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



Land of Cheese, Trees and Ocean Breeze

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

VARIANCE REQUEST #851-25-000193-PLNG: HEPBURN/SAVAGE/PINECONE DESIGN + BUILD LLC

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: July 28, 2025

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

#851-25-000193-PLNG: A Variance request for relief to the 70% lot width coverage allowance to 82%, for the proposed placement of a detached accessory structure on a Neskowin High Density Urban Residential (NeskR-3) zoned property. The subject property is located in the Unincorporated Community of Neskowin at 4315 McMinnville Avenue, is a corner lot abutting Breakers Blvd and McMinnville Avenue, both County Roads, zoned NeskR-3 and designated as Tax Lot 2400 of Section 25CC, Township 5 South, Range 11 West, Willamette Meridian, Tillamook County, Oregon. The applicant is Pinecone Design + Build LLC. The property owners are John William Savage and Carol Lynn Hepburn.

Written comments received by the Department of Community Development prior to 4:00 p.m. on August 11, 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 the next business day, August 12, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are 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 at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. They are also available on the Tillamook County Department of Community Development website: https://www.tillamookcounty.gov/commdev/landuseapps.

If you have any questions about this application, please contact the Department of Community Development at (503) 842-3408 x 3423 or sarah.thompson@tillamookcounty.gov

Sincerely

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CBO, CFM, Director

Enc. Maps and applicable ordinance criteria

REVIEW CRITERIA

ARTICLE VIII - VARIANCE PROCEDURES AND CRITERIA

SECTION 8.030: REVIEW CRITERIA: A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

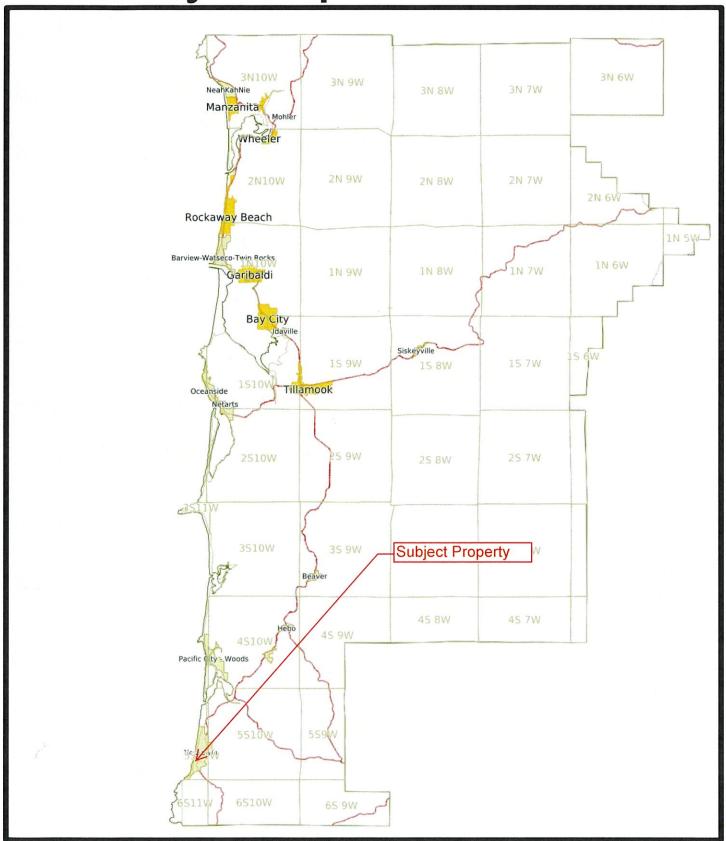
SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards is the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

