DEPARTMENT OF COMMUNITY DEVELOPMENT BUILDING, PLANNING & ON-SITE SANITATION SECTIONS



1510 – B Third Street Tillamook, Oregon 97141 www.tillamookcounty.gov 503-842-3408

Land of Cheese, Trees and Ocean Breeze

RESOURCE ZONE EXCEPTION #851-25-000235-PLNG: OLSON GROUP ARCHITECTS PC/SRINIVASAN/SARANGAPANI

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER

NOTICE OF ADMINISTRATIVE REVIEW Date of Notice: June 10, 2025

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-25-000235-PLNG: An exception request to reduce the required 100-foot resource zone setback from the Forest (F) zone boundary and establish a 25-foot setback from the east (rear) property line to allow for the placement of a residential structure (single-family dwelling).

The subject property is located north of Pacific City, accessed off of Megans View, a private road and designated as Tax Lot 100 in Section 7BB of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant is Olson Group Architects PC. The property owners are Sridhar Srinivasan and Deepa Sarangapani.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 24, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than June 25, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: https://www.tillamookcounty.gov/commdev/landuseapps and is also available for inspection at the Department of

Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3412 or sshoemaker@tillamookcounty.gov

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, CFM, Director

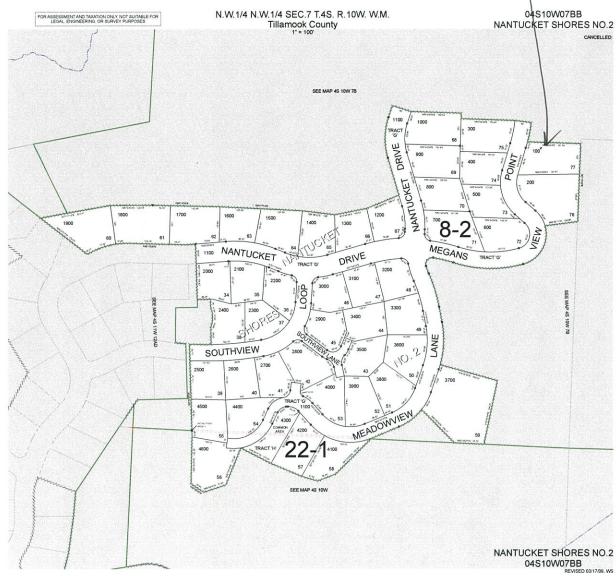
Enc. Applicable Ordinance Criteria, Maps

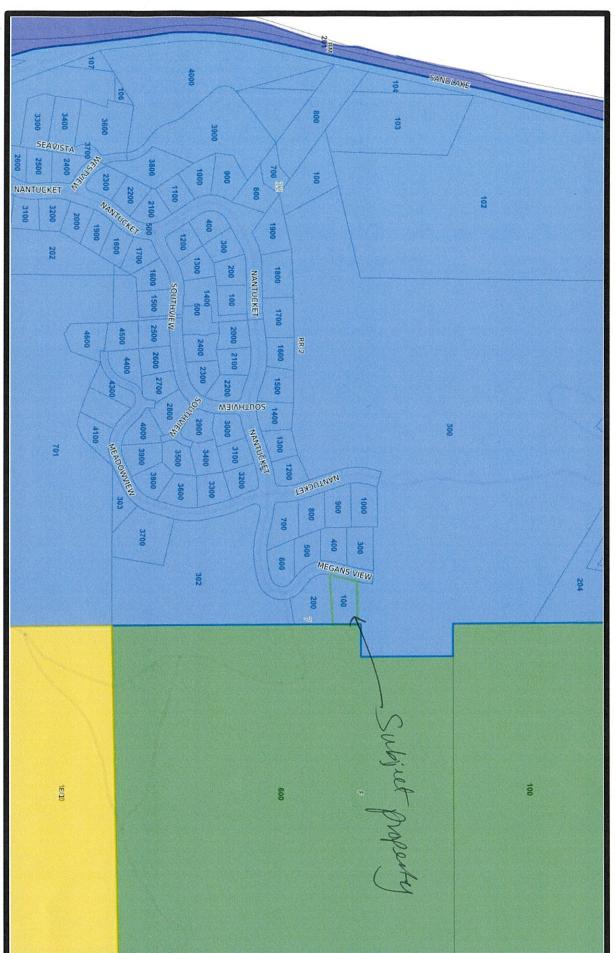
REVIEW CRITERIA

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10) (4) STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.
- (k) No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100-foot requirement. In either case, all yard requirements in this zone shall still apply.

