



Planning Permit Application

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-7922
 F:(541)347-1415

Permit Number:

APPLICATION TYPE (select all that apply)		
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Land Use Review*	<input type="checkbox"/> Subdivision*
<input type="checkbox"/> Certificate of Appropriateness (CoA)*	<input type="checkbox"/> Partition*	<input type="checkbox"/> Vacation*
<input type="checkbox"/> Comprehensive Plan or Zone Amendment*	<input type="checkbox"/> Plan Review (PR)	<input type="checkbox"/> Variance*
<input type="checkbox"/> Conditional Use Permit (CUP)*	<input type="checkbox"/> Planned Unit Development (PUD)*	<input checked="" type="checkbox"/> Zoning Compliance (ZC)
<input type="checkbox"/> Floodplain Development*	<input type="checkbox"/> Property Line Adjustment (PLA)*	<input type="checkbox"/> Other _____*
* Pre-application required		Total Fees: \$

I. PROJECT LOCATION		
Street Address: 1242 WAVECREST LANE SW BANDON OR 97411		
Map Number / Tax Lot(s): 28515W3600 / 2100	Zone: CD-1	Floodplain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development)	
Applicant's Name: DAVE REED	Phone: 541 551 0057
	E-Mail: INFO@WAVECRESTRESIDIO.COM
Applicant's Mailing Address: P.O. BOX 1808 BANDON OR 97411	

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: ROBYN POLLARD	Phone: 541-329-2191
	E-mail:
Mailing Address: 1242 WAVECREST LANE SW	

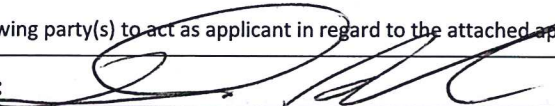
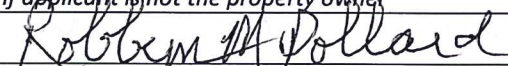
IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)		
Title:	Name:	
Email:	Phone:	
Title:	Name:	
Email:	Phone:	
Title:	Name:	
Email:	Phone:	

V. PROJECT DESCRIPTION		
Use: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other ADDITION/RENOVATION		
*Please attach a short narrative that describes your proposed project and indicates the proposed use.		
RENOVATION OF EXISTING RESIDENCE & FIRST FLOOR ADDITION 239SF & SECOND FLOOR ADDITION 157SF		

VI. SITE PLAN: Please see our "How to Create a Site Plan" and sample site plan document for requirements and tips on how to create your site plan. Plans must be drawn to scale and may be submitted electronically; printed copies must be submitted on 11x17, ledger size paper (larger or smaller paper sizes will not be accepted).

VII. PROPERTY OWNER SIGNATURE/AUTHORIZATION

- I have read the application and the attached documentation and I understand that my application may be delayed or deemed incomplete if I have provided insufficient information and documentation to allow for approval.
- I certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.
- I understand and agree that all required inspections will be requested 2 business days in advance, and it is the applicant's responsibility to ensure required inspections have been requested, completed, and approved.
- I authorize the City of Bandon or its acting agent, to enter onto the subject property, as described in section "I. Project location".
- I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described above.

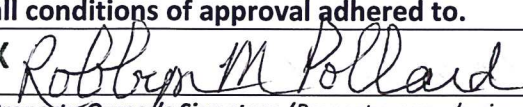

X Applicant's Signature: 	Date: 6/1/22
<i>Property owner's signature required if applicant is not the property owner</i>	
X Property Owner's Signature: 	Date: 6/2/22

Development Disclosure

The City of Bandon is obligated to report all ground disturbances within the City of Bandon to the Coquille Indian Tribe. Property owners and applicants must adhere to all conditions and requirements set out by the Coquille Indian Tribe, State Historic Preservation Office (SHPO) or both if required. Please be aware that state statutes and federal law govern how archaeological sites are to be managed. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or private lands.

