

## STAFF REPORT

CASE NO. AND HEARING DATE: Variance 6-96 - Planning Director Rev. 6-26-96

APPLICANT: William and Cynthia Sheridan  
4523 Weyerhaeuser Road  
Klamath Falls, OR 97601

REQUEST: Applicant requesting a variance to allow reduction in required setbacks from 25 feet to 5 feet from the rear property line and from 10 feet down to 5 feet on the side property line to allow a garage/RV storage structure that exceeds 14 feet in height.

AUTHORITY: Subsections A&B of Section 43.030 of Article 43 of the Klamath County Land Development Code.

PROJECT LOCATION: 4523 Weyerhaeuser Road.

LEGAL DESCRIPTION: Located in Portion Sec. 13AD, T.39S, R.8EWM; Tax Lot 300; Tax Act. 3908-13AD-300.

ACCESS: Weyerhaeuser Road.

## UTILITIES:

WATER: City of K-Falls

SEWER: South Suburban Sanitary Dist.

FIRE DIST: KCFD #4

POWER: Pacific Power

## EXHIBITS:

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

## CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to surrounding property owners as well as to agencies of concern. No negative response has been received from any of the notified parties.

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

96 JUN 27 P330

- A. That the literal enforcement of this Code would result in practical difficulty or unnecessary hardship.
- B. That the condition causing the difficulty was not created by the applicant.
- 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.

The difficulty or hardship arises from the location of the existing driveway and yard. The applicant wishes to be able to make a straight shot down the driveway with an RV directly into the garage/RV storage structure.

In review of application for variance, it would appear not to be detrimental to the adjacent properties or to the public. No negative response was received from either the adjacent property owner to the south or west who would be most affected.

#### RECOMMENDATION:

Order:

The Planning Director, based on the findings and conclusions of the staff report and information supplied by the applicant, hereby approves the requested Variance.

Dated this 26th day of June, 1996

Carl Shuck  
Carl Shuck, Planning Director

#### NOTICE OF APPEAL RIGHTS

The Klamath County Land Development Code provides that this decision may be appealed to the Board of County Commissioners 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 27th day  
of June A.D., 1996 at 3:30 o'clock PM, and duly recorded in Vol. M96  
of Deeds on Page 19201

Bernetha G. Letsch, County Clerk

FEE No Fee

Return: Commissioners Journal

By

C. Shuck