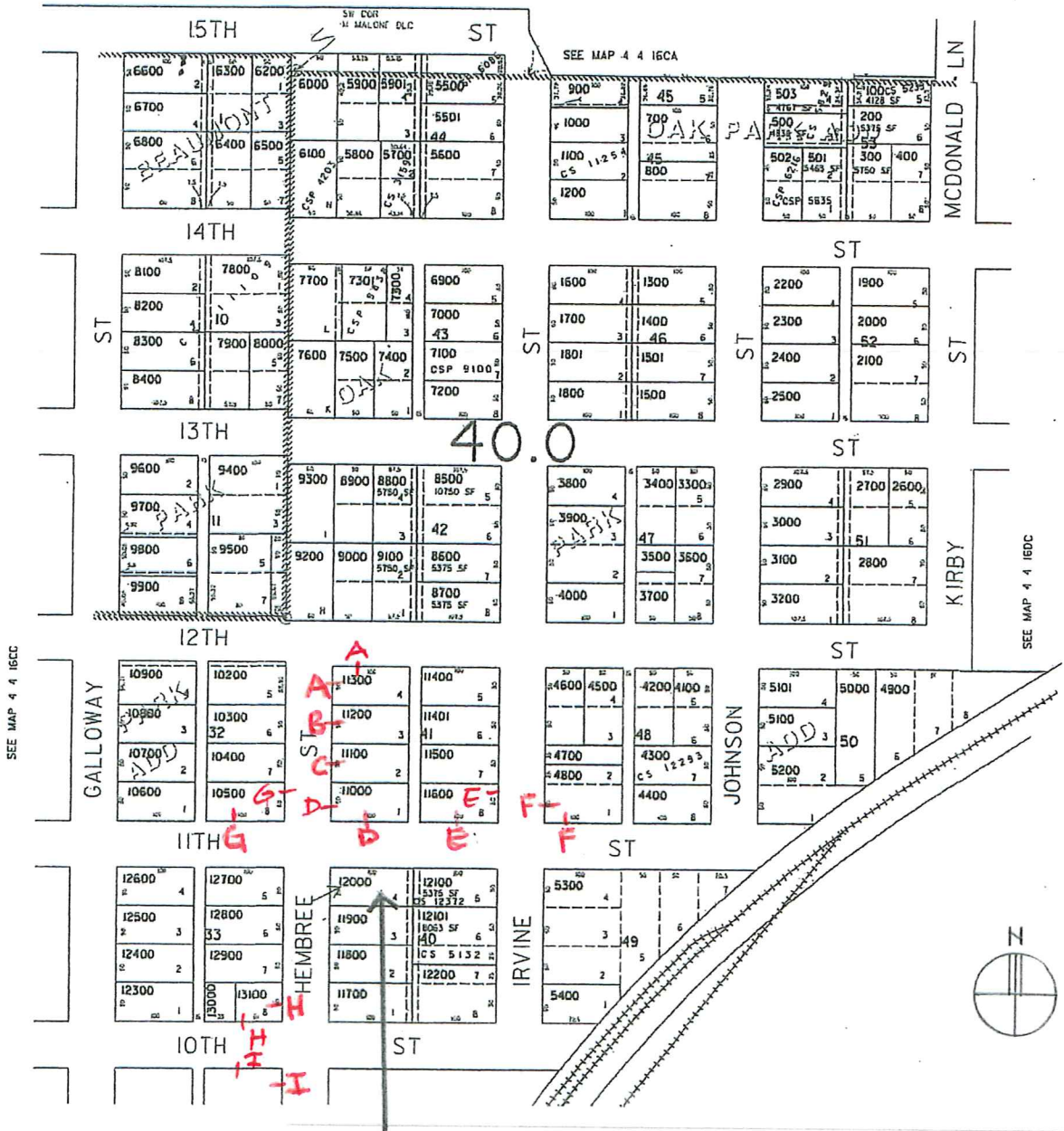
NO SCALE INDICATED

LOCATIONS OF NEIGHBORING HOMES
"A" THROUGH "I" SHOWN IN RED

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SE 1/4 SW 1/4 SEC 16 T4S R4W W.M.
YAMHILL COUNTY

4 4 16
MCMINNVII



CANCEL
600
10000
10100

SEE MAP 4 4 16CC

SEE MAP 4 4 16DC

LOCATION OF EXISTING RESIDENCE
1032 NE HEMBREE

LEGEND FOR VICINITY MAP

ALL MEASUREMENTS ARE TAKEN FROM THE SIDEWALK.
SETBACKS ARE ESTIMATED TO BE 1' - 0" LESS.

