

RESOLUTION NO. P.C. 77-85

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF THE DALLES APPROVING VARIANCE  
#29-85, A REQUEST TO VARY THE FRONT YARD  
SETBACK AREA FROM 20 FEET TO 15 FEET FOR AN  
ATTACHED CARPORT.

I. Recitals:

- (A) The Planning Commission of the City of The Dalles has heretofore, on September 5, 1985, conducted a public hearing to consider Variance No. 29-85 relating to the following described property:

Tax Lot 5400, T.1N, R.13, Sec. 11BB  
(1716 E. 15th St.)

- (B) Said property is located in the R-1 zoning district, where a 20 foot front yard setback is required.
- (C) The applicants, Ronald and Lois Dunsmore, propose to construct an attached single car carport over an existing driveway which would result in a 15 foot setback.
- (D) Notice of public hearing was made pursuant to The Dalles Zoning Ordinance. One nearby property owner submitted written testimony in support of the variance.
- (E) Section 32 (Variances) of The Dalles Zoning Ordinance requires that the Commission review the Variance application with respect to specific circumstances for approval.

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 a variance of a front yard setback area is hereby approved for the following reasons:
- (1) There are special circumstances or conditions applicable to the property involved or to the intended use of this property that do not apply to other property in the same vicinity and zone.

There are special conditions relating to the topography of the front yard. It is proposed to place a carport between two retaining walls where the roof height would be only approximately 4 feet above ground level. Use of existing topography will make the carport unobtrusive to adjacent properties.

- (2) Difficulties and unnecessary hardships will be created by the strict application of the Ordinance (the difficulties or hardships must be due to special circumstances or exceptional characteristics of the property).

There is presently a one car garage. A work vehicle needs protection from snow and ice. There is no other viable location on the property to construct a covered parking space.

- (3) The variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the property is located.


Applicant is attempting to place the carport within existing topography so as to be unobtrusive to adjacent properties. The requested setback of 15 feet is not unusual in that it is permitted in the R-3 zone district.

- (4) Approval of the variance would not be detrimental to public health and welfare and be contrary to the intent of the Ordinance.

The roof only, open sided carport would have no impact on adjacent property. Applicant is asking for the minimum variance to resolve the space problem. A positive result of the proposal would be elimination of street parking on a high traffic corner.

- (C) 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.

ADOPTED AND APPROVED THIS 19th DAY OF September, 1985.




Chairman, Planning Commission

I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 19th day of September, 1985.

AYES: COMMISSIONERS: Byrne, Zukin, Hawkins, Donnell,  
Walker.  
NOES: COMMISSIONERS: None.  
ABSENT: COMMISSIONERS: Northrop, O'Herron.  
ABSTAIN: COMMISSIONERS: None.

ATTEST:

  
Secretary, Planning Commission