



LAND USE APPLICATION

OFFICIAL USE ONLY

DATE RECEIVED: 3/28/2023
 PLANNING FILE #: 23-015
 APPLICATION COMPLETE: _____

APPLICATION CHECKLIST

The following materials must be submitted with your application, or it will not be accepted at the counter.

- Complete signed Land Use Application
- Survey (if applicable)
- One set of to-scale plans (paper or digital)
- Evidence of ownership and/or written statement authorizing representation
- Fee
- Supplemental forms and findings
- Consolidation request form (if applicable)

TYPE OF APPLICATION (check all that apply):

| TYPE I | TYPE II | TYPE III | TYPE IV |
|--|--|--|---|
| <input checked="" type="checkbox"/> Zoning Compliance <input type="checkbox"/> COA <input checked="" type="checkbox"/> Floodplain Development <input type="checkbox"/> Home Occupation <input type="checkbox"/> Final Plat <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Sign | <input type="checkbox"/> Adjustment <input type="checkbox"/> COA <input type="checkbox"/> Preliminary Plat (Partition & Subdivision) <input type="checkbox"/> Plan Review <input checked="" type="checkbox"/> Geologic Assessment Review | <input type="checkbox"/> Conditional Use <input type="checkbox"/> PUD Preliminary Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Annexation <input type="checkbox"/> Comp Plan Amendment <input type="checkbox"/> Zoning Map Change |

Description of proposal:

PROPERTY DESCRIPTION (attach more pages as necessary):

| Coos County Assessor's Map Number | Tax Lot(s) | Size (acres or sq) | Zone |
|---|------------|--------------------|------|
| 29S15W01AB | 5500 | 0.73 | R-1 |
| Physical Address(es): 627 spyglass Bandon, OR | | | |

APPLICANT/OWNER(S):

Applicant/Owner Name(s) (Printed): Bruce Roe & Christine Patrick

Applicant/Owner Signature: [Signatures] Date: _____

Mailing Address: 3935 Barbados Ct Chico, CA 95973

Phone: 530-514-5919 Email: sportago@aol.com
707-2569125 chicofam53@aatt.net

APPLICANT'S REPRESENTATIVE(S):

Representative Name (Printed): _____

Representative Signature: _____ Date: _____

Mailing Address: _____

Phone: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.



RESIDENTIAL ZONING COMPLIANCE APPLICATION

| |
|-----------------------------|
| OFFICIAL USE ONLY |
| DATE RECEIVED: _____ |
| PLANNING FILE #: _____ |
| APPLICATION COMPLETE: _____ |

| I. SITE INFORMATION | | | |
|--|---|--|---|
| Property Address or Map and Tax Lot: | | | |
| Zone: <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> CD-1 <input type="checkbox"/> CD-2 <input type="checkbox"/> CD-3 <input type="checkbox"/> CD-R1 <input type="checkbox"/> CD-R2 <input type="checkbox"/> Other | Check if in the Floodplain: <input checked="" type="checkbox"/> | Check if Wetlands are present: <input checked="" type="checkbox"/> | Check if in the Hazard Overlay: <input checked="" type="checkbox"/> |

