

City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

THIS SECTION FOR OFFICE USE ONLY

☐ Type I ☐ Type II ☐ Type III ☐ Type IV

Proposal: _____

Applicant Information

Name: Martin Alletson

Phone 2: _____

Signature: *Martin Alletson*

Date: 08/26/2020

Applicant's Representative (if any): _____

Property Owner Information

Name: Asso Owners Driftwoodshores Surfside Inn

E-mail Address: Same as above

Phone 2: _____

Address: Same as above

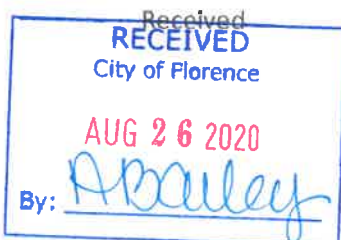
Signature: _____

Date: 08/26/2020

Applicant's Representative (if any): _____

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:



Approved

Exhibit

Property Description

Site Address: 88427 1st Ave Florence OR 97439

General Description: _____

Assessor's Map No.: 18 - 12 - 04 - 13 Tax lot(s): 07000

Zoning District: Commercial

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): _____

Construct 80'X 40' metal building 32000

Project Description

Square feet of new: 3,200 SF

Square feet of existing: _____

Hours of operation: _____

Existing parking spaces: none

Is any project phasing anticipated? (Check One): Yes ☐ No ☐

Timetable of proposed improvements: 126 days

Will there be impacts such as noise, dust, or outdoor storage? Yes ☐ No ☒

If yes, please describe: _____

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

Please see the attached request based on Conditions of Approval

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid

DRIFTWOOD SHORES Maintenance Building

V. Project Description

Proposal: *Attach additional sheets if necessary (double sided copies please). Describe the project in detail, what is being proposed, size, objectives, what is desired by the project.

Please see attached 2 pages

Please explain the variance request:

What are the practical difficulties and physical hardships involved?

Please explain the reasons for a variance being the most practicable solution to the problem:

VI. Criteria (FCC 10-5-4)

The Planning Commission may grant a variance to a regulation prescribed by this Title if, on the basis of the petition, investigation and evidence submitted. Please explain how you meet the criteria (A-D listed below) Attach additional sheets if necessary

A. Strict or literal interpretation and enforcement of the specified regulations would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Title.

B. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zoning district, or

C. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district, and

D. The granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

VII. Notes:

A written notice explaining application deficiencies or acknowledging a complete application will be provided to the applicant and/or representative. Please be aware that the applicant has the burden of proof to show how the project meets the applicable criteria as (refer to FCC 2-10-6). If you have questions, contact the Planning Department at 541-997-8237.

FCC 10-5-7 states, "EXPIRATION OF VARIANCE: Authorization of a variance shall be voice one (1) year after the date of approval of a variance application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

A. The request for an extension is made in writing prior to expiration of the original approval

B. There are special or unusual circumstances that exist which warrant an extension.

C. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a variance if new land use regulations have been adopted that affect the applicant's proposal. (Ord 26, 2008)"

08/26/2020

Driftwood Shores Maintenance Building 88427, 1st Ave Florence 97439

Conditions of Approval PC 19 32 MOD 01

For the sake of practicality, I have numbered each of the fourteen requirements so that it will be easier to reference them.

#2 5-5.2 It has been our understanding that with the language saying that the maintenance building should demonstrate an appearance matching the swimming pool building across the street with lap siding on 1st Ave and Falcon street. It did not say that lap siding was required only that it demonstrates the appearance. If this is not the case then we request a variance for this.

The variance requests

Is due to the fact we have 104 mile an hour sustained winds

In the winter time, if we were to make further penetrations into the building to attach the Novik siding that is on the pool building, it would not only void any warranty on the building but would most likely allow for moisture penetration into the building which would also result in rust in a very short period of time.

Windows and Awnings.

Presently the windows which are 5.0 account for 19% of first Ave and 25% on Falcon street. The awnings account for 27.5 % on first Ave and 25% on Falcon

The awning above the people door is currently 5' and is being replaced with a 7' foot one as soon as the awning company can get it built.

The variance requests

Is two-fold we would like to not have so much visible opportunity for people to look into the building. As it is a maintenance shop and we will have a lot of expensive equipment in it that if easily seen will entice people to break into the

building. We have already had three attempted break-ins to the building. And one attempt to steal the motor out of the pump station to the sewer line in the street.

The other request is about the awnings that cover the windows, they are a cloth awning to help with the wind problem. The more we have the more likely the risk of damage to them being blown off or destroyed. If they were metal awning there is a good chance, they would rip off the siding in very heavy winds such as the 104 mile per hour ones in the winter. The last major storm we had did over six million dollars in damages to the property when it lifted up the fourth story roof and allowed flooding into the building.

#5. Landscaping

Calls for 8 trees and 48 shrubs or plants.

We currently have two trees and eleven shrubs and seventy-eight plants of which most of them are in the rain garden which I believe counts. We will be planting six more trees in the front of the building.

