

VARIANCE STAFF REPORT/DISPOSITION

APPLICATION NO./AGENDA DATE: VAR 6-99 Planning Director Review 3-24-99

APPLICANT/REPRESENTATIVE: Visa Eca Collman
1871 Hope Street
Klamath Falls, OR 97603

REQUEST: Variance 6-99 to vary required front and rear setbacks from 25' down to 23 feet to accommodate a 24x56 manufactured dwelling.

LOCATION: 1871 Hope Street, east side of Hope Street, north of Climax Avenue

LEGAL DESCRIPTION: Portion NE1/4 NW1/4 Sec 2, T.39S, R.9EWM, Tax Acct. 3909-2BA-6500

ACCESS: Hope Street

ZONE/PLAN: RS/Urban Residential

UTILITIES:

WATER: City of Klamath Falls
FIRE DIST: KCFD #1

SEWER: SSSD
POWER: Pacific Power

EXHIBITS:

- A Staff Report
- B Site Plan
- C Assessor's Map
- D SSSD Comments 3-1-99

NARRATIVE AND RECOMMENDATION:

The applicant requests approval for variance to the required setbacks to allow placement of a manufactured dwelling (See CUP 11-99).

Notice was sent out to 17 property owners and 5 agencies. No negative response was received from any of the contacted parties.

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.
- 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 to the use and enjoyment of adjacent properties and will not be contrary to the intent of this Code.

Literal enforcement of the Code would cause unnecessary hardship because of the small size of the lot. If the required setbacks are applied, the enjoyment of the property and ability to improve could be compromised.

Review of the application does not reveal any detrimental effect to the use and enjoyment of adjacent properties. No negative response has been received to this application.

Staff recommends the Director approve the request conditioned on

- 1 Article 41 Site Plan Approval shall be obtained within two years of the date set out below or this approval shall be void.

DISPOSITION: APPROVED THIS 24th DAY OF MARCH, 1999

Carl Shuck
Carl Shuck, Planning Director

APPEAL RIGHTS:

This decision must be appealed to the Board of County Commissioners within seven days of the date of execution. For specifics, please contact the Planning Department at once or your right to appeal may be compromised.

STATE OF OREGON - COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County the 25th day
of March A.D. 1999 at 2:34 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 10565

Linda Smith, County Clerk

FEE

No Fee

by Kathleen Ross