

RESOLUTION NO. P.C. 128-90

A RESOLUTION APPROVING VARIANCE NO. 61-90  
FOR A VARIANCE TO THE LOT DIMENSIONS IN  
THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on July 19, 1990, conducted a public hearing to consider Variance No. 61-90 relating to the following described property:

East 19th Street, directly adjacent north of the intersection of East 19th Street and View Court and described as Township 1 North, Range 13 East, Section 11BB, tax lot number 900.

- B. Said property is located in the R-1 Single Family Residential District. Applicant requests a variance to the depth requirement for several building lots.
- C. Section 32 (Variances) of The Dalles Zoning Ordinance establishes the criteria for approving or denying variance applications.
- D. All other development requirements of the district are met.

II. **RESOLUTION:** Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this Resolution.
- B. The application requesting approval of Variance No. 61-90 for a variance to the lot dimensions in the R-1 Single Family District is hereby approved with conditions based upon the following Findings of Fact and Conclusions of Law:
1. Zoning Ordinance: Section 32 of The Dalles Zoning Ordinance allows for variances subject to meeting the criteria listed below:
    - a. That any variance granted shall be subject to

such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated.

- b. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

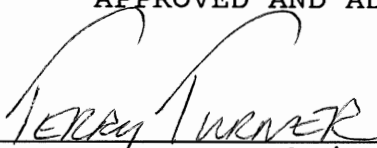
2. Findings:

- a. The Planning Commission finds a preliminary subdivision plat for the subject property was submitted for Commission review at their June 21, 1990 meeting.
- b. It was found a variance to the minimum lot depth would be required for several of the proposed lots prior to subdivision approval.
- c. The lots as proposed, would average approximately 8000 square feet, where 5000 square foot lots are required in the R-1 Zone.
- d. The Planning Commission finds that no lots would be reduced to less than 70 feet in width and all lots meet the 50 foot required lot width.
- e. Considering the proposed density of nearly one-half that which would be allowable, the Planning Commission finds no special privilege would be granted by this variance request.
- f. The Planning Commission finds property owners in the same zone and vicinity enjoy the same right of application.

- 3. Conclusion: The variance application meets the criteria for granting a variance as listed in Section 32 of The Dalles Zoning Ordinance.

- C. Based upon the above Findings of Fact and Conclusion of Law, the Planning Commission for the City of The Dalles hereby grants approval of the variance subject to the following conditions of approval:
1. This variance shall apply to the 14 lots proposed on the tentative plat for subdivision No. 28-90.
  2. The minimum lot depth shall not be varied to less than 70 feet in average depth, and no lots shall contain less than 5000 square feet of area.
  3. This variance shall not be used to create additional lots beyond the 14 currently proposed.
- D. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

APPROVED AND ADOPTED THIS 2ND DAY OF AUGUST, 1990.

  
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Terry Turner, Chairman  
Planning Commission

I, Dan Durow, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the Regular Meeting of the Planning Commission of the City of The Dalles, held on the 2nd day of August, 1990.

AYES:

NO'S:

ABSENT:

ABSTAIN:

ATTEST:   
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Secretary, Planning Commission