Since these Conditions of Approval were sent out it is my understanding that you have agreed that # 9 the non-remonstrances agreement and #14 the Deed Notice Lot covenant have been met and recorded previously.

Conditions of Approval
PC 19 32 MOD 01
Driftwood Shores Maintenance Building
Location: 88427 1st Ave.

Responsible Department	Staff Sign-Off	Date	Condition
# 1. Planning	VM	10/30/19	Setbacks: Garage door setback 20' from 1 st Ave. property line? <i>Staff Comments: MET, Garage door 21' from 1st Ave.</i>
2. Planning			Architectural Standards: 5.2 The applicant shall supply elevations with building permit application which demonstrate an appearance matching the swimming pool building across 1st Avenue with lap siding on the 1st Avenue and Falcon Street faces of the building. The elevations shall also demonstrate at least three of the following: 1. Eave overhang of not less than 12" 2. Windows not less than 30% of the length of street-facing elevations with trim not less than 4" in width. 3. A covered front entrance (extension of roof line not less than six feet in depth and not less than 10% of the building width. 4. Awnings or canopies not less than 30% of the length of street-facing elevations. <i>Staff Comments: NOT MET, No lap provided and does not have 3 of the above. 1. No eave greater than 12", 2. 4" trim painted on the walls, 1st Ave.: Windows 15% (4'x3) of length, Falcon 20% (4'x2) of length, 3. No 6' deep by 10% covered front entrance (1st Ave) provided, 4. 1st Ave.: 23%, Falcon: 25%</i>
3. Planning	WFC	8/19/20	Architectural Standards: 5.4 Added by Planning Commission (3/5/19): The applicant shall provide a sample of roof and building colors selected for the maintenance building for approval. The roof shall be of a color matching or darker than the color provided on the February 26, 2019 submission of building elevations (which was white). <i>Staff Comments-MET, Roof color matches building walls, thus darker. White not permitted for future reroof.</i>
4. Planning	WFC	8/19/20	6. The applicant shall provide a solid wood or capped masonry trash enclosure, with roof, of a size that can appropriately obscure from view any trash containers which may be considered on-site. Doors/gates may be constructed of slatted chain link or wood. <i>Staff Comments-Applcant moved trash containers off-site.</i>

5.	Planning			<p>Landscaping Plan to be submitted, approved and implemented prior to C of O issuance. Conditions 7.2, 7.5 & 7.10 to be also be met. Swale will not have sufficient quantity to meet all requirements.</p> <p><i>Staff Comments: NOT MET. Received swale planting list and quantity. No landscaping plan submitted for site to illustrate compliance with 10-34. Site needs total of 8 trees, 48 shrubs, 1,782 sq. ft. landscape coverage.</i></p> <p><i>Swale can count towards these quantities and preservation credits can reduce quantities needed. If preservation credit used it reduces trees to 6 needed, and 1,176 sq. ft. of total coverage (swale plants can reduce these totals one for one). Need a landscaping plan.</i></p>
6.	Planning	WFC partial	8/19/20	<p>Stormwater Facilities: Ensure 5' from southern property line. Provide operation and maintenance agreement for recording prior to CofO.</p> <p><i>Staff Comments: Partially MET. Setback met and O&M received. Requires recording to be addressed and paid for by applicant at a later date, upon request by the city.</i></p>
7.	PW	MM	8/19/20	Sewer—PW permit connection required. MET
8.	Planning	WFC	8/19/20	<p>Vehicular Access: Driveway 15% grade or less, Driveway apron meets ADA <i>Staff Comment: MET</i></p>
9.	Planning			<p>Pedestrian Access: Conditions 8.3 & 8.41st Ave & Falcon St. Sidewalks required to be installed or non-remonstrances for sidewalks signed and recorded. <i>Staff Comment: NOT MET</i></p>
10.	Planning	WFC	8/19/20	<p>Condition 7.7 Mechanical equipment to be screened and no out-door storage permitted.</p> <p><i>Staff Comment: MET. No external mechanical equipment or outdoor storage on site.</i></p>
11.	Planning	VM	10/30/19	<p>Condition 5.1 Survey required prior to foundation inspection. <i>Staff Comment: site corners marked, inspected and measured.</i></p>
12.	Planning	WFC	8/19/20	<p>Conditions 8.5, 8.6, 8.7, & 8.8 to be met. Vertical clearance, vision clearance, sidewalk construction secured, ped access from front door</p> <p><i>Staff Comment: MET, except 8.8 addressed earlier in checklist.</i></p>
13.	Planning	WFC-partial	8/19/20	<p>Lighting: Conditions 9.1 and 9.3 apply.</p> <p><i>Staff Comments: Partial MET. Maximum 20' height met. Full-cut off indeterminate. Requires night time inspection or lighting plans.</i></p>
14.	Planning			<p>Condition 10: Deed Notice or Lot Combining Covenant or equivalent to be recorded.</p> <p><i>Staff Comment: NOT MET</i></p>