



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 1-18</u>
Date Received	<u>1-8-18</u>
Fee	<u>150.00</u>
Receipt No.	<u>18m0004</u>
Received by	<u>JA</u>

Administrative Variance Application

Applicant Information

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

Applicant Name JOHN NEWBERG Phone 971-237-1956 (C)

Contact Name _____ Phone _____
(If different than above)

Address 1205 NE EVANS

City, State, Zip McMINNVILLE, OR 97128

Contact Email newberg@vicklink.com

Property Owner Information

Property Owner Name _____ 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 1205 NE EVANS McMinnville, OR

Assessor Map No. R4 416-CC-6700 Total Site Area 6115.824 sq. ft.

Subdivision BEAUMONT PARK Block 14 Lot(s) South 1/2 7+8

Comprehensive Plan Designation RESIDENTIAL Zoning Designation R4

Please indicate the type of administrative variance requested:

- Lot Size Requirement _____ Reduction to _____
- Road Frontage Requirement _____ Reduction to _____
- Setback--front, rear side Requirement 20 Reduction to 18
- Other _____ Requirement _____ Reduction to _____

1. Describe, in detail, the nature of the request. OUR HOME IS AN OLDER HOME WITH DETACHED GARAGE BUILT IN 1920'S. THE EXISTING GARAGE DOES NOT MEET THE CURRENT SIDE YARD SETBACK OF 7.5'. I WOULD LIKE TO BUILD A 15' X 23.5' GARAGE ALONG SIDE OF THE 18' X 20' GARAGE. THE 7.5' SETBACK CAN BE MET BUT THE 20' REAR YARD IS PROBLEMATIC.
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. YES, THIS VARIANCE REQUEST WOULD BETTER UTILIZE THE PROPERTY WITH ANOTHER GARAGE FOR STORAGE OF VEHICLES AND EQUIPMENT AND PROTECT THEM FROM WEATHER AND VANDILISM. THERE IS AN EXISTING HEDGE + FRUIT TREES ALONG WEST BOUNDARY WITH LANDSCAPING THAT HELP SCREEN THE PROPERTY FROM NEIGHBORS.
3. What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property in the same zone or vicinity. BECAUSE THIS IS IN AN OLDER SUBDIVISION, SEVERAL HOMES AND STRUCTURES DO NOT MEET CURRENT SETBACKS. THE NEW GARAGE WOULD BE SHIFTED SOUTHERLY FROM EXISTING GARAGE TO MEET 7.5' SIDE YARD SETBACK AND APPROVAL OF THE VARIANCE WOULD ALLOW THE WIDTH TO BETTER ACCOMMODATE VEHICLES AND EQUIPMENT, BUT STILL MEET 20' SETBACK FROM 12TH STREET
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. OTHER PROPERTY OWNERS IN THE AREA HAVE THE SAME RIGHTS CURRENTLY. THE WESTERLY NEIGHBOR (CLOVER-OWENS) WOULD HAVE A CLEARER VIEW OF EQUIPMENT AND VEHICLES BEING INSIDE THE NEW GARAGE

5. What unnecessary hardship would be avoided by granting the variance. GRANTING THE VARIANCE WOULD ALLOW INSIDE STORAGE OF VINTAGE VEHICLES (WWII JEEP, '53 CHEV) AND EQUIPMENT PROTECTING THEM FROM ADVERSE WEATHER AND VANDILISM

6. Why won't this request be materially detrimental to the surrounding area. THE ADJACENT NEIGHBORS (AND MOST WITHIN THE BLOCK AND SURROUNDING AREA) HAVE OLDER HOMES THAT WERE BUILT BEFORE CURRENT SETBACK REQUIREMENTS. AN APPROVAL FOR THE REAR YARD SETBACK OF 18' (INSTEAD OF 20') WOULD NOT BE A DETRIMENTAL IMPACT TO THE SURROUNDING AREA.

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.

