

SITE PLAN

SCALE: 1" = 10'-0"

Lot Area : 6240 s.f.
 Building footprint - 2835 s.f.
 Building coverage - 45.4%

Total hardsurface footprint - 3680 s.f.
 Total hardsurface coverage - 59.0%

Exhibit B



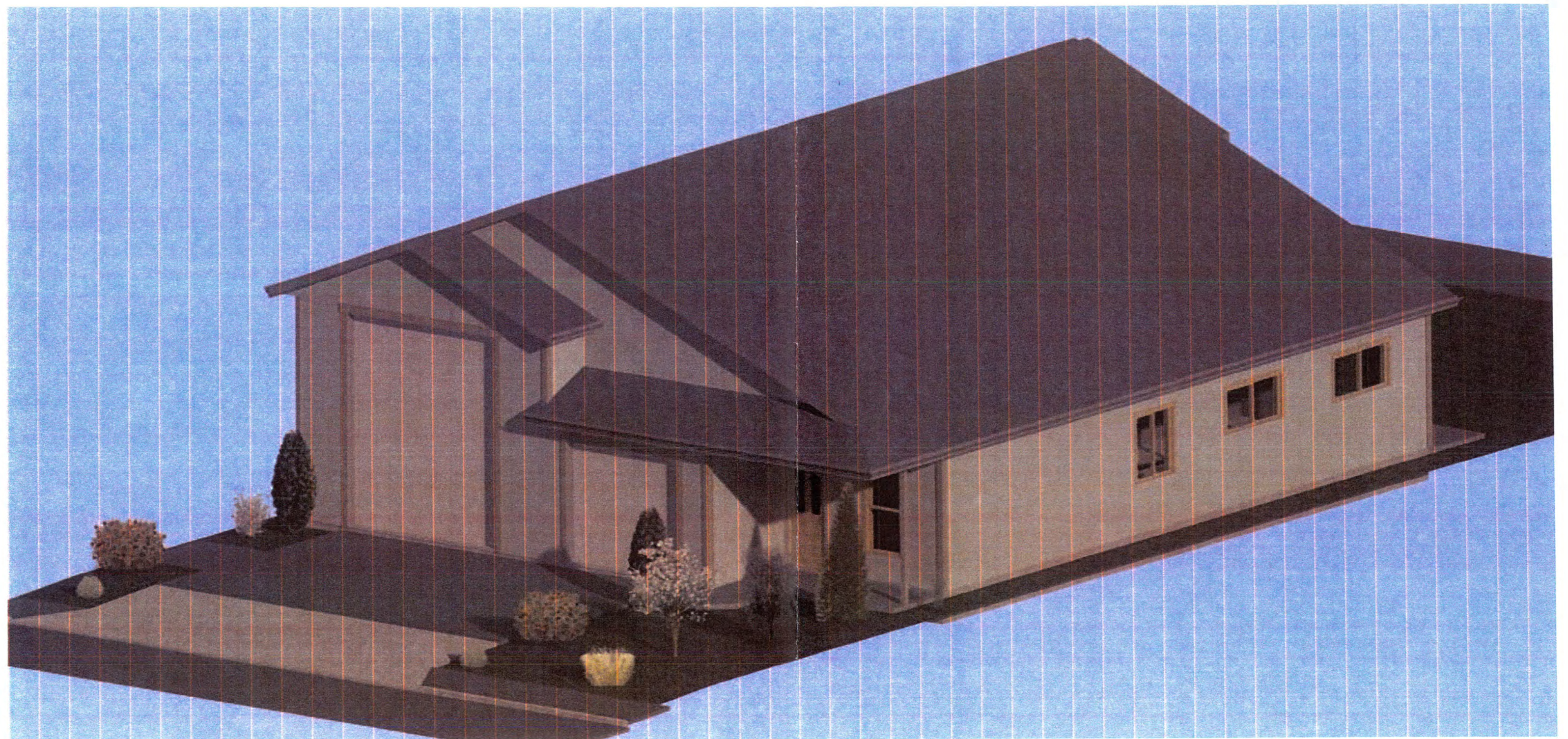
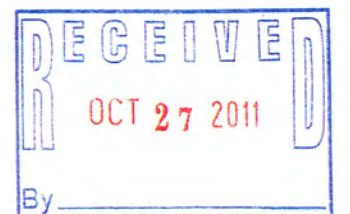


