

ROCKAWAY BEACH PLANNING COMMISSION

NOTICE OF DECISION

October 25, 2022

IN THE MATTER OF:

CASE FILE: #V-22-03

Applicant: Kris & Randy Pierce

Location: 873 N Miller St. in Rockaway Beach and is further identified on Tillamook County Assessor's Map #02N-10W-32BB as tax lot 300

REQUEST FOR VARIANCE: The applicants are requesting a variance for a reduction to the required front yard setback to construct a new home and garage. The lot is located in the R-1 Zone and is approx. 4,515 sq ft. The R-1 front yard setback for lots between 3,500 and 4,999 sq. ft. is 15 feet from the property lot line and the applicant is requesting to reduce the front yard setback to 0 feet.

DECISION: The record and findings support the conclusion that the requested variance does meet the criteria of Rockaway Beach Zoning Ordinance Variance Review Criteria Section 8.010 The Variance #22-03 request is **GRANTED**, for the front yard setback from 15 feet to 0 feet subject to the application as submitted and findings.

FINDINGS: The Commission Finds:

1. The proposed use is consistent with the policies of the Comprehensive Plan;
2. The location, size, design and operating characteristics of the proposed use are such that the development will have a minimum impact on surrounding properties. This standard is not applicable to multi-family dwellings, manufactured dwelling subdivisions and manufactured dwelling parks;
3. The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated;
4. Public facilities and services are adequate to accommodate the proposed use;
5. The site's physical characteristics in terms of topography and soils is appropriate for the intended use; and
6. The site has adequate area to accommodate the proposed use. The site layout has been designed to provide appropriate access points, on site drives, parking areas, loading areas, storage facilities, setbacks, buffers, utilities, or other facilities which are required by City ordinances or desired by the applicant.

APPEAL: The decision of the Planning Commission is final unless it is appealed to the City of Rockaway Beach City Council within 15 days of this notice. See Section 11.070 Request for Review of a Decision (Appeals) within the City of Rockaway Beach Zoning Ordinance as amended February 27, 2013. Appeals must only be filed concerning criteria that were addressed at the initial public hearing.

A copy of the complete case, including the final order, is available for inspection at no cost during regular business hours at Rockaway Beach City Hall located at 276 Highway 101 S, Rockaway Beach, Oregon 97136. Copies of the final order are also available for purchase at a reasonable cost.

Dated: 10/25/2022


Bill Hassell, Planning Commission President