

CITY OF BANDON

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Public Service... We Take It Seriously

APPEAL OF LAND USE DECISION APPLICATION

GENERAL INFORMATION:

Name of Applicant: Christopher Sinkinson
Site Location (Address): 1057 4th St SW, Bandon, OR 97411

SUBJECT OF APPEAL: NOTICE OF DECISION: 07 / 26 / 2021 For File # 21-039

The undersigned hereby appeal(s) the decision of the Planning Commission concerning the subject case. The decision to approve deny the application was made at the meeting held on 06 / 17 / 2021 and the undersigned was a party to the initial proceedings.

REASONS FOR APPEAL: Attach additional documentation to show:

- The specific grounds upon which the review and appeal are based.
- The criteria against which the appeal and review are being requested were addressed during the original determination.

SIGNATURES REQUIRED:

Signature  Date 07 / 29 / 2021

 FOR OFFICE USE ONLY

Date Appeal Received 7/28/21 Fee Paid \$ 500 deposit Rec. #: Online - 1534715163X1

Bandon is an equal opportunity employer including individuals with disabilities.

VRD APPLICATION (APPEAL)

Christopher Sinkinson

05 11 2021 (Application Date)
06 17 2021 (Application Denial)
07 28 2021 (Application Appeal)

Property Address:

1057 4th Street SW
Bandon, OR 97411

Tax Lots 5700 & 5400 of Map 28S-15W-25BD

Contact Information

Phone : 503 803 4218

Email: topher@makelike.com

VRD Application
Appeal 07 / 28 / 2021

Overview:

I am appealing the decision of the Planning Commission by asking the Bandon City Council to review the following revision of my original VRD permit application which corrects and amends a mistake that was made in that document (submitted on May 11, 2021 and denied June 17th Planning Commission meeting / Notice of Decision mailed July 22, 2021). I ask for the Council's clemency in this appeal, as my original application (and the information it contained) were partly based on an incorrect VRD Saturation Rate Map that was given to me by the Planning Department on March 17, 2021.

I am choosing to appeal, rather than re-apply due to the nature of my application being based on confusion (both mine and the Planning Department's) around this map and which tax lots will be allocated exclusively for VRD purposes. This appeal clarifies this discrepancy and should now check off on all of the city's requirements for VRD Permit approval.

In Summary:

On March 17, 2021 I was given a VRD Saturation Map while I was in escrow for purchasing this property that stated the property was at 16% saturation, well within the required 30%. I then purchased the property—with this map in mind—with the intent of making the home a VRD. This first map used only one tax lot (5400) to come up with the 16%. This is the tax lot that the house is located on. I used this incorrect map in my application materials, but my application listed all three tax lots that comprise the property that I own—which then led the Planning Commission to use a different map for the 06/17/2021 hearing that used all three tax lots—expanding the saturation area—and putting me at 31% saturation. In addition the parking spots I proposed in my application were still considered “street parking”, as they were within the easement of 4th Street SW. These factors led the Planning Commission to issue a denial of my permit request.

In Conclusion:

I have corrected this information in this appeal and would ask the Council to take into consideration that I will be using *only two of these tax lots* for my VRD : one tax lot (5400) containing the house, and one tax lot (5700) containing the two required off-street parking spaces. Tax lot 5802 will serve no purpose in a VRD setting and am asking that it be removed from my original application. In addition, I have included an updated Saturation Map, which places these 2 tax lots at an approved 21.43% saturation rate.

The following information has been updated to reflect the use of only two tax lots.

This VRD application is for the single-family residence at 1057 4th Street SW, tax lots 5700 & 5400 of Map 28S-15W-25BD on Bandon's South Jetty neighborhood, Zone CD-2.

The narrative for this VRD will be centered on attracting artists and writers to get away, relax and get (quietly) inspired. Two blocks from the beach, with a view of the Coquille River and Redmond Pond, it is a peaceful, unique and historic location in the City of Bandon.

