

985 Alder Setback Variance

PC 20 21 VAR 01



Introduction

- Steve Oldham, on behalf of Mark and Elizabeth Holden, applied for a variance to replace a deck which was originally constructed without permits or variances
- To build the deck, variances would be required for both the rear yard setback and the river cutbank setback

Criteria

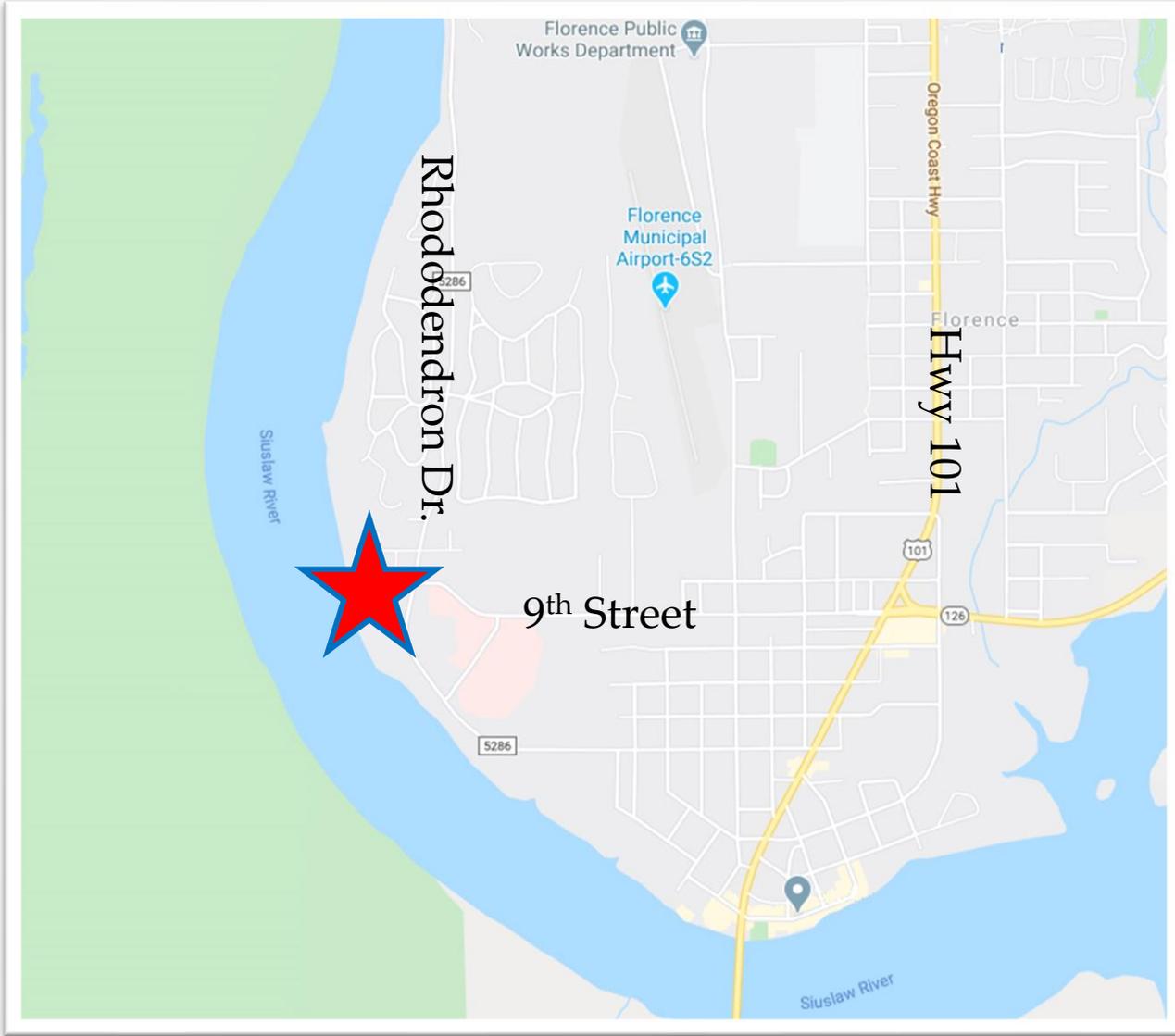
Criteria applying to this matter include:

