

57163

'93 FEB 3 PM 2 17

Vol. m93 Page 2518BEFORE THE PLANNING COMMISSION
KLAMATH COUNTYIN THE MATTER OF VARIANCE CASE 11-92
FOR LARRY KING AS RELATED TO TRACT 1278NARRATIVE:

This application came regularly before the Planning Commission on January 26, 1993 and was considered per the review criteria set out in Article 43 of the Land Development Code.

The applicant requested the Planning Commission grant a variance to the maximum cul-de-sac length of 700 feet allowed per Section 71.100 of the Land Development Code.

Preliminary Tract 1278 delineates two cul-de-sacs which exceed the maximum length allowed and are 800 and 1000 feet in approximate length.

FINDINGS:

Upon consideration of the exhibits submitted and testimony entered by the Staff, the Planning Commission finds for approval based on the following:

1. The location of adjacent developed streets, beyond the applicants control, determined the sole access point to the property to be developed via Tract 1278. This constraint allowed little flexibility in the design of the on-site improvements required to develop the property as allowed per the applied R-1 plan/zone.
2. The existing configuration of the property was not created by the applicant, but is a result of conveyances occurring over a long period of time prior the applicants purchase.
3. The granting of this variance will not have adverse effect on the adjacent properties.
4. This variance application was reviewed and agreed to by the Fire Protection Officer from Klamath County Fire District No. 1. as not impinging on the Districts ability to provide timely emergency response.

ORDER:

Therefore, the application of Larry King for Variance Case 11-92 is approved as shown on Preliminary Tract 1278 as approved by the Planning Commission on January 26, 1993.

Dated this 26th day of January, 1993

Curt Shuck
Secretary to the Planning Commission

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 3rd day
of Feb. A.D., 19 93 at 2:17 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 2518.

FEE none

Evelyn Biehn County Clerk

By Douglas M. Muelender

Return: Commissioners Journal