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BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

IN THE MATTER OF THE)
APPLICATION FOR ZONE)
CHANGE NO. 74-60 BY)
DALE BRELAND FOR)
H. V. AND M. M. GINDER)

O R D E R

This matter having come on for hearing upon the application of Dale Breland, contract purchaser, for H. V. and M. M. Ginder, deed holder, said change application being Zone Change no. 74-60, and said application having been heretofore recommended from RD 7,000 (Single Family Residential) zone to C-2 (Commercial Community) zone by the Klamath County Planning Commission, a description of the real property referred to in said application being Lot 7, Block 3, Stewart-Lenox, Klamath County, Oregon, and a public hearing on said application having been regularly held on November 25, 1974, before the Board of Commissioners, and it appearing to said Board of Commissioners from the testimony, reports, and information produced at said hearing by the applicant, the Planning Commission and the Planning Department, that the application should be granted, the Board of Commissioners makes the following findings as required by Ordinance Number 17, the same being the Klamath County Zoning Ordinance:

1. The applicant's property, being .17 of an acre in size, is located on Green Springs Highway in the Stewart-Lenox subdivision, and is surrounded except to the north by C-5 and C-2 commercial zones.

2. Mr. Breland, the applicant and contract purchaser, testified he owned the adjoining Lot 6, Block 3, Stewart-Lenox, and wished to establish a small part-time upholstery shop in the garage on the subject real property.

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3. The applicant would use toilet facilities in his home and would not need septic tank service.

4. The applicant would be agreeable to a condition of the zone change that no outside storage would be permitted.

Based upon the above findings of fact, the Board reaches the following conclusions of law:

1. The applicant had provided specific information showing a change from a residential zone to a commercial zone on Lot 7, Block 3, Stewart-Lenox, would not be spot zoning but rather would be compatible with surrounding commercial zones.

2. The property affected by the change of zone is adequate in size and shape to facilitate those uses normally allowed in conjunction with such zoning.

3. The proposed change of zone is in keeping with any land use plans duly adopted and does, in effect, represent the highest, best and most appropriate use of the land affected.

4. The application is consistent with the Klamath County adopted Comprehensive Land Use Plan maps and text.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application of Dale Breland for H. V. and M. M. Ginder for a zone change from RD 7,000 (Single Family Residential) zone to C-2 (Commercial Community) zone, a particular description of the real property referred to in said application being Lot 7, Block 3, Stewart-Lenox, Klamath County, Oregon, said change application being numbered Zone Change 74-60 is hereby approved, on the condition that the applicant maintains the property in an orderly fashion with no outside storage of material or parts.

DONE AND DATED this 16th day of Dec 1974.

Bruce Wallace
Chairman of the Board

County Commissioner

Lloyd Giff
County Commissioner

Approved as to form

Harry J. Brown
County Legal Counsel

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY BOARD OF COMMISSIONERS
this 18th day of DECEMBER A. D., 19 74 at 9:30 o'clock A M., and duly recorded in
Vol. H 74 of DEEDS on Page 16032

NO FEE

By WM. D. MILNE County Clerk
Lloyd Giff Deputy