

**ADDITIONAL  
WRITTEN TESTIMONY  
SUBMITTED FOR  
JANUARY 25, 2024  
PLANNING COMMISSION  
HEARING**

Variance #23-05: Consideration of an Application for  
Variance at Unimproved Real Property at Tillamook County  
Assessor's Map # 1N1005BA Lot #9900 to Increase the Building  
Height and Reduce the Front Yard Setback

Received as of 11:00 am

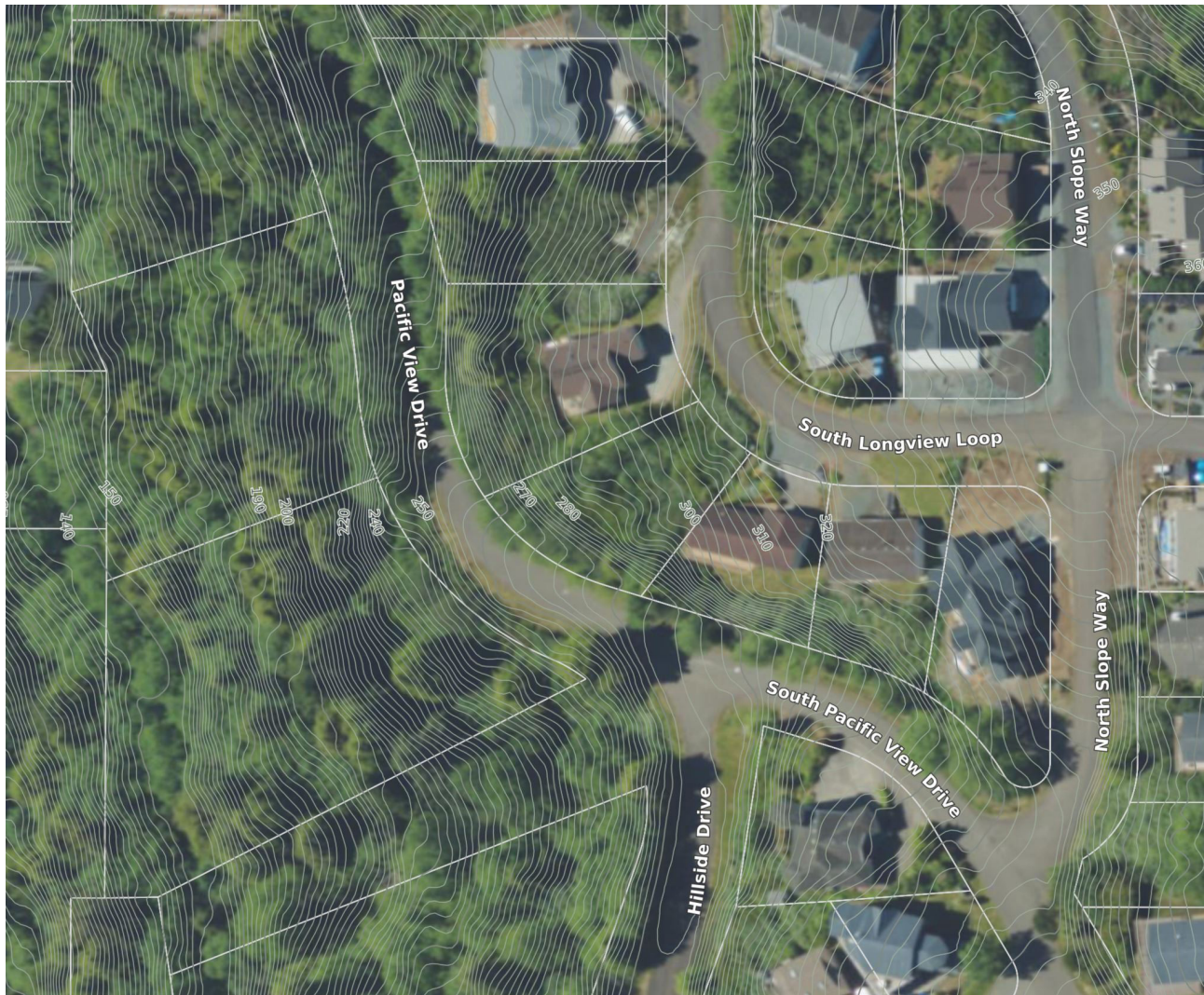
01/24/2024

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The goal of this project is to create a new single family home in Pacific View Estates, while not interrupting current or future views of other homes in the neighborhood. In an attempt to minimize the height, the house appears as a single story home from the street side and having a max height of less than 18' from the highest point on the lot. We are asking for the height variance not so the building can raise up above, but so the building can flow down the hill. In the initial hearing on the 18th, multiple residence raised concerns about blocking views and the CC&R document. Even though the City is not taking the CC&R into account I think it is important to note that we are in compliance with the 18' height issue that was brought up by multiple residence. Again our goal is to build a single family home on a very steep lot, the height is a by-product of the slope.

