



CURRY COUNTY COMMUNITY DEVELOPMENT  
94235 MOORE STREET, SUITE 113  
GOLD BEACH, OREGON 97444

Becky Crockett  
Planning Director

Phone (541) 247-3228  
FAX (541) 247-4579

File # AD-2009 Fee \$ 2,000 Receipt # \_\_\_\_\_ Accepted by NO

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

☐ Comp Plan/Zone Change ☒ Conditional Use ☐ Variance ☐ Partition ☐ Subdivision ☐ Development Permit

Application Date: \_\_\_\_\_ Hearing / Decision Date: \_\_\_\_\_

**APPLICANT:** Please complete all parts of this form. The attached application checklist will be marked by staff to reflect the information and supporting items required for this request. Please return this prepared checklist, the completed application form and required fee at the time of submission. Please note that your application cannot be reviewed or processed until all the required items have been provided.

1. PROPERTY OWNER OF RECORD

Name Mary & Raymond Ravare  
Mailing Address: \_\_\_\_\_  
City, State, ZIP: Gold Beach, OR 97444  
Telephone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

2. APPLICANT

Name Mary & Raymond Ravare  
Mailing Address: \_\_\_\_\_  
City, State, ZIP: Gold Beach, OR 97444  
Telephone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

3. AGENT (If Any)

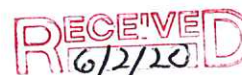
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Telephone # \_\_\_\_\_ E-Mail \_\_\_\_\_

4. BASIC PROPOSAL (Briefly describe your proposed land use)

Personal Training from garage gym  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. PROPERTY INFORMATION

Assessor Map # 37S14W31C Tax Lot (s) 1.05 300  
Zoning: RR5 Total Acreage 1.05



6. **PROPERTY LOCATION**

Address (if property has a situs address) 26642 Sebastian Ln

Description of how to locate the property from town head South  
on 101. Turn left @ Myers creek rd across from  
Cape Sebastian SP. Make 1<sup>st</sup> Right on Sebastian  
In Garage is located at bottom of hill

7. **EXISTING LAND USE** (briefly describe the present land use of the property)

☐ Vacant ☒ Developed; Describe existing development

residence

8. **SURROUNDING LAND USES** (Briefly describe the land uses on adjacent property)

residence

9. **SERVICE AND FACILITIES AVAILABLE TO THE PROPERTY**

Please indicate what services and facilities are available to the property. If on-site sewage disposal and/or water source is proposed, a copy of the approved site evaluation or septic system permit and a copy of any water rights or well construction permit must be submitted with this application.

Water Source existing

Sewage Disposal existing

Electrical Power existing

Telephone Service N/A

Fire Department/District \_\_\_\_\_

School District Curry

10. **ROAD INFORMATION**

Nearest Public Road Sebastian Ln

Private Roads Serving the Property N/A

Road Condition good

Legal Status public

Ownership: I own the road ☐ Easement on others property ☐ Joint Owner ☐

Please submit record of ownership (i.e. deeds, easement, plat dedication, etc)

Proposed New Roads/Driveways (Briefly describe any new road construction related to this application)

N/A



**11. PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY**

Topography (Briefly describe the general slope and terrain of the property)

Gentle Slope

Vegetation (Briefly describe the vegetation on the property)

Doug fir & Berries

**12. FINDINGS OF FACT**

Oregon Statute and the zoning ordinance requires that land use decisions be supported by factual findings. The burden of proof is on the proponent therefore it is required that the application provide findings to support the request in this application. The standards and criteria that are relevant to this application will be provided by the staff and are considered to be a part of this application form. Please read the standards and criteria carefully and provide factual responses and evidence to address each standard. These findings must be sufficiently specific to allow the decision maker to determine whether your request meets the relevant standard. Please attach your written findings and supporting evidence to this application.

FAILURE TO PROVIDE THE REQUIRED FINDINGS WILL PREVENT THE APPLICATION FROM BEING PROCESSED AND IT WILL BE RETURNED AS BEING INCOMPLETE.