Subject





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Tillamook County Department of Community Development 1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819

www.co.tillamook.or.us

OFFICE USE ONLY

PLANNING APPLICATION

		MAT U 9 2025
Applicant □ (Check Box if Same as Property Owner)		Cuntor -Sis.
Name: Olson Group Architects PC Phone	:503-620-9870	BY: Comment
Address:17150 SW Upper Boones Ferry RD		
City: Portland State:	OR Zip:97224	□Approved □Denied
mail: design@oslongrouparchitects.com		
man. design@osiongroupuremeeessoon		Received by:
Property Owner		Receipt #: 143527
Name: Sridhar Srinivasan & Deepa Phone	: 503-583-6552; 503-860-0685	Fees: 1,365
Sarangapani		Permit No:
Address:10615 SW Clear St.		851- <u>25-000235</u> -PLNG
City: Tualatin State:	OR Zip: 07062	
mail: Deepasarangapani@gmail.com or l	othi@yahoo.com	
The state of the s		
Request: Resource zone exception to 100	ft setback from Forest zone to pi	roposed residential structures (
new single family dwelling) on subject site		
Type II	Type III	Type IV
☐ Farm/Forest Review	☐ Detailed Hazard Report	☐ Ordinance Amendment
☐ Conditional Use Review	☐ Conditional Use (As deemed	☐ Large-Scale Zoning Map
☐ Variance	by Director)	Amendment
⊠ Exception to Resource or Riparian Setback	☐ Ordinance Amendment	☐ Plan and/or Code Text
☐ Nonconforming Review (Major or Minor)	☐ Map Amendment	Amendment
Development Permit Review for Estuary	☐ Goal Exception	
Development	☐ Nonconforming Review (As	
☐ Non-farm dwelling in Farm Zone	deemed by Director)	
☐ Foredune Grading Permit Review	☐ Variance (As deemed by	
☐ Neskowin Coastal Hazards Area	Director)	
ocation:		
Site Address: Lot 77 Nantucket Shores Pha	ise 2. Megans View Pt.	
Map Number: 4S 10W 7BB Tax lot 100		
Township Rang	e	Section Tax Lot(s)
Clerk's Instrument #:		
Authorization		
This permit application does not assure permit	approval. The applicant and/or pro	perty owner shall be responsible for
obtaining any other necessary federal, state, a	nd local permits. The applicant verif	-liesties
complete, accurate, and consistent with other	information submitted with this ap	Savane grani) 5.6.
(Sydhar Shinivasan)	Man Doera	Sarangarani) 5.6.
Property Owner Signature (Required)	you in C) waste	Date
		to. to . 25
Applicant Signature		Date
Land Use Application Rev. 5/5	/25	Page 1

OLSON GROUP ARCHITECTS AIA

May 6, 2025

Exception request to 100 foot setback Forest zone to RR-2 zone.

Re: Lot 77 Nantucket Shores phase 2

Tax lot 100 Map 4S 10W 7BB

Exception to 100 foot setback outlined in Section 3.010 (4) (k).

The exception is requested as a buffer of conifer trees will be planted on the boundary property line that will provide an equal barrier between the Forest activity and residential uses as the 100ft distance alone.

The trees will provide visual separation, sound attenuation and dust control from potential activity that might occur on the Forest Zone. See attached site plan.

The bulk of the home will be 75 feet from the property line. The garage is attached to the main residence with an enclosed mudroom and as such the garage is the closet part of the residential structure to the boundary to the Forest resource. The east edge of the garage is proposed top be 25 feet from the resource boundary.

The request is for exception to the Forest setback requirement as alternate measures to buffer conflict between the 2 uses is being proposed.

