



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

<b>Office Use Only:</b>	
File No.	<u>VR 3-17</u>
Date Received	<u>10/19/17</u>
Fee	<u>990<sup>00</sup></u>
Receipt No.	<u>17M0223</u>
Received by	<u>[Signature]</u>

## Zoning Variance Application

### Applicant Information

**Applicant is:**  Property Owner  Contract Buyer  Option Holder  Agent  Other RENTER

Applicant Name WAYNES WURLO LLC Phone \_\_\_\_\_  
 Contact Name WAYNE STOCKS Phone 503 434-1716  
 (If different than above)  
 Address PO BOX 291  
 City, State, Zip McMinnville, OR 97128  
 Contact Email WKSTOCKS@KOUNTIKR.COM

### Property Owner Information

Property Owner Name Steve & Mary Allen DBA 6foot LLC Phone 971-237-1461  
 (If different than above)  
 Contact Name STEVE & MARY ALLEN Phone \_\_\_\_\_  
 Address 1208 BAKER ST 1212 + 1214  
 City, State, Zip McMinnville, OR 97128  
 Contact Email \_\_\_\_\_

### Site Location and Description

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

Property Address 1214 SW BAKER ST McMinnville, OR 97128  
 Assessor Map No. R4 4429-AB-04000 Total Site Area .31 acres  
 Subdivision Gilson Subdivision Block 1 Lot #1000 12  
 Comprehensive Plan Designation COM Zoning Designation L-3

Please indicate the type of variance requested:

- Lot Size Requirement \_\_\_\_\_ Reduction to \_\_\_\_\_
- Setback – Front, Rear, Side Requirement \_\_\_\_\_ Reduction to \_\_\_\_\_
- Other ZONING STANDARDS

1. Describe the nature of the request in detail: \_\_\_\_\_  
SEE ATTACHED SHEETS

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? \_\_\_\_\_

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

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

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

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

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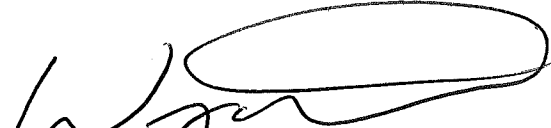
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In addition to this completed application, the applicant must provide the following:

- 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.**

  
\_\_\_\_\_  
Applicant's Signature

10-19-17  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner's Signature

10-19-17  
\_\_\_\_\_  
Date

#1. WE REQUEST LOWERING THE 1000 FT RESTRICTION BETWEEN SAME TYPE MARIJUANA DISPENSARY TO A MINIMUM DISTANCE OF 500 FT.

#2. THERE IS TWO TIMES AS MUCH COMMERCIAL ZONED PROPERTY ON THE NORTH SIDE OF McMinnville. BASED ON THE AVAILABLE LAND IN SOUTH McMinnville THE DISTANCE LIMIT SHOULD BE HALF AS MUCH. THIS WOULD ALLOW EQUAL LAND LEASE VALUE TO BOTH NORTH AND SOUTH McMinnville

#3. PROPERTY VALUE, LEASE RATES.

#4. WITH NO REAL PURPOSE FOR THIS ORDINANCE, AND NO KNOWN PROBLEMS IN OVER A YEAR. WITH THE NEW MARIJUANA LAW, RESTRICTING FAIR TRADE IS NOT SERVING THE POPULATION OF McMinnville WITH REDUCED RETAIL CHOICES. THERE ARE SEVERAL PROPERTIES THAT COULD BENEFIT FROM A REDUCED RESTRICTION. THE HARSHIP IS LOST LEASE VALUE.

#5. THE CITY HAS NO CLEAR PURPOSE FOR THIS ORDINANCE, IT WAS IMPOSED BECAUSE OTHER CITIES DID THE SAME, REDUCING THE 1000 FT WOULD NOT BE DETRIMENTAL TO THE SURROUNDING PROPERTIES IT WOULD INCREASE LAND LEASE OR SALE VALUES.

