

05-26-94A11:38 RCVD

STAFF REPORT

CASE NO. AND HEARING DATE: CUP 46-94 5-25-94

APPLICANT: Sonja A. Foster
1543 Dayton
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP for a Pre-1976 Mobile Home. The pre-1976 proposed residence is a 24x60 mobile home. The parcel is 4.39 acs in size.

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

PROJECT LOCATION: Located north side of Hilyard St, and east of Eastmont Subdivision.

LEGAL DESCRIPTION: Located in Portion of Section 1 of TS 39 R 9 being tax lot 6400.

ACCESS: Off of Hilyard St

ZONE/PLAN: RS

S.C.S. Class:
UTILITIES:

TIMBER SITE RATE:

WATER: Ind Well

SEWER: SSSD.

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 pre 1976 mobile home 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 property lines and 10 feet from the side property lines.

Because the size of the property and area for applicant to build in, a additional residence appears not to have an adverse impact on 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 4.39 acs and criteria for an additional residence is 20,000 sq ft. (Section 51.530 A

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 46-94.

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 16744.

Evelyn Biehn
By Deanne M. Henderson County Clerk

FEE \$none

Return: Commissioners Journal