

ADJUSTMENT APPLICATION

CITY OF THE DALLES  
Planning Department  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
Fax (541) 298-5490  
www.ci.the-dalles.or.us



Date Filed \_\_\_\_\_  
File# \_\_\_\_\_  
Date Deemed Complete \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Approval Date \_\_\_\_\_  
Permit Log # ADJ 18-039  
Other Cross Reference# \$6000 8-21-18

APPLICANT

Name David Frame

Address 1025 Champion Lane  
White Salmon, WA 98672

Telephone # 907-792-9046  
E-Mail frame.david@gmail.com

LEGAL OWNER (If Different than Applicant)

Name \_\_\_\_\_

Address SAME

Telephone # \_\_\_\_\_  
E-Mail \_\_\_\_\_

\*If applicant is not the legal owner, attach either [1] owner consent letter,  
or; [2] copy of earnest money agreement, or; [3] copy of lease agreement.

PROPERTY INFORMATION

Address 517 Lincoln St The Dalles, OR

Map and Tax Lot IN 13E BC 4401

Size of Development Site Lot = 11,655 ft<sup>2</sup>

Zone District/Overlay High Density

Comprehensive Plan Designation \_\_\_\_\_

REQUEST

- New Construction     Expansion/Alteration     Change of Use     Amend Approved Plan

Brief Explanation: 2 Dwelling - 3 Bed / 2 Ba + Above  
garage apartment

**JUSTIFICATION OF REQUEST**

Review Criteria for Adjustments are found in LUDO Section 3.080.040

For approval the applicant must satisfy the criteria in EITHER Section A or Section B. On a separate piece of paper provide sufficient information for the review body to determine each of the issues listed in the section chosen. The information may be written, photographic, or any other method which will provide useful information to the review body. Except for the application, information may be sent by fax or E-mail.

- A.
  - 1. If in a residential zone, show that the proposal will not significantly detract from the livability or appearance of the residential area.
  - 2. If more than one adjustment is being requested, the cumulative affect of the adjustments results in a project which is still consistent with the overall purpose of the zone.
  - 3. City designated scenic resources and historic resources are preserved,
  - 4. Any impacts resulting from the adjustment are mitigated to the extent practical.
  - 5. If in an environmental sensitive area, the proposal has as few detrimental environmental impacts on the resource and resource values as is practicable.
  
- B.
  - 1. Application of the regulation in question would preclude all reasonable economic use of the site.
  - 2. Granting the adjustment is the minimum necessary to allow the use of the site.
  - 3. Any impacts resulting from the adjustment are mitigated to the extent practical.
  
- C. If the applicant meets the approval criteria under either Section A or Section B, the review body may also take into consideration, when applicable, whether the proposal will:
  - 1. Result in a more efficient use of the site.
  - 2. Provide adequate provisions of light, air, and privacy to adjoining property.
  - 3. Provide for accessibility, including emergency vehicles, per City standards.
  - 4. Result in a structure that conforms to the general character of the neighborhood or zone district.
  - 5. If a reduced number of parking is requested, provide adequate parking based on low demand users, or supplement on-site parking with joint use agreements.

(The applicant may also provide comments on any of the issues in part C. )

There are no mandatory plans or other types of information required with this application. It is the applicant's responsibility to provide sufficient information and documentation on each of the issues for the review body to make a decision. Insufficient justification will result in a denial.

Signature of Applicant

*[Handwritten Signature]* 8.17.18  
Date

Signature of Property Owner\*

*[Handwritten Signature]* 8.17.18  
Date

\* Notarized Owner Consent Letter may substitute for signature of property Owner

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## Joshua Chandler

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**From:** David Frame <frame.david@gmail.com>  
**Sent:** Friday, August 17, 2018 1:25 PM  
**To:** Joshua Chandler  
**Subject:** Frame justification of request

David Frame  
1025 Champion Lane  
White Salmon, WA 98672  
907-792-9646  
[frame.david@gmail.com](mailto:frame.david@gmail.com)

To Whom it May Concern,

This is an application for an administrative adjustment for 517 Lincoln St; tax ID 1N 13E BC 4401. This would be a secondary dwelling on the same tax lot as 515 Lincoln St. The purpose of this application is to adjust the required setback for a secondary dwelling, in this case on the northeast setback of the garage. The reasoning for this request is a result of the following:

1. The lot is a unique 'L' shape and has unique geology somewhat limiting the buildable area on the lot. With this shape and the configuration of the structures, the rear of the primary dwelling is the same side of the lot as the side of the secondary dwelling. In this context, the side setback of the secondary dwelling would be the same required 10 foot rear setback as the primary dwelling.
2. The corner of the property that the adjustment being applied for borders an out of view residence and a commercial lot minimizing the impact of adjusting the setback.
3. The adjustment being applied for is within the standard setbacks for a single dwelling on a property, the nature of the structure being a secondary in addition to the unique shape of the lot alters the current required setback to a 10 foot setback limiting the building footprint of the dwelling.
4. The adjustment being applied for is only for 14 inches - the required setback of is 10 feet and the current planned setback per the site development plan is 8 foot 10 inches.
5. Changing the setback 14 inches would no way impact any surrounding lots/structures, views of neighbors, access to any properties, the integrity of this development, or the community of The Dalles.

Please contact me with any further questions.



Wasco County Official Records **2018-002796**  
 DEED-D  
 Stn=36 PAULB **07/27/2018 02:32:00 PM**  
 \$10.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$110.00**

THIS SPACE

I, Lisa Gambee, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

After recording return to:

Jennifer Ulrich and David Frame

1025 Champion Lane

White Salmon, WA 98672

Until a change is requested all tax statements shall be sent to the following address:

Jennifer Ulrich and David Frame

1025 Champion Lane

White Salmon, WA 98672

File No. 246430AM

**STATUTORY WARRANTY DEED**

**Lynne J. Erickson MacIntyre, who acquired title as Lynne J. Erickson,**

Grantor(s), hereby convey and warrant to

**Jennifer Ulrich and David Frame, as tenants by the entirety**

Grantee(s), the following described real property in the County of Wasco and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 1, ROCKY POINT SUBDIVISION, in the City of The Dalles, County of Wasco and State of Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

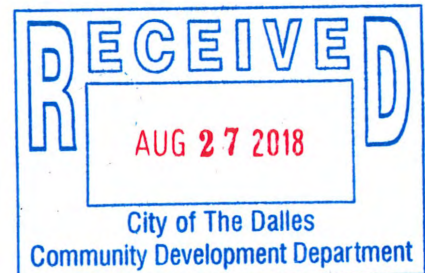
01N13E03BC-4401 Acct. No. 17544

01N13E03BC-4401 Acct. No. 17545

The true and actual consideration for this conveyance is \$75,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27 day of July, 2018

Lynne J. Erickson MacIntyre  
Lynne J. Erickson MacIntyre

State of Oregon } ss  
County of Wasco }

On this 27 day of July, 2018, before me,  
Beverly Gayle Nanez a Notary Public in and for said state, personally appeared  
Lynne J. Erickson MacIntyre, known or identified to me to be the person(s) whose  
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

Beverly G Nanez  
Notary Public for the State of Oregon  
Residing at: The Dalles  
Commission Expires: 10-12-18