HOUSE A - 1134 HEMBREE ST.

HEMBREE ST. SIDE
FRONT OF HOUSE: 3' - 0"
FRONT OF PORCH: 3' - 0"
12TH ST. SIDE
SIDE OF HOUSE: 14'-11" (TAKEN FROM CURB, NO SIDEWALK)

HOUSE B - 1122 HEMBREE ST.

HEMBREE ST. SIDE
FRONT OF HOUSE: 10' - 4"
FRONT OF PORCH: 6' - 0"
SIDE OF HOUSE: N.A.

HOUSE C - 1112 HEMBREE ST.

HEMBREE ST. SIDE
FRONT OF HOUSE: 20' - 3"
FRONT OF PORCH: 11' - 3"
SIDE OF HOUSE: N.A.

HOUSE D - 813 11TH ST.

11TH ST. SIDE
FRONT OF HOUSE: 9' - 5"
FRONT OF PORCH: 6' - 0"
HEMBREE ST. SIDE
SIDE OF HOUSE, CORNER LOT: 23" - 0"

HOUSE E - 833 11TH ST.

11TH ST. SIDE
FRONT OF HOUSE: 10' - 8"
FRONT OF PORCH: 10' - 8"
IRVINE ST. SIDE
SIDE OF HOUSE, CORNER LOT: 32' - 6"

HOUSE F - 1106 IRVINE ST.

IRVINE ST SIDE
FRONT OF HOUSE: 20' - 6"
FRONT OF PORCH: 11' - 6"
11TH ST. SIDE
SIDE OF HOUSE, CORNER LOT: 6' - 11"

HOUSE G - 1103 HEMBREE ST.

HEMBREE ST. SIDE
FRONT OF HOUSE: 13' - 6"
FRONT OF PORCH: 11' - 6"
11TH ST. SIDE
SIDE OF HOUSE, CORNER LOT: 11"
FRONT OF GARAGE: 6' - 11"

HOUSE H - 1005 HEMBREE ST.

HEMBREE ST. SIDE
FRONT OF HOUSE: 14' - 11"
FRONT OF PORCH: 10' - 11"
10TH ST. SIDE
SIDE OF HOUSE, CORNER LOT: 16'

HOUSE I - 935 HEMBREE ST.

HEMBREE ST. SIDE
FRONT OF HOUSE: 13' - 10"
FRONT OF PORCH: 8' - 6"
10TH ST. SIDE
SIDE OF HOUSE, CORNER LOT: 20'

NEIGHBORING HOMES AVERAGE SETBACK CALCULATIONS

<u>HOUSE</u>	<u>FRONT OF HOUSE:</u>	<u>FRONT OF PORCH:</u>	<u>SIDE OF HOUSE, CORNER LOT:</u>	<u>SIDE OF PORCH, CORNER LOT:</u>
A	3' - 0"	3' - 0"	?	?
B	10' - 4"	6' - 0"	N.A.	N.A.
C	20' - 3"	11' - 3"	N.A.	N.A.
D	9' - 5"	6' - 0"	23' - 0"	?
E	10' - 8"	10' - 8"	?	?
F	20' - 6"	11' - 6"	6' - 11"	?
G	13' - 6"	11' - 6"	?	?
H	14' - 11"	10' - 11"	16' - 0"	?
I	13' - 10"	8' - 6"	20' - 0"	?