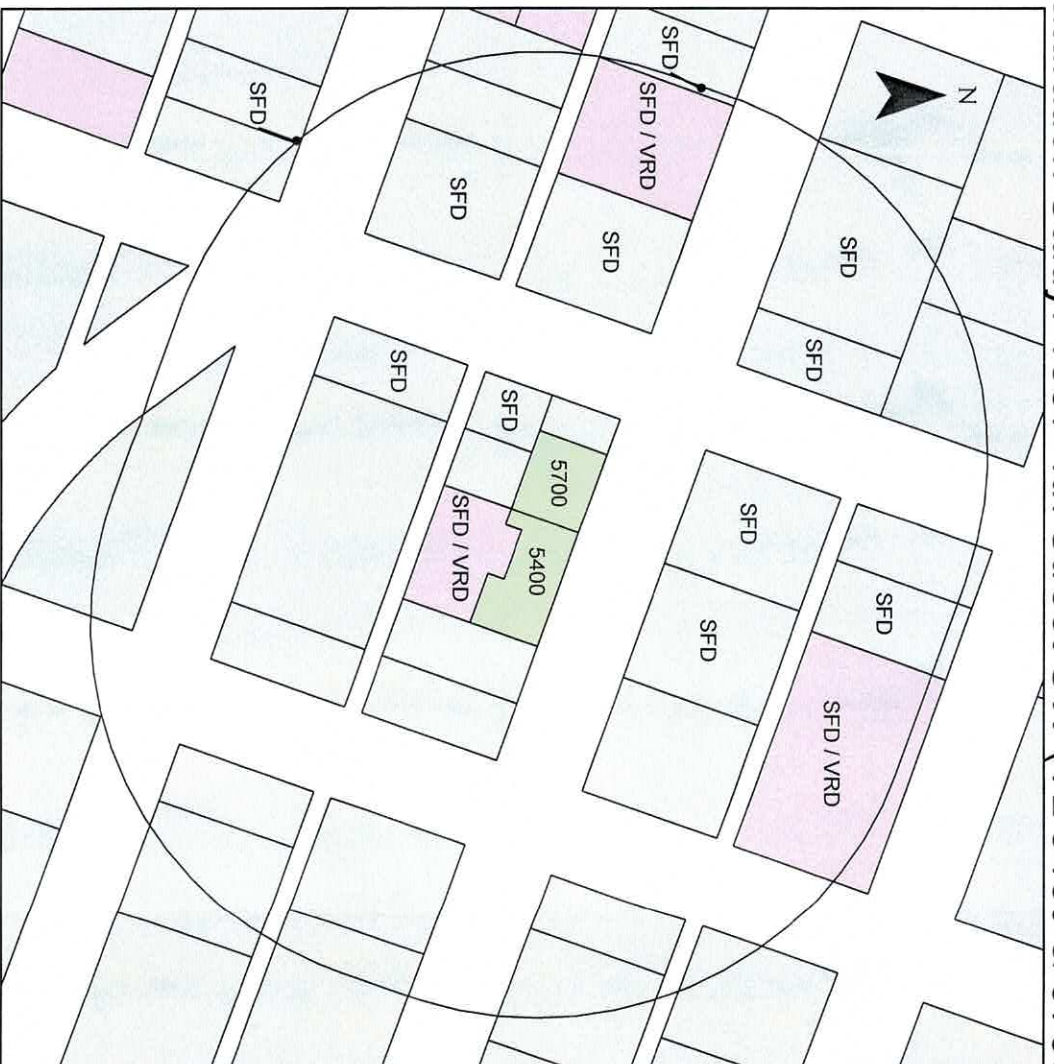
The location is currently at 21.43% saturation rate (less than 30%), and the 2 tax lots (6000 sq ft) and cottage (850 sq ft) provide adequate space for this conditional use. It is tucked away from other homes being at the far end of the South Jetty against Redmond Pond and at the very end of 4th St SW. I will use Lot 5700 to create 2 off-street parking spots.

The cottage has one bedroom on the ground floor - sleeping 2 total / max, ideal for a quiet couples getaway. The cottage's rental options will range from a 2-day stay (minimum) to two weeks or a month, for longer term interest.