**13. APPLICANT'S SIGNATURE AND STATEMENT OF UNDERSTANDING**

(Please read the statement below *before* signing the signature blank)

I (We)  ;

Raymond Ravare ;

Mary Ravare ; have filed this application for

With the Curry County Department of Community Development-Planning Division to be reviewed and processed according to State of Oregon and county ordinance requirements. My (our) signature (s) below affirms that I (we) have discussed the application with the staff, and that I (we) acknowledge the following disclosures:


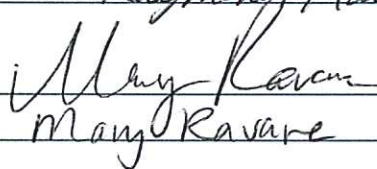
- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified and the county may seek all legal means to have the action reversed.
- (c) I (We) understand any representations, conclusions or opinions expressed by the staff in pre-application review of this request do not constitute final authority or approval, and I (we) am (are) not entitled to rely on such expressions in lieu of formal approval of my (our) request.
- (d) I (We) understand that I (we) may ask questions and receive input from staff, but acknowledge that I (we) am (are) ultimately responsible for all information or documentation submitted with

this application. I (We) further understand staff cannot legally bind the county to any fact or circumstance which conflicts with State of Oregon or local ordinance, and in event a conflict occurs, the statement or agreement is null and void.

- (e) I (We) understand that I (we) have the burden of proving that this request meets statutory and Ordinance requirements, and I (we) must address all of the criteria that may apply to the decision being made. The criteria for approving or denying this request have been provided to me (us) as a part of the application form.
- (f) I (We) understand the staff is entitled to request additional information or documentation any time after the submission of this application if it is determined as such information is needed for review and approval.
- (g) I (We) understand this application will be reviewed by the Oregon Department of Land Conservation & Development (DLCD) and possibly other state agencies as part of the statewide land use coordination process. I (We) understand that agencies that participate in the review process have the legal right to appeal the approval of the request.
- (h) I (We) understand that it is my (our) responsibility, and not the county's, to respond to any appeal and to prepare the legal defense of the county's approval of my (our) request. I (We) further realize it is not the county's function to argue the case at any appeal hearing.
- (i) I (We) understand that I (we) am (are) entitled to have a lawyer or land use consultant represent me (us) regarding my application and to appear with me (or for me) at any appointment, conference or hearing relating to it. In light of the complexity and technical nature of most land use decisions, I (we) understand that it may be in my best interests to seek professional assistance in preparation of this application.
- (j) The undersigned are the owner (s) of record for the property described as:

Assessor Map(s) 37514631C  
and Tax Lot(s) 300  
in the records of Curry County.

This application MUST BE SIGNED BY ALL PROPERTY OWNERS OF RECORD, or you must submit a notarized document signed by each owner of record who has not signed the application form, stating that the owner has authorized this application.

- (1) Signature   
Print Name Raymond Ravare
- (2) Signature   
Print Name Mary Ravare
- (3) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (4) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_



**ADDITIONAL NOTES:**

All fees must be paid at the time your application is filed. Staff will examine the application when filed to check for completeness and will not accept it if required items are missing. A final completeness check will be made prior to doing public notice regarding the pending decision. If it is determined to be incomplete or the findings are insufficient you will be notified and you must provide the required information in a timely manner to avoid denial of the request.

ORS 215.427 required the county to take final action on a land use application (except for plan/zone changes) including all local appeals within 120 days if inside an Urban Growth Boundary (UGB) or 150 days if outside a UGB once the application is deemed complete.

**PLOT PLANS:**

All applications require that a plot plan of the subject property be included with the application form. The plot plan is an understandable map of your property and its relationship to adjacent properties. The plot plan must show certain essential information that is needed for the staff and the decision makers in the evaluation of your request. The plot plan is also incorporated into the public notice sent to adjacent property owners and affected agencies. The plot plan should be prepared on a single sheet of paper (preferable 8 ½ x 11") so copies can easily be reproduced for review.