Florence City Code:

Title 10 Chapters:

- 1: Zoning Administration; Sections 1-4, 1-5, and 1-6-3
- 5: Zoning Adjustments and Variances; Sections 2, 3, 4, 6, and 7
- 7: Special Development Standards; Sections 2, 3, and 6
- 10: Residential Districts, Section 4
- 19: Estuary, Shorelands, and Beaches and Dunes; Sections 3 and 6
- 37: Lighting, Sections 2, 4, and 5-R

Vicinity



Site Aerial



River Cutbank (appr. 28' from deck)



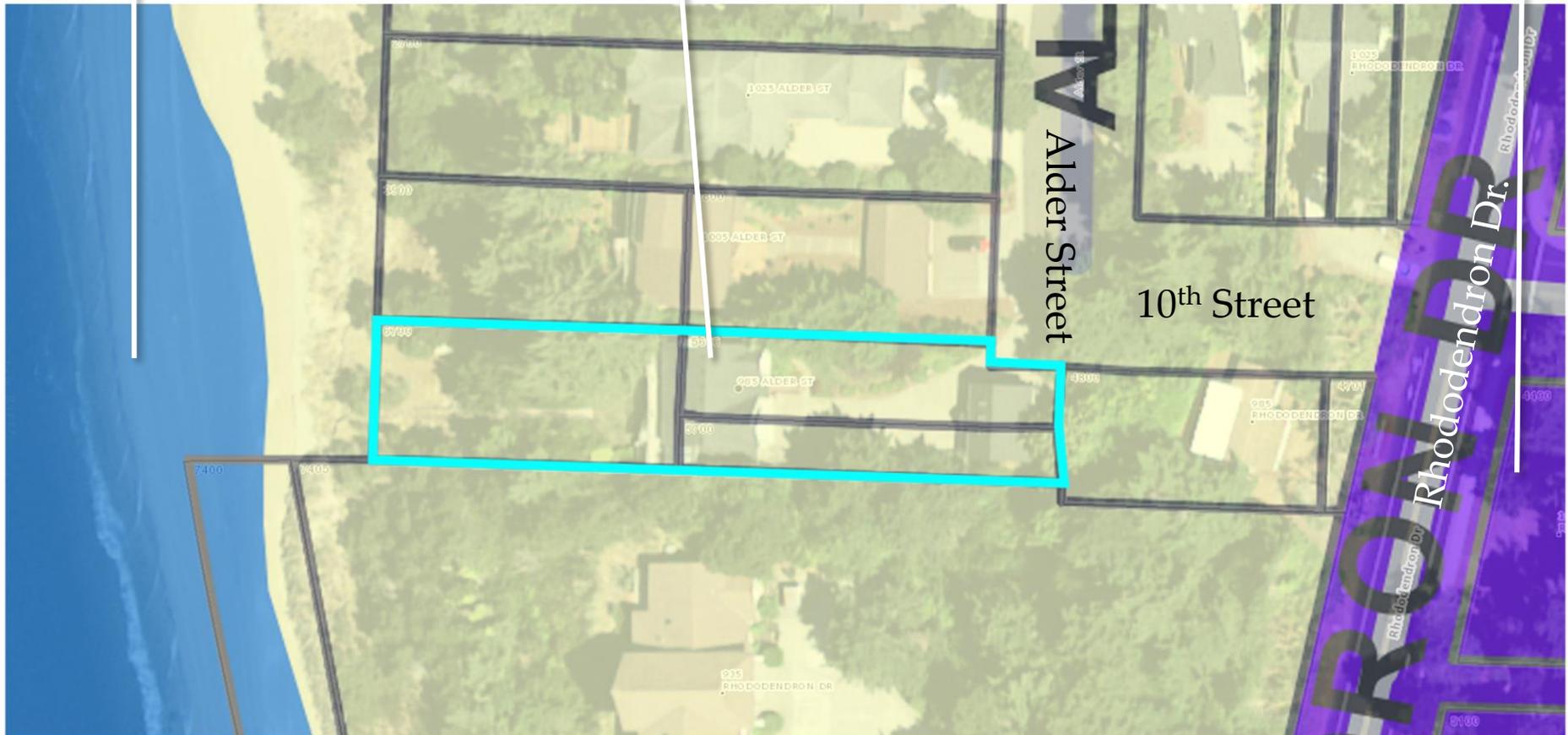
Zoning



Conservation Estuary

Low Density Res.
(/SR)

