



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

VARIANCE REQUEST #851-21-000362-PLNG: PARKS

*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: September 24, 2021

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

#851-21-000362-PLNG: A Variance request to replace an existing deck with a new deck within the existing deck footprint while maintaining the existing 6-foot rear yard setback. The subject property is located in the Cape Meares community at 5430 3rd Street NW, a County road, zoned Rural Residential 2-Acre (RR-2) and is designated as Tax Lot 8800 in Section 7CA of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Applicant/Property Owners are Peter & Christina Parks.

Written comments received by the Department of Community Development prior to 4:00p.m. on October 8, 2021, 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 October 11, 2021.

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 the 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.co.tillamook.or.us/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 contact Sarah Absher, CFM, Director at 503-842-3408 Ext. 3317, sabsher@co.tillamook.or.us.

Sincerely,

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

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:

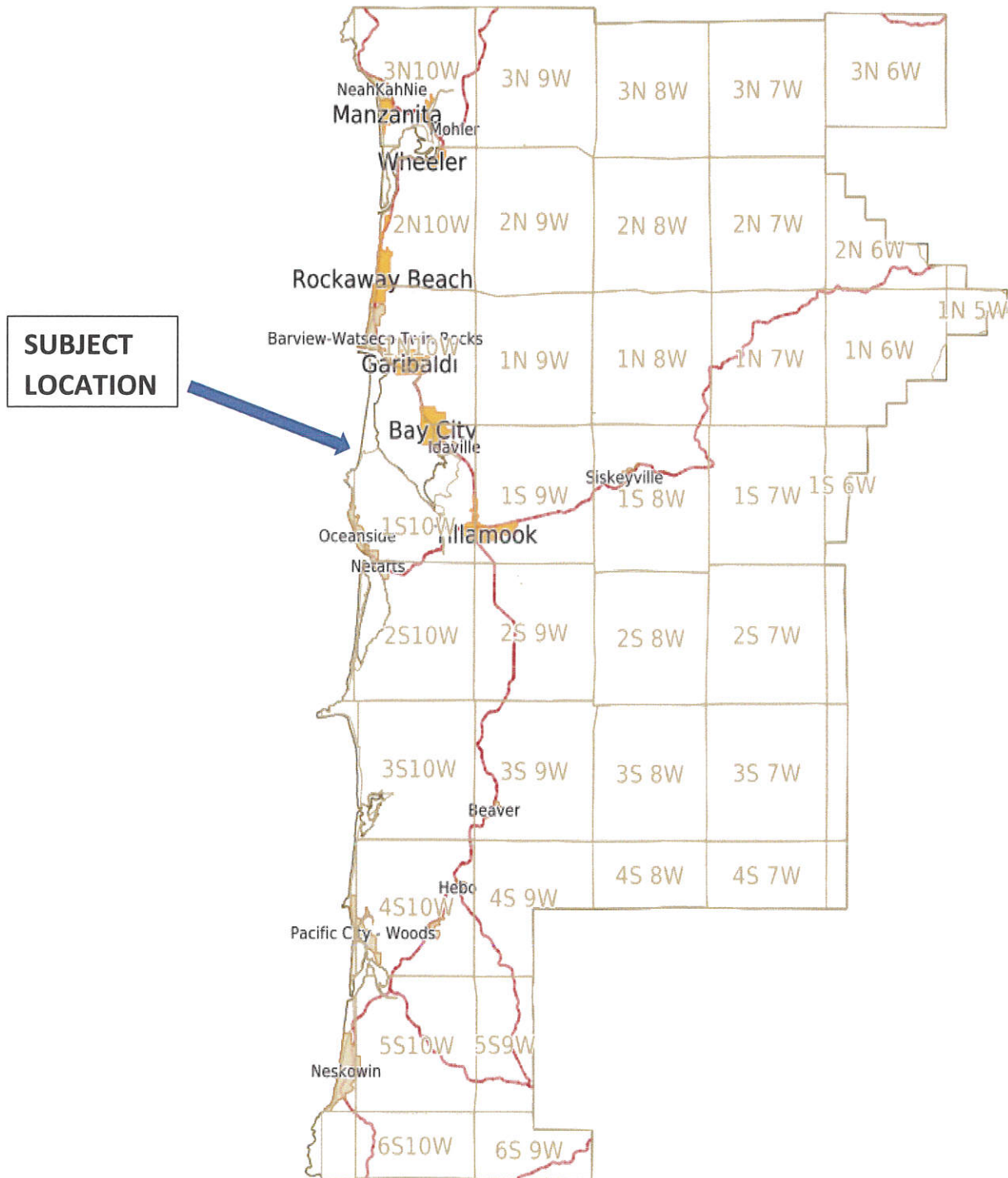
- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, 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