#6. 750 FT WOULD ELIMINATE THE ZONING OBSTACLE. HOWEVER 500 FT WOULD BE FAIR FOR ALL PROPERTY OWNERS.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW 1/4 NE 1/4 SEC 29 T4S R4W W.M.  
YAMHILL COUNTY  
1" = 100'

4 4 29AB  
MCMINNVILLE

SEE MAP 4 4 20CD

SEE MAP 4 4 20CC

CANCELLED  
400

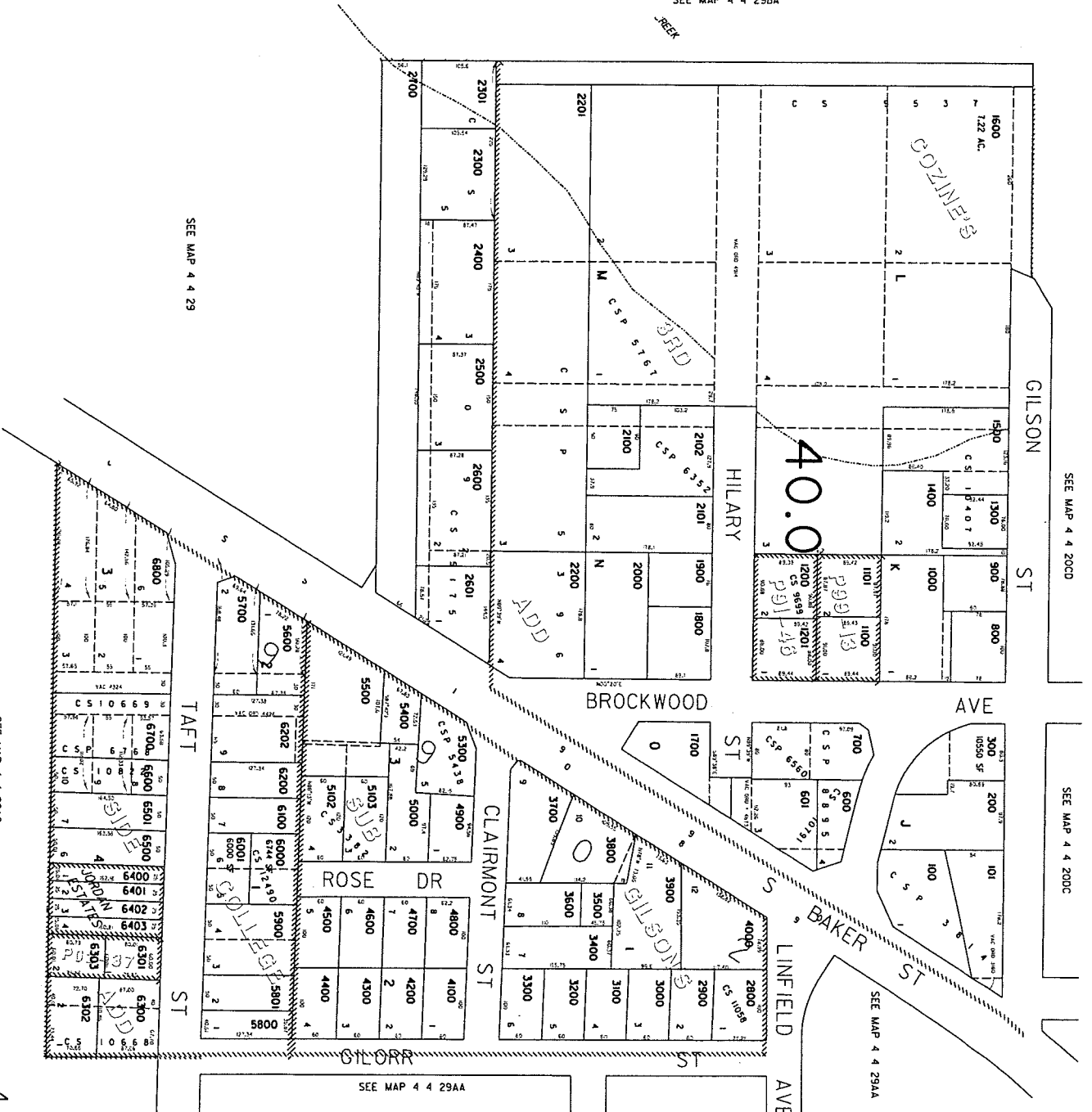
SEE MAP 4 4 29BA

SEE MAP 4 4 29

REVISED 5-13-09 5B

SEE MAP 4 4 29AC

4 4 29AB



SEE MAP 4 4 29AA

SEE MAP 4 4 29AA

LINFIELD WAY

FILE ON L ME

APPROXIMATE LOCATION OF EXISTING SLOPED PAVING

VAN PARKING SPACE STRIPE 12'-0" X 19'-0"

NEW STRIPING: 6'-0" X 19'-0" ACCESS AISLE ON EXISTING CONCRETE

PORTION OF SITE NOT INDICATED ON SURVEY ASSUMED R.O.W.



99W / BAKER STREET

REPAIR EXIST STRIPE FOR 6 STD. SPACES 8'-6" X 19'-0"

EXISTING SERVICE POLE AND YARD VAULT  
EXISTING ELECTRIC METER AND CABINET

EXISTING SOLID WOOD FENCE  
REPAIR EXISTING WOOD DECK FOR COFFEE SHOP

EXIST. DECK COFFEE SHOP

PHASE 2: REMODEL EXISTING RESTAURANT 48 OCCUPANTS

PHASE 1.5: REMODEL EXISTING KITCHEN: PERMITTED USE:: KITCHEN

PHASE 1: REMODEL EXISTING BANQUET HALL PERMITTED USE:: PHARMACY

EXISTING SERVICE POLE 4429 : 224

EXISTING CONCRETE HALF WALL AROUND TRASH BINS

NEW 36" WIDE ACCESS ROUTE WIDE WHITE LINES EACH SIDE