| II. APPROVAL CRITERIA | | | | | | | | | |
|---|---|----------------|----|------------------|------------------|--------------------------|---------|-------------------------|------------------|
| <u>Setbacks</u> Front: 20 Side: <i>Booth Street 15</i> Rear: 10 Side: 5 Side: 5 | <table border="1"> <tr> <td><u>Height:</u></td> <td>28</td> </tr> <tr> <td><u>Lot Size:</u></td> <td>73 AC - 31,799 ✓</td> </tr> <tr> <td><u>Lot Coverage (%):</u></td> <td>50% MAX</td> </tr> <tr> <td><u>Impermeable (%):</u></td> <td>4% 4%</td> </tr> </table> | <u>Height:</u> | 28 | <u>Lot Size:</u> | 73 AC - 31,799 ✓ | <u>Lot Coverage (%):</u> | 50% MAX | <u>Impermeable (%):</u> | 4% 4% |
| <u>Height:</u> | 28 | | | | | | | | |
| <u>Lot Size:</u> | 73 AC - 31,799 ✓ | | | | | | | | |
| <u>Lot Coverage (%):</u> | 50% MAX | | | | | | | | |
| <u>Impermeable (%):</u> | 4% 4% | | | | | | | | |
| <u>Design Features:</u> <input checked="" type="checkbox"/> Garage constructed with exterior finish materials matching the residence <input type="checkbox"/> Cupolas <input type="checkbox"/> Roof pitch at or greater than 3/12 <input checked="" type="checkbox"/> Covered porch - (minimum of 25 square feet) <input checked="" type="checkbox"/> Hip Roof <input checked="" type="checkbox"/> Recessed entry area (minimum depth of three feet) <input type="checkbox"/> Gables <input checked="" type="checkbox"/> Pillars or posts <input type="checkbox"/> Mullioned windows <input type="checkbox"/> Bay Windows <input checked="" type="checkbox"/> Eaves with a minimum projection of six (6) inches <input type="checkbox"/> Window Shutters <input type="checkbox"/> Tile or Architectural grade shingles (not composition shingles) <input checked="" type="checkbox"/> Clerestory windows <input type="checkbox"/> Dormers <input type="checkbox"/> Combination of cedar shake and shingle siding or lap siding with stone <input checked="" type="checkbox"/> Offsets of the building face or roof (at least one foot) <input checked="" type="checkbox"/> Horizontal lap siding, cedar shake or shingle on 100% of the exterior | | | | | | | | | |

| III. REQUIRED ATTACHMENTS – must be drawn to-scale | |
|--|--|
| <input checked="" type="checkbox"/> Site Plan <ul style="list-style-type: none"> Property dimensions & easements Footprint of all structures and dimensions Setback measurements Driveway location and dimensions Utility locations (including meter base) Direction of roof drainage Grading & Drainage features | <input checked="" type="checkbox"/> Elevation Drawings <ul style="list-style-type: none"> Must show all sides of proposed construction Must show all proposed design features Must indicate proposed building height (including foundation) Depth of any projections, including eaves and gutters <input checked="" type="checkbox"/> Floor Plan <ul style="list-style-type: none"> Must show include accurate dimensions Must show all exterior doors and projections |

Signature of Approval (Staff) _____

Date _____



THE CREEK HOUSE

627 SPYGLASS DRIVE
BANDON, OREGON 97411



DESIGN FEATURES

PER BANDON ZONING CODE 17.20.040.A

All homes in the R-1 zone, including but not limited to conventionally constructed homes and manufactured homes, shall utilize at least six of the following design features (at least 3 of these features shall be integrated into a face of the dwelling):

- ✓ 1. Garage constructed with finish materials matching the residence;
- ✓ 2. Hip Roof
- 3. Roof with a pitch at or greater than 3/12;
- 4. Hip Roof;
- 5. Gables;
- 6. Mullioned Windows
- ✓ 7. Eaves with a minimum projection of six inches;
- 8. Tile or architectural grade shingles;
- 9. Dormers;
- ✓ 10. Offsets on the building face or roof of at least twelve (12) inches;
- 11. Cupolas;
- ✓ 12. Covered porch - a minimum of 25 square feet;
- ✓ 13. Recessed entry area a minimum of three feet
- ✓ 14. Pillars or posts;
- 15. Bay windows;
- 16. Window shutters;
- ✓ 17. Clerestory windows;
- ✓ 18. Horizontal lap siding on 100% of the exterior, cedar shake or shingle siding on 100% of the exterior, or combination of cedar shake or shingle siding or lap siding with stone.

PROJECT INFO

SITE ADDRESS:

627 SPYGLASS DR., BANDON, OR 97411

MAP NO. 29S15W01AB
PARCEL 5500
ZONING R1
PARCEL SIZE 0.73 AC (31,799 S.F.)

SETBACKS

FRONT 20'
SIDE 5' (13' TOTAL)
SIDE ABUTTING STREET 15'
REAR (HABITABLE STRUCTURES) 10'
REAR (DETACHED, NON-HABITABLE) 5'

LOT COVERAGE

LOT COVERAGE REQ'D. 50% MAX.