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

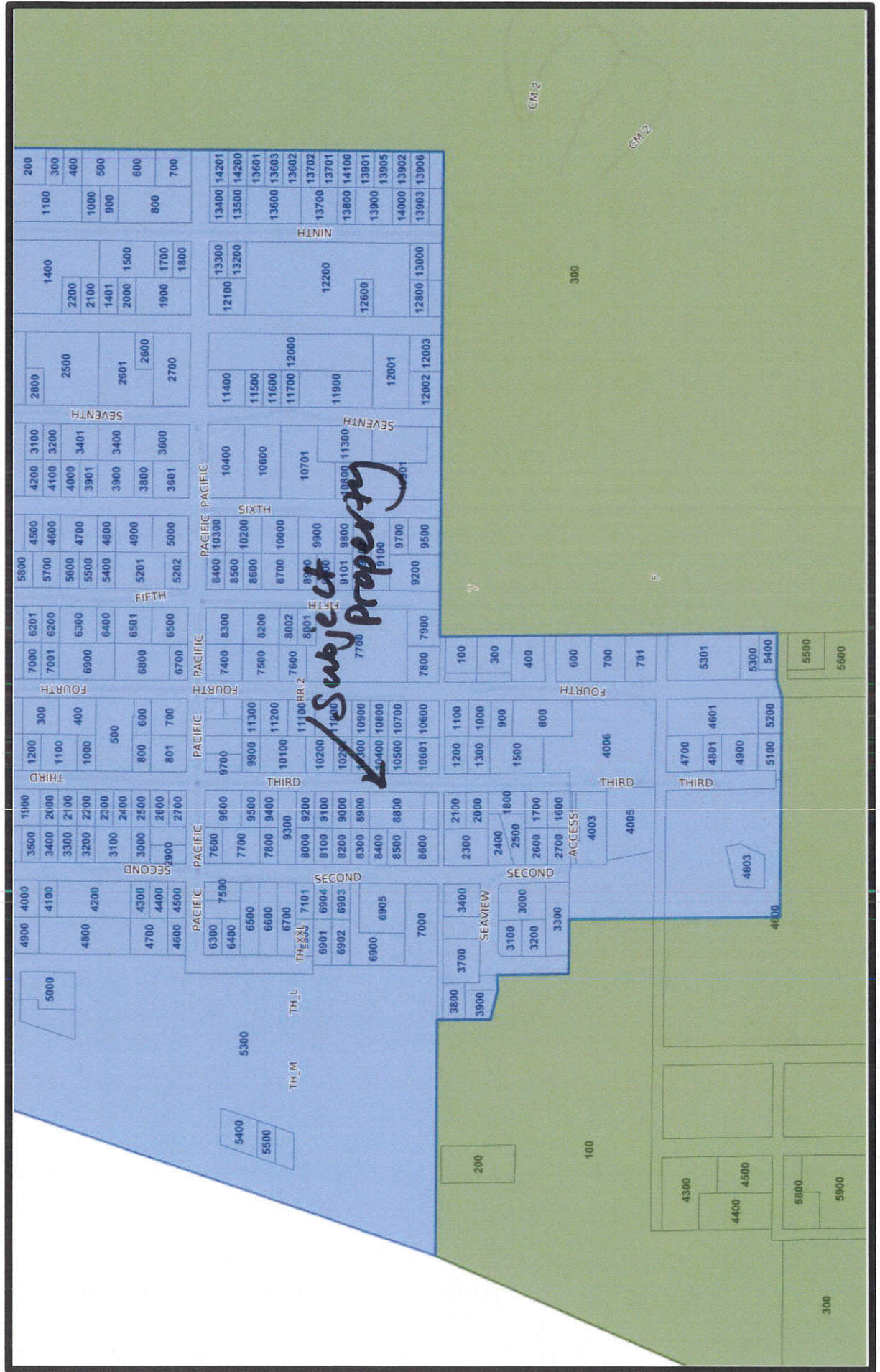
- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private 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.