I have been operating and managing VRD's with other properties I've owned in New Orleans and Portland since 2013 and am familiar with and generally understand city policy around short term rentals. I will be adhering to the standards and provisions outlined by the City of Bandon by having information on site for proper beach entry points as well as tsunami preparedness info including location, evacuation route and instructions. In addition, I will also provide discrete exterior signage so that visitors can easily find the place without disturbing neighbors. Garbage removal will happen on a weekly schedule. Smoke detectors and carbon monoxide sensors are present in the bedroom on the property. I will also provide an annual report to the City of Bandon showing compliance with all conditions and ordinance requirements.

Thank you,
Christopher Sinkinson
503 803 4218

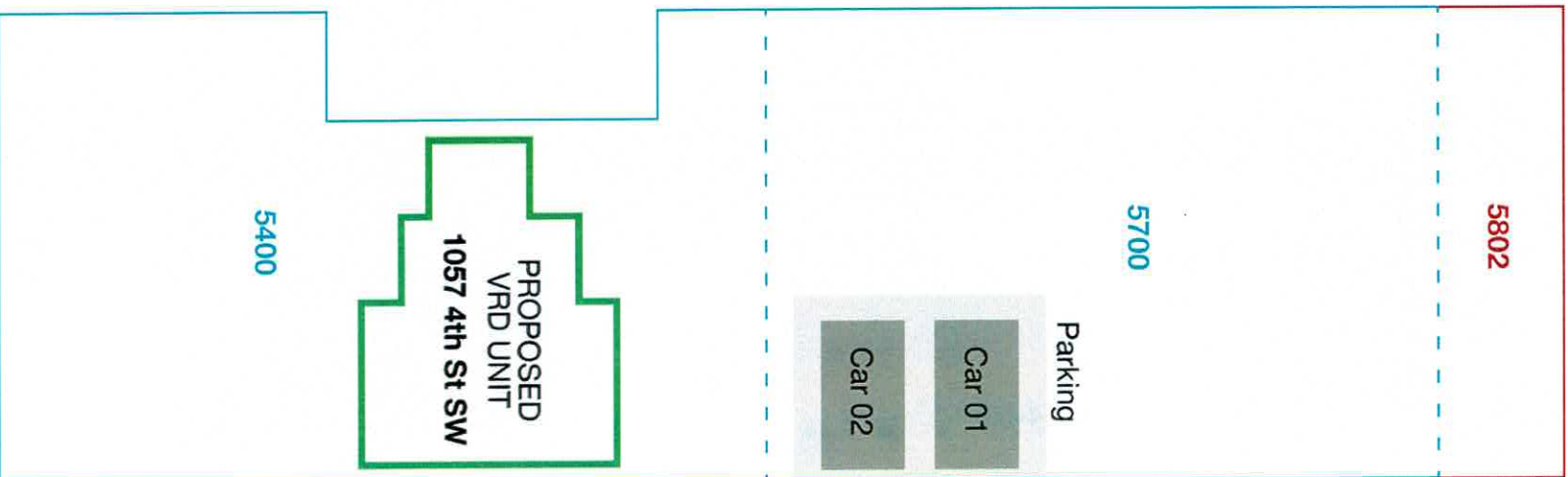
Saturation Study: 1057 4th Street SW (TL 5400 & 5700)