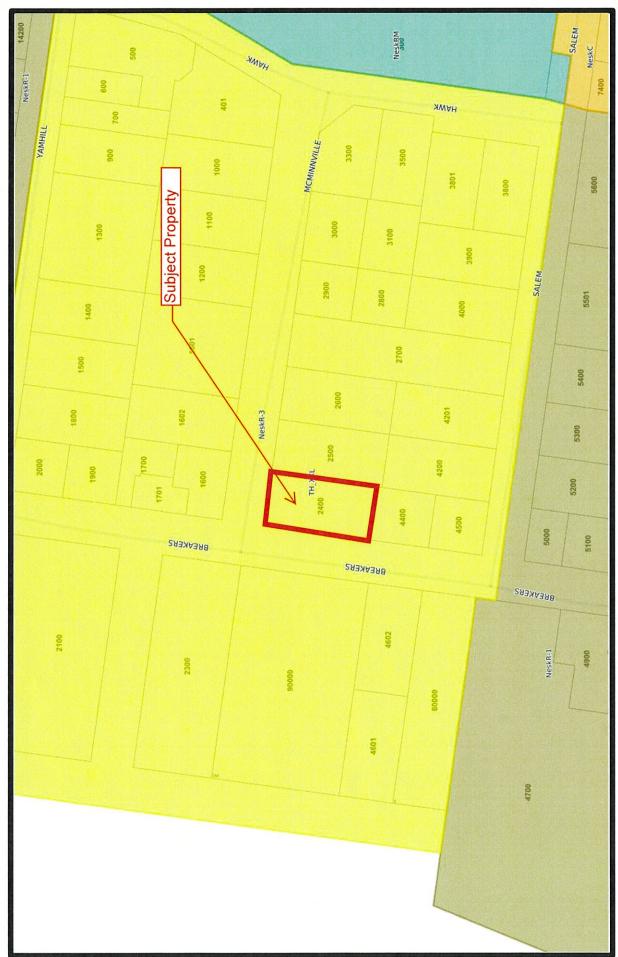
EXHIBIT A

Vicinity Map

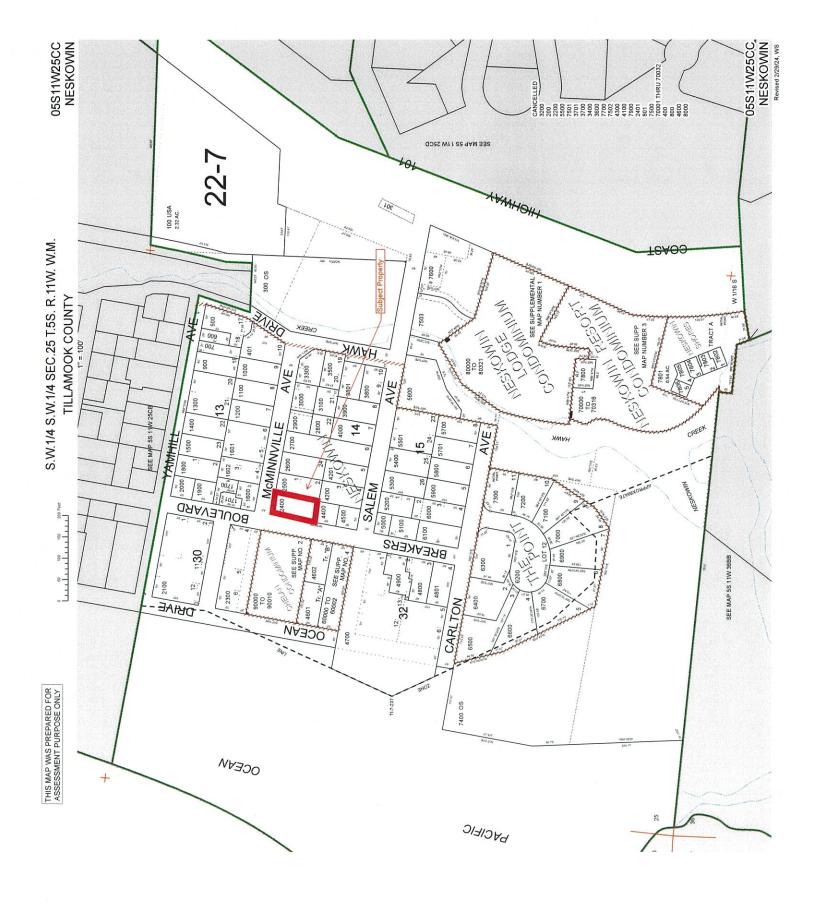


Zoning Map





Generated with the GeoMOOSE Printing Utilities



Tillamook County 2024 Real Property Assessment Report

Account 247094

Мар

5S1125CC02400

Code - Tax ID

2207 - 247094

Tax Status

Subtype

Assessable

Account Status

Active **NORMAL**

Legal Descr

See Record

Mailing

SAVAGE, JOHN WILLIAM & HEPBURN, CAROL LYNN

PO BOX 17709

SEATTLE WA 98127

Deed Reference # 2020-5629

Sales Date/Price

08-24-2020 / \$1

COUNTY

KARI FLEISHER

Property Class

101

MA

NESKR-

Market

OSD - AVERAGE

SA NH

Appraiser

%

278,460

31,700

310.660

RMV Class

Site Situs Address

101

4315 MC MINNVILLE AVE

V

991 09 ST

City

			· · · · · · · · · · · · · · · ·	· •		
			Value Summary			
Code Ar	ea	RMV	MAV	AV	RMV Exception	CPR 9
2207	Land	310,660		Land	0	
	Impr	168.910		Impr	0	

	-	p.			- 1				<u> </u>
Coc	le Area	Total		47	9,570 2	52,660	252,660		0
	Grand	Total		47	9,570 2	52,660	252,660		0
					Lai	nd Breakdown			
Code				Plan		Trend			
Area	ID#	RFPD	Ex 2	Zone	Value Source	%	Size	Land Class	Trended RMV
2207					LANDSCAPE - FAIR	100	_		500