VICINITY MAP



#851-21-000362-PLNG: PARKS VARIANCE REQUEST

Map





PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: PETER & CHRISTINA PARKS Phone: 360-910-8904/360-910-8907

Address: 5430 3rd St NW Tillamook, OR

City: Tillamook State: OR Zip: 97141

Email: CHRIS.PARKSHOMES@gmail.com

Property Owner

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

OFFICE USE ONLY	
Date Stamp	RECEIVED SEP 16 2021 BY: _____
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>ADA</u>	
Receipt #:	
Fees: \$ <u>1,089</u>	
Permit No: 851- <u>21</u> - <u>000342</u> -PLNG	

Request: See attachment.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: 5430 3rd St N.W., Tillamook, OR 97141

Map Number: _____

Township	Range	Section	Tax Lot(s)
			<u>8800</u>

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Christina M Parks
 Property Owner Signature (Required) _____ Date 9-13-21

Christina M Parks
 Applicant Signature _____ Date 9-13-21

Request for Variance – 5430 3rd St NW

We are requesting a variance to the setback from the west property line at 5430 3rd St NW to replace a rotted 12X26 ft deck. The original deck was in place when the home was purchased and removed when new siding was put on the home in Summer 2021. Because it was completely removed (due to safety concerns with the amount of rot), we are requesting a setback variance to replace the deck.

1. The deck is on the second level of the home and there is a sliding glass door on the west side of the home that opens to the deck. With no deck and egress, it is a significant safety hazard. If anyone were to open the sliding door and step out, it would be a minimum of a 15-foot fall to the ground below.
2. The deck with stairs is also the primary way to access the backyard from inside the home for use and enjoyment of the backyard and quickest access to the garage, BBQ and lawn equipment.
3. The new deck will be one foot shorter than the original deck and therefore, one foot further away from the property line than the previous deck. It will not impede adjoining property owners' use and enjoyment of their land for legal purposes.
4. There are no reasonable alternatives available that require a lesser or no variance. We have reviewed all possibilities with the Director, CFM to identify another alternative and an application for variance was determined to be the best and only alternative. The deck must be replaced to address the hazard of a fall from the second level sliding door. Additionally, the slider is essentially the back door and second egress of the home if an emergency were to prevent egress through the primary door on the south side of the home.