- 1.) Lidar Topography
- 2.) Perspective showing the 18' height limitation and how the building is compliant.
- 3.) 3D Views showing building placement

## 1. LIDAR TOPOGRAPHY



MAIN FLOOR LEVEL 100' = 242'  
MAIN FLOOR OF LOTS ON HILL = 300'

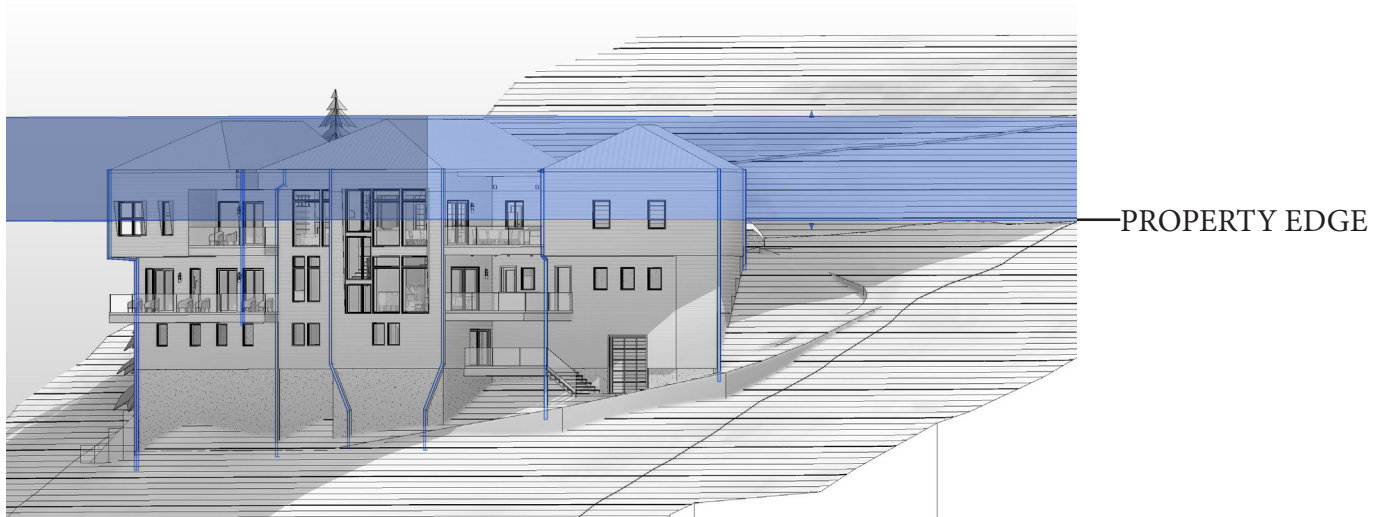
There is a difference of 58' from the finish floor levels.

## 2. 18' CC&R Height

Even though the council is not looking at the CC&R's, I think it's a good idea to address how the building is compliant with the 18' limitation. Several people brought up the 18' height and to make sure not blocking anyone's view. Doug Circosta wrote: "...and to protect the views of other homeowners."

CC&R excerpt:

No building, either residence or accessory building, shall be so constructed so that any part of the roof, excepting chimneys, shall extend vertically more than eighteen (18) feet from the highest point of the lot as it presently exists nor twentyfour (24) feet above natural ground level at the uphill side of the building.



The highlighted blue box is 18' above the highest point of the site. The top of the tallest roof point is several inches under this requirement in the CC&R. Protecting the view of other home owners.

## 3. SITE PERSPECTIVE