117

100

0.11 AC

0.11 AC

					Improvement Breakdown			
Code Area	ID#	Year Built		Description	Trend %	Total Soft	Ex% MS Acct	Trended RMV
2207	1	1927	131	One story	122	1,039		168,910
					Code Area Total	1,039		168,910

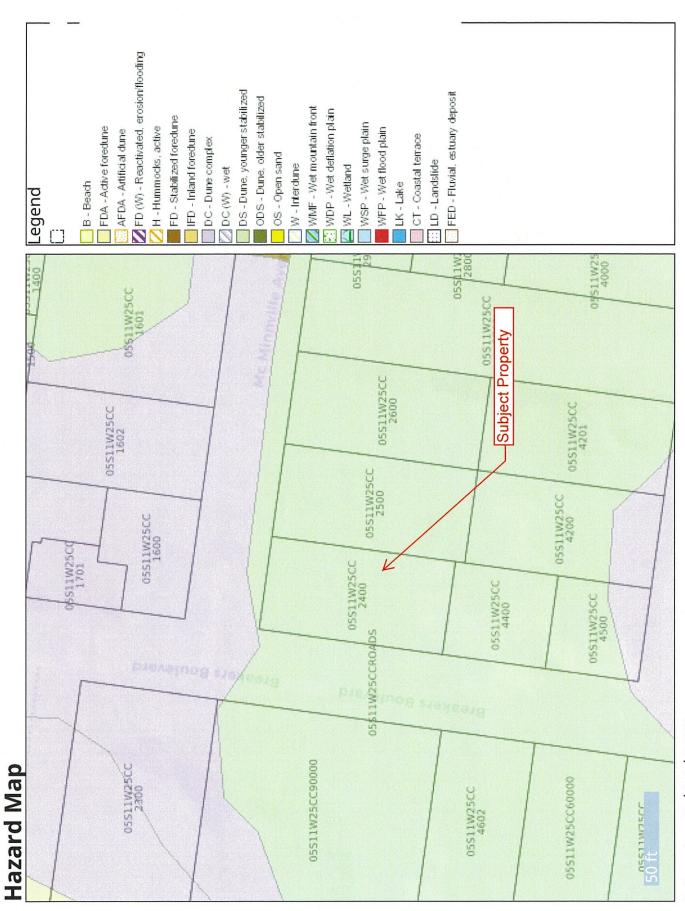
Code Area Total

Exemptions / Special Assessments / Notations					
Code Area 2207		·			
Special Assessments	Amount	Year Used			
■ SOLID WASTE	12.00	2024			

Comments

7/19/02 ADDN TO HOME, CHGD TO CLASS 3-, DEP 80%, LR 11/20/06 Fixed Misplaced MAV. dv. 6/13/22 Added photo/floorplan. KF

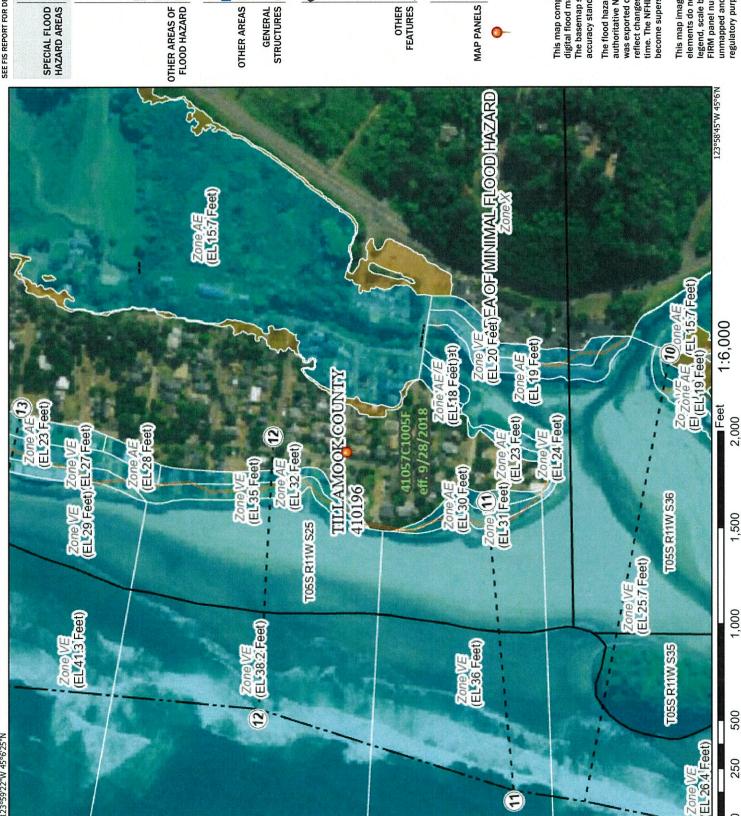
7/26/2025 1:57 PM Page 1 of 1



Printed on 7 / 26 / 2025

National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Regulatory Floodway

depth less than one foot or with drainage areas of less than one square mile zone **Future Conditions 1% Annual** Chance Flood Hazard Zone X

