

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. VR 1-18
Date Received 6/15/2018
Fee \$ 990.00
Receipt No. 18M0124
Received by SP

Zoning Variance Application

Applicant Information

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

Applicant Name Housing Authority of Yamhill Cnty Phone 503-434-6571

Contact Name Mike Jager Phone 971-237-4256
(If different than above)

Address 135 NE Dunn Pl.

City, State, Zip McMinnville, OR 97128

Contact Email mike@hayc.org

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 103-115 NE Irvine St

Assessor Map No. R4 4 21 -BD -09300 Total Site Area 12,000 sq'

Subdivision Rowlands Add Block 13 Lot 7

Comprehensive Plan Designation Com Zoning Designation C-3

Please indicate the type of variance requested:

- Lot Size Requirement _____ Reduction to _____
 Setback – Front, Rear, Side Requirement _____ Reduction to _____
 Other _____

1. Describe the nature of the request in detail: See attached

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? See attached

3. What property right would be preserved by granting the variance? See attached

4. What unnecessary hardship would be avoided by granting the variance? See attached

5. Why won't this request be detrimental to the surrounding area? See attached

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

See attached

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.

See Attached

Applicant's Signature _____

Date _____

Property Owner's Signature _____

Date _____

Zoning Variance Application for Parking Variance

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other
Applicant Name: Housing Authority of Yamhill County *Office Phone:* 503-434-6571
Contact Name: Mike Jager *Phone:* 971-237-4256; 503-883-4323
Address: 135 NE Dunn Place, McMinnville, OR 97128
Contact Email: mike@hayc.org

Property Owner Information

Property Owner Name Housing Authority of Yamhill County (Same as above)

Site Location and Description

(If metes and bounds description, indicate on separate sheet)
Property Address 103-115 NE Irving St, McMinnville, OR 97128
Assessor Map No. R421 BD 09300
Total Site Area 12,000 sf
Subdivision Block Lot ?
Comprehensive Plan Designation ?
Zoning Designation C3

Please indicate the type of variance requested:

- Lot Size Requirement Reduction to
- Setback – Front, Rear, Side Requirement Reduction to
- Other

1. Describe the nature of the request in detail:

Allow existing off-street parking to be deemed adequate for proposed remodel within existing building envelope. Proposed remodel divides an existing two bedroom apartment into a one-bedroom and a studio apartments; and the office will also be remodeled so functions will be in a single location for convenience, more visibility and more secure access. The office remodel will also provide an accessible employee toilet room.

The existing property use will continue as a Social Relief Facility (SRF), providing supportive housing to individuals with chronic mental illness and very low incomes. Per McMinnville Planning Dept., SRF parking requirements are based on multi-family dwelling for senior or HC residents, 1 parking space/dwelling unit.

<i>spaces</i>	<i>Count / bedrooms</i>	<i>Parking standard</i>	<i>Spaces reqd</i>	<i>Actual</i>
<i>Existing apts</i>	<i>6 / 1-2 bedrooms</i>	<i>1.0 spaces / unit</i>	<i>6</i>	
<i>Existing office</i>	<i>375 sf</i>	<i>1 space / 300 sf</i>	<i>2 (1.25)</i>	<i>6 spaces + 0 ADA</i>
<i>Proposed apts</i>	<i>7 / 0-1 bedroom</i>	<i>1.0 spaces / unit</i>	<i>7</i>	
<i>Office area</i>	<i>419 sf</i>	<i>1 space / 300 sf</i>	<i>2 (1.4)</i>	<u><i>5 spaces + 1 ADA</i></u>

Minimum off street parking spaces required: 9 (8.4).

Proposed variance reduction of 3 (2.4) spaces or 33% of required parking space.

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?

The existing property is fully developed within the setbacks with the two buildings and existing off-street parking. There is no additional space on the property to add additional off-street parking spaces. The

existing property was developed prior to adoption of the McMinnville Zoning Code (MZD), and current off-street parking spaces are less than required by the MZD.

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

Granting this variance will allow the Housing Authority of Yamhill County and Yamhill County Health and Human Services to continue to provide supportive housing to individuals with chronic mental illness.

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

Granting the variance will allow Yamhill County Health and Human Services to provide an additional dwelling unit. The existing two-bedroom dwelling unit is typically occupied by a single individual, which is typical occupancy for this population. An additional dwelling unit will provide critical support for very low income housing in McMinnville. Granting the variance will also provide a record of the consideration of the existing property development and use.

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

The proposed additional unit is a modification to the existing use of the site, and is not expected to affect traffic or daily trip counts to the site.

Emily Piper, MS, OTR/L, QMHP, YCHHS Community Support Services Manager: "Based on a recent YCHHS review of current residents placed within three facilities in McMinnville which provide supported housing to individuals with chronic mental illness, I have estimated that approximately 15% of the population has an active driver's license or access to use of a car."