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

It is the property owner/applicant's responsibility to provide the City of Bandon all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to the City of Bandon, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.	
X 	6/2/22
<i>Property Owner's Signature (Property owner's signature required if applicant is not the property owner)</i>	Date
X 	6/1/22
<i>Applicant's Signature</i>	Date

Staff's Signature of Intake: _____ Date: _____

Staff's Signature of Completeness: _____ Date: _____

Staff's Signature of Approval: _____ Date: _____

Submittal Requirements:

1. Completed Pre-Application with summary notes from the Planning Department (if applicable)
2. Complete Planning Permit application (including fees and applicable property records)
3. Signed Development Disclosure
4. Completed Submittal Requirement sheet

Site Plan Requirements (please check that you have completed each of the following)

- Setbacks on all sides of the property (must be marked from the closest structure to the property line)
- Property line must be clearly marked on all sides - if property corners cannot be determined a survey will be required.
- Location of all buildings and proposed building or addition
- Location of all mechanical equipment and proposed equipment (HVAC, propane tanks and enclosures - these cannot be located in the setback area)
- Fences, patios, sidewalks, (if being built along with the construction of a building)
- Decks, steps, porches (these cannot be located in the setback)
- All off-street parking
- Location of the front entrance and all exterior doorways
- Location & material of the driveway
- Direction of roof drainage
- Drywell, if required (must be engineered)
- Location of electric meter base (on the front or no farther than 5 feet down the side)
- Proposed water and sewer line locations
- Water shut off valve must be located beside the water meter box; 6" sewer clean out must be at the property line
- Square footage of the lot, structures including garage (1st & 2nd floors noted separately), and percentage of impermeable surface. (Impermeable surfaces must be shown on the site plan)

Design Feature Requirements (Please check your selections)

Homes in the R-1 and R-2 zones require a minimum of 6 (at least 3 on the face of the home)

Homes in the CD zones require a minimum of 8 (at least 4 on the face of the home)