John G. Newberg
Applicant's Signature

1/7/18
Date

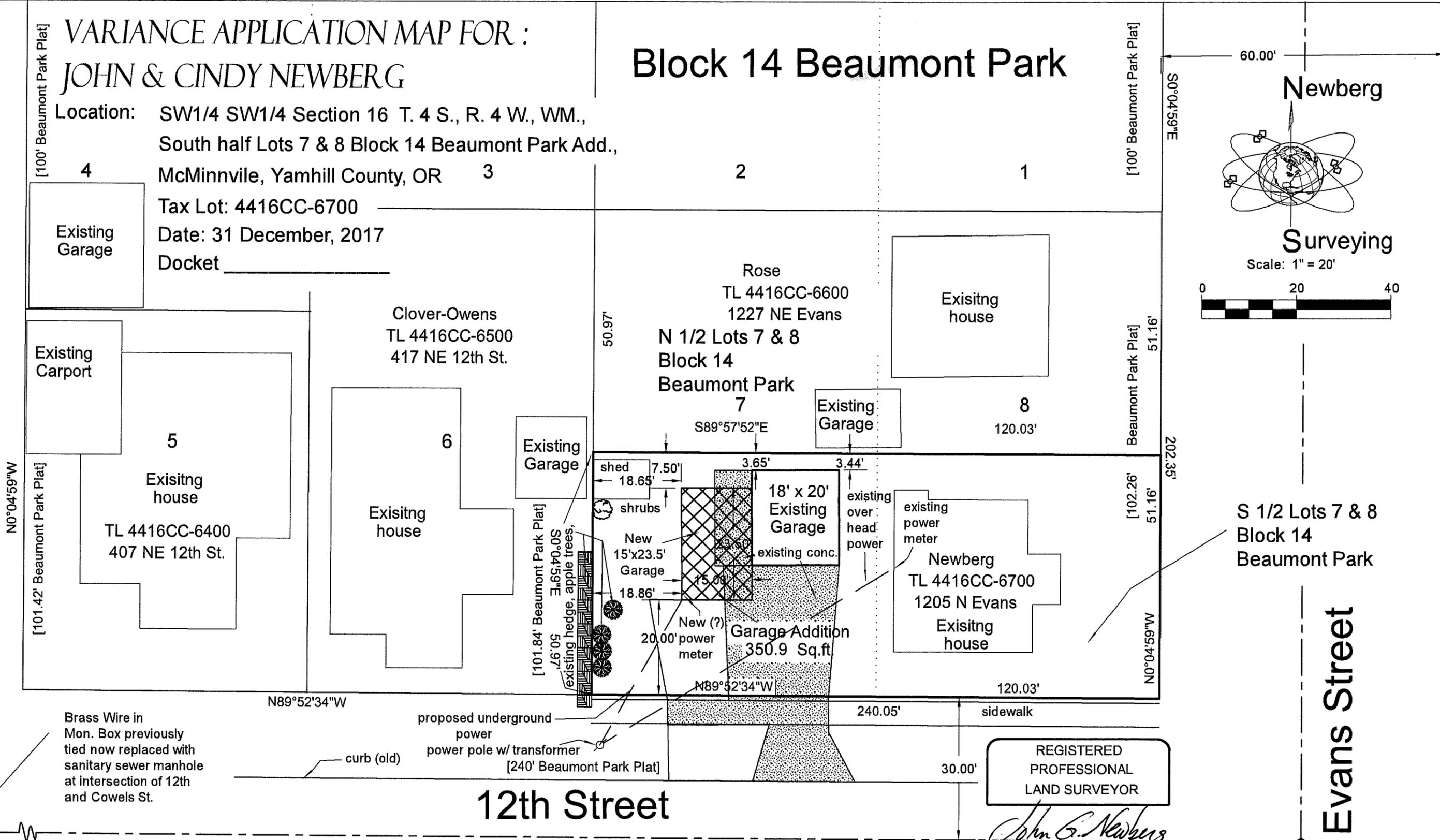
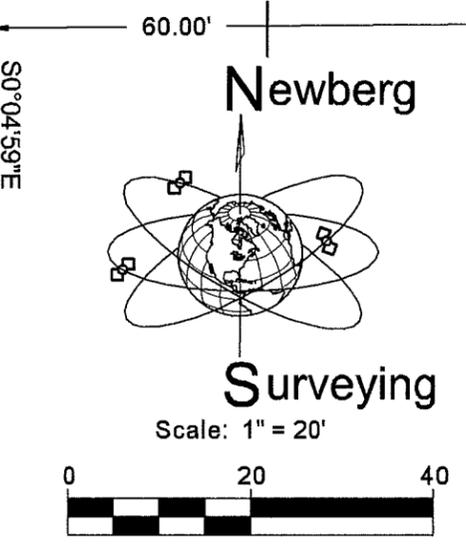
John G. Newberg
Property Owner's Signature

1/7/18
Date

VARIANCE APPLICATION MAP FOR :
JOHN & CINDY NEWBERG

Location: SW1/4 SW1/4 Section 16 T. 4 S., R. 4 W., WM.,
 South half Lots 7 & 8 Block 14 Beaumont Park Add.,
 McMinnville, Yamhill County, OR
 Tax Lot: 4416CC-6700
 Date: 31 December, 2017
 Docket _____

Block 14 Beaumont Park

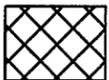


Brass Wire in Mon. Box previously tied now replaced with sanitary sewer manhole at intersection of 12th and Cowels St.

REGISTERED PROFESSIONAL LAND SURVEYOR
John G. Newberg
 OREGON
 JUNE 30, 1997
 JOHN G. NEWBERG
 2838
 RENEWS 12-31-2018

5/8" iron rod in Mon. Box "Newberg LS2838" replaced hub & tack Survey CS-13141

Newberg Surveying, Inc.
 1205 NE Evans
 McMinnville, OR 97128
 (503)-474-4742 (971)-237-1956 Cell
 (503)-474-3752 Fax newberg@viclink.com

LEGEND
 Proposed 15' x 23.5' Garage