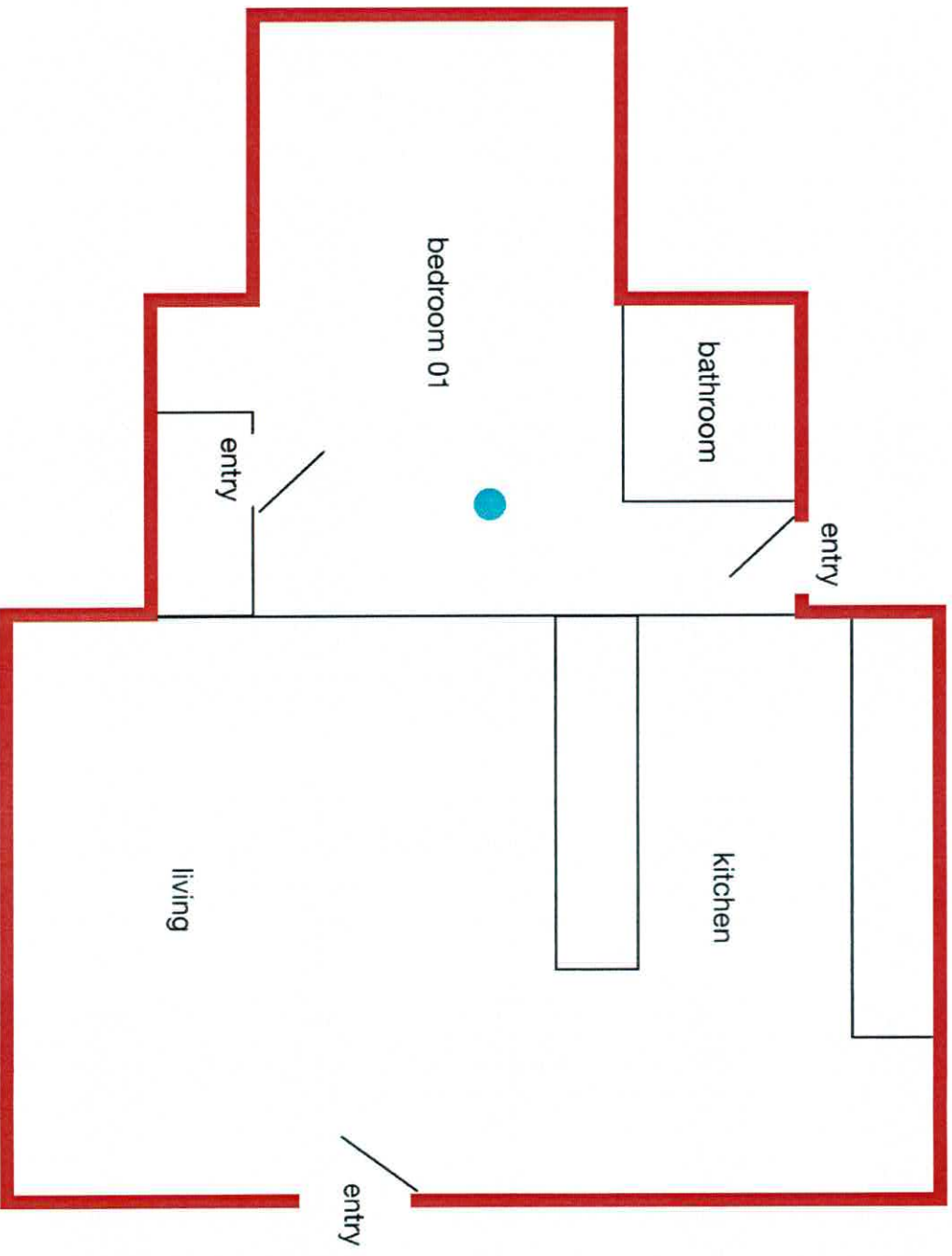
- Legend**
- 1057 4th Street SW
 - 250' Buffer
 - Current VRDs

14 Single-Family Dwellings
3 Vacation Rental Dwellings
3 VRDs / 14 SFDs = 21.43% Saturation Rate

LINCOLN AVE SW



4th ST SW



● smoke detector / carbon monoxide sensor

PROPOSED VRD UNIT

1057 4th St SW
Bandon, OR 97411

Exterior



parking spots



aerial view

Interior



kitchen



bedroom



living



bedroom



bathroom

Transaction Details



City of Bandon
555 Hwy 101 | PO Box 67
Bandon, OR 97411

XBP Confirmation Number: 103676195

Transaction detail for payment to City of Bandon.

Date: 07/28/2021 - 12:14:05 PM MT

Transaction Number: 153475163XA
eCheck - Checking — XXXXX5979
Status: Successful

Account #	Item	Quantity	Item Amount
Sinkinson-Christophe	A - Planning Fees	1	\$500.00

Notes:

Thank you for using our online payment option. If you use your browser's auto fill capabilities, please ensure your information is correct in all fields.

Please enter the description of the planning fee you are paying in the appropriate field.

If you have any questions, please contact our office at 541-347-2437 during regular business hours, 7:30am - 5:00pm, Monday - Thursday.

TOTAL: \$500.00

Transaction taken by: Customer

Billing Information
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