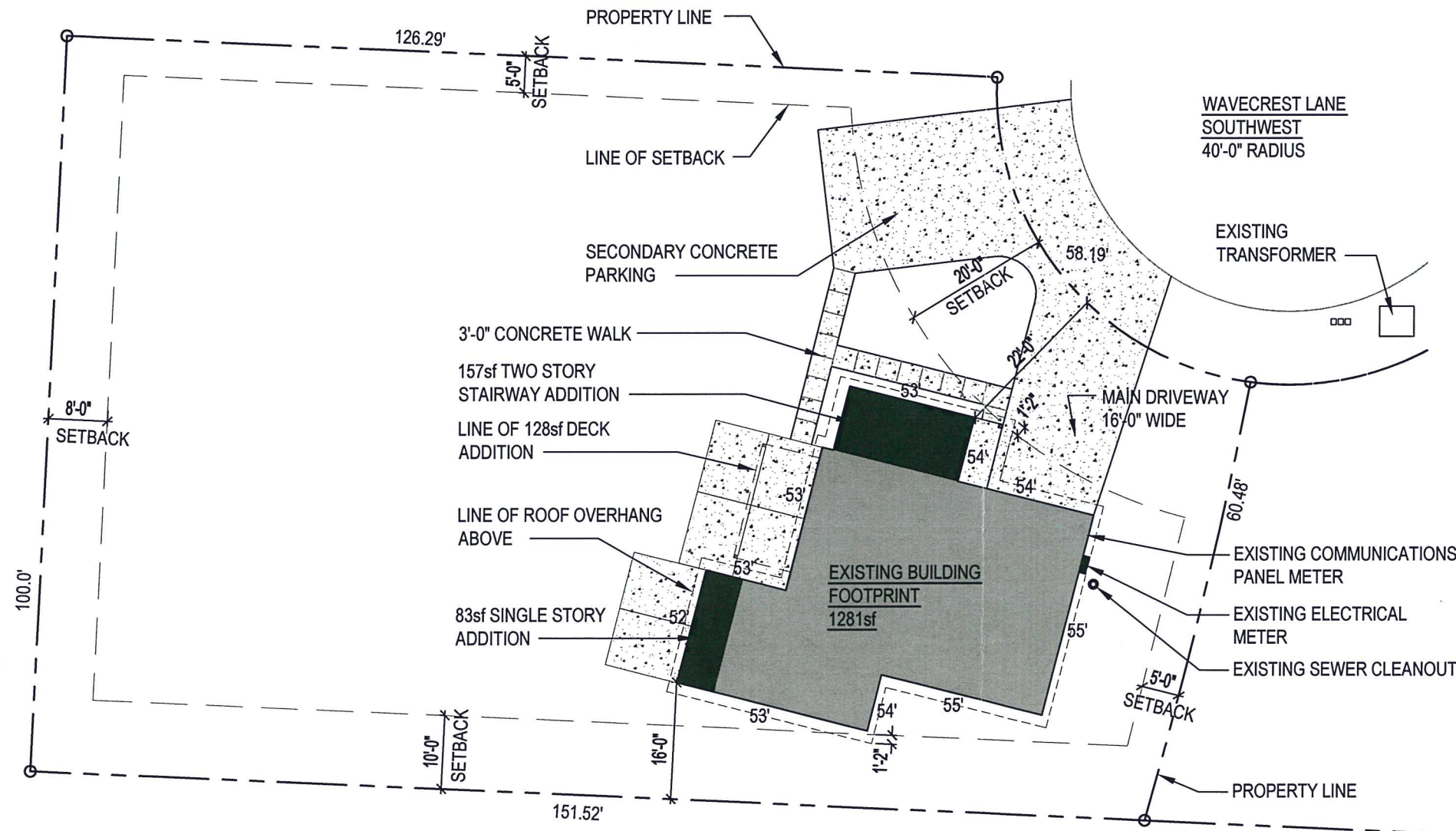
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| <input checked="" type="checkbox"/> Roof pitch at or greater than 3/12 | <input type="checkbox"/> Bay windows |
| <input checked="" type="checkbox"/> Covered porch - (minimum of 25 square feet) | <input type="checkbox"/> Cupolas |
| <input type="checkbox"/> Tile or Architectural grade shingles (not composition shingle) | <input type="checkbox"/> Hip roof |
| <input checked="" type="checkbox"/> Off set of the building face or roof (at least one foot, minimum of 2 feet in cd-1 & cd-2 zones) | <input type="checkbox"/> Pillars or posts |
| <input checked="" type="checkbox"/> Eaves with a minimum projection of six (6) inches | <input type="checkbox"/> Mullioned windows |
| <input checked="" type="checkbox"/> Horizontal lap siding, cedar shake or shingle on 100% of the exterior | <input type="checkbox"/> Window shutters |
| <input type="checkbox"/> Recessed entry area (minimum depth of three feet) | <input checked="" type="checkbox"/> Clerestory windows |
| <input checked="" type="checkbox"/> Garage (constructed with exterior finish materials matching the residence) | <input type="checkbox"/> Dormers |
| <input checked="" type="checkbox"/> Combination of cedar shake and shingle siding or lap siding with stone | <input type="checkbox"/> Gables |

Additional Required Plans

- Floor plan - Including garage (before and after drawings must be included for remodel/additions)
- Elevation of all structures - All sides must show direction, dimensions, height, design features and depth of eaves/gutters.
- Grade of property and/or grading plan
- Foundation plan for all construction - (for a manufactured home the slab & runner system)
- DEQ septic system permit & plan drawings - (if applicable)
- Geotechnical report - (if applicable)
- Drainage plan - (with engineered drawings if applicable)
- Engineered foundation - (if applicable)

YOUR APPLICATION WILL BE DEEMED INCOMPLETE IF YOUR SITE PLAN FAILS TO LIST ALL REQUIRED INFORMATION, INCLUDING DESIGN FEATURE REQUIREMENTS WHICH MUST ALSO BE SHOWN IN YOUR SUBMITTED ELEVATION PLANS.

