

PUBLIC NOTICE



NOTICE IS HEREBY GIVEN that an application for an administrative variance has been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for affected property owners to submit comment regarding this application prior to a decision by the Planning Director.

ADMINISTRATIVE VARIANCE – 1205 NE EVANS STREET

DOCKET NUMBER: AV 1-18

John Newberg is requesting approval of an administrative variance to reduce the rear yard setback by ten percent (20 feet to 18 feet) for a new garage that is proposed to be constructed on the subject site. The subject site is located at 1205 NE Evans Street. It is more specifically described as Tax Lot 6700, Section 16CC, T.4 S., R. 4 W., W.M.

Persons are invited to register any statements in person, by attorney, or by mail to the McMinnville Planning Department no later than February 6, 2018, to assist the Planning Director in making a decision on this application.

Testimony and evidence submitted must be directed toward those criteria, which are generally as follows:

1. The goals and policies of the McMinnville Comprehensive Plan.
2. The requirements of McMinnville Ordinance No. 3380 (the Zoning Ordinance) with particular emphasis on Chapter 17.21 (R-4 Multiple-Family Residential Zone), Section 17.72.110 (Applications – Director’s Review with Notification), Section 17.74.090 (Administrative Variance – Review Criteria), and Section 17.74.110 (Conditions for Granting Variance).

17.74.110 Conditions for Granting Variance. A variance may be granted only in the event that the following circumstances substantially exist:

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of the ordinance codified in this title, topography, or other circumstance over which the applicant has no control;
- B. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess;
- C. The variance would not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy;
- D. The variance requested is the minimum variance which would alleviate the hardship.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE Fifth Street, McMinnville, Oregon during working hours and on the Planning Department’s portion of the City of McMinnville website at www.mcminnvilleoregon.gov.

Should you wish to submit comments or testimony on this application, please call the Planning Department office at (503) 434-7311, or forward them by mail to 231 NE Fifth Street, McMinnville, OR 97128, or by email to chuck.darnell@mcminnvilleoregon.gov

Failure to raise an issue in person or by letter prior to February 6, 2018, precludes appeal to the Planning Commission on that issue.

For additional information, please contact Heather Richards, Planning Director, at the above address, or phone (503) 434-7311.

Heather Richards
Planning Director

(Map of area on back)