



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128
www.mcminnvilleoregon.gov

February 22, 2018

John Newberg
1205 NE Evans Street
McMinnville, OR 97128

Re: Administrative Variance Review (AV 1-18)

Dear Mr. Newberg:

This is to advise you that the McMinnville Planning Department has received and carefully studied your application (AV 1-18) to reduce the required rear yard setback on the subject site to allow for the construction of an addition to the existing garage on the property. The subject site is located at 1205 NE Evans Street and is more specifically described as Tax Lot 6700, Section 16CC, T. 4 S., R. 4 W., W.M. The Planning Department reviewed your applications against the criteria of Section 17.74.090 (Administrative Variance – Review Criteria) of the McMinnville Zoning Ordinance for compliance.

Under the provisions of Section 17.72.110 (Applications– Director’s Review with Notification) of the McMinnville Zoning Ordinance, the application was forwarded to other City departments for review and comment, and notification of the application was mailed to property owners within 100 feet of the subject site.

Based on the material submitted and the Planning Department evaluation, I have approved your request for an administrative variance (AV 1-18), subject to conditions.

Attached is the land-use decision with the Findings of Fact and conditions of approval for your records. The conditions of approval are also outlined below:

1. That the final design of the garage addition be of the same style, building materials, and color scheme as the exiting residence and detached garage.
2. That the existing fruit trees and shrubs along the westerly property line remain and be continuously maintained to act as a buffer between the subject site and the property to the west.

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This letter shall act as official notification of my decision. An appeal of this decision may be made to the Planning Commission if notice of intent to appeal is filed in the Planning Department no later than March 9, 2018. If no appeal is filed by this date, the decision shall be considered final.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Richards", written in a cursive style.

Heather Richards, PCED
Planning Director

HR:cd

Attachments: *DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF AN ADMINISTRATIVE VARIANCE AT 1205 NE EVANS STREET. (Docket AV 1-18)*