



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 checked="" type="checkbox"/> Plan Review (PR)	<input type="checkbox"/> Variance*
<input type="checkbox"/> Conditional Use Permit (CUP)*	<input type="checkbox"/> Planned Unit Development (PUD)*	<input 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: 720 Caroline st. se.		
Map Number / Tax Lot(s): /	Zone:	Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No

II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development)	
Applicant's Name: Jon Schoonmaker	Phone: 619 838 1218 E-Mail: jonschoon@gmail.com
Applicant's Mailing Address: 4022 Liggett Dr SAN DIEGO CA 92106	

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: Jon Schoonmaker	Phone: 619 838 1218 E-mail: jonschoon@gmail.com
Mailing Address: 4022 Liggett Dr SAN DIEGO CA 92106	

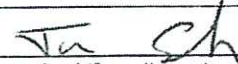
IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)		
Title:	Name:	
Email:	Phone:	
Title:	Name:	
Email:	Phone:	
Title:	Name:	
Email:	Phone:	

V. PROJECT DESCRIPTION	
Use:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other _____
*Please attach a short narrative that describes your proposed project and indicates the proposed use. House remodel. Second story on existing garage. Scissor truss on roof. Garage lengthened and narrowed to fit se/beds.	

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.

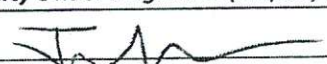
X Applicant's Signature: 	Date: 3-7-22
<i>Property owner's signature required if applicant is not the property owner</i>	
X Property Owner's Signature:	Date:

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	
<i>Property Owner's Signature (Property owner's signature required if applicant is not the property owner)</i>	Date
X 	3-7-22
<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)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Roof pitch at or greater than 3/12 | <input type="checkbox"/> Bay windows |
| <input type="checkbox"/> Covered porch - (minimum of 25 square feet) | <input type="checkbox"/> Cupolas |
| <input checked="" 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 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.



3-308

Planning Fee Assessment Form

Planning Action:	
Address:	720 Caroline SE
Last Name:	Schoonmaker

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-2437
 F:(541)347-1415

APPLICATION TYPE	DEPOSIT OR BASE FEE	FEE ASSESSED
General		
<input type="checkbox"/> Records Request	Hourly Rate + Cost of materials	
<input type="checkbox"/> Research Request (greater than 5 minutes)	Hourly Rate + Cost of materials	
<input type="checkbox"/> Pre-Application Meeting	\$250	
<input type="checkbox"/> GIS Maps	\$25	
<input type="checkbox"/> Public Hearing Notices and Publication	Actual Cost	
<input type="checkbox"/> Third Party Review (Engineering, geotechnical or soils report, etc.)	Actual Cost	
<input type="checkbox"/> Permit Extension (Administrative Approval)	\$200	
<input type="checkbox"/> Re-Submittal Review Fee	30% of original application fee	
<input type="checkbox"/> Re-inspection Fee	\$50	
<input type="checkbox"/> After-the-fact Permit	\$500	
<input type="checkbox"/> Outside City Water Service Request	\$95	
<input type="checkbox"/> Vacation*	\$500	
<input type="checkbox"/> Street Opening*	\$500	
TYPE I		
Residential Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$50	
<input type="checkbox"/> Minor Decision -Type I	\$200	
<input checked="" type="checkbox"/> Residential Structure Under 1500 square feet	\$500	
<input type="checkbox"/> Residential Structure 1501 - 2500 square feet	\$750	
<input type="checkbox"/> Residential Structure 2501 - 3499	\$1,250	
<input type="checkbox"/> Residential Structure 3500 square feet and up	\$2,500	
Commercial Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$75	
<input type="checkbox"/> Accessory Structure/Remodel Under 200 square feet	\$300	
<input type="checkbox"/> Accessory Structure/Remodel Over 200 square feet – or new connections	\$500	
<input type="checkbox"/> Commercial Structure Up to 3500 square feet	\$2,000	
<input type="checkbox"/> Commercial Structure 3501 – 10,000 square feet	\$2,500	
<input type="checkbox"/> Commercial Structure 10,001 or more	\$3,000	
<input type="checkbox"/> Home Occupation Permit	\$300	
<input type="checkbox"/> Sign Permit	\$100	

Receipt No: 99.018725

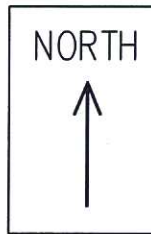
Mar 22, 2022

720 CAROLINE ST SE/SCHOONMAKER

Previous Balance:	.00
LICENSES AND PERMITS - PLANNING FEES - ZC	500.00
<hr/>	
Total:	500.00
<hr/> <hr/>	
XBP - EFT's	500.00
Total Applied:	500.00
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Change Tendered:	.00
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Duplicate Copy