0.2% Annual Chance Flood Hazard, Area

of 1% annual chance flood with average

Area with Flood Risk due to Levee Zone D Area with Reduced Flood Risk due to Levee. See Notes. Zone X

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone

Channel, Culvert, or Storm Sewer

GENERAL - - - - Channel, Culvert, or Storn STRUCTURES | 1111111 Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation B 20.2 17.5

Base Flood Elevation Line (BFE) Coastal Transect Limit of Study man Elisanon

Jurisdiction Boundary

Coastal Transect Baseline Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below. accuracy standards

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or The flood hazard information is derived directly from the was exported on 7/26/2025 at 9:01 PM and does not become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, FIRM panel number, and FIRM effective date. Map images for egend, scale bar, map creation date, community identifiers, unmapped and unmodernized areas cannot be used for regulatory purposes.

https://www.oregon.gov/ds//WW//Pages/SWI.aspx

EXHIBIT B



Land Use Application

Rev. 6/9/23

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

Date Stamp

PLANNING APPLICATION

Applicant □ (Check Box if Same as Pro	perty Owner)	AP	R 1 6 2025
Name: Pinecone Design+Build LLC Phone	2: 503.801 7488	170-100	Counter-int
Address: 5005 Schoolhouse Rd		EO ME vene	Counter My
City: Neskowin State:	OR Zip: 97149	ДАрр	roved Denied
Email: biff@pineconedb.com			ed by: MT
Property Owner			t#: 142 82-1
	e: Hepburn	Fees:	1575.00
Name: Carol Hepburn Phone Address: PO Box 17709	: Hepbuili	Permit	
	10/A 7in: 00427	851- <u>2</u>	5-00193-PLNG
	WA Zip: 98127		
Email: carol@hepburnlaw.net			
Request: A six foot (6') variance to the regarden shed.	maximum lot width coverage f	or the addit	on of a 110 sq/ft
Type II	Type III	Type IV	TO THE RESIDENCE OF THE PARTY O
☐ Farm/Forest Review	☐ Detailed Hazard Report		nce Amendment
Conditional Use Review	☐ Conditional Use (As deemed	☐ Large-S	Scale Zoning Map
X Variance	by Director)	Amend	11.1.5.11.5
Exception to Resource or Riparian Setback	Ordinance Amendment		nd/or Code Text
Nonconforming Review (Major or Minor)	☐ Map Amendment	Amend	lment
Development Permit Review for Estuary	☐ Goal Exception		
Development ☐ Non-farm dwelling in Farm Zone	☐ Nonconforming Review (As deemed by Director)		
Foredune Grading Permit Review	☐ Variance (As deemed by		
Neskowin Coastal Hazards Area	Director)		
Location:	Director,		
Site Address: 4315 McMinnville Ave, Nesk	owin OP 971/19		
Map Number: 5S		25CC	02400
Township Rang		Section	Tax Lot(s)
Clerk's Instrument #:			7
Authorization			
This permit application does not assure permit	approval. The applicant and/or pro	perty owner s	hall be responsible for
obtaining any other necessary federal, state, a complete, accurate, and consistent with other	nd local permits. The applicant verif	ies that the in	
Cart & The Sound			04/15/25
Property Owner Signature (Required)			Date
J. Marie			04/10/25
Applicant Signature			

Carol Hepburn PO Box 17709 Seattle. WA 98127



April, 12 2025

Tillamook County Planning Department Tillamook County Building Department 201 Laurel Ave Tillamook, OR 97141

Subject: Authorization to Represent – Project at 4315 McMinnville Ave, Neskowin, OR 97149 5S1125CC02400

To Whom It May Concern,

Please accept this letter as formal notification that I, Carol Hepburn, the owner of the property located at **4315 McMinnville Ave, Neskowin, OR 97149** (the "Property"), hereby authorize:

Representative:

• Name: Biff Schlicting

Title: Owner

• Company: Pinecone Design+Build LLC

• Address: 5005 Schoolhouse Rd, Neskowin, OR 97149

Phone: 503.801.7488

• Email: biff@pineconedb.com

to act as my/our agent and representative in all matters pertaining to applications, permits, and communications with **Tillamook County** officials and staff concerning the proposed construction project at the aforementioned Property, described as a Garden Storage Shed.

