

FINDINGS OF FACT:

1
2 1. There are exceptional and extraordinary circum-
3 stances which apply to the property involved which do not general-
4 ly apply to other property in the vicinity in that the size of
5 the lot in question would be reduced beyond use if the required
6 setback was met.

7 2. The granting of the variance is necessary for the
8 preservation and enjoyment of the applicant's right to make full
9 use of his property, a right which is possessed by other property
10 owners in the vicinity; if this variance is not granted, undue
11 hardship will be caused to the owner.

12 3. No one testified in opposition to the variance and
13 there was no evidence that suggested that there would be any detri-
14 mental effects to the public health, safety, or welfare, or any
15 detrimental effects to the abutting property owners.

16 4. The requested variance is a minimum variance which
17 will alleviate the hardship due to the size of the lot in question.

18 5. The variance requested will not allow use of the
19 property for a purpose which is not authorized within the zone
20 within which the property is located.

21 6. The granting of this variance is consistent with
22 the goals of LCDC.

23 The Hearings Officer, based on the foregoing Findings
24 of Fact, accordingly orders as follows:

25 That the real property described as the
26 "parcel of land approximately 85 feet by 135
27 feet or approximately 11,475 square feet in
28 size, generally located north of Anderson
Avenue, approximately 630 feet east of Washburn

Way, approximately 450 feet west of Avalon
Street and more particularly described as
Tax Lot 800, Portion of Lot 5, NW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 15, Township 39S, Range 9 EWM,
Klamath County, Oregon"

is hereby granted a Variance in accordance with the terms of the
Klamath County Zoning Ordinance No. 17 and henceforth that the
setback requirement is reduced from 100 feet to 20 feet, for a
variance of 80 feet.

Entered at Klamath Falls, Oregon, this 19th day of

January, 1979.

KLAMATH COUNTY HEARINGS DIVISION

By: [Signature]

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County

this 23rd day of January A. D. 1979 at 9:51 o'clock A. M., and

duly recorded in Vol. M79, of Deeds on Page 1879

Wm D. MILNE, County Clerk

By: [Signature]

no fee

Commissioners Journal