POLLARD RENOVATION & ADDITION
 1242 WAVECREST LANE SW
 BANDON OR.97411



SITEPLAN

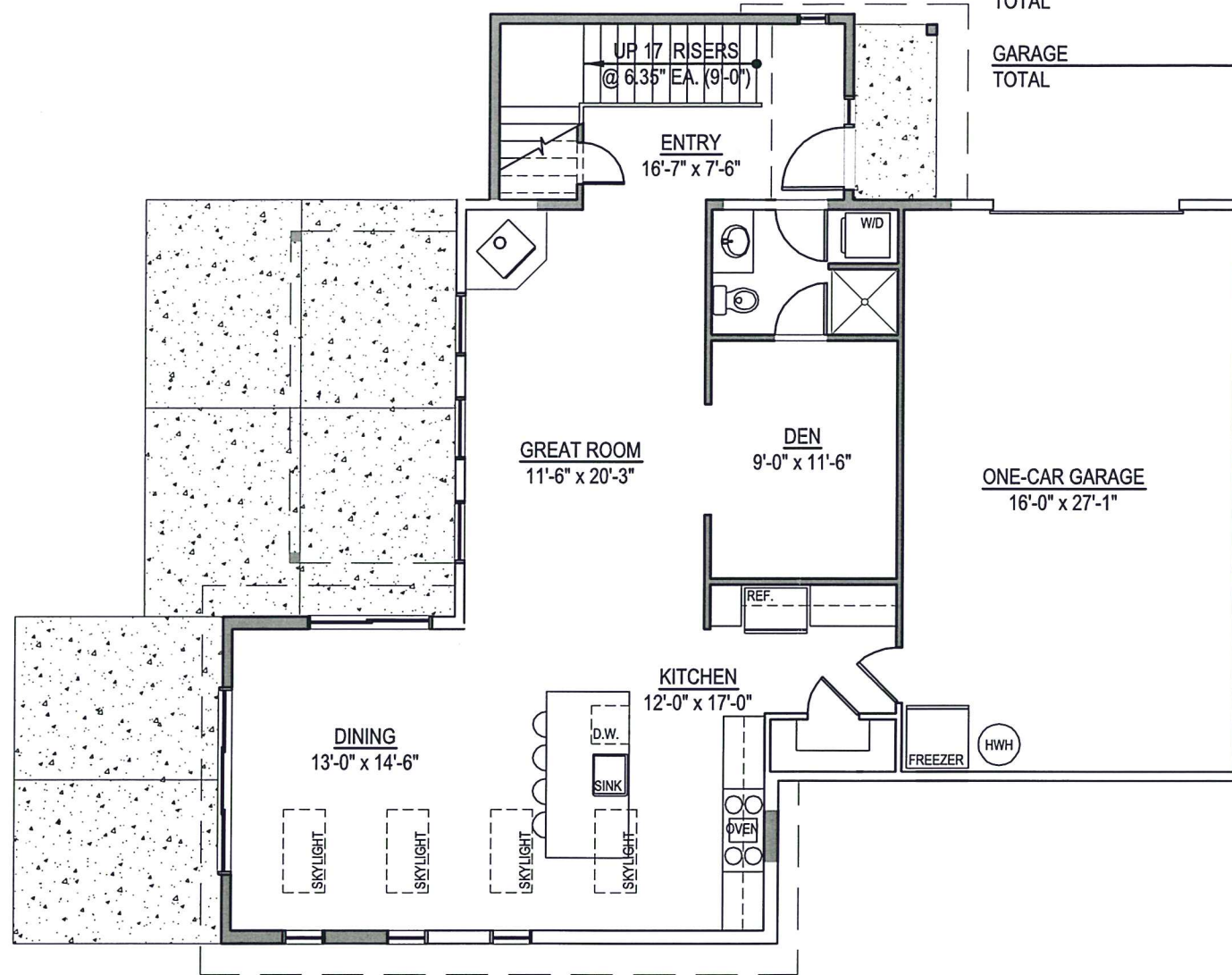
SCALE: 1"=20'-0"