Exhibit C

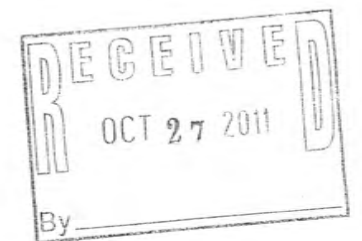




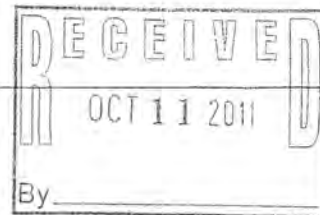
NORTH ELEVATION

SCALE :

$1/4" = 1'-0"$



P.O. Box 141, Mapleton 974503



CITY OF FLORENCE
LAND USE APPLICATION
Community Development Department
250 Highway 101, Florence, OR 97439
(541) 997-8237 voice (541) 997-4106 fax

TYPE OF REQUEST

- ☐ Minor Design Review (DR) (less than 10,000 sq ft) ☐ Major Design Review (DR) (more than 10,000 sq ft) ☐ Modification to approved plan
- ☐ Planned Unit Development (PUD) ☒ Conditional Use Permit (CUP) ☐ Subdivision (SUB)
- ☐ Zone Change (ZC) ☐ Comprehensive Plan Amendment (CPA) ☐ Administrative Review (AR)
- \$400

APPLICANT INFORMATION

Name: CENTER BROS. CONSTRUCTION Phone: 541-997-6553

E-Mail Address: _____ Cell Phone: 541-999-1746

Address: 03025 NORDAHL RD. FLORENCE, OR 97439

Signature: [Signature] Date: 10-11-11

Applicant's Representative (if any) BOB CARROLL - CARROLLTON DESIGNS INC.

PROPERTY OWNER INFORMATION

Name: JANE MULVANEY Phone: 541-997-1508

E-Mail Address: _____ Cell Phone: _____

Address: 033 HENLOCK ST. FLORENCE, OREGON 97439

Signature: _____ Date: _____

Applicant's Representative (if any) BOB CARROLL - CARROLLTON DESIGNS INC.

If applicant and property owner are not the same, either sign or submit a letter of authorization to allow the applicant to act as agent for the property owner.

PROPERTY DESCRIPTION

Property Address: 1738 20TH ST. FLORENCE, OREGON 97439

General Location (Example: southwest corner of Second St and Hwy 101) CENTER LOT ON 20TH BETWEEN PINE ST. & HWY 101

Map and Tax Lot Number: 1812262202800 Lot Size: 52' x 120' 0.2404

Zoning Designation: COMMERCIAL (EXISTING NONCONFORMING USE)

CONTINUED ON NEXT PAGE

Exhibit D

PROJECT DESCRIPTION

Sq. ft. of Building: 2835 S.F.

Number of parking spaces required: 2

Sq. ft. of Addition: _____

Number of spaces provided: 2

Proposal (attach an additional sheet if necessary. Describe the project in detail, what is being proposed, size, objectives, what is desired by the project)

THIS PROJECT IS TO REPLACE THE EXISTING NONCONFORMING USE SINGLE FAMILY RESIDENCE IN A COMMERCIAL ZONE THAT WAS DESTROYED BY FIRE LAST MONTH. THE EXISTING HOME IS 906 S.F. AND WAS PRIMARILY A RENTAL PROPERTY. WE ARE PROPOSING AN 1100 S.F. HOME, AN UPGRADE OF 21.4%. THIS ADDITIONAL AREA WILL MAKE THE HOME MORE DESIRABLE & ACCESSABLE IN THE RENTAL MARKET. WE ARE ALSO PROPOSING AN ATTACHED SINGLE-CAR GARAGE, WHICH IS AN ADDITIONAL 335 S.F. WE FEEL THIS BRINGS THE HOME UP TO CURRENT EXPECTED STANDARDS IN THE CITY OF FLORENCE. HOME & GARAGE TOTAL 1435 S.F., OR 58.4% MORE THAN THE ORIGINAL SUB-STANDARD HOME. LASTLY, AN ATTACHED 20'x70' RV GARAGE AND SHOP IS PROPOSED FOR THE EAST SIDE OF BUILDING. THIS IS TO MEET STORAGE & WORK SPACE OF THE PROPERTY OWNER.

