



Community and Economic Development Department

City of Sweet Home
3225 Main Street
Sweet Home, OR 97386
541-367-8113
Fax 541-367-5113
www.sweethomeor.gov

Application for a Zoning Variance

Date Received: 04.30.20
Date Complete: _____
File Number: VR 20-01
Application Fee \$: \$590.00
Receipt #: _____
Hearing Date: 06.01.20

Applicant's Name:

Liberty Rock

Applicant's Address:

43574 Wiley Creek Dr, Sweet Home, OR 97386

Applicant's Phone and e-mail:

541-409-1981 libertyrock@comcast.net

Subject Property Address:

Property Owner:

Liberty Rock

Owner's Address:

43574 Wiley Creek Dr, Sweet Home, OR 97386

Owner's Phone and email:

541-409-1981 libertyrock@comcast.net

Subject Property Assessor's Map and Tax Lot:

13S01E27C-2200

Subject Property Size:

1.22 Acres

Subject Property: Zoning Classification

R-1

Comprehensive Plan Classification:

Nature of Applicants Request

Variance Request from Sweet Home Municipal Code Sections:

Exceed the length to width ration of 2.5: 1 to be 3.66:1

Narrative describing the proposed variations from the stated code sections. Brief Description on this form and attach extra sheets if needed.

See attached sheet

Description of the alternatives considered and the reason for the choices made.

Reconfiguration of the proposed lines would not allow for the properties to have Wiley Creek frontage.

A brief review of how the application meets the review criteria. Attach sheets if needed.

See attached sheet

Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request.

I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature:

Roger Emmert

Date:

4-29-20

Property Owner's Signature:

Roger Emmert

Date:

4-29-20

Within 30 days following the filing of this application, the City Planner will make a determination of completeness regarding the application. If deemed complete, the application will be processed.

SHMC 17.88.030 APPLICATION REQUIREMENTS

An application for a variance must meet the submittal requirements and the decision criteria noted below.

- ☒ 1. A site plan drawn to scale, considering, but not limited to, the following:
- ☒ a. Dimensions and arrangement of the existing development.
 - ☒ b. Dimensions and arrangement of the proposed development.
 - ☒ c. Adjoining properties, streets, alleys, structures and drainage ways.
 - ☐ d. Identification of all requested variations from Code.
 - ☒ e. Vehicle and pedestrian access ways.
 - ☐ f. Fences and walls.
 - ☐ g. Off street parking areas.
 - ☒ h. Natural features, such as waterways, floodplain, floodway, riparian areas, wetlands, trees, topography, etc.
- ☒ 2. Narrative describing the requested variation(s), alternatives considered, and the reason for the choices made.
- ☒ 3. A review of how the application meets the review criteria.

SHMC17.88.040 VARIANCE CRITERIA.

The criteria that shall be used in approving, approving with conditions, or denying a requested variance will be based on findings with respect to compliance with each of the following criteria, if applicable.

- ☐ A. The development resulting from an approved variance will not be detrimental to public health or safety.
- ☐ B. The request is the minimum variance necessary to make reasonable use of the property.
- ☐ C. The requested variance is consistent with the purposes of the zone.
- ☐ D. If more than one variance is requested or needed, the cumulative effect of the variances will result in a project that remains consistent with the purposes of the zone.
- ☐ E. Identified negative impacts resulting from the variance can be mitigated to the extent practical.
- ☐ F. The location, size, design characteristics and other features of the proposal shall have minimal adverse impacts on property values, livability of the permitted development in the surrounding area, and the natural environment.
- ☐ G. The property has a physical circumstance or condition that makes it difficult to develop.

Liberty Rock 52nd Avenue Variance Narrative

- A. Due to the Western portion of the property being within the riparian zone and a priority wetland and thus unbuildable. A variance from the 2.5:1 length to width ratio is being requested. The current configuration has an average width of 120 feet with a total average length of 440 feet more or less. This would have the length to width ratio of 3.66:1. When the unbuildable area is overlaid, the average length would reduce to 300 feet more or less, and thus would be within the 2.5: 1 ratio as required.
- B. This variance would allow the property to have Wiley Creek frontage.
- C.
- D. This variance does not conflict with any other codes.
- E. This variance would not have an impact on neighboring properties.

