



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
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www.ci.mcminnville.or.us

569-20-000576-Plng
Office Use Only:
 File No. AV 3-20
 Date Received 9-28-2020
 Fee 787.05
 Receipt No. 203052
 Received by SJA

Administrative Variance Application

Applicant Information

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

Applicant Name Howard Aster Phone 503 434-0425

Contact Name _____ Phone _____
 (If different than above)

Address 335 NW 8th St.

City, State, Zip McMinnville, Or. 97128

Contact Email howardaster@hotmail.com

Property Owner Information

Property Owner Name same as above 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 335 NW 8th St. McM
824 NW Cedar St McM

Assessor Map No. R4420 - AA - 09501 Total Site Area 7440 S.F.
R4420 - AA - 09502 9000 S.F.

Subdivision Saylor's Addition Block _____ Lot _____

Comprehensive Plan Designation Single Family Res Zoning Designation R-2

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>20 ft</u> | Reduction to <u>19 ft 18ft-</u> |
| <input type="checkbox"/> Other _____ | Requirement _____ | Reduction to _____ |

1. Describe, in detail, the nature of the request. We plan to build an addition to our current home. The addition that we would like to build requires a slightly shorter rear yard set back of 20 feet.

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.

The variance's only unique quality is to allow for the construction of a first floor bedroom that in the future might possibly serve as an A.D.U. The topography is very flat

3. What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property in the same zone or vicinity.

In our neighborhood it is very common for buildings to be located closer to property lines than zoning requires.

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 only property right to be affected by the variance would be to the lot that we currently own

5. What unnecessary hardship would be avoided by granting the variance.

My wife love our neighborhood but we are getting old. The addition of a first floor master bedroom will allow us to stay in the neighborhood and not have to struggle up a flight of stairs.

6. Why won't this request be materially detrimental to the surrounding area.

The addition will be about 50 feet from our closest neighbor's home. We have discussed our plan with some of our neighbors and have not heard any negative comments.

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.

Howard Ast
Applicant's Signature

9.25.20
Date

Howard Ast
Margaret Ast
Property Owner's Signature

9.25.20
Date