This authorization specifically grants **Biff Schlicting and Pinecone Design+Build LLC** the power to:

1. Prepare, sign, and submit applications for land use approvals, building permits, zoning permits, septic/sanitary permits, access permits, and any other necessary county approvals related to this Project on my/our behalf.

- 2. Communicate directly with all relevant Tillamook County departments (including Planning, Building, Public Works, Environmental Health, etc.) regarding these applications and the Project.
- 3. Receive and respond to correspondence, comments, requests for information, and notices issued by the County concerning this Project.
- 4. Attend meetings or hearings with County staff or officials as required in connection with these applications.
- 5. Coordinate required site visits or inspections with County staff.

Please direct all communications, questions, and documentation from Tillamook County regarding this Project and related applications to our authorized representative, **Biff Schlicting**, at the contact information listed above.

This authorization shall remain in full force and effect for the duration of the permitting and construction process for this specific Project, or until revoked in writing by the undersigned. A copy of such revocation will be provided to Tillamook County.

Thank you for your cooperation.

Sincerely,

Carol Hepburn
Property and project owner
Email: carol@hepburnlaw.net



Explanation for Variance Request: Garden Shed

We are requesting this variance to permit the placement of a small garden shed on the property.

The subject property is 5,000 sq ft. Standard lot coverage requirements (e.g., related to width and depth) present a practical difficulty for placing even a small accessory structure, like a garden shed, which is a common feature on residential lots.

Accessory structures, including sheds, exist on other similarly sized properties within the neighborhood. We believe the proposed shed is consistent with the established character of the area and will not create a negative impact.

We evaluated alternative locations on the property that would meet standard requirements. However, factors including existing landscaping, topography, required setbacks, and practical access render these alternatives unsuitable for the shed's intended use.

The proposed location, situated on a flat area at the end of the existing driveway, represents the most practical and suitable site for the shed, minimizing site disruption while allowing for its intended function.

Responses to Land Use Standards Criteria 1-10:

- 1 To ensure the availability of private open space: The proposed garden shed, measuring 10'x11' (110 sq ft), will occupy a small portion of the lot, 2.2% of the total area. The design incorporates an adjacent and open pergola, along with a plan for extensive, mostly low-growing native landscaping around the structure. This approach ensures that the project maintains a significant portion of the lot as usable private open space, aligning with the intent of this standard and remaining consistent with other properties in the neighborhood.
- **2 To ensure that adequate light and air are available to residential and commercial structures:** Given the shed's modest size (10'x11') and height (12'), its impact on the availability of ambient light and airflow to both the subject property and neighboring properties is negligible. The shed's orientation has been carefully considered to minimize shading, ensuring compliance with the purpose of this standard. The pergola design further mitigates any potential obstruction of light and air.

- **3 To adequately separate structures for emergency access:** The proposed garden shed design maintains the required minimum of 6 feet separation from the existing house. This ensures that the project does not obstruct or negatively impact existing emergency access routes around the property. The placement of the shed will not impede access to any utility easements or fire hydrants, upholding the intent of this standard for adequate separation for emergency responders.
- **4 To enhance privacy for occupants of residences:** The proposed design includes a single set of doors that will open towards the subject property, away from the nearest neighboring property. The street facing, decorative stained glass window will not be see-through. The placement of the garden shed in this location will contribute to a greater sense of privacy between the existing home and the neighboring residence without being visually obtrusive.
- 5 To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land: The addition of this garden shed will increase the private land uses that could be reasonably expected on properties of this type by providing more utilizable and functional space in an area that currently serves only as an oversized parking area. The garden shed will also provide an attractive, covered storage area for items commonly left visible outside (BBQs, bicycles, garden tools and supplies, etc).
- **6 To ensure that driver visibility on adjacent roads will not be obstructed:** The proposed garden shed, due to its location well within the property boundaries at the end of the existing driveway will not introduce any new obstructions to the field of view for drivers on adjacent roads. The project maintains existing setbacks and sight lines, ensuring continued compliance with this standard.
- **7 To ensure safe access to and from common roads:** The placement of the proposed garden shed at the end of the existing driveway, significantly set back from the road, will have no impact on the safe ingress and egress to the property from common roads. The project does not alter the existing driveway configuration or introduce any elements that would impede safe access.
- 8 To ensure that pleasing views are neither unreasonably obstructed nor obtained: The placement of this relatively small garden shed is not anticipated to significantly alter existing views from neighboring properties or public spaces. The current views primarily consist of the existing residential structures. The design of the shed will be in keeping with the residential character of the neighborhood and the existing home to ensure it blends in with its surroundings in a pleasing manner.

