



City of Waldport

P.O. Box 1120
Waldport, OR 97394
Phone: (541) 563-3561
Fax: (541) 563-1032

September 27, 2024

**NOTICE OF PUBLIC HEARING
WALDPORT PLANNING COMMISSION
REQUEST FOR VARIANCE
Monday, October 28, 2024, 2:00 p.m.**

CASE FILE: #1-VAR-PC-24

APPLICANT: Habitat for Humanity of Lincoln County

REQUEST: The applicant is requesting variances for a previously granted conditional use permit (#1-CU-PC-12) for the construction of a 4-lot townhouse development. Two of the four lots have been developed. The variances would allow for a reduced on-site parking count and a slight increase in lot coverage for the two undeveloped lots.

**APPLICABLE
CRITERIA:**

Waldport Municipal Code, Title 16

- Chapter 16.20 Residential Zone R-3
- Chapter 16.72 Supplementary Regulations
- Chapter 16.84 Conditional Uses
- Chapter 16.92 Variances

LOCATION: The subject properties are located on NE Fayette Street and further identified on Lincoln County Tax Assessor's Map 13-11-19-AB as tax lot 09400 and tax lot 09700.

REPORTS: Copies of the staff report for this case may be reviewed without charge or may be purchased at Waldport City Hall, 355 NW Alder Street, seven (7) days prior to the hearing. Application materials may be purchased at the above address twenty (20) days prior to the hearing. Any documents or evidence submitted by the applicant after twenty (20) days prior to the hearing constitutes grounds for a continuance of the hearing if any Party requests such a continuance.

TESTIMONY: Testimony can be submitted in written or oral form. The deadline for submitting written testimony is Monday, October 28, 2024 at 2:00 p.m. Send letters to the City of Waldport Planning Commission, P.O. Box 1120, Waldport, OR 97394 or email planner@waldport.org. Oral testimony will be taken during the course of the public hearing. Failure to raise an issue in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the Planning Commission an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals on that issue.

CONTACT: Jaime White, City Planner planner@waldport.org, 541-563-3561, ext. 3

DATE/PLACE OF HEARING: **Monday, October 28, 2024, at 2:00 p.m.** at the Waldport Council Meeting Room, 355 NW Alder Street. Any person having interest in this matter may attend and be heard, or they may submit testimony in writing to be entered into the record.

Lincoln County Tax Assessor's Map #13-11-19-AB
Taxlot 09400 and Taxlot 09700



WEST LOT (LOT #09700)

	CUP REQ. #1-CU-PC-12	PROPOSED VARIANCE
FLOOR AREA	950 SF + GARAGE	L1 820 SF Garage 240 SF TOTAL 1,060 SF
REQ'D HEIGHT	SINGLE STORY	SINGLE STORY 20'-0"
LOT SIZE	+/- 2,800 SF	2,867 SF (ACTUAL)
LOT COVERAGE	34% (973 SF)	36% (1060 SF)

NORTH LOT (LOT #09400)

	CUP REQ. #1-CU-PC-12	PROPOSED VARIANCE
FLOOR AREA	1,132 SF + GARAGE	L1 521 SF L2 697 SF 1,218 SF Garage 240 SF TOTAL 1,458 SF
REQ'D HEIGHT	TWO-STORY	TWO-STORY 30'-0"
LOT SIZE	+/- 2,300 SF	2,139 SF (ACTUAL)
LOT COVERAGE	32% (684 SF)	35% (761 SF)