BUILDING HEIGHTS

MAX. HT. (FROM GRADE AT MIDPOINT TO HIGHEST POINT OF ROOF DIVIDED BY NO. OF SIDES) 28'
MAX. HT. W/ PLANNING APPROVAL 35'
HEIGHT PROPOSED 23'-6"
CHIMNEYS MAX. HT. + 5'
PROPOSED CHIMNEY 18'-3"

RESIDENCE INFO

HOUSE SIZE 1615 S.F.
GARAGE SIZE 658 S.F. (25' x 30')
BEDROOMS 2
BATHROOMS 2.5


SHEET INDEX

A0.1 TITLE SHEET
A1.1 SITE PLAN
A1.2 DETAILED SITE & GRADING PLAN
A2.1 FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS
A4.1 SECTIONS
A5.1 EXTERIOR VIEWS
A5.2 INTERIOR VIEWS
A5.3 INTERIOR VIEWS (2)

The Creek House

627 Spyglass Drive
Bandon, OR 97411
29S 15W 01AB, Parcel 5500

PRELIMINARY - NOT FOR CONSTRUCTION

vine maple design 

1130 Baltimore Avenue
Suite A-86
Bandon, Oregon 97411
USA
p: 415 545 8463

Calle Brisa del Mar 120
Colonia Vista al Mar
Ensenada, Baja California
22785
México

