

**Clare Kurth**

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**From:** Carlla [REDACTED]  
**Sent:** Monday, February 13, 2023 12:45 PM  
**To:** Planning Department  
**Cc:** lisa von wald  
**Subject:** 86 Outer Drive Florence - Variance

City of Florence  
Community Development Department  
Florence Planning Commission  
Public Hearing—February 14, 2023, 5:30 pm

RE: RESOLUTION PC 22 24 VAR 01 --86 Outer Dr -- Variance Ramada Replacement

Dear Commissioners—

I am writing in support of the Commission granting Lisa Von Wald a special setback reduction/hardship variance for replacement of Ramada covering an RV in the Coast Village District

As an owner of property in Coast Village [REDACTED] I support Ms. Von Wold's efforts to improve her property. I would like to see foliage planted back along the drainage ditch, but I understand that has been her plan and the plants removed were dying or dead. In my opinion the appearance of the lot has greatly improved since her purchase. It would appear that her ramada which needed to be dismantled to remove the previous deteriorating trailer is on the same footprint, and the new trailer is in the same location as the previous dwelling unit. Thank you for considering granting Ms. Von Wald permission to place her new trailer and ramada rebuild in the same footprint where there was already a trailer and ramada for many years.

Sincerely,

Carlla van de Vyver

[REDACTED]

[REDACTED]

**Clare Kurth**

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**From:** Dory Hethcote [REDACTED]  
**Sent:** Monday, February 13, 2023 6:10 PM  
**To:** Planning Department  
**Cc:** lisa von wald; Kathee Melahn; Carlla van de Vyver; Jay Guettler  
**Subject:** RESOLUTION PC 22 24 VAR 01--86 Outer Dr -- Variance Ramada Replacement

City of Florence  
Community Development Department  
Florence Planning Commission  
Public Hearing--February 14, 2023, 5:30 pm  
RE: RESOLUTION PC 22 24 VAR 01--86 Outer Dr -- Variance Ramada Replacement

Dear Commissioners,

Ms. Von Wald is an single, older woman who has shown only respect of the greenbelt, the riparian zone, and her neighbors while trying to upgrade and improve the appearance of her lot. From my perspective she has been working hard to replace the structure and RV due to it's age and decay to enable her to age in one place and to provide safety and security. She has always tried her best to follow the rules of both the city and Coast Village and thought she was doing a good thing for the community when she removed the old, decaying trailer in order to replace it with a smaller, newer and more attractive RV. My husband and I live opposite her [REDACTED] and can observe most of the activities going on. Following a survey done by Rob Ward, owner of NorthWest Survey, she felt she was doing what was not only needed but approved to be done. I do know that the moment the city issued stop orders she did so immediately and wanted to comply to the best of her abilities. We have been very satisfied with her attention to adhering to the footprint of her previous living quarters. It is not only good for her but good for the community. We hope you will approve her request for a variance.

Thank you,

Dory Hethcote and Mose Starkie  
[REDACTED]

**Clare Kurth**

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**From:** Jay Guettler [REDACTED]  
**Sent:** Monday, February 13, 2023 11:31 AM  
**To:** Planning Department  
**Cc:** Lisa Von Wald; Dory Hethcote; Kathee Melahn; Carlla van de Vyver  
**Subject:** RESOLUTION PC 22 24 VAR 01 --86 Outer Dr -- Variance Ramada Replacement

February 12, 2023

Jay Guettler  
[REDACTED]

City of Florence  
Community Development Department  
Florence Planning Commission  
Public Hearing--February 14, 2023, 5:30 pm

RE: RESOLUTION PC 22 24 VAR 01 --86 Outer Dr -- Variance Ramada Replacement

Dear Commissioners--

I am writing in support of the Commission granting Lisa Von Wald a special setback reduction/hardship variance for replacement of Ramada covering an RV in the Coast Village District.

Ms. Von Wald has worked diligently the entire time she has owned her property at 86 Outer Drive to improve its appearance and presentation to her part of the neighborhood. Her efforts have been successful.

My observation from being a member of our Architectural Review Committee (ARC) is that Ms. Von Wald has always been conscientious in seeking permission for her projects where required and asking if she was unsure if there was a requirement. Our Coast Village ARC has visited her lot several times to help with understanding our Coast Village rules, as well as the City's rules, regarding greenbelts, property line disputes with her neighbor to her south, and the riparian area. These discussions have been useful to our community's collective knowledge and evolution.

It was also the opinion of our ARC that the ramada in question was in the same footprint as the ramada that had to be dismantled to remove the previous trailer safely. The new trailer is in the same location as the one that had been there for many years. The ARC also did not recognize the need for her to have our permission, as we saw it as just rebuilding what was dismantled--only better. Due to this situation, we, the ARC, have learned a lot and are working on definitions of "replacement, rebuild, and repair" as part of our ongoing improvement of our ARC Policies and Procedures.

Thank you for considering granting Ms. Von Wald permission to place her new trailer and ramada rebuild in the same footprint where there was already a trailer and ramada for many years.

Jay Guettler

Jay Guettler



February 13, 2023

Thomas and Kathee Melahn



City of Florence  
Community Development Department  
Florence Planning Commission  
Public Hearing–February 14, 2023, 5:30 pm

RE: RESOLUTION PC 22 24 VAR 01 --86 Outer Dr -- Variance Ramada Replacement

Dear Commissioners:

I am writing in support of granting Ms. Lisa Von Wald a special setback reduction/hardship variance for replacement of ramada covering an RV in the Coast Village District.

Ms. Von Wald dismantled part of the ramada, in order to remove the old RV. She has replaced it with a smaller RV and rebuilding the ramada within the same footprint as the previous RV and ramada. Ms. Von Wald has always been respectful of the riparian zone and the greenbelt areas on her property and continues to add plants.

Ms. Von Wald had a property line dispute with her neighbor to the South and had a survey done to insure she was performing work within her property lines. Even after the survey, the property line dispute is being challenged by her neighbor. Ms. Von Wald is protecting her investment of her property, by the improvements that she is making and wants a safe and secure place to live.

In our opinion, Ms. Von Wald is only making improvements to the community by removing the old RV and decaying ramada. We have been very satisfied with her improvements and are asking the City to consider granting approval for her setback reduction/hardship.

Thank you.

Thomas and Kathee Melahn