



CITY OF ROCKAWAY BEACH

Notice of Public Hearing for Variance #24-2

NOTICE IS HEREBY GIVEN that the City of Rockaway Beach Planning Commission will hold a public hearing on **Thursday, May 16th 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 101 S. Miller Street in Rockaway Beach (Tillamook County Assessor's Map # 2N1032CC Lot #9600). The Applicants, Debra Reeves and Bryce Zehring, are seeking a variance to decrease the number of required parking spaces to construct a new mixed-use building. The Applicants plan to construct a new building consisting of a commercial space on the ground floor, two residential units on the second floor, and a single residential unit on the third floor. The Applicants are requesting a decrease in the number of required off-street parking spaces from 6 to 2. The proposed mixed-use building would share the lot with pre-existing mixed-use building. The lot is located in the Commercial Zone and is approximately 4,978 square feet.

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 #24-2 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.

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