

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spir</i>	PROJECT NO(S): <i>VAR-17-07</i>	
NON-REFUNDABLE FEE(S) <i>2900</i>	REFUNDABLE DEPOSIT(S) <i>—</i>	TOTAL <i>2,900</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) ** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input checked="" type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) ** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

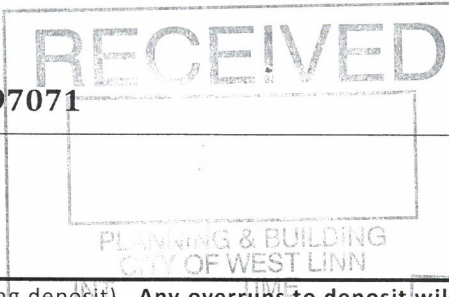
Site Location/Address: 1875 CARRIAGE WAY	Assessor's Map No.: 21E 23CA
	Tax Lot(s): 2101
	Total Land Area: 35,147 0.81 ac

Brief Description of Proposal: We purpose a driveway at 20% grade coming from carriage way so our neighbor and our driveway will meet on top of hill. Also will reduce retaining wall heights. *Class II Variance*

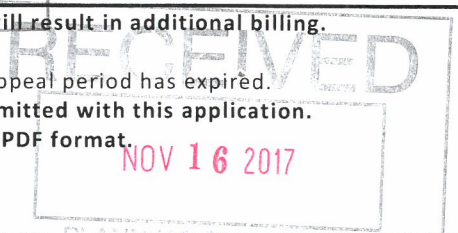
Applicant Name: IVAN CAM <small>(please print)</small>	Phone: 5036808711
Address: P.O. BOX 231	Email: icam26@yahoo.com
City State Zip: WOODBURN OR, 97071	

Owner Name (required): CAM INC <small>(please print)</small>	Phone: 5036808711
Address: P.O. BOX 231	Email: icam26@yahoo.com
City State Zip: WOODBURN OR 97071	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	



1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
 One (1) complete set of digital application materials must also be submitted on CD in PDF format.
 If large sets of plans are required in application please submit only two sets.



* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	11/14/17		11/14/17
Applicant's signature	Date	Owner's signature (required)	Date

11.030 PERMITTED USES

The following are uses permitted outright in this zoning district

1. Single-family detached residential unit.
Purposed to build 2 story single family house with 3 car garage
2. Community recreation.
3. Family day care.
4. Residential home.
5. Utilities, minor.
6. Transportation facilities (Type I).
7. Manufactured home. (Ord. 1226, 1988; Ord. 1500, 2003; Ord. 1584, 2008; Ord. 1635 § 8, 2014)

B. Class II Variance. Class II variances may be utilized when strict application of code requirements would be inconsistent with the general purpose of the CDC and would create a burden upon a property owner with no corresponding public benefit. A Class II variance will involve a significant change from the code requirements and may create adverse impacts on adjacent property or occupants. It includes any variance that is not classified as a Class I variance or special waiver.

1. Class II Variance Approval Criteria. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared.

a. The variance is the minimum variance necessary to make reasonable use of the property. To make this determination, the following factors may be considered, together with any other relevant facts or circumstances:

1) Whether the development is similar in size, intensity and type to developments on other properties in the City that have the same zoning designation.

Steep lots are common to the area

2) Physical characteristics of the property such as lot size or shape, topography, or the existence of natural resources.

The Topography map of existing land only allows for 20% grade.

- 3) The potential for economic development of the subject property.

No proposed change to economic property.

- b. The variance will not result in violation(s) of any other code standard, and the variance will meet the purposes of the regulation being modified.

No other codes effected only this code section.

- c. The need for the variance was not created by the applicant and/or owner requesting the variance.

Natural slope of the property.

- d. If more than one variance is requested, the cumulative effect of the variances results in a project that is consistent with the overall purpose of the zone.

Only request one variance. No special other waivers are purposed.