AS SHOWN IN THE ATTACHED SCHEMATIC DRAWINGS, THIS HOME & THE GARAGES FIT IN WELL AS A PROPERTY THAT IS NEAR THE BORDER OF THE COMMERCIAL ZONE IT RESIDES IN AND THE RESIDENTIAL ZONE DIRECTLY WEST AS THE GARAGES ADJUT TO THE COMMERCIAL ZONE WHILE THE HOME FACES THE RESIDENTIAL DISTRICT

* APPLICATION MADE UNDER TIME CONSTRAINT & DISAGREEMENT w/ REQUIREMENT FOR CONDITIONAL USE. RESERVE RIGHTS TO CHALLENGE LATER *

OFFICE USE ONLY

Date Submitted: 10/11/11

Fee: \$400

Received By: nichelle

Project: paid

CONTINUED ON NEXT PAGE

NOVEMBER 10, 2011

JEAN MULVANEY
PO BOX 2125
FLORENCE OR 97439

CITY OF FLORENCE
PLANNING DEPARTMENT
250 HWY 101
FLORENCE OR 97439

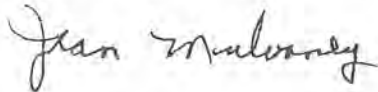
TO WHOM IT MAY CONCERN:

I INTEND TO GIVE AN EASEMENT FOR A ONE FOOT
SET- BACK FROM MY PROPERTY AT 1780 20TH STREET,
TAX LOT# 0791622, TO MY PROPERTY AT 1738 20TH STREET,
TAX LOT # 0791689

IF YOU HAVE ANY QUESTIONS YOU MAY CONTACT ME OR
CONTACT ROGER CENTER AT 541-999-1740.

THANK YOU VERY MUCH,

JEAN MULVANEY

A handwritten signature in cursive script, appearing to read "Jean Mulvaney".



\$31.00

00366089200200958590020029

12/10/2002 11:01:44 AM

RPR-DEED Cnt=1 Stn=3 CASHIER 07
\$10.00 \$11.00 \$10.00

After Recording Return to:

Janice E. Hatton, Esq.
1011 Harlow Rd., #300
Springfield, OR 97477

Until a change is requested,
mail tax statements to:

Jean K. Mulvaney
PO Box 2125
Florence, OR 97439

Tax Account Nos. 0799088, 0791622,
0791689, 0781078, 0781086

WARRANTY DEED

Jean K. Mulvaney, surviving Trustee of the Donald A. Mulvaney and Jean K. Mulvaney Family Trust dated August 30, 1994, Grantor, conveys to Jean K. Mulvaney, Trustee of the JEAN K. MULVANEY TRUST DATED DECEMBER 9, 2002, Grantee, an undivided one-half interest in each of the following described real properties, situated in Lane County, Oregon:

See legal descriptions attached hereto as Exhibit A, incorporated herein by this reference.

The Liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance, for estate planning purposes, is: \$0.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 9 day of Dec, 2002.

Jean K. Mulvaney
Jean K. Mulvaney

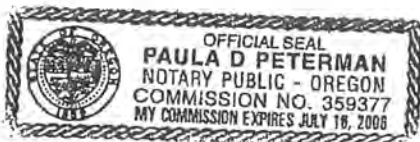
STATE OF OREGON; County of Lane)

The foregoing instrument was acknowledged before me this 9th day of December, 2002, by Jean K. Mulvaney.