AVERAGES 13' - 3" 8' - 9" 16' - 5" INSUFFICIENT DATA

PROPOSED FOR 1032

NE HEMBREE PORCH 20' - 2" 11' - 2" 12' - 5" 14' - 5"



A



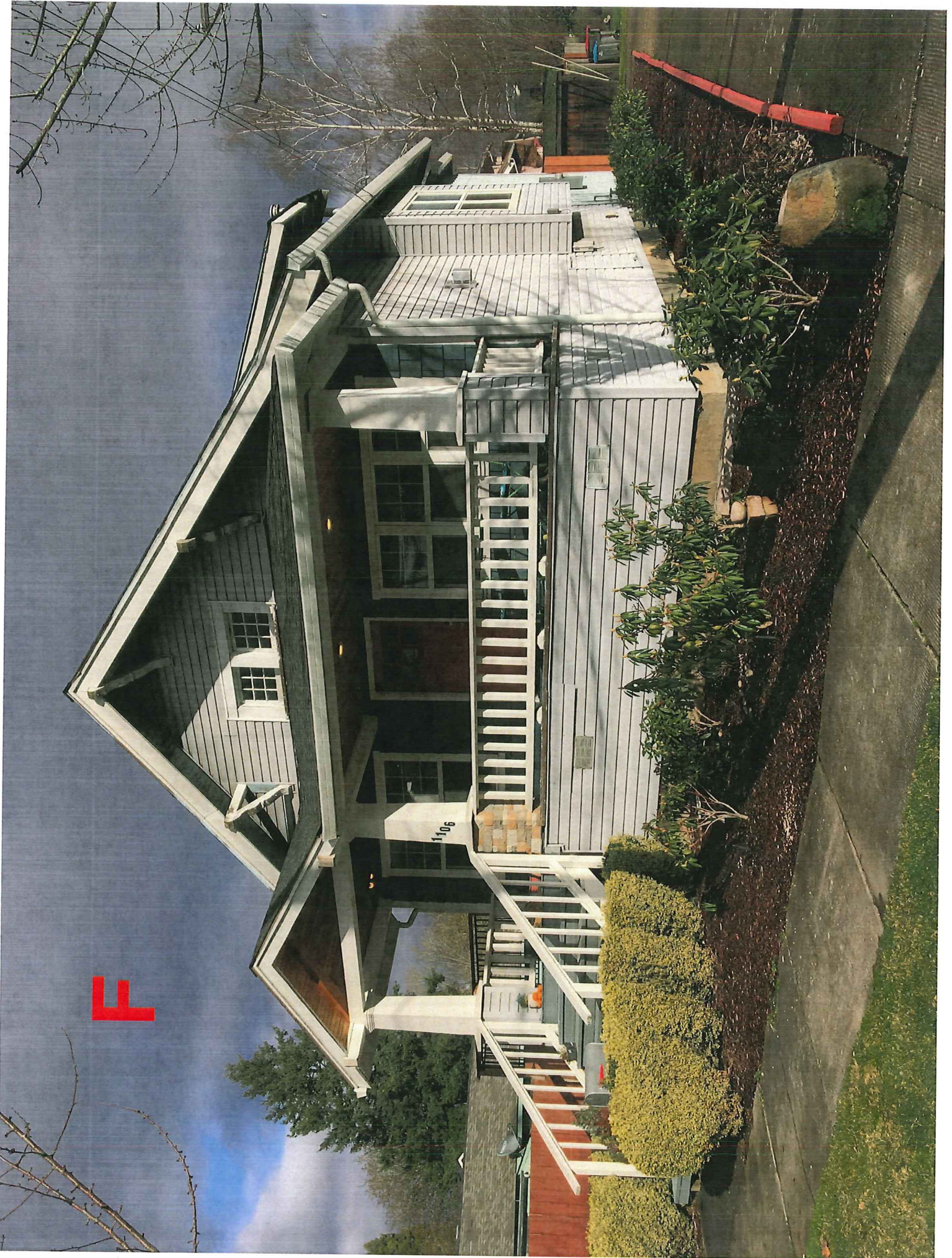


C





E



F





H