- **9 To separate potentially incompatible land uses:** This small garden shed is entirely compatible with the existing residential land uses in the surrounding area. Its intended use for storage and gardening will not generate any noise, traffic, or other impacts that would create incompatibility with neighboring properties. The project is consistent with the established character of the residential zone.
- **10 To ensure access to solar radiation for the purpose of alternative energy production:** Due to the limited height (12 feet), size (10'x11'), and placement of the proposed garden shed at the end of the driveway, it will not negatively impact the potential for solar radiation access on the subject property or neighboring properties for future alternative energy systems. The location is away from the primary roof areas of the existing house and is unlikely to interfere with optimal placement for solar panels.

Until a change is requested, all tax statements will be sent to:

Carol L Hepburn PO Box 17709 Seattle, WA 98127

After recording return to:

Carol L Hepburn PO Box 17709 Seattle, WA 98127

Tillamook County, Oregon 08/27/2020 10:15:57 AM

2020-005629

DEED-DQUIT

\$5.00 \$11.00 \$61.00 \$10.00 - Total =\$87.00



I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

Tassi O'Neil, Tillamook County Clerk

STATUTORY QUITCLAIM DEED

Mainly Fine, Too, LLC, Grantor, releases and quitclaims to John William Savage and Carol Lynn Hepburn, husband and wife, as tenants by the entirety, Grantees, all right, title and interest in and to the following described real property:

The West one-half of Lots 1 and 2, Block 14, NESKOWIN, in the County of Tillamook. State of Oregon; excepting therefrom the South 5 feet of the West one-half of Lot 2, Block 14, Neskowin, in the County of Tillamook State of Oregon Account: 247094

Map & Tax Lot: 5S 11 25 CC-2400

The true consideration for this conveyance is \$1.00.

DATED: August 24, 2020

John William Savage Mainly ne, Too, LLC Authorized representative

State of Washington County of King

This record was acknowledged before me on August 24, 2020 by John William Savage as registered agent of Mainly Fine, Too, LLC

MICHELLE D SPARKS Notary Public State of Washington Commission # 62755 My Comm. Expires May 16, 2023 Notary Public, State of Washington

My Commission expires:

Order No.: 27390780

LEGAL DESCRIPTION EXHIBIT "A"

The west one-half of Lots 1 and 2, Block 14, Neskowin, in the County of Tillamook, State of Oregon, excepting therefrom the South 5 feet of the West one-half of Lot 2, Block 14, Neskowin, in the County of Tillamook, State of Oregon

Assessor's Parcel No:

5S1125-CC-02400

Site Plan

Scale: 3/32 = 1'

4315 McMinnville Ave Neskowin, Oregon 97149

Map and Taxlot: 5S1125CC02400

NOTES:

The proposed 10' x 11' shed requires only 6' of variance over the 35' (70% of the 50' wide lot) R3 Zone width limit

Shed is to blend in and match aesthetically the primary dwelling

Installed along with the garden shed will be additional native landscaping, further enhancing this property's desirable Neskowin aesthetic

Drainage off of hard surfaces dissipates naturally into the deep sand base layer under the property







4315 McMinnville Ave

Neskowin, Oregon 97149

Project: Addition of Garden Shed

A small shed for storage, featuring a pergola and plant potting bench.

The entry and potting area to be away from the street. The street side will feature a custom, artisan stained-glass window and more plantings.

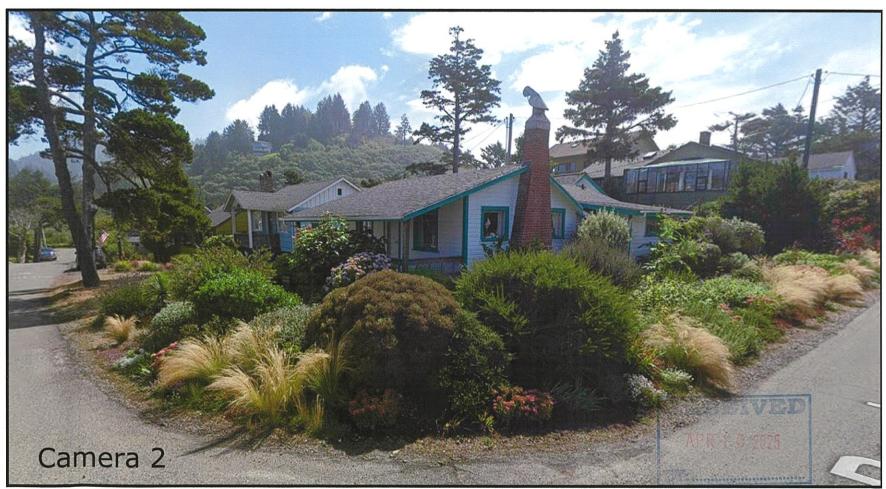
The shed is to aesthetically match the primary home.

