

STAFF REPORT

CASE NO. AND HEARING DATE: CUP 48-94 5-25-94

APPLICANT: T&D Properties
8333 Hwy 140 E.
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP for an additional residence. The proposed residence is a 18x42 residence. The parcel is 3.74 acs in size.

AUTHORITY: Section 51.530 A, of Article 51.5, and Section 44.030 of Article 44.

PROJECT LOCATION: Located north side of St Hwy 140 E. and approx 300 yds west of intersection of Vale Rd and St Hwy 140 E.

LEGAL DESCRIPTION: Located in Portion of Section 7 of TS 39 R 10
being tax lot 502.

ACCESS: Off of St Hwy 140 E.

ZONE/PLAN: RS

S.C.S. Class:

TIMBER SITE RATE:

UTILITIES:

WATER: Ind Well

SEWER: Indiv Septic

FIRE DIST: Fire Dist #1

POWER: PP&L

EXHIBITS:

- A. Staff Report
- B. Assessor Map
- C. Site Plan

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Land Use Planning: Notification was sent out to surrounding property owners and to those Agencies of concern.

In review of this application, and the criteria of Article 44 and Section 44.030 A-D, P/D will need to make findings, based from the CUP criteria. The use is in conformance with all required standards and criteria of this code.

The location, size, design and operating characteristics of the proposed use and will not have an significant adverse impact on the livability, value or appropriate development of the abutting properties and the surrounding area.

ORDER:

Findings:

The location of the additional residence is situated on parcel that meets the required setbacks of the RS zone as well as the distance required between buildings.

The required setbacks are 25 feet from front and rear and 10 feet from the side property lines.

Because the size of the property and area for applicanct to build in, a additional residence appears not to have an adverse impact on the value of the abutting properties.

The Applicant made application for the proposed use and size of lot meets the criteria for an additional residence. The size of the lot is 3.74 acs and criteria for an additional residence is 20,000 sq ft. (Section 51.530 A)

Applicant will need to meet requirements from Health Dept as per letter dated April 27, 1994, for on-site sewage.

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

Planning Director, based from the above findings and applicants information find in favor of the applicant and therefore grants CUP 48-94.

DATED this 25th day of May 1994

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 Department.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 26th day
of May A.D., 19 94 at 11:38 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 16737.

Evelyn Biehn . County Clerk

By Doreen M. Henderson

FEE none

Return: Commissioners Journal