

CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT
Telephone: 503-861-0920

VARIANCE APPLICATION

10/31/22

OFFICE USE ONLY	
FILE # V-22-4	FEE \$ 1,250
ZONING DISTRICT RH	
RECEIPT # 08909379	

To be accompanied by a Site Plan, copy of property deed and Letter of Authorization, if applicable.

The Variance application process is a method for assuring compliance with the City of Warrenton Comprehensive Plan and Development Code, and to ensure wise utilization of natural resources, and the proper integration of land uses utilizing appropriate landscaping or screening measures. Please answer the questions as completely as possible.

Legal Description of the Subject Property: Township _____, Range _____, Section(s) _____
Tax Lot(s) 81028AB00600 _____

Property street address: 1180 S Main Avenue

I/we, the undersigned applicant(s) or authorized agent, affirm by my/our signature(s) that the information contained in the foregoing application and associated submissions is true and correct.

APPLICANT:

Printed Name: YELENA BELINSKIY

Signature: YELENA BELINSKIY Digitally signed by YELENA BELINSKI
Date: 2022.10.25 20:55:32 -07'00' Date: 10/25/2022

Address: 1180 S MAIN AVENUE Phone: 360-513-4334

City/State/Zip: WARRENTON, OR 97146 Fax: _____

PROPERTY OWNER (if different from Applicant):

Printed Name: _____

Signature: _____ Date: _____

Address: _____ Phone: _____

City/State/Zip: _____ Fax: _____

This application will not be officially accepted until department staff has determined that the application is completed, the site plan map requirements are met, and a copy of the deed is included.

NARRATIVE: Please describe the variance request:

IN DECEMBER OF 2020 I, YELENA, BECAME THE NEW OWNER OF THE PROPERTY
LOCATED AT 1180 S MAIN AVE WARRENTON, OR. FROM THE GET GO, I UNDERSTOOD
THAT THIS PROPERTY REQUIRED SOME WORK AND I HAD CONTRACTORS GET
STARTED ON IT RIGHT AWAY.

WE ARE PUTTING ALL NEW FOUNDATION UNDER THE ENTIRE STRUCTURE AND
UPDATING ELECTRICAL, PLUMBING AND HEATING/COOLING.

AS DRAWINGS WERE REVIEWED, A COMMENT WAS MADE THAT NEW FOUNDATION
UNDER EXISTING WALL OUTLINE WOULD ENCROACH ONTO STANDARD 8' SIDE
SETBACK PER CITY OF WARRENTON REQUIREMENTS.

I HERE BY SUBMITT THIS APPLICATION TO FILE FOR VARIANCE REQUEST, AS OUR
OUR WORK IS DONE WITHIN ORIGINAL BUILDING OUTLINE.

Standard	Required	Proposed
Front Yard Setback		
Rear Yard Setback		
Side Yard Setback	8	6
Lot Dimension		
Height		
Landscaping		
Parking		

SIX VARIANCE CRITERIA

1. The hardship was not created by the person requesting the variance. Please explain.

THIS PROPERTY WAS PURCHASED WITH AN OLDER BUILDING FEATURING CURRENT OUTLINES. THUS, OUR REMODEL, WHILE USING ORIGINAL STRUCTURE OUTLINES, ENCROACHES INTO CURRENT SETBACKS PERSCRIBED BY CITY OF WARRENTON.

2. The request is necessary to make reasonable use of the property. There will be an unreasonable economic impact upon the person requesting the variance if the request is denied.

THE PURCHASE OF THIS PROPERTY ALLOWED ME TO PLAN FOR CERTAIN LIVING AND ENTERTAINING, WHILE USING THE SPACE AND PROPERTY TAX PAYMENTS HAVE BEEN MADE WITH EXISTING REGISTERED LIVING AREA IN MIND. ANY ADDITIONAL DELAYS ASSOCIATED WITH REDESIGN (PLANS, ENGINEERING, JOISTS AND TRUSSES, REVIEW OF SAID PLANS AND ADDITIONAL CONSTRUCTION) WILL ADD TO THE ALREADY MOUNTING COSTS AND DELAY PLANNED USE OF THE PROPERTY EVEN FURTHER.