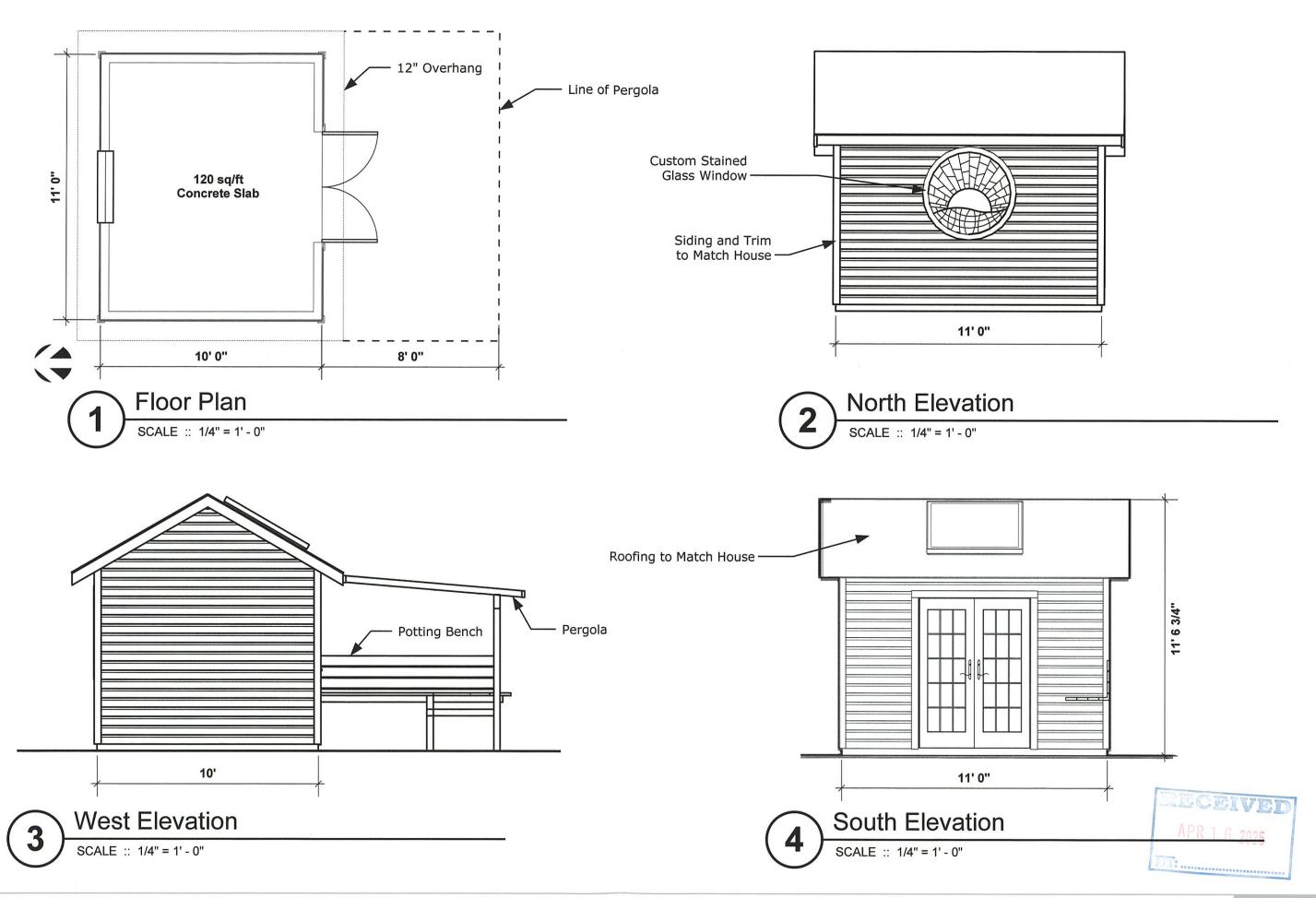
Site Conditions

The property currently has extensive native plantings, hardscaping and NW inspired art throughout

The proposed plan calls for more native plantings to be added, further enhancing the properties Neskowin charm

The lot is gently sloping and is consists of sand under the vegetation and other permeable surfaces, facilitating rapid absorption and alleviating any potential water run-off issues. Any new hardscaping will also be permeable





From:

Biff Schlicting at Pinecone Design+Build LLC

PH 503.801.7488/biff@pineconedb.com

Subject:

RECORD ID: 851-25-000193-PLNG

ATTN:

Melissa Jenck



The following pages are an addendum to and intended to replace in their entirety the previously submitted document of Explanation for Variance Request and Responses to the Criteria.

I reworked the document and made more direct reference to the four review criteria.

Thanks!