Professional Office /
Institutional



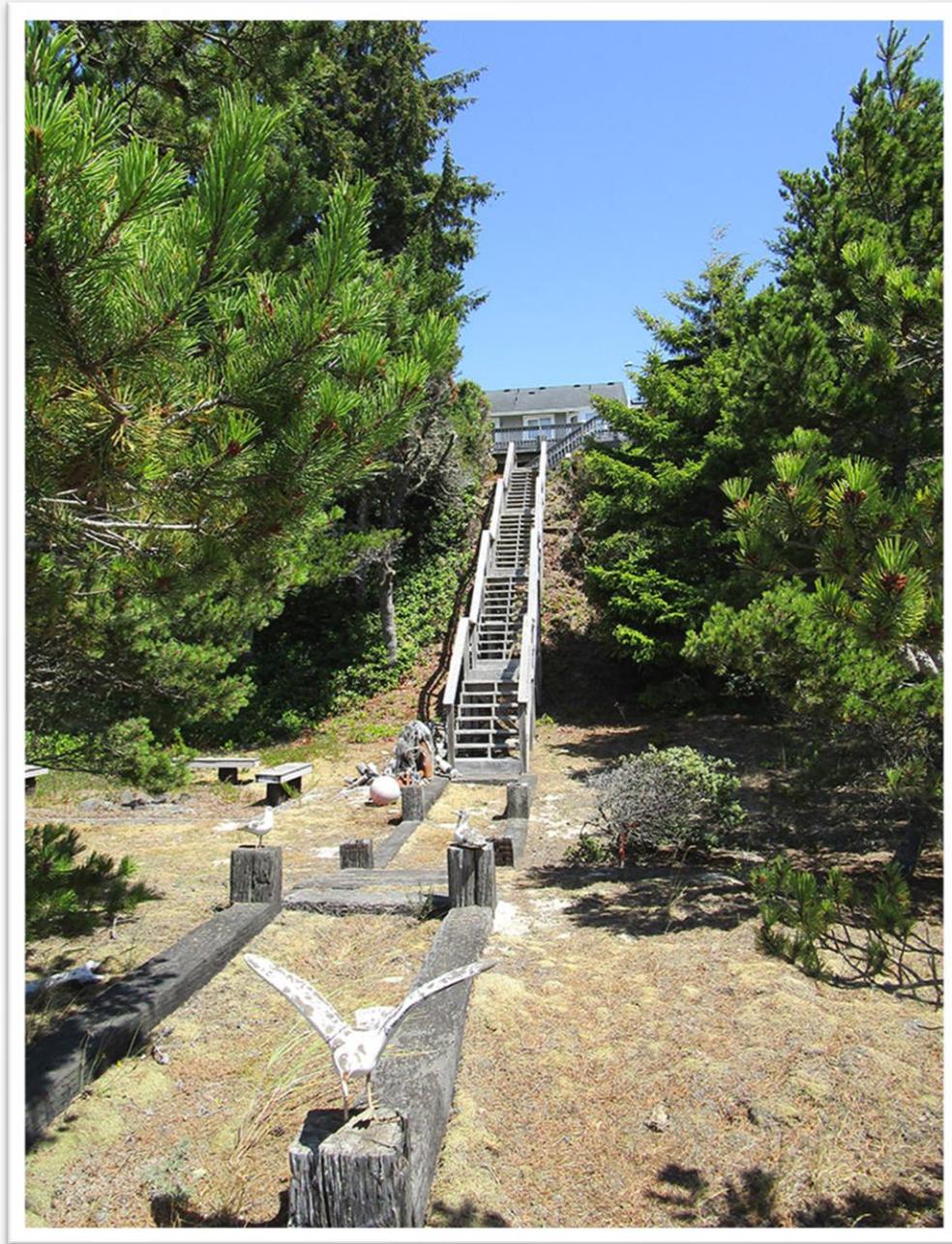