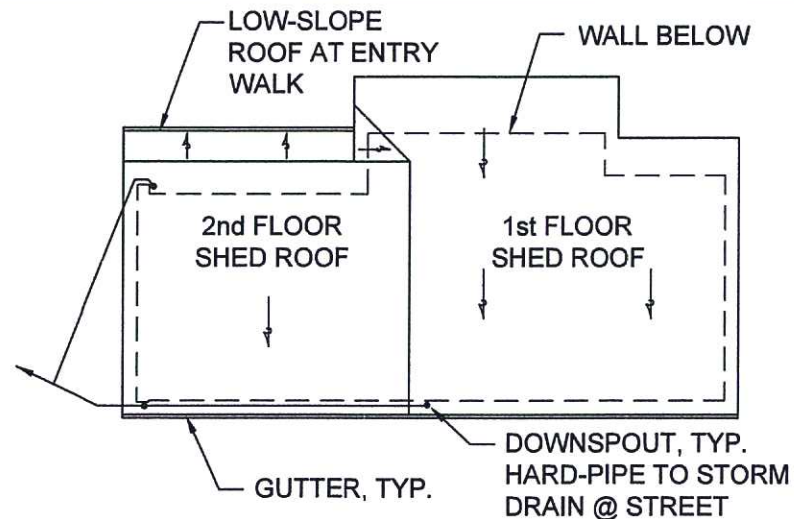
TITLE SHEET

A0.1

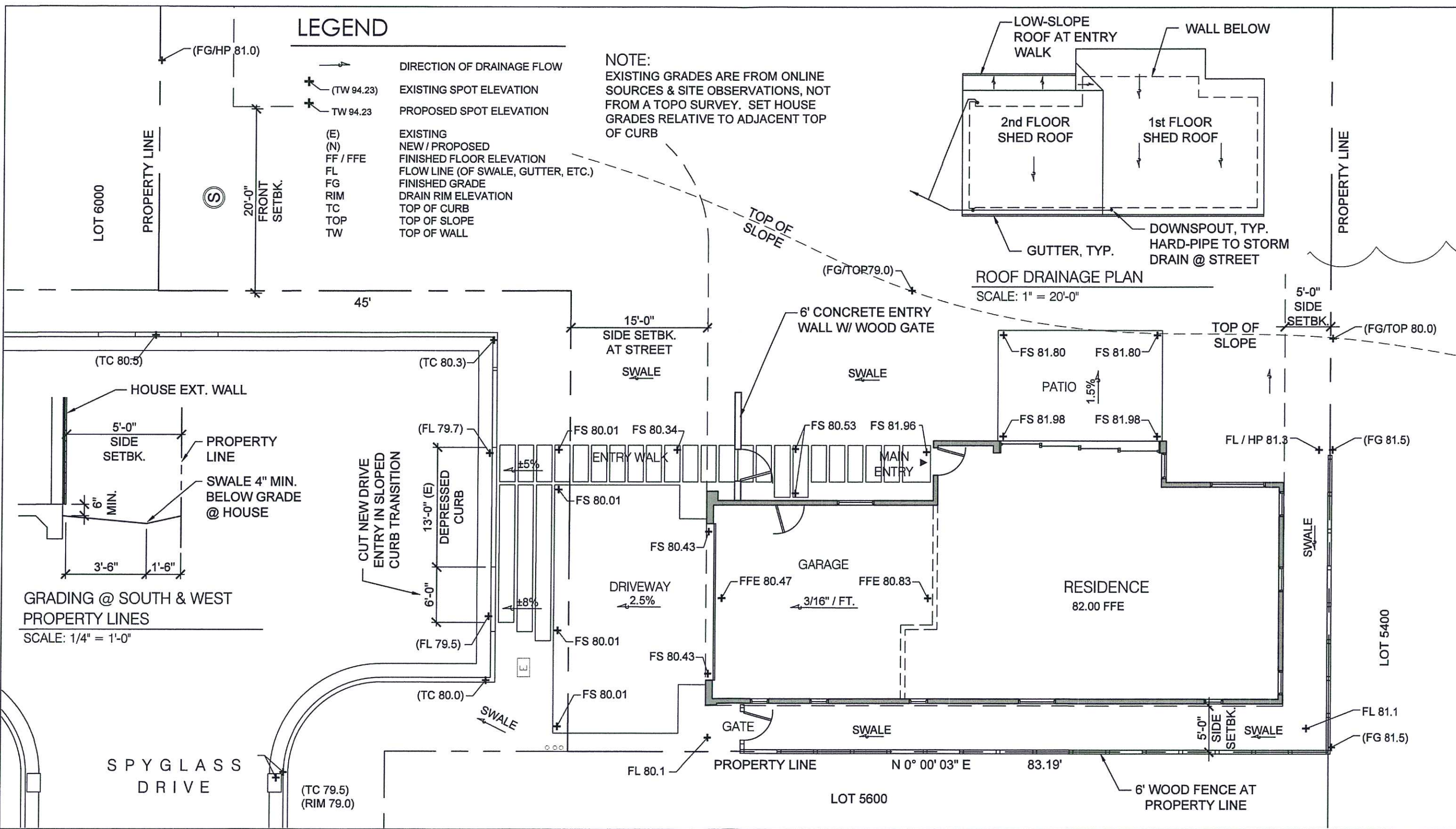
LEGEND

- DIRECTION OF DRAINAGE FLOW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING
- NEW / PROPOSED
- FINISHED FLOOR ELEVATION
- FLOW LINE (OF SWALE, GUTTER, ETC.)
- FINISHED GRADE
- DRAIN RIM ELEVATION
- TOP OF CURB
- TOP OF SLOPE
- TOP OF WALL

NOTE:
EXISTING GRADES ARE FROM ONLINE SOURCES & SITE OBSERVATIONS, NOT FROM A TOPO SURVEY. SET HOUSE GRADES RELATIVE TO ADJACENT TOP OF CURB



ROOF DRAINAGE PLAN
SCALE: 1" = 20'-0"



GRADING @ SOUTH & WEST PROPERTY LINES
SCALE: 1/4" = 1'-0"

The Creek House

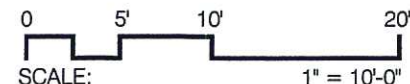
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DETAILED SITE & GRADING PLAN

A1.2

Plot Date: March 22, 2023

OVERVIEW

- ENTRY PATH ALONG EAST SIDE OF HOUSE HIGHLIGHTS CREEK VIEWS BEFORE ARRIVING TO FRONT DOOR
- HALF BATH MOVED TO SE CORNER OF GARAGE, OPTION FOR DOORS FROM BOTH GARAGE & LIVING
- LIVING ROOM IS SITUATED ALONG EAST VIEW WALL, WITH SUNNY SOUTH-EXPOSED CORNER AND FIREPLACE
- 1615 S.F., 2 BED, 2.5 BATH HOUSE

GARAGE

658 S.F.

- LINEAR SHOP SPACE, LAUNDRY & FISH CLEANING & HALF BATH ALONG WEST WALL
- SPACE FOR 1 LARGE & 1 NORMAL-SIZE VEHICLE
- DOORS & WINDOWS AT EAST & WEST FOR NATURAL LIGHT
- PRIVACY SCREEN ON GARAGE DOORS COMPLEMENTS FENCE & GATE DESIGN

