



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE OF ADMINSTRATIVE DECISION
ADJ 059-23**

Craig and Janet-Lee Holland

DECISION DATE: March 16, 2023

APPLICANT: Craig and Janet-Lee Holland

REQUEST: Approval for a rear yard setback reduction of 3 feet, a 30% reduction to the required setback in this zoning district.

LOCATION: The subject property is located at **2427 Wright Drive** and further described as 1N 13E 4 CC tax lot 900.

PROPERTY OWNERS: Craig and Janet-Lee Holland

AUTHORITY: City of The Dalles Municipal Code, Title 10 Land Use and Development

DECISION: Based on the findings of fact and conclusions in the staff report of ADJ 059-23, the request by **Craig Holland** is hereby **approved** with the following conditions:

1. Conditions Requiring Resolution Prior to Final Plan Approval:

- a. The Applicant is required to obtain an approved building permit for the addition prior to beginning construction. All dimensions and specifications must be consistent with this staff report.
- b. Except as modified by this decision, all development must be completed in accordance with The Dalles Municipal Code, Title 10 Land Use and Development.
- c. The Applicant shall illustrate the floodplain on the site plan with elevations to ensure that the property will not have environmental impacts as a result of this setback reduction.

Signed this 16th day of March, 2023, by

Joshua Chandler, Director
Community Development Department

TIME LIMITS: The period of approval is valid for the time period specified for the particular application type in The Dalles Municipal Code, Title 10 Land Use and Development. All conditions of approval shall be fulfilled within the time limit set forth in the approval thereof, or, if no specific time has been set forth, within a reasonable time. Failure to fulfill any of the conditions of approval within the time limits imposed can be considered grounds for revocation of approval by the Director.

Please Note! No guarantee of extension or subsequent approval either expressed or implied can be made by the City of The Dalles Community Development Department. Please take care in implementing your approved proposal in a timely manner.

APPEAL PROCESS: The Director's approval, approval with conditions, or denial is the City's final decision, and may be appealed to the Planning Commission if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on the tenth day following the date of the mailing of the Notice of Administrative Decision, **March 27, 2023**. The following may file an appeal of administrative decisions:

1. Any party of record to the particular administrative action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application for public hearing action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. Notice of Appeal forms is also available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$500.00. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures of The Dalles Municipal Code, Title 10 Land Use and Development.**