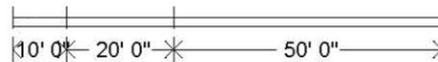
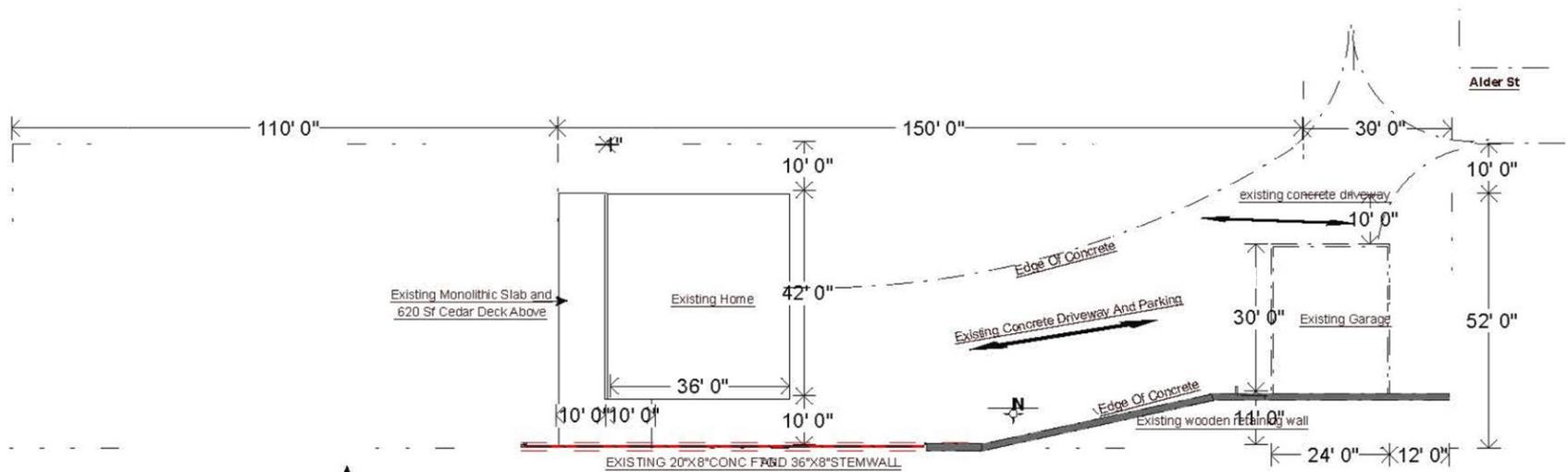








