

60764

STAFF REPORT**CASE NO. AND HEARING DATE:** CUP 14-93 4-28-93**APPLICANT:** Shirley McDaniel
5136 Avalon St
Klamath Falls, Oreg. 97603**REQUEST:** Applicant applying for a CUP to establish a additional residence on property zoned RS(Suburban Residential).**AUTHORITY:** Section 51.530 and Article 44 Section 44.030**PROJECT LOCATION:** Located west side of Avalon St and approximately 450' South of Anderson Ave.**LEGAL DESCRIPTION:** Located in Portion of Section 15 of TS 39 R 9
Tax Lot 800.**ACCESS:** Off of Avalon St **ZONE/PLAN:** RS(Suburban Residential)**S.C.S. Class:****TIMBER SITE RATE:****UTILITIES:****WATER:** See City of K-Falls letter
Dated Apr 9, 1993**SEWER:** Ind Septic**FIRE DIST:** Fire Dist #1**POWER:** PP&L**EXHIBITS:**

- A. Staff Report
- B. Assessor Map
- C. Plot Plan
- D. Letter from City of K-Falls, dated 4-9-93
- E. Ltr from Health Services, dated 4-5-93(Comply with OAR Ch 340)
- F. Ltr from Bernice Trainor, dated 3-16-93
- G. Ltr from Melody Parsons, dated 4-16-93
- H. Ltr from Tom/Sue Yon, dated 4-23-93

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Land Use Planning: Notification was sent out to surrounding property owners and to those Agencies of concern. Department received 3 letters of concern to this request at time report was being prepared.
(See Exhibits F-H)

In review of this application, and the criteria of Article 44 and Section 44.030 A-D, Planning Director makes following findings.

Order:

1. In review of the surrounding area there are mobile homes in area and proposed use would appear not to have an adverse impact on adjoining properties.
2. The location of the residence will meet the required setbacks required in the RS, Suburban Residential zone.
3. The use is allowed by CUP per section 51.530 A, where an additional dwelling is allowed on lot when lot is greater than 20,000 square feet.

4. Applicant to meet requirements of OAR Chp 340.

CONDITIONS: Proposed double wide manufactured home shall meet the setbacks of the RS(Suburban Residential zone).

5. The proposed residential will be a double wide manufactured home.

Planning Director based from above findings find in favor of the applicant and therefore grants CUP for the additional dwelling.

DATED this 28 day of April 28, 1993

Carl Shuck
CARL SHUCK, PLANNING DIRECTOR

Klamath County Land Development Code provides that this decision may be appealed no later than 7 days following mailing of this decision. Appeal information may be obtained at the Klamath County Planning Dept.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 30th day
of April A.D., 19 93 at 10:32 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 9330

FEE No Fee

Evelyn Biehn
By Danise Millard County Clerk

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