3. The request will not substantially be injurious to the neighborhood in which the property is located. The variance will not result in physical impacts, such as visual, noise, traffic or increased potential for drainage, erosion and landslide hazards, beyond those impacts that would typically occur with development in the subject zone.

THE VARIANCE WILL NOT IMPACT ANY VISUAL, NOISE AND/OR TRAFFIC CHARACTERISTICS CURRENTLY PRESENT IN THE NEIGHBORHOOD. IN FACT, DRAINAGE AND EROSION CONTROL WILL BE IMPROVED DUE TO STANDARD STORM WATER MANAGEMENT ASSOCIATED WITH INSTALLATION OF NEW FOUNDATIONS.

4. The request is not in conflict with the Comprehensive Plan. Please explain.

WE ARE WORKING WITHIN THE CONFINES OF EXISTING STRUCTURE PERIMETER.

5. The request is not in conflict with the Development Code. No variance may be granted which will result in a use not permitted in the applicable zone or which will increase the allowable residential density in any zone with the exception of individual lot size reduction. Please explain.

THE PROPERTY IS CURRENTLY ZONED RESIDENTIAL AND OUR WORK DOES NOT PROPOSE ANY ADDITIONAL AND/OR DIFFERENT USES.

6. Physical circumstance(s) related to the property involved preclude conformance with the standard to be varied. Please explain.

ORIGINAL BUILDING PERIMETER (OUTLINE) DOES NOT CONFORM TO CURRENT SETBACK STANDARDS. BY CONFORMING TO EXISTING BUILDING OUTLINE, THE NEW FOUNDATION ENCROACHES THE SAME AMOUNT INTO STANDARD SETBACK.

**Return Application To: City of Warrenton
Planning and Building Department
PO Box 250, 225 S. Main Street
Warrenton, Oregon 97146**

Variance Application
October 2018

City of Warrenton

Variance Request Checklist

Variances are regulated by Section 16.272 of the Warrenton City Code. There are two types of variance requests:

Class 1 variances include minor variances that are small changes from the applicable Code requirements and which will have little or no effect on adjacent property or users. Administrative approval by the zoning administrator for Class 1 variances may be granted using a Type II procedure. Class 1 variances are limited to:

1. Location of structures in relation to required yards.
2. Variances from minimum lot width and depth.
3. Variances from other quantitative standards by 20% or less.

Class 2 variances include variances that are significant changes from the applicable Code requirements and have the potential for creating impacts on adjacent property or users. A Class 2 variance shall be granted by the Planning Commission using a Type III procedure. Class 2 variances include, but are not limited to:

1. Variances from quantitative standards by more than that allowed under a Class 1 variance.
2. Variances from other quantitative Code provisions except use restrictions.

Variance applications may be combined with other applications such as subdivisions, conditional use permits or site design review which may require additional items beyond this list. Applicants shall submit all of the following items along with the application form.

Proposed Site Plan. The site plan shall contain the following information:

- a. The proposed development site, including boundaries, dimensions, and gross area drawn to scale.
- b. Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.
- c. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any

- d. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- e. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.
- f. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
- g. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
- h. Loading and service areas for waste disposal, loading and delivery, if any
- i. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
- j. Location, type, and height of outdoor lighting.
- k. Locations, sizes, and types of signs (shall comply with Chapter 16.144).
- L. The Community Development Director may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).
- n. The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
- o. Identification of slopes greater than 10%.
- p. Any areas identified as located in a designated floodplain and/or floodway, if any
- r. Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.
- s. Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.
- t. Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- u. North arrow, scale, names and addresses of all property owners.
- w. Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

X. Letter or narrative report documenting compliance with the applicable approval criteria contained in subsection C of this section.