Site Plan



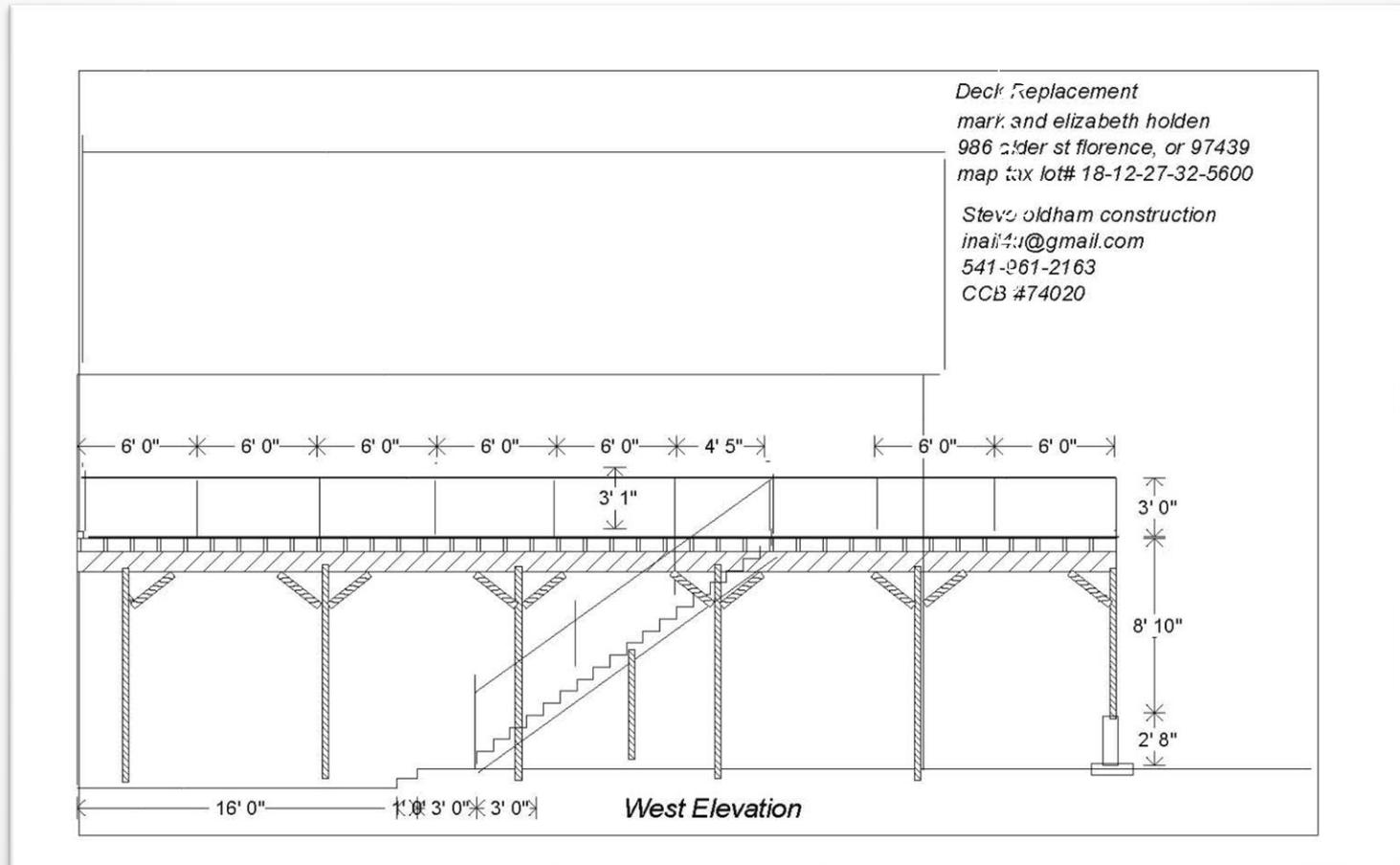
Print Scale

Site Plan : 985 alder st
tax lot #5600
Map# 18-12-27-23
Florence, Lane
County Or.
Date: June 27, 2020

Steve Oldham
Construction
inail4u@gmail.com
541-961-2163
Or CCB Lic# 74020

Property Owner:
Mark And Elizabeth Holden
985 Alder St
Florence Or. 97439
Phone: 541-953-6660

