

RESOLUTION NO. P.C. 38-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING VARIANCE #20-83, A REQUEST TO VARY THE SIDE YARD SETBACK AREA AT 1000 E. 7TH ST. FROM 10 FEET TO 5.5 FEET IN THE R-3 ZONING DISTRICT.

I. Recitals:

- (A) The Planning Commission of the City of The Dalles has heretofore, on April 21, 1983, conducted a public hearing to consider Variance #20-83 relating to the following described property:

Lot 1, Block 7 of Laughlin's Bluff Addition (1000 E. 7th Street)

The lot is located at the intersection of E. 7th and G Streets.
- (B) Said property is located within the R-3 (Multiple Family Residential) zoning district.
- (C) Said R-3 zoning district regulations require a ten (10) foot side yard on the street side of a corner lot.
- (D) The applicants, Jack and Wilma Null, have requested a bathroom and bedroom addition to an existing residential structure with a 5.5 foot side yard setback for a portion of the yard area along G Street.
- (E) Notice of the public hearing was made pursuant to The Dalles Zoning Ordinance. No one testified in opposition to the request and two property owners wrote in support of the application.
- (F) 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 side yard setback on the street side of a corner lot is hereby approved for the following reasons:
 - 1. The adjustment would 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. The additional side yard setback for a corner lot (ten feet) would prohibit the proposed enlargement, needed because "the existing two bedrooms are extremely small". The reasons for the additional setback on a corner lot are not applicable in this instance because of the unique circumstances applicable to the property. That is,

for reasons explained in the paragraph below, it is not feasible to develop G Street to full urban standards and extend it north beyond E. 7th Street.

2. There are special circumstances applicable to the property involved that do not generally apply to other properties in the vicinity and under identical zone classification.

The existing substandard street (G St.) is multi-level with a substantial difference in elevation between the two levels. In addition, G Street will not be extended northward beyond 7th Street because of the bluff.

Secondly, it is not feasible to improve E. 7th Street to full urban standards due to topography.

- (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.

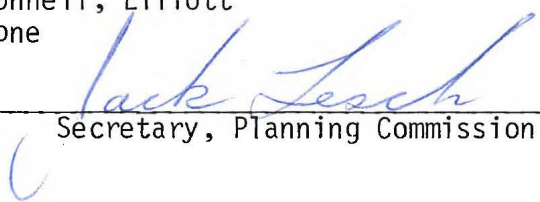
ADOPTED AND APPROVED THIS 19 DAY OF May, 1983.



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 May, 1983.

AYES:	COMMISSIONERS:	Ward, Honald, Northrop, Matthew
NOES:	COMMISSIONERS:	none
ABSENT:	COMMISSIONERS:	Donnell, Elliott
ABSTAIN:	COMMISSIONERS:	none

ATTEST: 

Secretary, Planning Commission