An example plot plan is attached to this form to give you an idea of what information should be included on your plan and how it should be drawn. The plot plan **does not** have to be prepared by a surveyor or engineer, and can generally be prepared by the applicant from the Assessor map of the property. The dimensional information included on the plot plan must be accurate and drawn to scale so that the plot plan reasonably represents the subject property and any development therein. If your application is for a land partition or subdivision Oregon Statute required that plat maps must be prepared by a surveyor licensed by the state.

RECEIVED  
5/22/20

### APPLICATION CHECKLIST

Please bring this form with your completed application

SPECIFIC TYPE OF APPLICATION : HOME OCCUPATION

If the item is checked or circled on the left you are required to provide that information.  
All applications require the following information:

- ☒ Completed application form and fee
- ☒ Current deed of the subject parcel(s)
- ☒ Vicinity map and detailed plot plan drawn to scale (see example) if your plot plan is not adequate it will delay processing of your application

- ☐ Service letter from agencies

Please provide letters from the following agencies regarding your application:

- ☒ Fire District
- ☒ Electric Service
- ☐ Water District (if located within a district)
- ☐ Sewer District (if located within a district)
- ☐ OTHER: \_\_\_\_\_

- ☐ Proposed source of water if not in district: GROUND DUG + WATER RTS  
NO WELL LOG PROVIDED.
- ☒ Sanitation coordination form (if not in a sewer district)
- ☐ Erosion prevention and sediment control plan
- ☐ Storm and surface water management plan ) NO NEW CONST.

- ☐ Documentation of proposed or existing access to parcel (county, state, federal or private road, or easement)

- ☐ **MOST IMPORTANT: FINDINGS.** Depending on your application you will be required to provide specific facts and findings to support your application. Please provide the following: \_\_\_\_\_

#### FOR STRUCTURES IN NATURAL HAZARD AREAS:

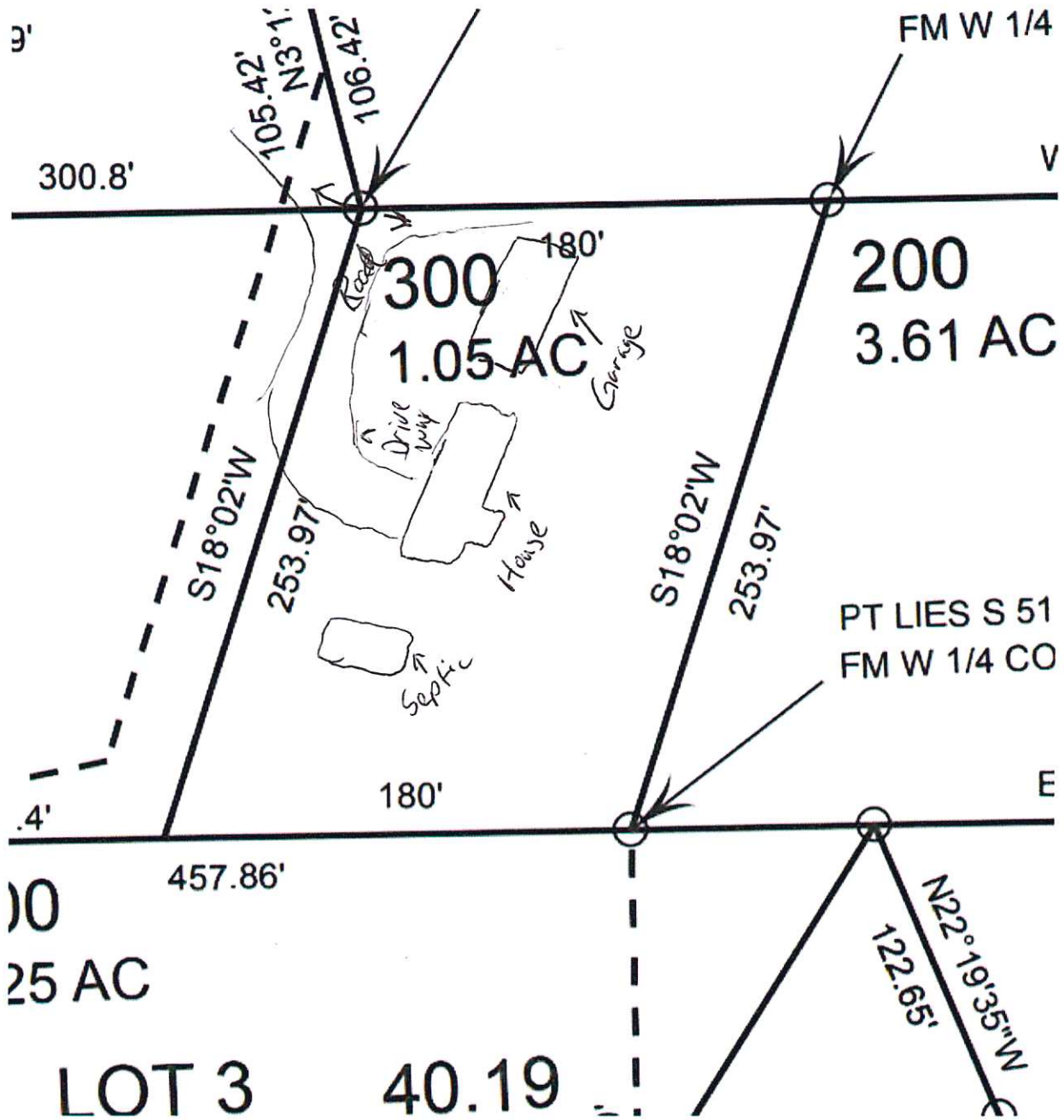
- ☐ Geohazard report prepared by a licensed geologist
- ☐ Elevation certificate and/or other flood ordinance requirements

