



CITY OF ROCKAWAY BEACH

Notice of Public Hearing for Variance #23-05

NOTICE IS HEREBY GIVEN that the City of Rockaway Beach Planning Commission will hold a public hearing on **Thursday, January 18th at 5:00 p.m.** in City Hall located at 276 S. Highway 101, Rockaway Beach, Oregon. The purpose of the public hearing is for:

Public Hearing: Consideration of an approval for a variance at unimproved real property in Rockaway Beach (Tillamook County Assessor's Map # 1N1005BA Lot #9900). The Applicants, Stuart M. and Karen C. Hunt, are seeking a variance to build a new home. The Applicants seek a height variance and reduction of the front yard setback to construct the home. The lot is located in the R1 Zone and is approximately 37,170 square feet. Building height for this property is limited to 29'. The Applicants seek to construct home that is 39' in height. The front yard setback for this property is 15'. The Applicants seek to reduce the front yard setback to 11'7".

You are receiving this notification as you are a registered property owner within 200 feet of the applicant's property. Oral public testimony will be heard and written public comments will be accepted at or prior to the hearing. If submitting comments prior to the hearing, deliver to the City Hall at the address given above, or mail to Planning Department at P.O. Box 5, Rockaway Beach, OR 97136. Please use file number Variance #23-05 on written comments, and include your name, mailing address, and phone number. A staff report will be prepared not less than seven days prior to the hearing for review at City Hall. Hard copies will be available upon request to the City free of cost. All other documents and evidence related to this land use action shall be incorporated into an Official Record and made available for review at City Hall upon request.

Failure to raise an issue in person, in writing at or prior to the close of the hearing, or failure to provide statements or evidence sufficient to afford the Planning Commission and other interested parties an opportunity to respond to the issue constitutes forfeiture of the right to appeal the decision of the Planning Commission. Failure to specify as to which criteria the comments are directed precludes an appeal based on that criterion.

Use Criteria: Use criteria for this proposal include Rockaway Beach Zoning Ordinance, Section 8.020. Variance Review Criteria.

Responsible Official: Mary Johnson
City Planner
(503) 374-1752
cityplanner@corb.us