



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.ci.mcminnville.or.us

Office Use Only:	
File No.	<u>AV 2-19</u>
Date Received	<u>12-20-19</u>
Fee	<u>787.⁰⁵</u>
Receipt No.	_____
Received by	<u>[Signature]</u>

Administrative Variance Application

Applicant Information

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

Applicant Name Premier Home Builders, Inc Phone 503 472 7514

Contact Name Lori Zumwalt, Sec. Phone 503-434-0477
(If different than above)

Address 1312 NE Hwy 99W

City, State, Zip McMinnville, OR 97128

Contact Email loriz.premier@gmail.com

Property Owner Information

Property Owner Name Westvale Property Mgmt LLC Phone 503 472 7514
(If different than above)

Contact Name Lori Zumwalt, Member Phone 503-434-0477

Address 1312 NE Hwy 99W

City, State, Zip McMinnville OR 97128

Contact Email loriz.premier@gmail.com

Site Location and Description

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

Property Address 2730 NE Doran Dr. McMinnville OR

Assessor Map No. R4410C-1803 (parcel) Total Site Area 0.55 Ac.

Subdivision Parcel 1 of Partition Plat # 2013-75 Block _____ Lot _____

Comprehensive Plan Designation C3 Zoning Designation C3

Please indicate the type of administrative variance requested:

- | | | |
|--|------------------------|----------------------------|
| <input type="checkbox"/> Lot Size | Requirement _____ | Reduction to _____ |
| <input type="checkbox"/> Road Frontage | Requirement _____ | Reduction to _____ |
| <input checked="" type="checkbox"/> Setback--front, rear, side | Requirement <u>22'</u> | Reduction to <u>50' 6"</u> |
| <input type="checkbox"/> Other _____ | Requirement _____ | Reduction to _____ |

1. Describe, in detail, the nature of the request. Requesting to decrease the backyard setback to 20ft 6inches
2. Is the variance request for this property due to unique circumstances (i.e. shape or topography of the site)? If yes, please describe nature of circumstance.
When laying out the site plan, in order to get the required parking spaces, landscaping and obtain the required slope for the ADA ramp, the site plan did not allow for much variation. Moving the building closer to Doran Drive will adversely impact the ADA ramp.
3. What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property in the same zone or vicinity.
The site has a shared driveway. It made best sense to site the Building facing the driveway to maximize density, and be able to accommodate for parking, ADA + landscape needs,
4. What property right would be preserved substantially the same as owners of the other property in the same zone or vicinity, by granting the variance.
The Wilco Property would still have the right to build up to their property line.

5. What unnecessary hardship would be avoided by granting the variance. Added cost to re-engineer, redesign building decrease density, possible impact of existing trees if building were to be turned.

6. Why won't this request be materially detrimental to the surrounding area. Having the building 1 1/2' closer to back property line (commercial side) will have minimal impact on surrounding area, and not substantially affect the memory care unit or residential area across the street.

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, adjacent street(s), and distances from property lines, 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.

