



## Curry County Community Development

94235 MOORE STREET, SUITE 113

GOLD BEACH, OREGON 97444

Phone (541) 247-3304

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

March 15th, 2022

#### I. LAND USE ACTION

Application AD-2204

**Type of Land Use Action:** A request for a variance to the secondary fire safety area requirements as set forth in Section 3.055 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 variance to the secondary fire safety area requirements would allow the applicant to replace the MH home that was removed in 2021 with a single-family dwelling and shed.

#### II. APPLICANT AND SUBJECT PROPERTY

Applicant: Amanda Jones and BJ Lazarus

Assessor Map: 3115-34; Tax Lot 701          2.54-acres

Situs Address: 45721 Highway 101,  
Langlois, Oregon 97450

Location: The subject property is located adjacent to Highway 101, approximately a quarter mile north of the intersection of Highway 101 and County Shop Road.

#### III. APPLICABLE CRITERIA

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

|               |  |
|---------------|--|
| Section 3.050 | <u>Forestry Grazing Zone (FG)</u>                |
| Section 3.055 | <u>Fire Fighting Standards</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 **April 12<sup>th</sup>, 2022**. Written comments regarding this matter shall be received by the Planning Director no later than **5:00 p.m. PST on the 12<sup>th</sup> of April 2022** 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)