ACCESSIBLE PARKING SPACE STRIPE 9'-6" WIDE X 19'-0"

NEW STRIPING: 8'-0" WIDE SHARED ACCESS AISLE

VAN PARKING SPACE STRIPE 9'-0" X 19'-0"

CONFIRM/REPAIR EXISTING PARKING STRIPE FOR 9 STAND SPACES 8'-6" X 19'

EXISTING SOLID WOOD FENCE

EXISTING SIDEWALK  
EXIST. PAVED R.O.W.

12'-6" ONE WAY

512 sq.ft EXIST LANDSCAPE

CONFIRM EXIST. SAN. SEWER

2828 sq.ft EXISTING LANDSCAPE

EXISTING LIGHT AND STREETLIGHT

ACCESS TO PUBLIC WAY

EXISTING SERVICE POLE 4429 : 224

EXISTING CONCRETE HALF WALL AROUND TRASH BINS

NEW 36" WIDE ACCESS ROUTE WIDE WHITE LINES EACH SIDE

ACCESSIBLE PARKING SPACE STRIPE 9'-6" WIDE X 19'-0"

NEW STRIPING: 8'-0" WIDE SHARED ACCESS AISLE

VAN PARKING SPACE STRIPE 9'-0" X 19'-0"

CONFIRM/REPAIR EXISTING PARKING STRIPE FOR 9 STAND SPACES 8'-6" X 19'

EXISTING SOLID WOOD FENCE

CONFIRM MAXIMUM 1:48 SLOPE ANY DIRECTION AT ALL PEDESTRIAN ACCESS ROUTES, PUBLIC ENTRANCES AND ACCESS AISLES

116 sq.ft EXIST. LANDSCAPE

ABANDON EXISTING SPACE SIGNED AS ACCESSIBLE: LOCATE NEW WOOD FENCE SCREEN AROUND CARDBOARD DUMPSTER

EXISTING LIGHT

RE-STRIPING FOR 11 COMPACT SPACES 8'-0" X 16'

EXISTING CB

EXISTING PARKING AREA

EXISTING SOLID WOOD FENCE

ING D AND  
ATE-  
RN,

CONFIRM- 19'-0"  
PARKING