Sincerely,

Pete and Chris Parks

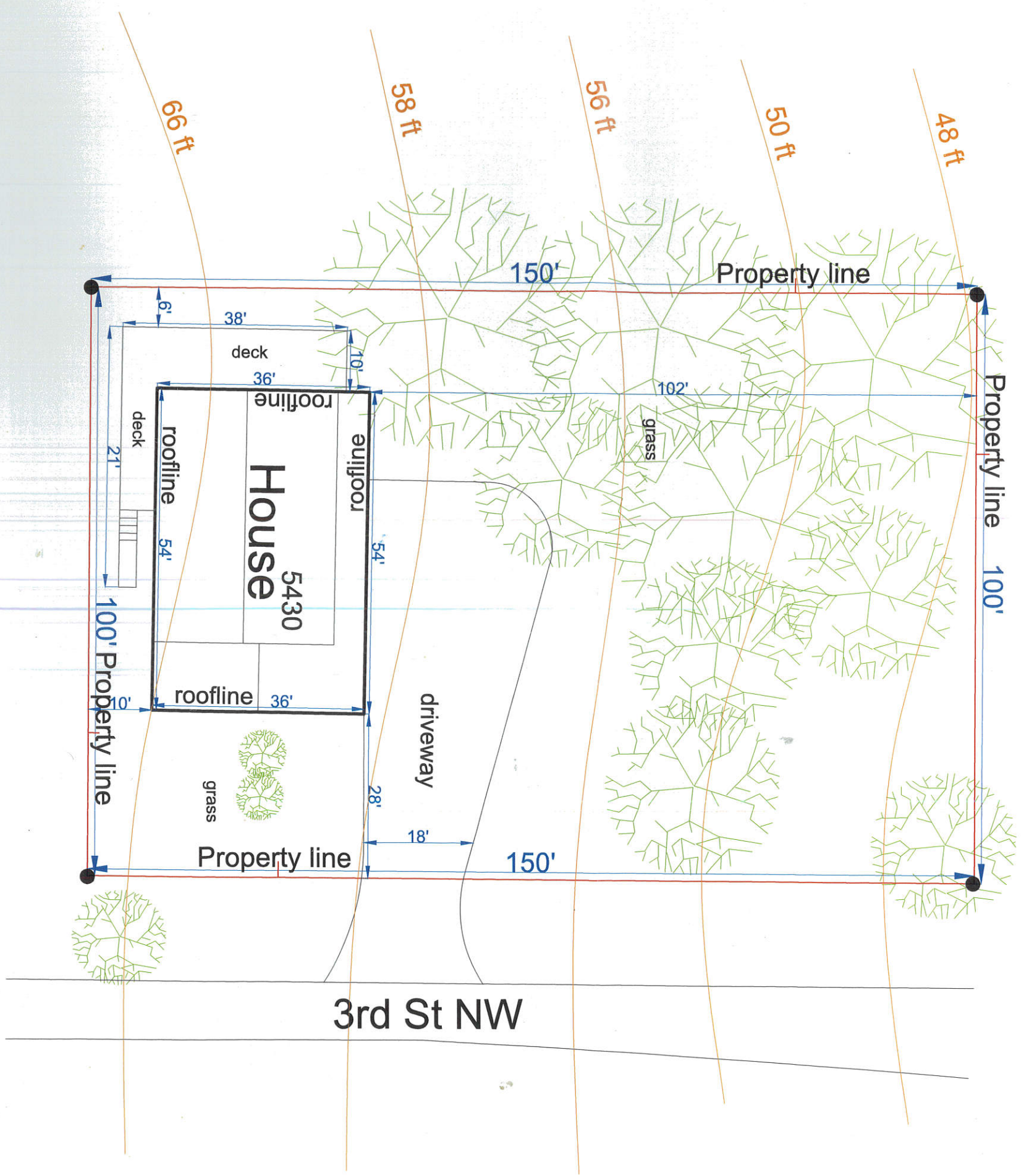
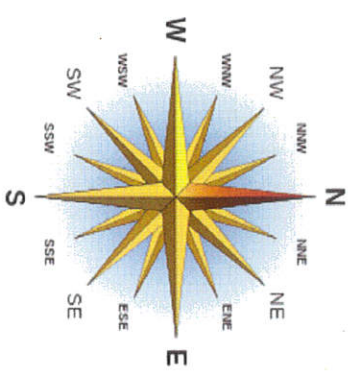
SITE PLAN

Address: 5430 3rd St NW

City, State, ZIP: Tillamook, OR 97141

Country: USA

Scale 1":20'