FIRST FLOOR

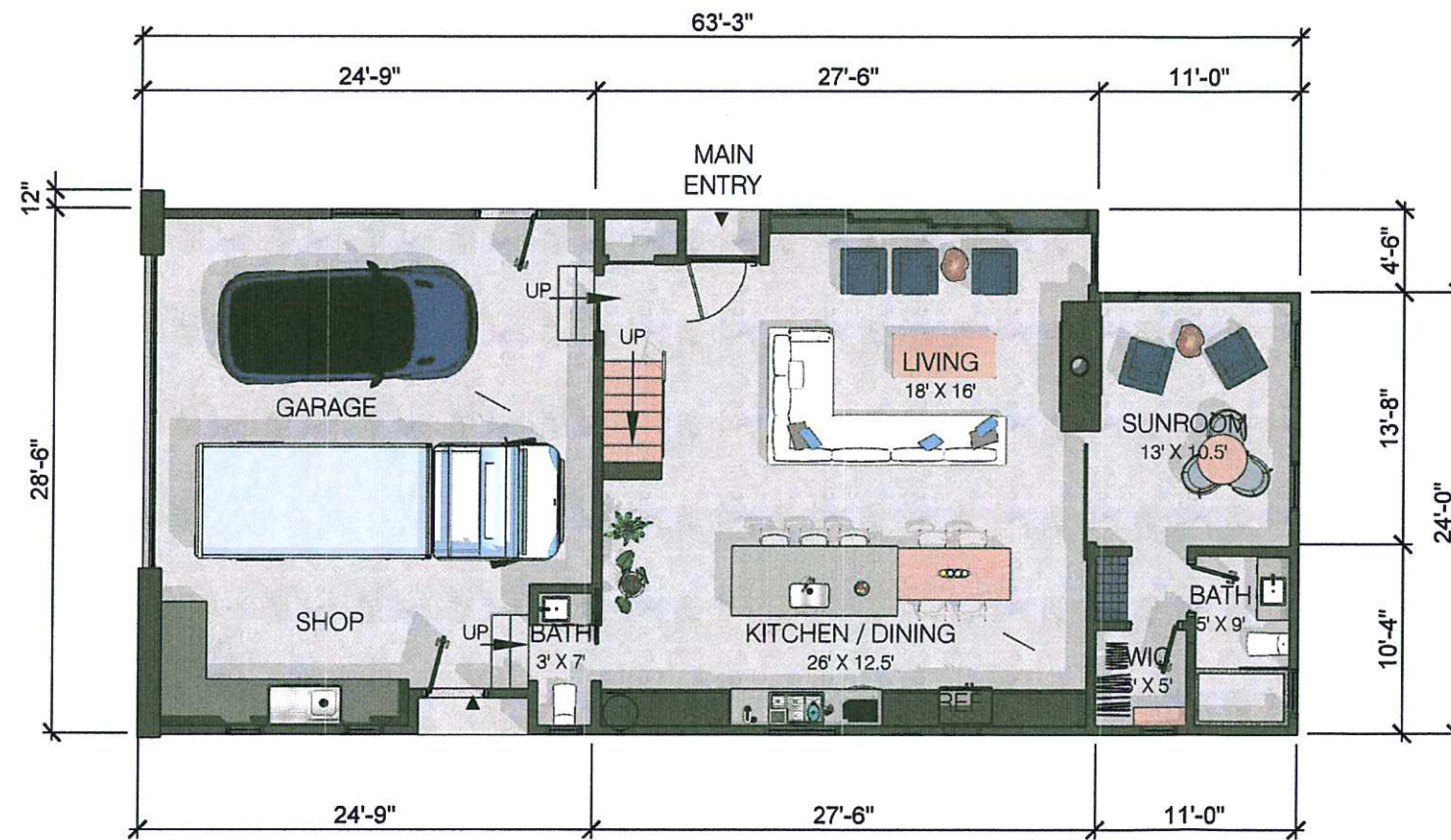
1076 S.F.

