

STAFF REPORT

CASE NO. AND HEARING DATE: Variance 3-93-Plan Dir Rev 5-26-93

APPLICANT: Ron Gibson
5808 Sturdivant
Klamath Falls, Or 97603

REQUEST: Applicant requesting a variance to vary front yard setback from 25' down to 20 or a 5' difference due to lot being an irregular shaped lot (See KC Ex C.

AUTHORITY: Subsections A&B of Section 43.030 of Article 43.

PROJECT LOCATION: Site located South Side of Lombard Ln. within First Addition to Cypress Villa.

LEGAL DESCRIPTION: Located in portion of Section 12 of TS 39, R9, TL 5600.

ACCESS: Lombard Ln a paved street.

S.C.S. Class: N/A

TIMBER SITE RATE: N/A

UTILITIES:

WATER: City Of K-Falls

SEWER: South Suburban Sanitary Dis.

FIRE DIST: KCFD #1

POWER: PP&L

EXHIBITS:

- A. Staff Report
- B. Site Plan
- C. Assessor Map
- D. Ltr Dated 5/5/93 from Ladara Hampton, Portland, Oregon.

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to surrounding property owners as well as to those Agencies of concern.

A Variance shall be granted only upon finding by the review authority that it satisfies the following criteria:

- A. That the literal enforcement of this Code would result in practical difficulty or unnecessary hardship.
The difficulty or hardship arises from the property's size, and shape of lot.

- B. That the condition causing the difficulty was not created by the applicant.
In this case the lot was created due to Lombard Ln being developed
(See KC Ex C. Assessor Map)
- C. That the granting of the Variance will not be detrimental to the public health, safety and welfare or to the use and enjoyment of adjacent properties and will not be contrary to the intent of this code
In review of application for variance, it would appear not to be detrimental to the adjacent properties or public as the proposed use will allow for egress and ingress off of Lombard Ln.

RECOMMENDATION:

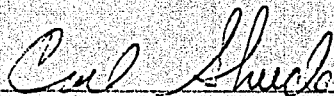
Order:

In review of the application it appears that the street creates the the difficulty on the existing lot and therefore applicant cannot meet the required setbacks.

All exhibits and other contents of this file have been incorporated into this review for decision.

Planning Director, based on the findings and conclusions of the staff report and information supplied by applicant finds in favor of the applicant and therefore grants variance for the above requests..

Dated this 26th day of May, 1993



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 28th day
of May A.D., 19 93 at 9:41 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 12223.

FEE

No Fee

Evelyn Biehn County Clerk

By

Annette Mueller

Return: Commissioners Journal