~Biff

Explanation for Variance Request: Garden Shed

We are requesting this variance to permit the placement of a small garden shed on the property. As proposed, the shed will require an additional 12% of lot width coverage beyond the allowable 70%, for a total of 82%. Nothing additional is requested for lot depth coverage. Because the subject property is 5,000 sq ft., standard lot coverage requirements (e.g., related to width and depth) present a practical difficulty for placing even a small accessory structure, like a garden shed, which is a common feature on residential lots.

Responses to the Review Criteria 1-4 of Section 8.030:

(1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.

The standard lot coverage requirements, particularly concerning width and depth on the subject 5,000 sq ft lot, create a practical difficulty in placing a small, common accessory structure like a garden shed. Accessory structures, including sheds, are typical on similarly sized properties in the neighborhood. Meeting the standard requirements would effectively preclude the enjoyment of this common property right due to the lot's dimensions. These circumstances are inherent to the lot and not self-created.

(2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

A garden shed is a typical and reasonably expected accessory use in a residential zone and is present on other similarly sized properties in the neighborhood. This variance is necessary to accommodate this common and expected use on the subject parcel, which is hindered by standard lot coverage requirements given the lot's dimensions.

(3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

As detailed in the responses to Section 4.005 criteria, the proposed variance for a small garden shed will comply with the purposes of those standards. The project will not negatively impact open space, light, air, emergency access, privacy, driver visibility, safe road access, pleasing views, or solar radiation access. It will preserve the right of adjoining property owners to use and enjoy their land without interference.

(4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

We evaluated alternative locations on the property that would meet standard requirements. However, existing landscaping, topography, required setbacks, and practical access limitations make these alternatives unsuitable for the shed's intended use. The proposed location at the end of the existing driveway is the most practical and suitable site, minimizing site disruption while allowing for its intended function. Therefore, there are no reasonable alternatives that would require a lesser or no variance to achieve the desired functionality.

Responses to Land Use Standards Criteria 1-10 of Section 4.005:

- 1 To ensure the availability of private open space: The proposed garden shed, measuring 10'x11' (110 sq ft), will occupy a small portion of the lot, 2.2% of the total area. The design incorporates an adjacent and open pergola, along with a plan for extensive, mostly low-growing native landscaping around the structure. This approach ensures that the project maintains a significant portion of the lot as usable private open space, aligning with the intent of this standard and remaining consistent with other properties in the neighborhood.
- **2 To ensure that adequate light and air are available to residential and commercial structures:** Given the shed's modest size (10'x11') and height (12'), its impact on the availability of ambient light and airflow to both the subject property and neighboring properties is negligible. The shed's orientation has been carefully considered to minimize shading, ensuring compliance with the purpose of this standard. The pergola design further mitigates any potential obstruction of light and air.

- **3 To adequately separate structures for emergency access:** The proposed garden shed design maintains the required minimum of 6 feet separation from the existing house. This ensures that the project does not obstruct or negatively impact existing emergency access routes around the property. The placement of the shed will not impede access to any utility easements or fire hydrants, upholding the intent of this standard for adequate separation for emergency responders.
- **4 To enhance privacy for occupants of residences:** The proposed design includes a single set of doors that will open towards the subject property, away from the nearest neighboring property. The street facing, decorative stained glass window will not be see-through. The placement of the garden shed in this location will contribute to a greater sense of privacy between the existing home and the neighboring residence without being visually obtrusive.
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- **6 To ensure that driver visibility on adjacent roads will not be obstructed:** The proposed garden shed, due to its location well within the property boundaries at the end of the existing driveway will not introduce any new obstructions to the field of view for drivers on adjacent roads. The project maintains existing setbacks and sight lines, ensuring continued compliance with this standard.
- **7 To ensure safe access to and from common roads:** The placement of the proposed garden shed at the end of the existing driveway, significantly set back from the road, will have no impact on the safe ingress and egress to the property from common roads. The project does not alter the existing driveway configuration or introduce any elements that would impede safe access.
- **8 To ensure that pleasing views are neither unreasonably obstructed nor obtained:** The placement of this relatively small garden shed is not anticipated to significantly alter existing views from neighboring properties or public spaces. The current views primarily consist of the existing residential structures. The design of the shed will be in keeping with the residential character of the neighborhood and the existing home to ensure it blends in with its surroundings in a pleasing manner.

- **9 To separate potentially incompatible land uses:** This small garden shed is entirely compatible with the existing residential land uses in the surrounding area. Its intended use for storage and gardening will not generate any noise, traffic, or other impacts that would create incompatibility with neighboring properties. The project is consistent with the established character of the residential zone.
- **10 To ensure access to solar radiation for the purpose of alternative energy production:** Due to the limited height (12 feet), size (10'x11'), and placement of the proposed garden shed at the end of the driveway, it will not negatively impact the potential for solar radiation access on the subject property or neighboring properties for future alternative energy systems. The location is away from the primary roof areas of the existing house and is unlikely to interfere with optimal placement for solar panels.