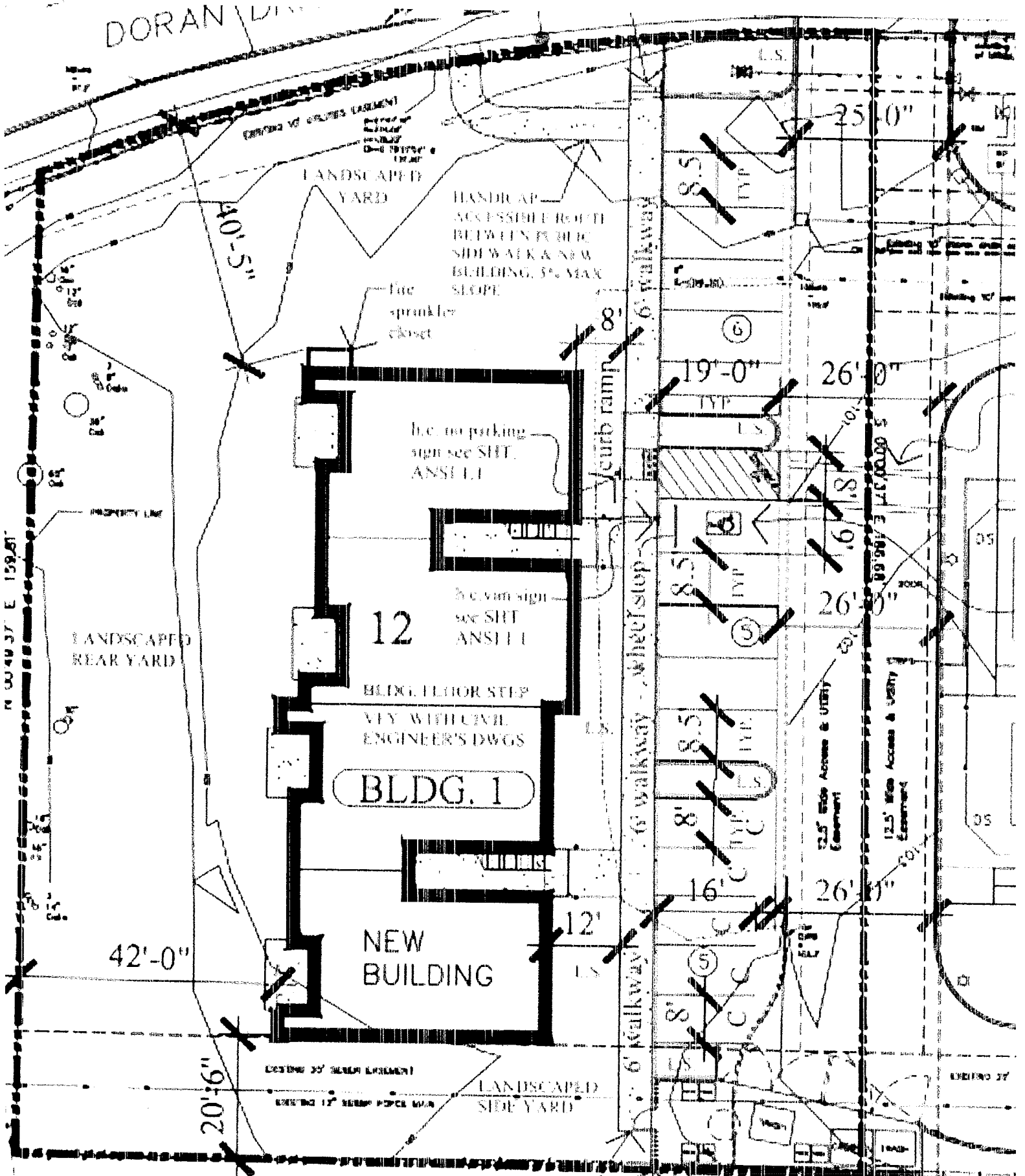
[Signature]
Applicant's Signature

12/20/19
Date

[Signature]
Property Owner's Signature

12/20/19
Date

DORAN DRIVE



N 0049.37' E 159.61'

LANDSCAPED REAR YARD

LANDSCAPED YARD

HANDICAP ACCESSIBLE ROUTE BETWEEN PUBLIC SIDEWALK & NEW BUILDING. 5% MAX SLOPE

12

BLDG. 1

NEW BUILDING

LANDSCAPED SIDE YARD

NORTH



Backyard N 80°17'01" W 157.47'

3' WIDE HANDICAP ACCESSIBLE GATE INTO TRASH ENCLOSURE

Wilco 1

EXPANDED TRASH ENCLOSURE WITH 8' WIDE CHAIN LINK GATES W/ SLATS & 6' TALL SEE THROUGH SCREENED PERIMETER CHAIN LINK FENCE