



## Curry County Community Development

94235 MOORE STREET, SUITE 113

GOLD BEACH, OREGON 97444

Phone (541) 247-3304

---

### NOTICE OF REQUEST FOR YOUR RESPONSE TO A SPECIFIC LAND USE PROPOSAL BY ADMINISTRATIVE ACTION

August 16, 2021

#### I. LAND USE ACTION

Application AD-2117

**Type of Land Use Action:** Variance to Section 4.010 Set-Back Requirements of the Curry County Zoning Ordinance (CCZO). 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 2.100, 2.110, 8.010 of the CCZO.

**Nature of Use Which Could Be Authorized:**

A request for a variance to reduce the setback distance from proposed shop to the centerline of Dodge Avenue in Brookings, Oregon. The setback would be reduced from 35-feet to 30-feet to the southwest corner and 28-feet to the southeast corner, respectively, of the proposed shop.

#### II. APPLICANT AND SUBJECT PROPERTY

Applicant: Carl D. Mosier

Assessor Map: 4013-31B; Tax Lot 2700 1.09-acres

Situs Address: 97015 Dodge Avenue,  
Brookings, Oregon 97415

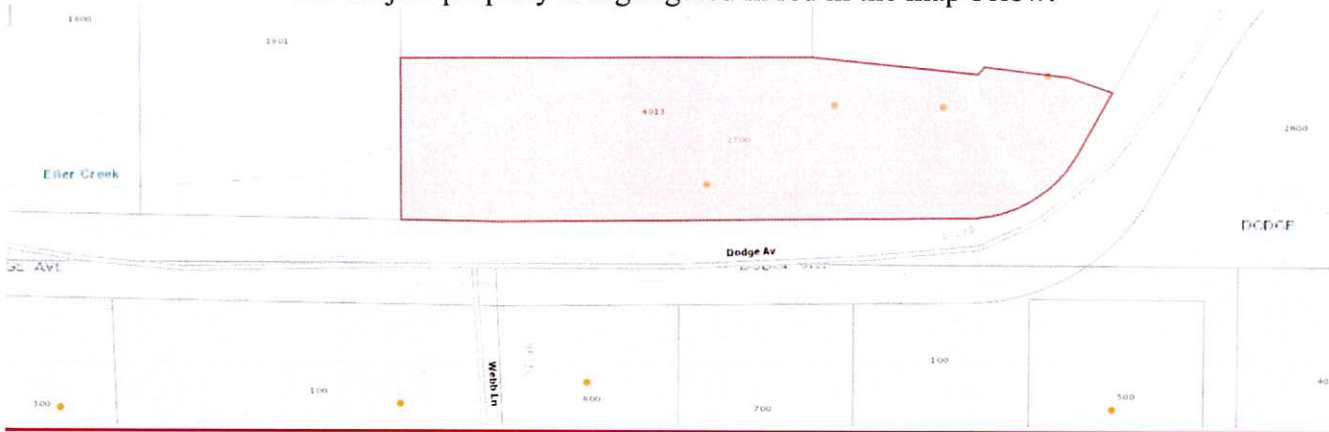
Location: The property is located on the north side of Dodge Avenue and east of Webb Lane. It is inside the Urban Growth Boundary (UGB) of the City of Brookings.

#### III. APPLICABLE CRITERIA

The following criteria of the Curry County Zoning Ordinance (CCZO) will be addressed reviewing this application:

Section 3.110	<u>Residential-Two Zone (R-2)</u>
Section 4.010	<u>Set-Backs Requirements</u>
Section 4.060	<u>Height of Buildings</u>
Section 8.010	<u>Authorization to Grant or Deny a Variance</u>
Section 8.030	<u>Standards for Granting a Variance</u>

The subject property is highlighted in red in the map below.



#### **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 the **14<sup>th</sup> of September, 2021**. Written comments regarding this matter shall be received by the Planning Director no later than **5:00 p.m. PST on the 14<sup>th</sup> of September, 2021** 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](mailto:CrockettB@co.curry.or.us), or

Nancy O'Dwyer at: [ODwyerN@co.curry.or.us](mailto:ODwyerN@co.curry.or.us)