OTHER REQUIRED ITEMS: \_\_\_\_\_

#### FOR PARTITIONS AND SUBDIVISIONS:

You must provide a plat or map of survey prepared by a licensed surveyor with your application. Partitions and subdivisions require an erosion prevention and sediment control plan as well as a storm and surface water management plan.

SITE PLAN







100 ft

HOLLINGER,  
MARK  
L &

HOLLINGER,  
PATRICK

TOTH,

BERNSTEIN,  
ALECI  
& GAIL M

BOLEY,  
DIXIE D

HOFF,  
K



**CURRY COUNTY PUBLIC SERVICES-PLANNING DIVISION  
FINDINGS FORM FOR HOME OCCUPATION REQUEST**

**Applicant:** Please fill out the following form and submit with your other supporting documents for a Home Occupation conditional use permit request. The items listed below are the decision criteria from the Curry County Zoning Ordinance. Please answer the items with as much detail as possible. Your answers will largely determine whether your request is approved or denied.

**Curry County Zoning Ordinance  
SECTION 7.040(7) Home Occupation.**

- a) *The home occupation must be a secondary use of a dwelling or building accessory to a dwelling; except that a home occupation may not be authorized in a structure accessory to a resource use in a forest or agricultural zone.*

The primary use of the dwelling must be as a home. The home occupation can only be a use that is subordinate to you living there. The same applies to the home occupation in a garage, shed or other accessory structure. The garage must still be a garage and the home occupation is secondary to that use.

**WILL THE HOME OCCUPATION BE A SECONDARY USE OF YOUR DWELLING OR ACCESSORY STRUCTURE? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.**

yes, this will be a personal training facility
using approximately <sup>250</sup> <del>300</del> sq ft of my garage.

- b) *Such use shall occupy no more than 30 percent (30%) of the floor area within a dwelling and no more than four hundred (400) square feet within an accessory building.*

**Floor area is defined by the CCZO as:**

**Floor Area.** The sum of the horizontal areas of the general floors of a building, measured from the exterior faces of the exterior walls, exclusive of private garages, carports, or courts.

