



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

October 27, 2021

I. LAND USE ACTION

Application AD-2121

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 the required 35' setback from the centerline of the private driveway. The variance requests permission to set the house 12.5' from the property line, and 25' from the centerline of the driveway. This would be a variance of 10 feet.

II. APPLICANT AND SUBJECT PROPERTY

Applicant: Francisco Luna

Assessor Map: 4113-16BA; Tax Lot 3100 0.26-acres

Situs Address: 98130 Harbor Point Drive,
Brookings, Oregon 97415

Location: The property is located 500' West of Pedrioli Drive's intersection with Oceanview Drive, with private access from Pedrioli Drive. 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 3.080	<u>Rural Residential Zone (RR)</u>
Section 4.010	<u>Set-Backs Requirements</u>
Section 4.020	<u>Off-Street Parking</u>
Section 8.010	<u>Authorization to Grant or Deny a Variance</u>
Section 8.020	<u>Application for Granting 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 **26th of November 2021**. Written comments regarding this matter shall be received by the Planning Director no later than **5:00 p.m. PST on the 26th of November 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, or

Nancy O'Dwyer at: ODwyerN@co.curry.or.us