- MAIN ENTRY ON EAST SIDE INSET FOR WEATHER PROTECTION
- LIVING SPACE CEILING SLOPES UP TOWARD EAST WALL
- LARGE KITCHEN/DINING FORMS BACKDROP TO THE WEST
- SUNROOM W/ BARN DOOR OPENS TO LIVING IF DESIRED
- FULL BATHROOM IN SUNROOM, HALF BATH AT NE OF LIVING SPACE

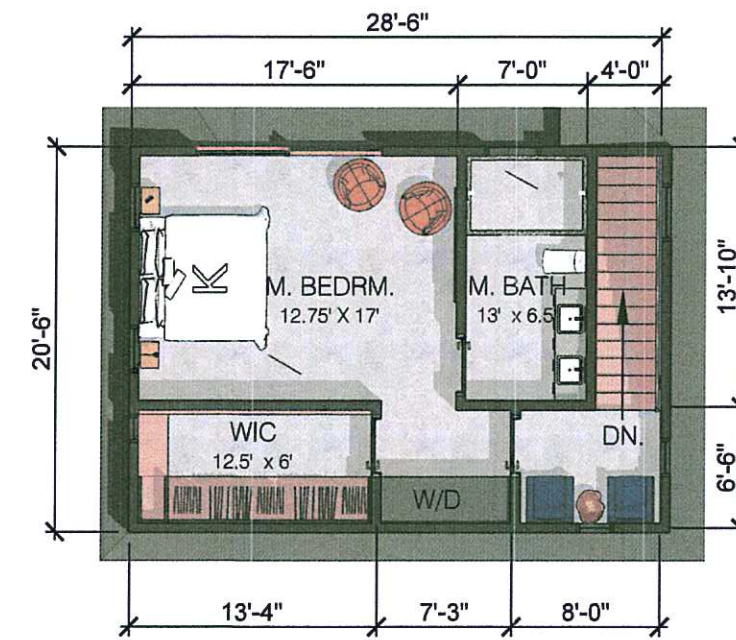
SECOND FLOOR

539 S.F.

- MASTER SUITE OVER GARAGE W/ VIEWS FOCUSED TO THE EAST
- LAUNDRY MOVED UPSTAIRS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Creek House

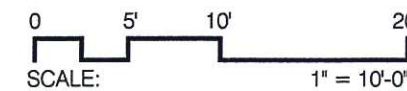
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FLOOR PLANS

A2.1



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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The Creek House

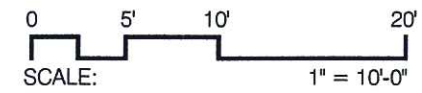
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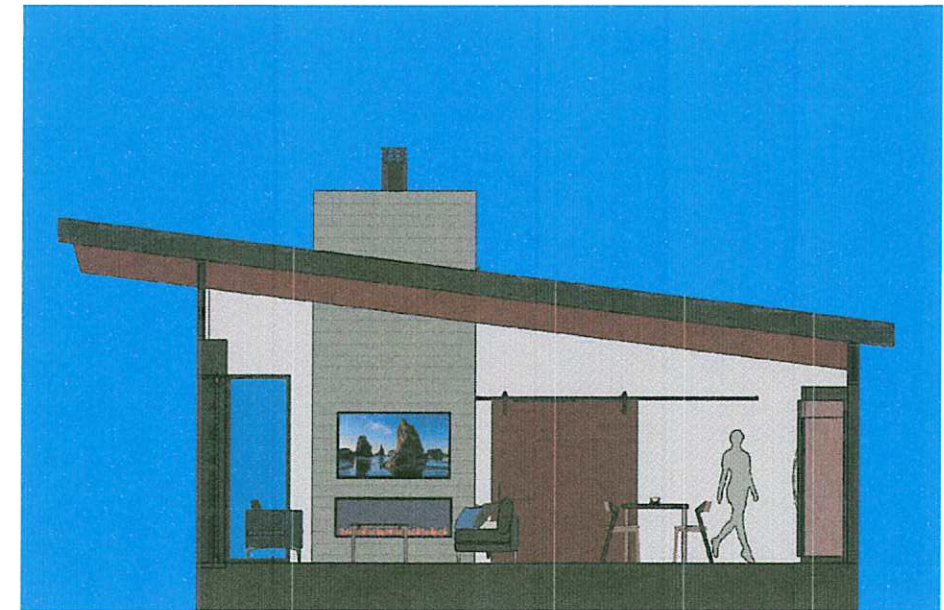


EXTERIOR ELEVATIONS

A3.1



SECTION LOOKING WEST



SECTION LOOKING SOUTH



SECTION LOOKING EAST



SECTION LOOKING NORTH

The Creek House

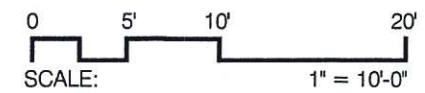
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Sections



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Exterior Views



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Interior Views
Master Suite & Sunroom