SITE DATA		
MAP AND TAX LOT:	28S15W36CC	LOT 2100
ZONING DISTRICT:	CD-1 CONTROLLED DEVELOPMENT 1	
SETBACK	REQUIRED	PROVIDED
FRONT	20'-0"	20'-0"
SIDE	8'-0"	8'-0"
SIDE MINIMUM	5'-0"	5'-0"
REAR	10'-0"	10'-0"
BUILDING HEIGHT		
ALLOWED	24'-0"	
PROVIDED	24'-0"	
AVERAGE NATIVE GRADE		54.0'
NORTH =	53.0'	
NORTH =	54.0'	
NORTH =	53.0'	
EAST =	54.0'	
EAST =	55.0'	
EAST =	54.0'	
SOUTH =	55.0'	
SOUTH =	53.0'	
WEST =	52.0'	
WEST =	53.0'	
BUILDING LOT COVERAGE		
LOT COVERAGE =		1647sf
ALLOWED < 50%	14827sf / 2 =	7414sf
IMPERVIOUS SURFACE		
NEW CONSTRUCTION		1647sf
IMPERVIOUS SURFACE		2018sf
TOTAL BUILDING AREA:		3665sf
ALLOWED < 65%	14827sf x .65 =	9638sf
DESIGN FEATURES PROVIDED		
COVERED PORCH		
EAVES W/ MIN. 6" PROJECTION		
HORIZONTAL LAP SIDING		
GARAGE EXT. FINISH MATCHING RESIDENCE POSTS		
ROOF PITCH GREATER THAN 3:12		
OFFSET BUILDING FACE		
COMBINATION OF SHAKE & LAP SIDING		
CLERESTORY WINDOWS		

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EXISTING FIRST FLOOR PLAN	812sf
FIRST FLOOR ADDITION	239sf
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EXISTING SECOND FLOOR	1064sf
SECOND FLOOR ADDITION	157sf
TOTAL	2272sf
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GARAGE	469sf
TOTAL	2741sf

