

RESOLUTION NO. P.C. 23-82

A RESOLUTION OF THE CITY OF THE DALLES  
PLANNING COMMISSION DENYING VARIANCE #17-82,  
A REQUEST TO VARY THE REQUIRED LOT SIZE AND  
ALLOWING FOR AN INCREASED DWELLING UNIT  
DENSITY FOR A SPECIAL ELDERLY HOUSING PROJECT  
TO BE LOCATED AT WEST 8TH & CHERRY HEIGHTS  
RD. BY JUHR & SONS IN THE R-2, MULTIFAMILY  
RESIDENTIAL ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on May 6, 1982, conducted a public hearing to consider Variance #17-82 relating to the following described property:

Southwest corner of West 8th St. and Cherry Heights Rd.

- (B) Said property is located within the R-2, (Multifamily Residential) zoning district.
- (C) The applicant, Juhr & Sons, has previously been granted C.U.P. #15-82 and C.U.P. #18-82 which allows special standards for housing projects for the elderly or handicapped including increased dwelling unit density and reduced off-street parking requirements.
- (D) The applicant, Juhr & Sons, is requesting a reduced lot size requirement which would allow an increased dwelling unit density. The applicant requests that the lot size requirement be reduced by 4000 square feet and that the dwelling unit density requirement be increased from 38 to 40 units.
- (E) Section 19.000 (Variances) of The Dalles Zoning Code 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 to the required lot size and dwelling unit density is hereby denied for the following reasons:
1. There are no unusual circumstances which apply to the property which do not apply generally to other properties in the same zoning district or vicinity and result from the size or the shape, the topography, or other circumstances over which the applicant has no control.


2. The Variance is not necessary to achieve the preservation of a property right of the applicant. The applicant will sustain the same property rights as those of other owners in the same zoning district or vicinity without the Variance.
  3. The Variance would allow for increased dwelling unit density and would serve to erode the integrity of the Zoning Code for density restrictions and open space requirements in the R-2 (Multiple Family Residential) zoning district.
  4. The Variance would conflict with the objectives of the Comprehensive Plan.
  5. A hardship does not exist. The applicant may either reduce the dwelling unit density or obtain additional square footage for the lot.
- C. The Planning Commission hereby denies Variance #17-82.
- 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.

ADOPTED AND APPROVED THIS 20th day of May, 1982.

  
CHAIRMAN, PLANNING COMMISSION

I, Kathy Hunter, 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 20th day of May, 1982.

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

ATTEST:   
Secretary, Planning Commission