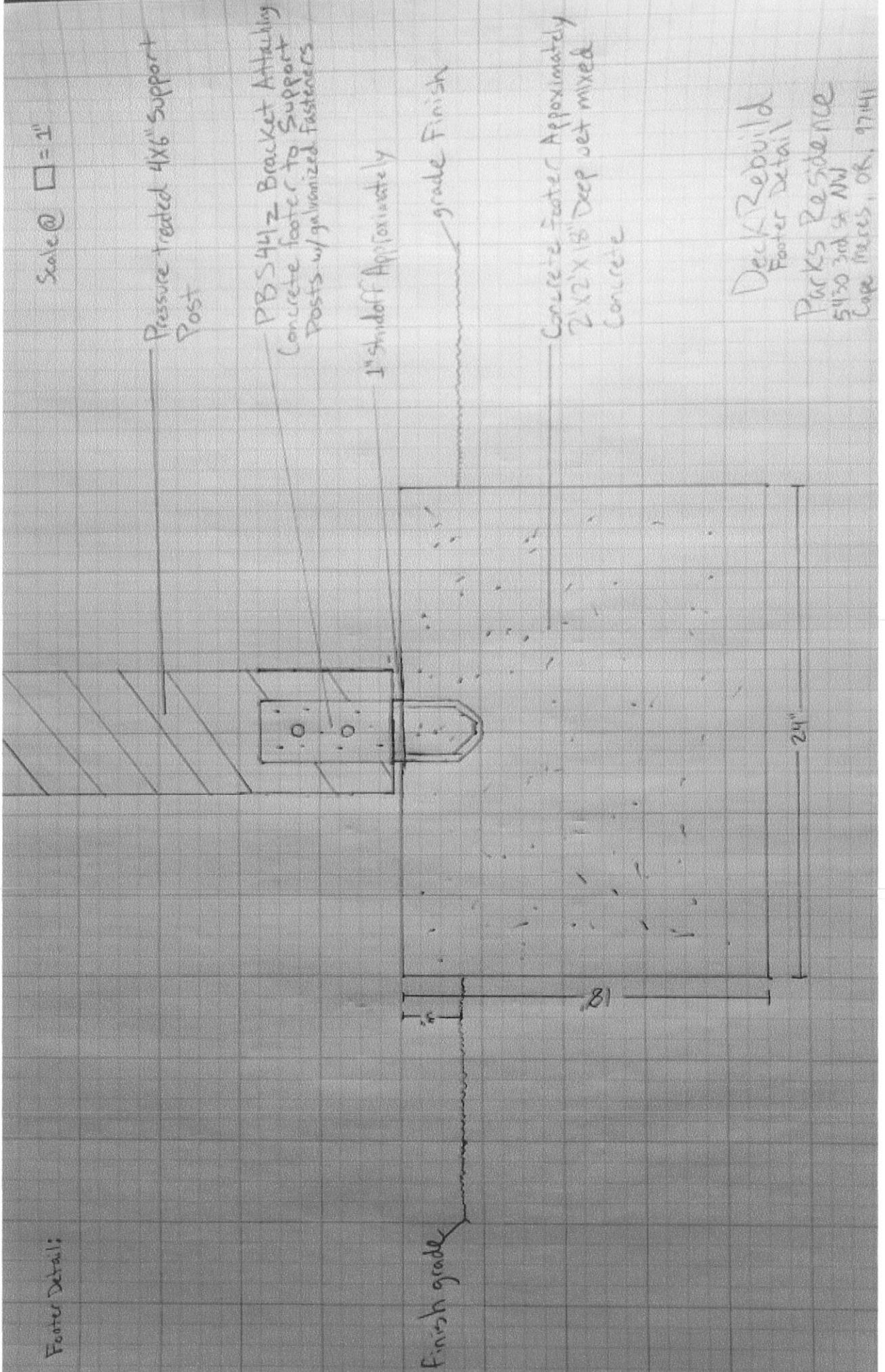


Description of Work

Replace the old rotten and unsafe deck that came with the house when we purchased the house. The deck is our primary entry port for the house since the entry into the dwelling is 8' above the ground.

Footer Details

Scale @ $\square = 1"$



Pressure treated 4x6" support Post

PBS 441Z Bracket Attaching Concrete footer to Support Posts w/ galvanized fasteners