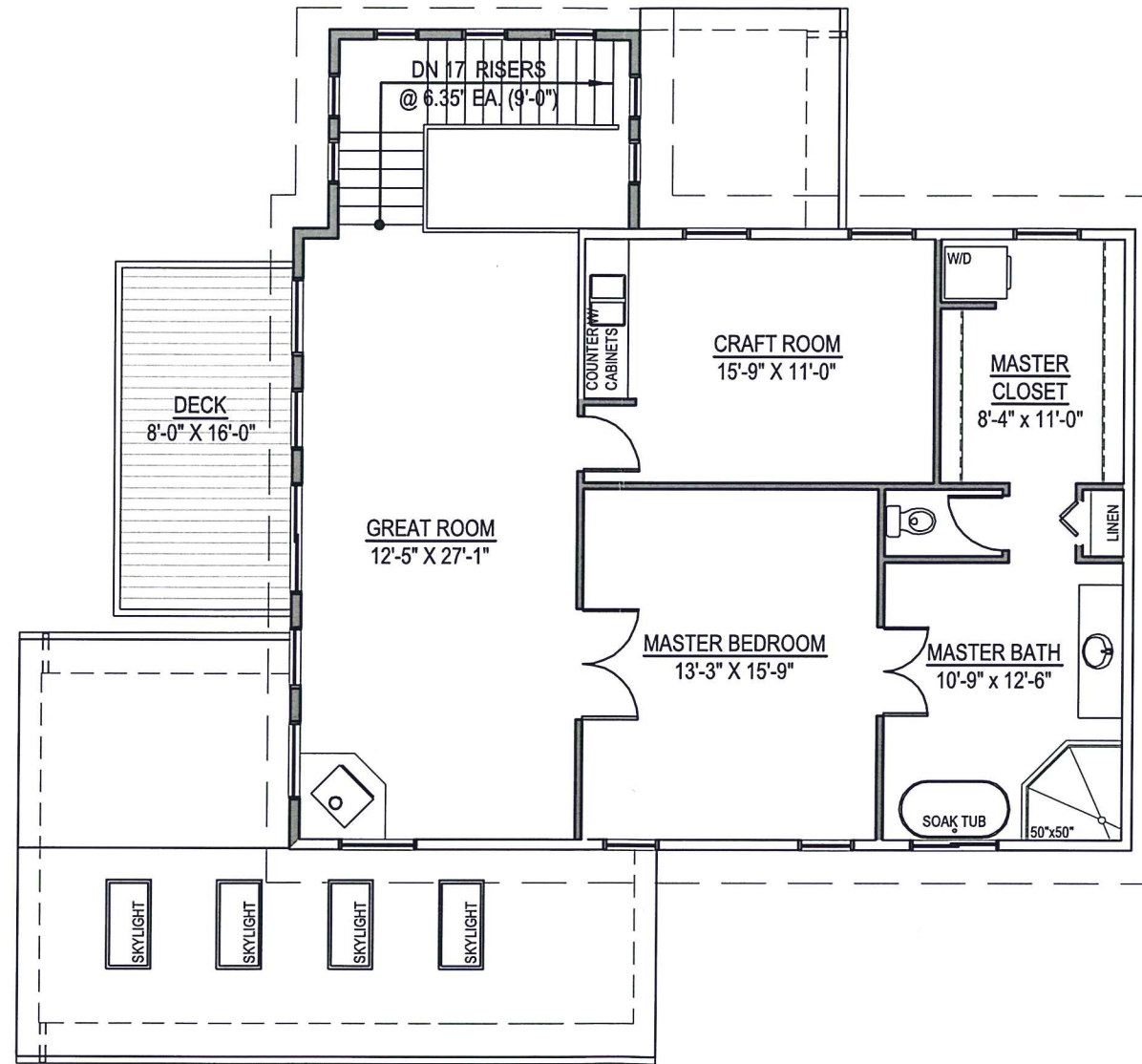


FIRST FLOOR PLAN

SCALE : 1/8"=1'-0"



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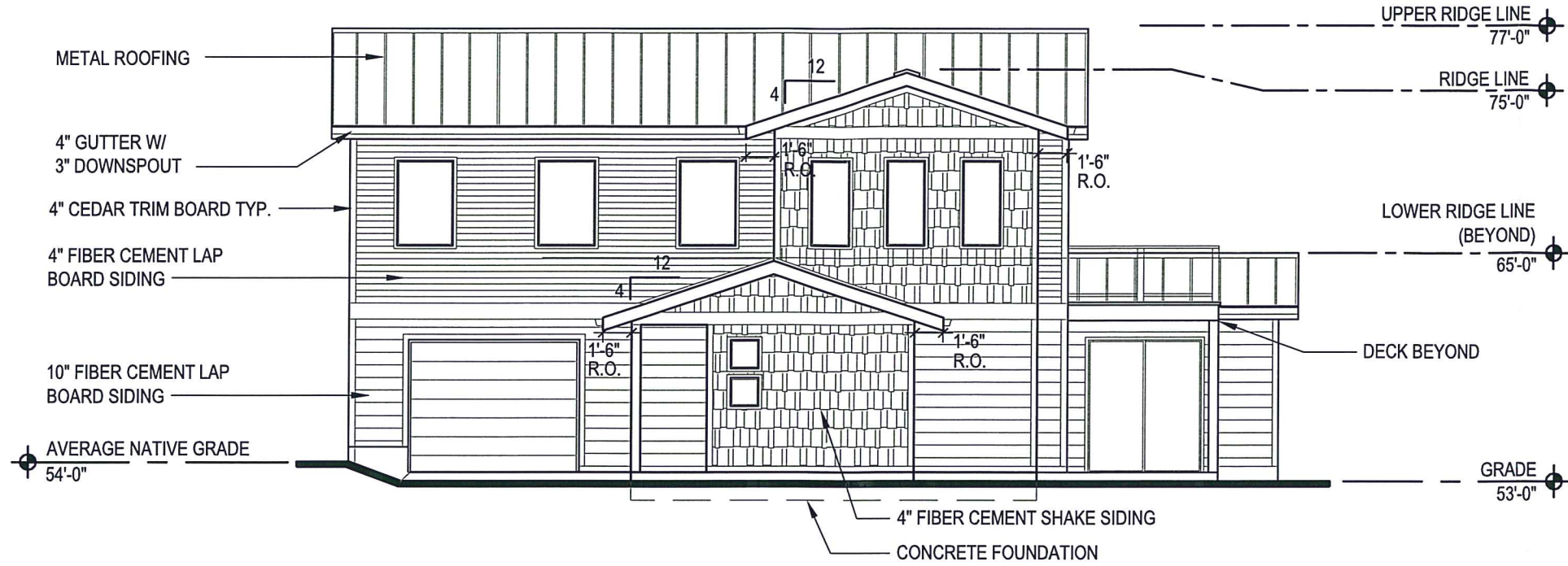


SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

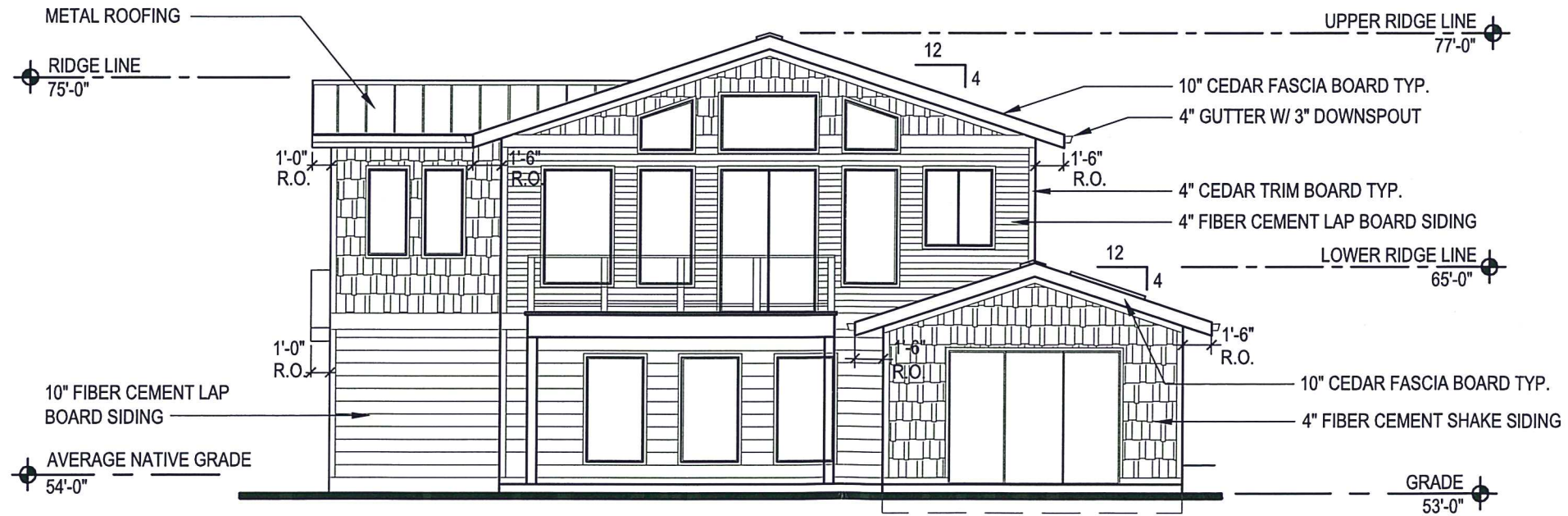


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NORTH ELEVATION

SCALE : 1/8"=1'-0"



