

**NOTICE OF REQUEST FOR
CURRY COUNTY ADMINISTRATIVE ACTION
ON A SPECIFIC LAND USE PROPOSAL**

June 23, 2020

Application AD-2012

I. LAND USE ACTION

Type of Land Use Action: A request for a **Variance** to the secondary fire safety area requirements as set forth in Section 3.045 of the Curry County Zoning Ordinance. The site is zoned Timber (T) and is approximately 4.24 acres in size. The request will be the subject of an Administrative Decision under the authority granted by Section 2.060(1), and in accordance with the procedural requirements of Sections 2.090, 2.100, and 2.110 of the Curry County Zoning Ordinance (CCZO). Approval of the requested variance would allow the applicant to place a dwelling on the parcel without meeting the secondary fire safety zone. Property is within a platted residential subdivision.

II. APPLICABLE CRITERIA

The following criteria of the CCZO will be addressed in reviewing the application:

Section 3.040 Timber Zone (T)

Section 3.045 Fire Fighting Standards for Dwellings and Structures

Article VIII Variances

III. APPLICANT AND SUBJECT PROPERTY

Applicant: Sandra Anderson

Property Owner: Pacific Coast Waves, Inc.

Subject Property: Subject property is located off of Elk River Road at 42116 Haiku Lane. Approximately 5.5 miles up Elk River Road.

Assessor Map Number: T. 32, R. 14, Section 31; TL 301

IV. PLANNING DIRECTOR'S REVIEW

You are invited to submit written comments regarding the pending decision on this matter prior to the date upon which the decision is to be rendered. The decision for this request will be rendered by the Planning Director after **July 13, 2020**.

Written comments regarding this matter shall be received by the Planning Director no later than **5:00 p.m. on the 13th day of July, 2020** to be considered in the decision. Written response to this notice shall be sent to the County Planning Department; 94235 Moore Street, Suite 113, Gold Beach, OR 97444.

V. OTHER INFORMATION

REQUIRED STATUTORY NOTICE:

ORS 197.763 (3)(e) states that failure to raise an issue either in person or by letter or failure to provide statements or evidence sufficient to allow the decision maker an opportunity to respond to the issue precludes appeal to Land Use Board of Appeals on that issue.

DOCUMENTS AND STAFF REPORT:

A copy of the file containing the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for review at no cost at the County Planning Department office.

Copies of the above documents can be obtained at the County Planning Department office for a copy charge of \$0.25 per page.

GENERAL EXPLANATION of the Requirements for submission of testimony and the procedure for conduct of hearings:

Persons may submit documents or evidence to the record of the decision on this matter until the comment period is declared closed by the Planning Director. All written evidence or documents submitted by mail, e-mail or FAX must be received by the staff prior to the end of the comment period in order to ensure that the material will be submitted to the record. All written evidence and documents submitted should be legible, page numbered and identified with the application number indicated on this notice.

For further information regarding this notice please contact:
Becky Crockett at: CrockettB@co.curry.or.us

County Planning Department
94235 Moore St. Suite 113
Gold Beach, OR 97444
Telephone: (541) 247-3228
FAX: (541) 247-4579

The County Planning Department office is located at:

Curry County Annex Office Building
(Lower Level)
94235 Moore Street
Gold Beach, OR 97444