1" shutoff Approximately

Finish grade

grade Finish

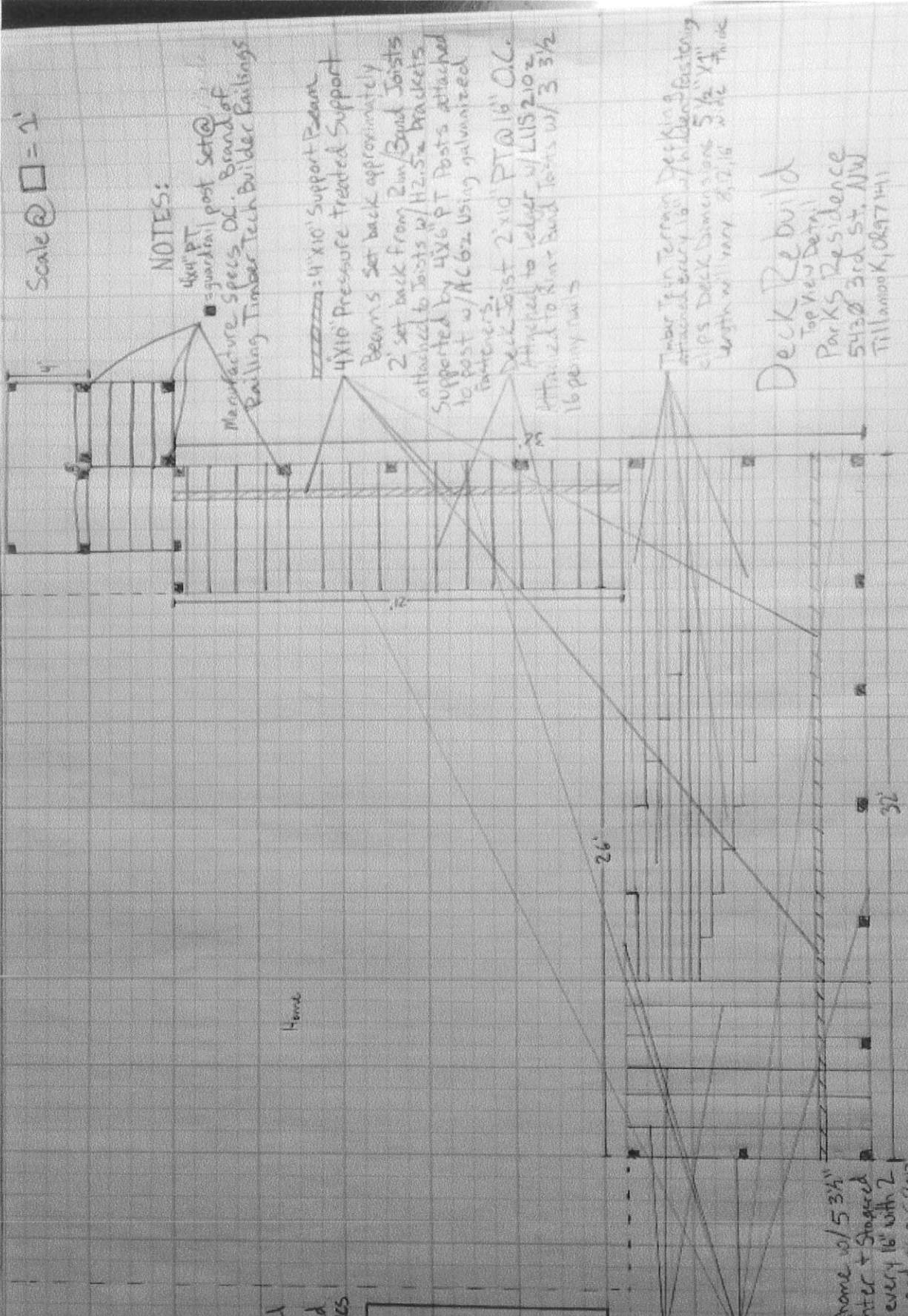
Concrete footer Approximately 2'x2'x18" Deep wet mixed concrete

24"

8"

Deck Rebuild
Footer Detail

Parks Residence
5430 3rd St NW
Cape Mores, OK, 97141



Scale @ 1" = 1'

NOTES:

- 4x4" PT = guardrail post set @ Manufacturer Specs O.C. Brand of Railing Timber Tech Builder Railings
- 4x10" Pressure Treated Support Beams set back approximately 2" set back from Rim/Band Joists attached to joists w/ H2.5" brackets supported by 4x6 PT Posts attached to post w/ AC62 using galvanized fasteners.
- Deck Joist 2x10 PT @ 16" O.C. Attached to Ledger w/ LUS 210 16 penny nails

Timber Tech Railing Deck King attached every 16" w/ H2.5" fastening clips Deck Dimensions 5 1/2" x 1" length will vary 2 1/2" 1/2" thick

Deck Rebuild
Top View Detail
Parks Residence
5438 3rd St. NW
Tillamook, OR 97141

Top View:

Notes:

All hardware, brackets & fasteners will be galvanized steel unless otherwise noted or recommended by Manufacturer Specs

Key:

- Deck, Rim + Band Joist
- - - Home Outline
- guardrail Post
- ▨ Support Beam

Deck Joists 2x10 PT @ 16" O.C.