Please provide the exterior dimensions of your dwelling below. Additionally, on the site plan to be provided with your application please show the exterior dimensions. Your home occupation can occupy no more than 30% of the floor area of your dwelling. Please show on your site plan where, in the dwelling, the home occupation will be located.

If the home occupation is proposed in an accessory building such as your garage, shed or other similar building the use can not occupy more than 400 square feet within such building. Please indicate on your site plan where the accessory structure is located and provide the dimensions of the building. Please show on your site plan where, in the building, the home occupation will be located.

WHAT IS THE SQUARE FOOTAGE OF YOUR DWELLING (OR ACCESSORY STRUCTURE)? HOW MUCH OF THE FLOOR AREA WILL BE UTILIZED FOR THE HOME OCCUPATION? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

the structure is a detached garage. The structure
is 30 <sup>ft</sup> x 30 <sup>ft</sup> .

- c) *No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or waste products outside of the dwelling or enclosure.*

Basically, this is stating you can't generate noise, vibration, dust, odor, smoke, etc beyond what you would normally generate going about your daily living. The home occupation should essentially not change the residential character of your dwelling or your neighborhood. Examples of uses that could NOT be approved as a home occupation would be: a vehicle repair or tire shop, a smelting plant, or a processing facility.

WHAT USE ARE YOU PROPOSING AS A HOME OCCUPATION? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.

Personal Training facility specializing in strength
& conditioning.




- d) *No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer, or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents.*

**Materials and commodities delivered to your home for the home occupation must arrive in a vehicle that would generally deliver in a residential neighborhood, such as FEDEX or UPS. A large 18 wheel rig would not be permitted for deliveries.**

**As part of the approval process of your permit you will be required to provide adequate parking for the proposed use if customers would be coming to your home. Parking in the street, beyond what would normally be utilized for a dwelling, would not be permitted.**

**WILL YOUR PROPOSED HOME OCCUPATION REQUIRE DELIVERY OF MATERIALS OR COMMODITIES? IF SO, HOW DO ANTICIPATE RECEIVING THESE GOODS? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.**

**WILL CUSTOMERS BE COMING TO YOUR HOME AS A RESULT OF THE HOME OCCUPATION? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.**

**PLEASE INDICATE ON YOUR SITE PLAN WHERE YOU INTEND TO PROVIDE PARKING.**

Yes, Clients will be coming to my home.
I currently have parking for 5 vehicles,
training offered is one on one.

- e) *No advertising signs shall be allowed with the exception of one non-lighted sign indicating only the name and trade of the property owner as specifically approved by the County. This sign shall not exceed a size of (9) nine square feet.*

**If you intend to post a sign for your home occupation please provide details about the sign and indicate on your site plan where you will post the sign.**

**WILL YOU BE POSTING A SIGN FOR YOUR BUSINESS? PLEASE PROVIDE DETAILS ABOUT THE SIGN. PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.  
PLEASE INDICATE ON YOUR SITE PLAN WHERE YOU INTEND TO POST YOUR SIGN.**

NO

- f) *No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alterations have been reviewed and approved by the County. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.*

**You are not permitted to make structural changes to your dwelling just for the home occupation. If you need to make repairs for another reason that is permissible provided you consult with the Building Department.**

**ARE YOU PROPOSING TO MAKE STRUCTURAL CHANGES TO YOUR DWELLING TO ACCOMMODATE THE HOME OCCUPATION? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.**

NO




- g) *A home occupation located on high value farm land may employ only residents of the home.*

**This standard only relates to high value farm land. If your property is not high value farm land (our department will advise you) disregard this criterion.**

**IF YOUR PROPERTY IS HIGH VALUE FARM LAND, WHO WILL OPERATE OR BE EMPLOYED IN THE HOME OCCUPATION USE? PLEASE BE SPECIFIC. PLEASE USE THE BACK IF YOU NEED ADDITIONAL SPACE.**

<i>property is not high value farm land.</i>