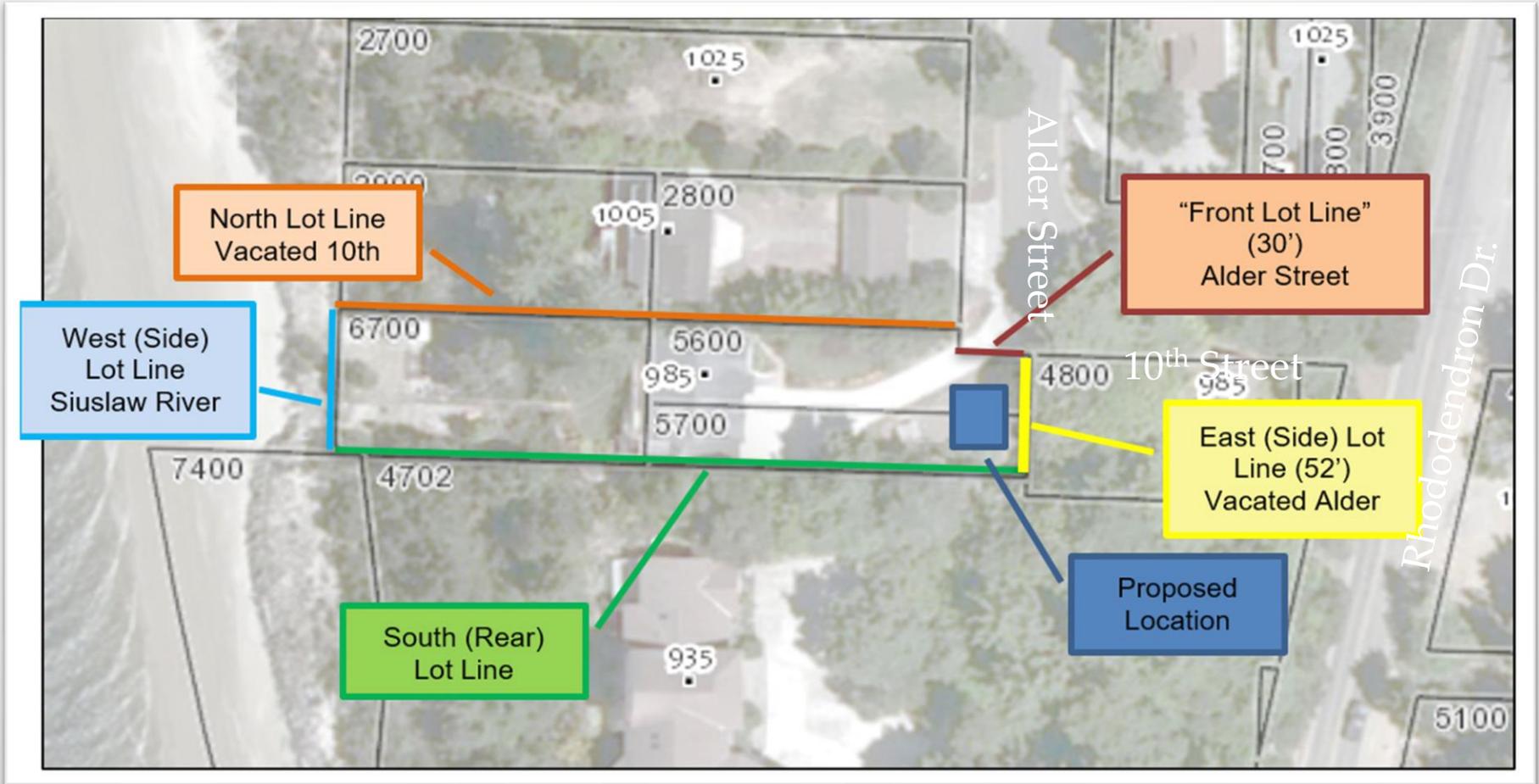
Building Code Concerns



Rhododendron Dr.

Frontage Definitions

(figure from PC 15 05 VAR 01 – Alder St. Garage Variance)



Setback Variances Requested

River Cutbank: 44% / 22'

Rear Yard: 100% / 5'



Staff Recommendation

Staff finds that the proposed application can meet the requirements of City Code with conditions of approval as follow. Staff recommends approval of the application.

Conditions of Approval

4. Requires construction to comply with building codes
5. Limits the deck's replacement to within the existing deck's footprint
6. Sets a 1-year deadline to begin building
7. Requires compliance with lighting code

Alternatives

1. Approve the application with the conditions of approval as proposed;
2. Modify the findings, reasons, or conditions and approve the proposal;
3. Deny the application; or
4. Continue the Public Hearing to a date certain if more information is needed.

Questions?