Paula D. Peterman

Notary Public of Oregon

My Commission Expires: 7-10-06



NO ERRORS FOUND
on 2. PL 11-10-11



*SFR= SINGLE-FAMILY RESIDENCE



20th Street

19th Street

Highway 101



WATER WITHIN
300' OF 1738 20TH
STREET



21st Street

21st Street

20th Street

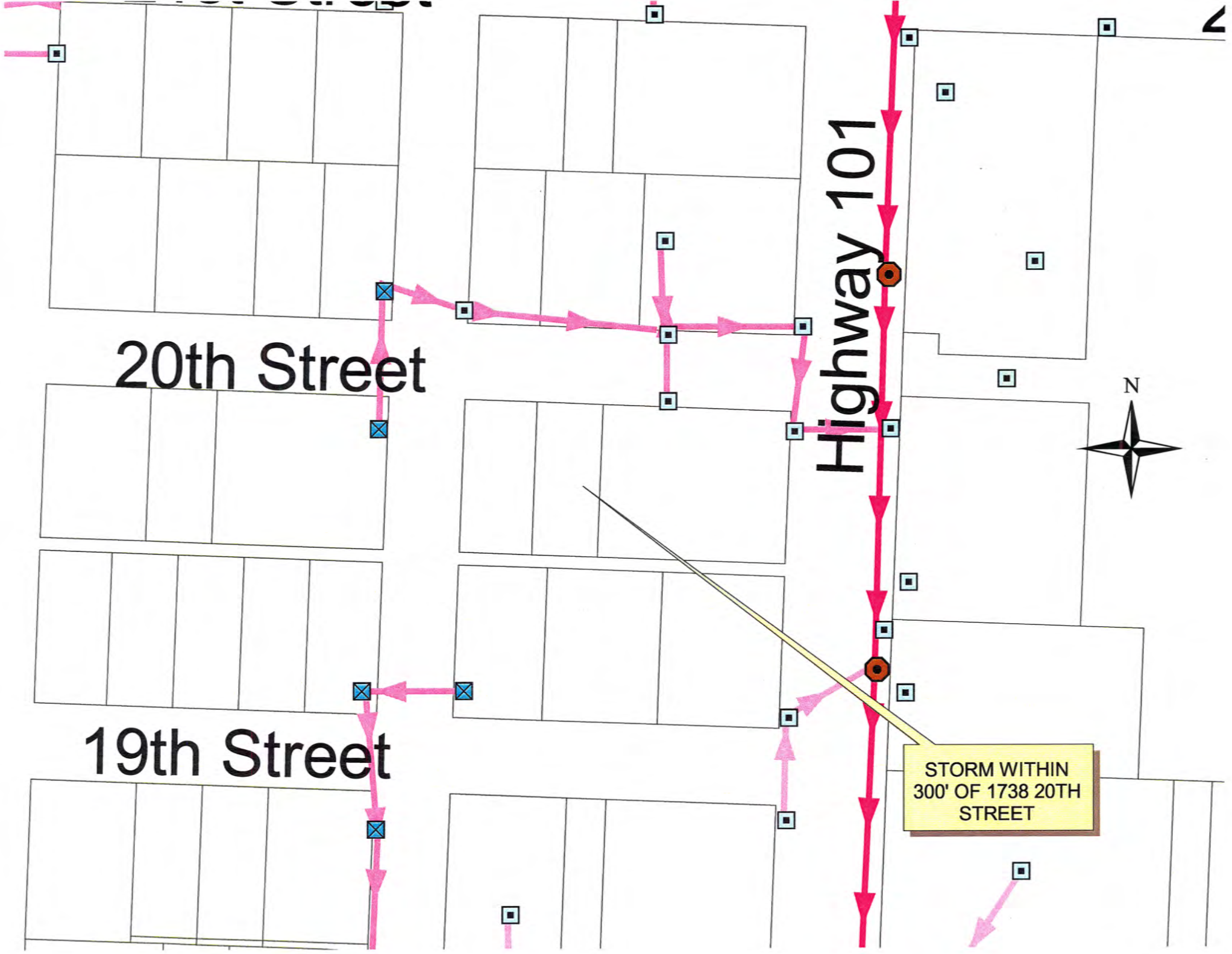
19th Street

Highway 101



SEWER WITHIN
300' OF 1738 20TH
STREET





20th Street

Highway 101

19th Street

STORM WITHIN
300' OF 1738 20TH
STREET



N.W.1/4 N.W.1/4 SEC.26 T.18S. R.12W. W.M.
Lane County
1" = 100'

18122622
FLORENCE

GIS DATA
7/15/2008 8:38:58 AM : lcaallr

CANCELLED:

100
10000
101
1300
1400
1500
1701
2300
2400
2500
2600
2700
2900
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3100
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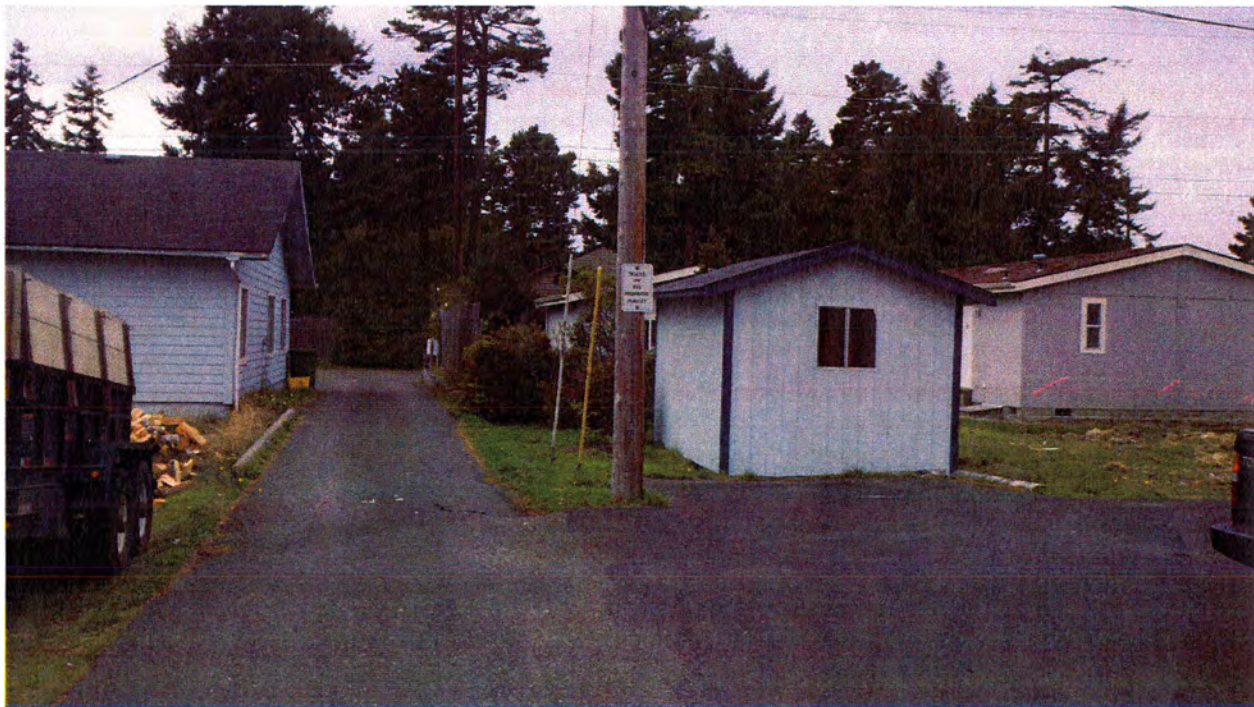
1/25/2008 - LCAT148 - CONVERT MAP TO DIS.
 5/25/2008 - LCAT148 - UPGRADE CODES TO 1999 STATUS DIS.
 4/25/2008 - LCAT138 - REG 1993 CO 6800
 4/25/2008 - LCAT138 - REG 8400 CO 6800
 7/6/2007 - LCAT115 - ADDED BUS. ENDRY TO GALLACHERS PLAT
 7/2/2007 - LCAT148 - VACATED ALLEY IN BLOCK 14 OF GALLACHER
 2/15/2007 - LCAT142 - SEC 19401 O.D. 15480
 5/6/2007 - LCAT135 - NTLS 1701, 8702, 8702 CO 6 8700
 1/19/2007 - LCAT142 - LTA BTRY LT 8008 S 7301
 5/21/2006 - LCAT167 - PLANT NTLS INTO LT 8700
 5/21/2006 - LCAT167 - PLANT NTLS INTO LT 8700

FLORENCE
18122622

Exhibit E



Facing South



Facing West Down the Alley (small shed is proposed to be removed)



Facing North and along Western Property Line



Facing North along Eastern Property Line

Melissa Anderson

From: Carl Dependahl <carl.dependahl@ci.florence.or.us>
Sent: Tuesday, November 01, 2011 12:30 PM
To: Melissa Anderson
Cc: Sandra Belson; Sean Barrett; Wendy Farley; Michelle Pezley; Mike Miller; Dan Graber
Subject: RE: Referral for Conditional Use Permit for Single-Family Dwelling in Commercial Zone

Melissa;

Regarding PC 11 13 CUP 03

Based on the preliminary drawings shown, it appears to be a well designed replacement structure that presents an improvement for the site. I will ask that the plans submitted for construction show the appropriate fire separations required for residential use prior to issuance of a building permit. I will recommend to the applicant that other similar features be included that would allow a future commercial or "mixed" use after a "change-of-use" application, with a minimum of additional construction work. That the owner holds one adjacent property may ease future concerns and allow simpler compliance with building and fire code standards in that event, but the project is suitable for its current proposed stated use with little change, from a building code perspective.