Deck Ledger Rim + Band Joists 2x10 PT

Ledger Attached @ Home w/ 5 3/4" 16p Nails on 16 center + staggered Ledger Lock Screws every 16" with 2 top and bottom on each end as per 2017 O.C. Residential Code R507.2.1

Scale @ 1" = 1'

Home

Front View:

Notes:

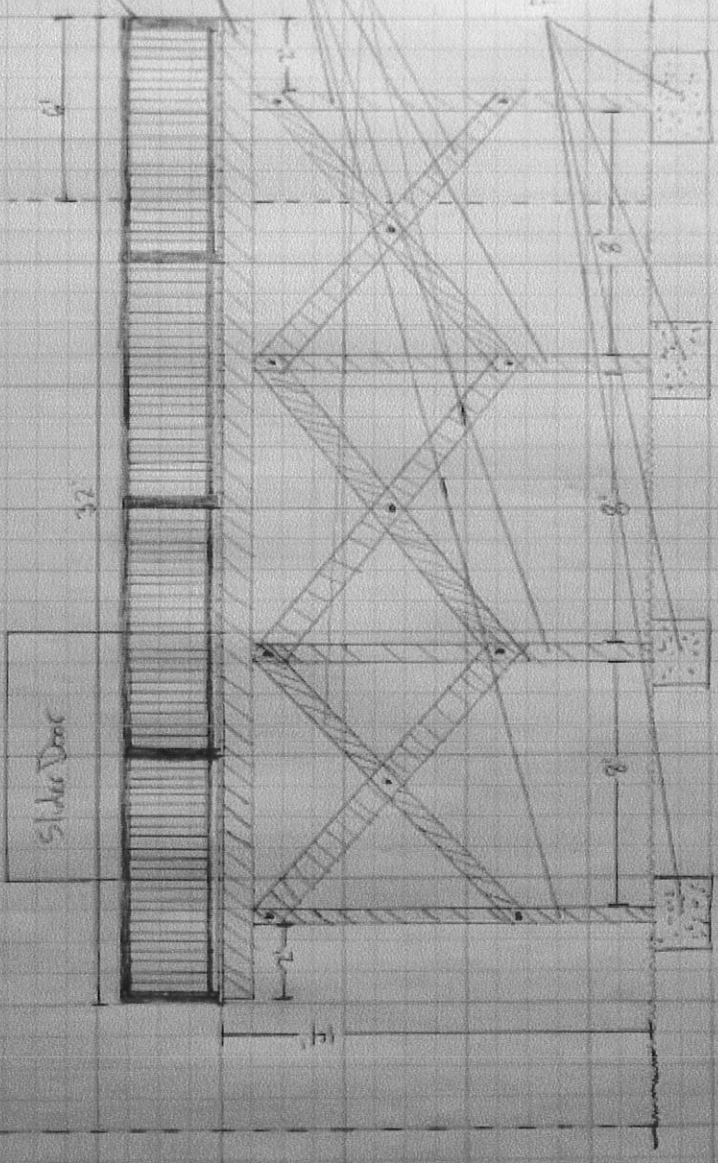
Timber Tech Builder Railings
Installed to Manufacturers
Specifications

4x10" PT Beam Attached to Support
Posts as per 2017 Oregon Specialty
Code R507.7.1

4x6 PT Beam Attached to Beams as
per 2017 Oregon Specialty Code
R507.7.1


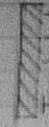

2x6 PT Cross Sections attached w/ 1/2"
Thru bolts w/ threaded w/nuts + washers

Footers 2'x2' x 18" deep w/ rebar concrete
as per 2017 OR Residential Specialty
Code R507.8.1 using R854142
brackets to attach Post to footer



Deck Rebuild
 Front View
 Parks Residence
 5430 3rd St NW
 Cape Meares, OR 97141

Side View:

- Key:
-  Timber tech Decking
 -  Pressure Treated Lumber
 -  1/2" Thru bolts and washers

Home

Scale @ 1" = 1'

Notes:

Star Attachment Footings & Connections see drawing detail

Timber tech Builder Existing built to Manufacturer specifications

Min. 1/2"

21"

8'

4x10" PT Beams

4x6" PT Support Posts

2x10" PT Joists

2x6" PT Cross Section Attached w/ 1/2 thru bolts w/ nuts & washers galvanized

2x12" PT Cut Stake Joists

4x4" Posts

Deck Rebuild
Side View detail
Parks Residence
5450 3rd St. NW
Cape Mores, OR 97141

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