The proposed additional dwelling unit will be accessed from the interior walkway on the site.

Based on multiple personal observations by Marcia Mikesh Architect: "The existing off-street parking spaces are generally used by vehicles marked as Housing Authority of Yamhill County and Yamhill County Health and Human Services. Sometimes there is a personal vehicle or an accessible transport vehicle parked at the east parking area."

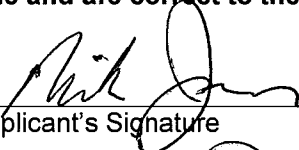
6. Please explain how this would be the minimum variance necessary to alleviate the hardship?

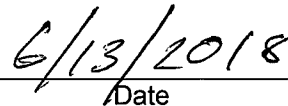
The existing property is fully developed within the setbacks. Granting the variance will allow an additional dwelling unit serving a very low income population in need.

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

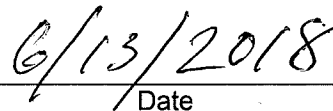
- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed buildings, dimensions, and adjacent street(s), distances from property lines, access, and any other information that would help substantiate or clarify your request.
- Payment of 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


Date


Property Owner's Signature


Date

Proposed Design Scope

- South Building:**
- Expand existing office into existing garage space. Move employee toilet room and tenant support storage to office for convenience, more visible and secure access area.
 - NFPA 13R type fire sprinkler system in remodeled office areas and dwelling units.
 - Fire partition separation required between new/remodeled dwellings and office/storage space: common walls from bottom of existing crawl space to rated ceiling or underside of existing roof sheathing.

North Building:

- Existing dwelling units and construction to remain as-is.
- Remove and cap existing toilet and sink from existing storage room. Move plumbing fixture units to new office toilet room.
- Continue existing storage and toilet room as temporary storage, no remodeling.

Site:

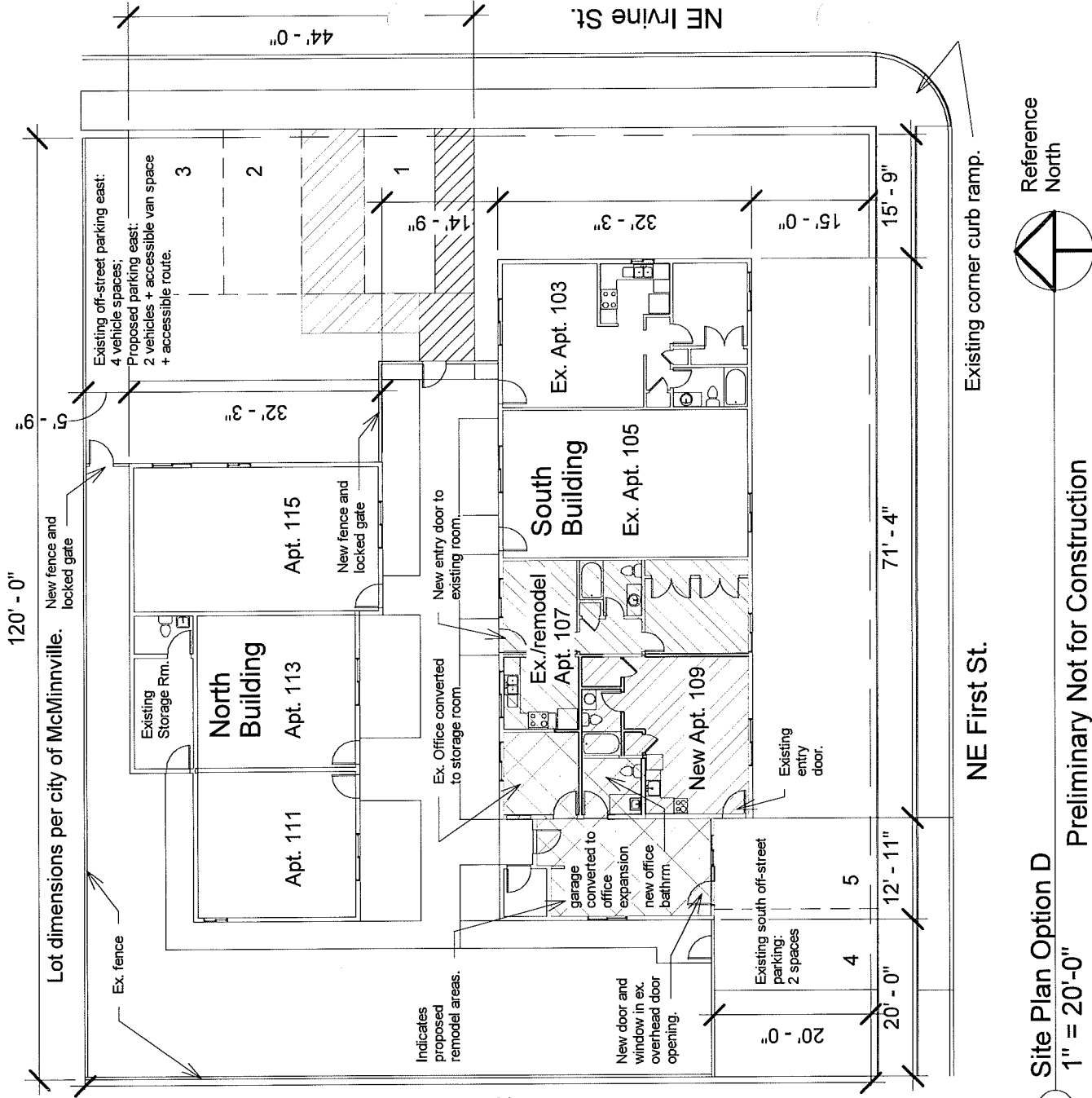
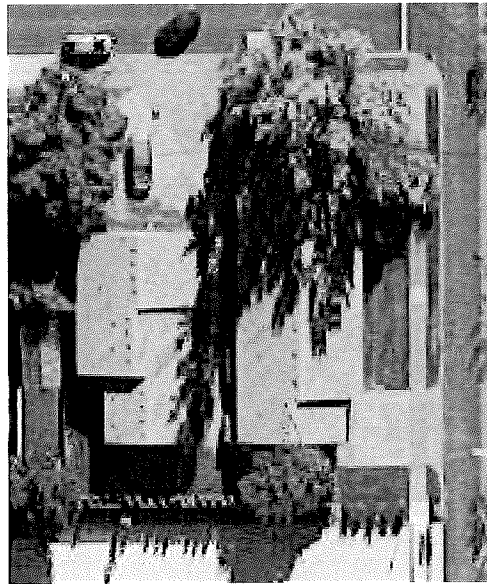
- Project originally developed prior to adoption of McMinnville Zoning Code, so off-street parking doesn't meet current standards. Variance application for reduction in off-street parking.
- Secure existing perimeter fence by adding fence and locking gates at 3 points of access towards public right of way.
- Improve existing east off-street parking lot with new paint striping for accessible route, ADA van parking space, and define existing parking spaces.
- Existing southwest off-street parking area to remain as-is. Note that the slope of existing slab driveway exceeds accessibility standards.