Carl Dependahl
Certified Building Official
City of Florence, Oregon
541.997.2141
carl.dependahl@ci.florence.or.us

From: Melissa Anderson [mailto:manderson@oregonfast.net]
Sent: Monday, October 31, 2011 12:25 PM
To: norm.palmer@qwest.com; Carl Dependahl; Maurice.Sanders@florence.ris.lane.or.us;
Ray.Gutierrez@florence.ris.lane.or.us; Mike Miller; Dan Graber; acastronuevo@ctclusi.org; ddawson@cencoast.com;
twombly@winfinity.com; lukep@wasteconnections.com; john_carnahan@hotmail.com; chief@svfr.org; sean@svfr.org;
ODOTR2PLANMGR@ODOT.STATE.OR.US
Subject: Referral for Conditional Use Permit for Single-Family Dwelling in Commercial Zone

Hello,

Please see attached referral for a conditional use permit to build and replace a single-family dwelling in a commercial zone.

Thank you,

Melissa Anderson
Florence Contracting Planner
541-301-0435

Melissa Anderson

From: Sean Barrett <sean_svfr@hotmail.com>
Sent: Wednesday, November 09, 2011 4:35 PM
To: Melissa Anderson
Subject: Re: Referral for Conditional Use Permit for Single-Family Dwelling in Commercial Zone

Sorry Melissa,

It appears that I replied to Carl instead of you.

The fire district concurs with the Building officials opinion on this project. There are no issues with the replacement of this structure.

Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
2625 Hwy 101
Florence, OR 97439
Office 541 997-3212
Fax 541 997-9116
Cell 541 999-8164
sean@svfr.org

From: Melissa Anderson
Sent: Monday, October 31, 2011 12:25 PM
To: norm.palmer@qwest.com ; carl.dependahl@ci.florence.or.us ; Maurice.Sanders@florence.ris.lane.or.us ; Ray.Gutierrez@florence.ris.lane.or.us ; mike.miller@ci.florence.or.us ; dan.graber@ci.florence.or.us ; acastronuevo@ctclusi.org ; ddawson@cencoast.com ; twombly@winfinity.com ; lukep@wasteconnections.com ; john_carnahan@hotmail.com ; chief@svfr.org ; sean@svfr.org ; ODOTR2PLANMGR@ODOT.STATE.OR.US
Subject: Referral for Conditional Use Permit for Single-Family Dwelling in Commercial Zone

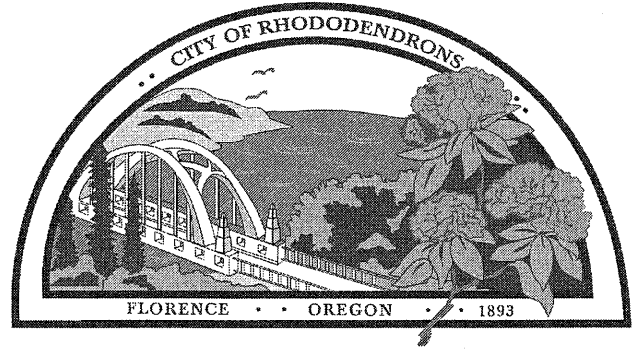
Hello,

Please see attached referral for a conditional use permit to build and replace a single-family dwelling in a commercial zone.

Thank you,

Melissa Anderson
Florence Contracting Planner
541-301-0435

Memorandum



To: Melissa Anderson, Anderson Planning and Development, LLC

From: Mike Miller, Florence Public Works

Date: 11/10/11

Re: PC 11 13 CUP 03 Replacement SFD – 1738 20th Street

Public Works has reviewed the submitted drawings and supports the replacement of the former single family dwelling with the proposed replacement single family dwelling and attached shop. The proposal does not intensify the demands upon the existing water, wastewater, stormwater or street utilities, therefore there are no additional System Development Charges necessary for this project to proceed. We do offer the following comments regarding the specific utilities:

- **Water:** Water to this property is from an existing 6-inch water main. The City water distribution system in this area is adequate for both domestic and fire supply needs.
- **Wastewater:** It appears that the existing sanitary clean out is asbestos cement pipe. We highly recommend that the applicant replace the sewer clean-out with a new one located at the property line prior to the sewer lateral entering the public right-of-way.
- **Sidewalks:** A right-of-way permit is required for the inspection of the replacement sidewalk and driveway. Provide sidewalks with 5'-0" curb tight sidewalk along the property frontage of 20th Street. The sidewalk width is measured from the back of curb. The driveway approach shall be designed to current City of Florence standards.

Exhibit I