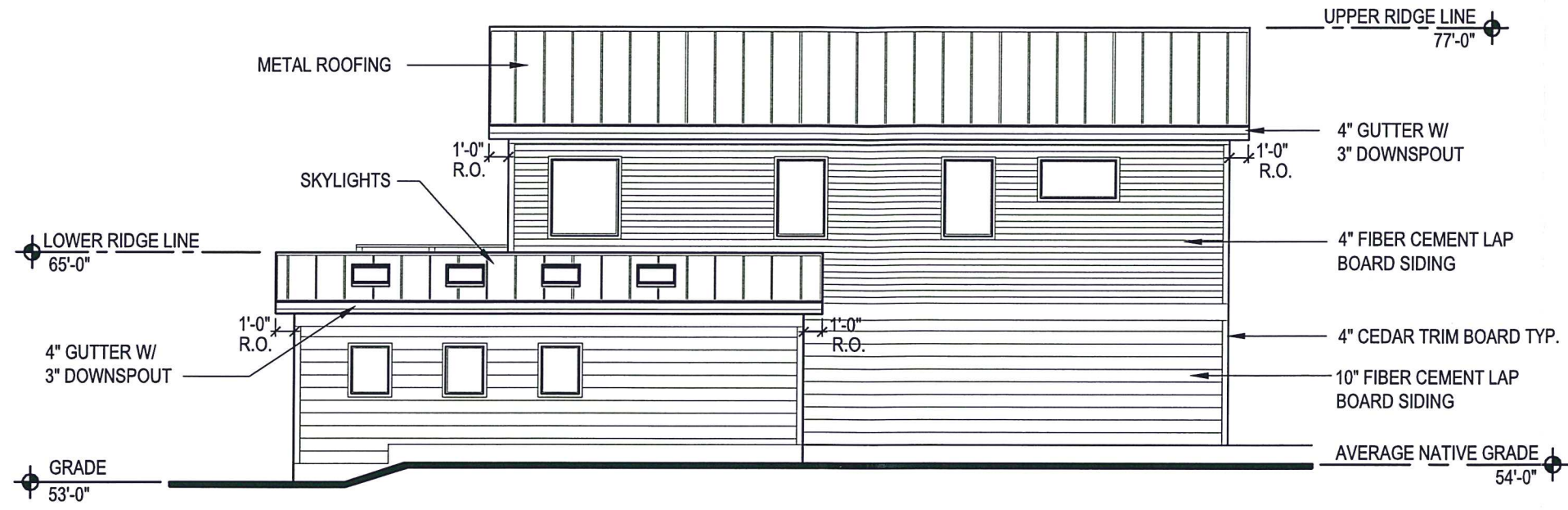
WEST ELEVATION

SCALE : 1/8"=1'-0"

THE WAYWARD R STUDIO
 BANDON OREGON
 DAVID REED / 541-551-0057

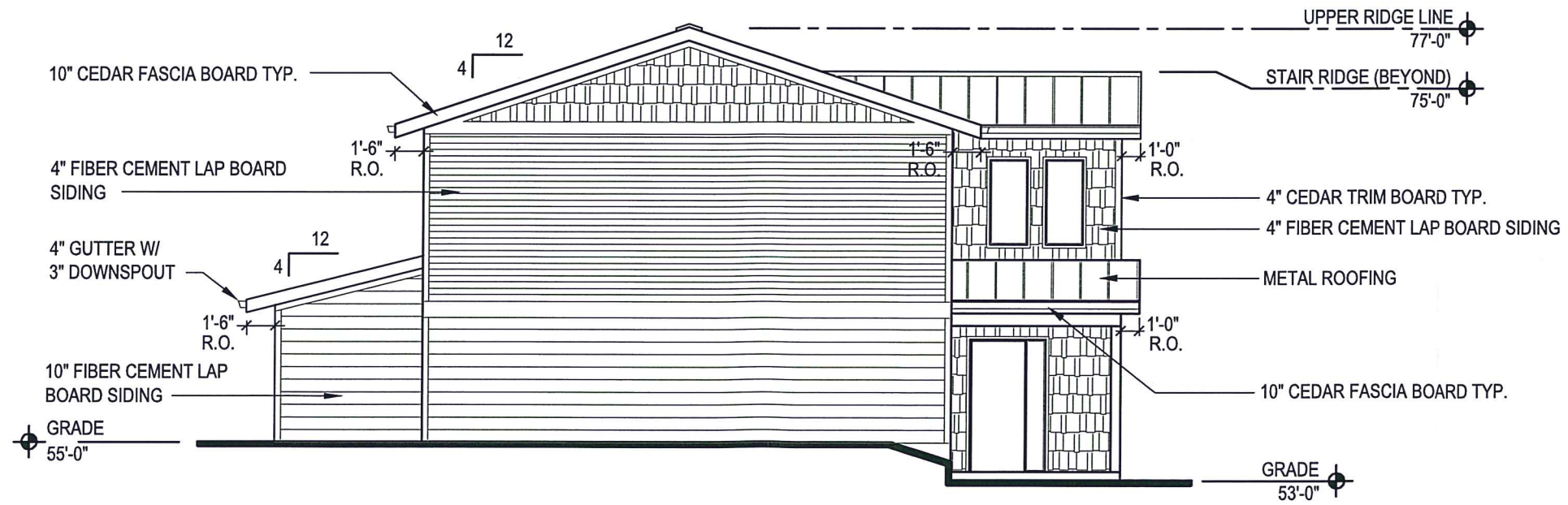
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POLLARD RENOVATION & ADDITION
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SOUTH ELEVATION

SCALE : 1/16"=1'-0"



EAST ELEVATION

SCALE : 1/16"=1'-0"

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