



## CITY OF ROCKAWAY BEACH

### Notice of Public Hearing for Variance #24-1

NOTICE IS HEREBY GIVEN that the City of Rockaway Beach Planning Commission will hold a public hearing on **Thursday, April 18<sup>th</sup> 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 911 S Coral Street in Rockaway Beach (Tillamook County Assessor's Map # 1N1005CB Lot #603). The Applicants, Donald Greene and Kelly Greene, are seeking a variance increase the maximum allowable size of an accessory dwelling unit. The Applicants are requesting an increase in the maximum allowable size of an accessory dwelling unit for a 872 square foot living space, in the upper floor of a pre-existing general purpose building located at the above property. The general purpose building shares the lot with a manufactured home. The lot is located in the RMD Zone and is approximately 8,100 square feet. The maximum allowable size of an accessory dwelling unit is limited to no more than 75 percent of the living area of the primary dwelling unit or 800 square feet of living area, whichever is less.

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 #24-1 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  
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