Required Parking for Social Relief Facility (McMinnville Zoning Code):

7 dwelling units < 3 bedrooms
 Office 300 sf / 1 space
 1.0 spaces x 7 = 7
 419 sf / 300 = 1.4 spaces
Minimum spaces required: 8.4

Proposed Parking (Parking Variance Application):

5 regular spaces + 1 Van ADA space.
 Proposed reduction of 2.4 spaces or 29% of required parking space.



1 Site Plan Option D
 1" = 20'-0"

Preliminary Not for Construction

MARCIA A. MIKESH
 ARCHITECT, INC.

524 SE Hembree St.
 McMinnville, OR 97128-6051
 P: 503.474.1900
 www.goodhut.com

Bridges Apartments Remodel

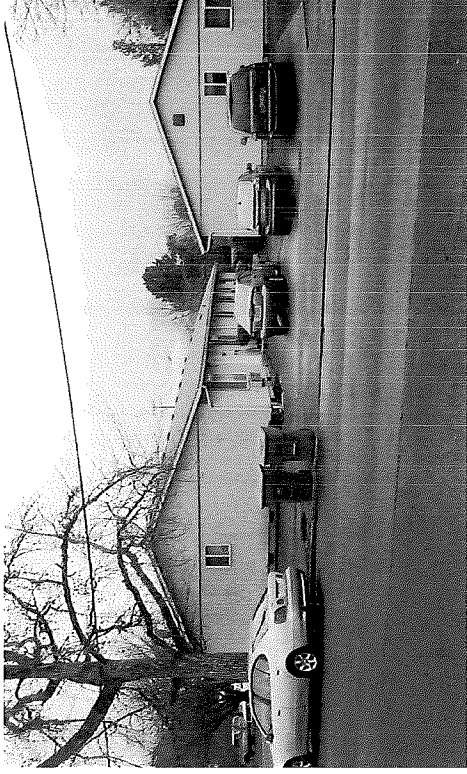
Project Location: 103-115 NE Irvine St, McMinnville, OR 97128
 Owner Contact: Mike Jager, Housing Authority of Yamhill County, 971-237-4256

Plot Plan

Project number	2011.04.K
Date	4/16/2018
Revised	



Existing South Off-street Parking
NE First St.



Existing East Off-street Parking
NE Irvine St.

MARCIA A. MIKESH
ARCHITECT, INC.

524 SE Hembree St.
McMinnville, OR 97128-6051
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Bridges Apartments Remodel

Site Photos

Project number	2011.04.K
Date	4/16/2018
Revised	