03/23/2022 7:39 AM

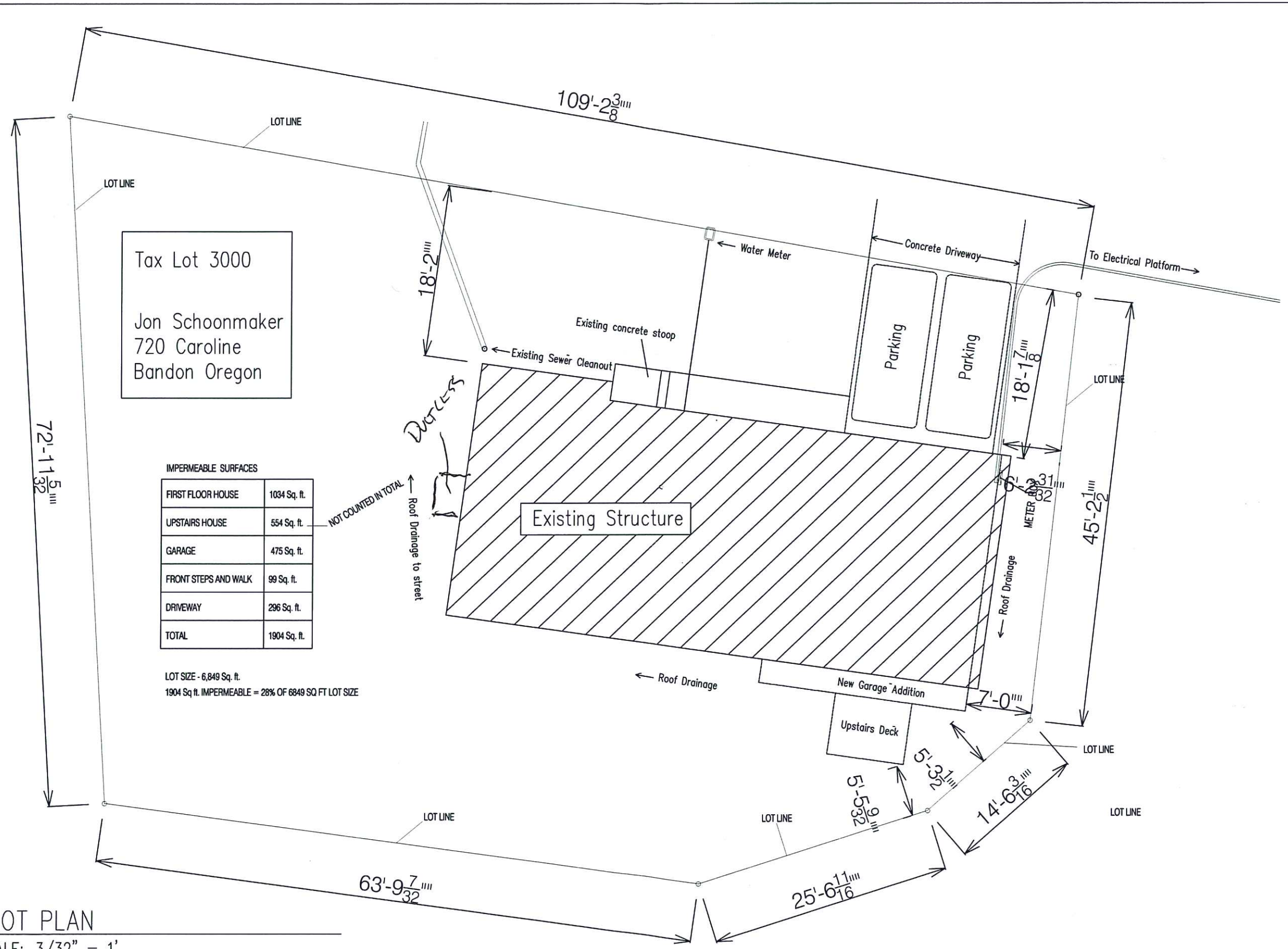


Tax Lot 3000
Jon Schoonmaker
720 Caroline
Bandon Oregon

IMPERMEABLE SURFACES	
FIRST FLOOR HOUSE	1034 Sq. ft.
UPSTAIRS HOUSE	554 Sq. ft.
GARAGE	475 Sq. ft.
FRONT STEPS AND WALK	99 Sq. ft.
DRIVEWAY	296 Sq. ft.
TOTAL	1904 Sq. ft.

LOT SIZE - 6,849 Sq. ft.
1904 Sq. ft. IMPERMEABLE = 28% OF 6849 SQ FT LOT SIZE

NOT COUNTED IN TOTAL
Roof Drainage to street

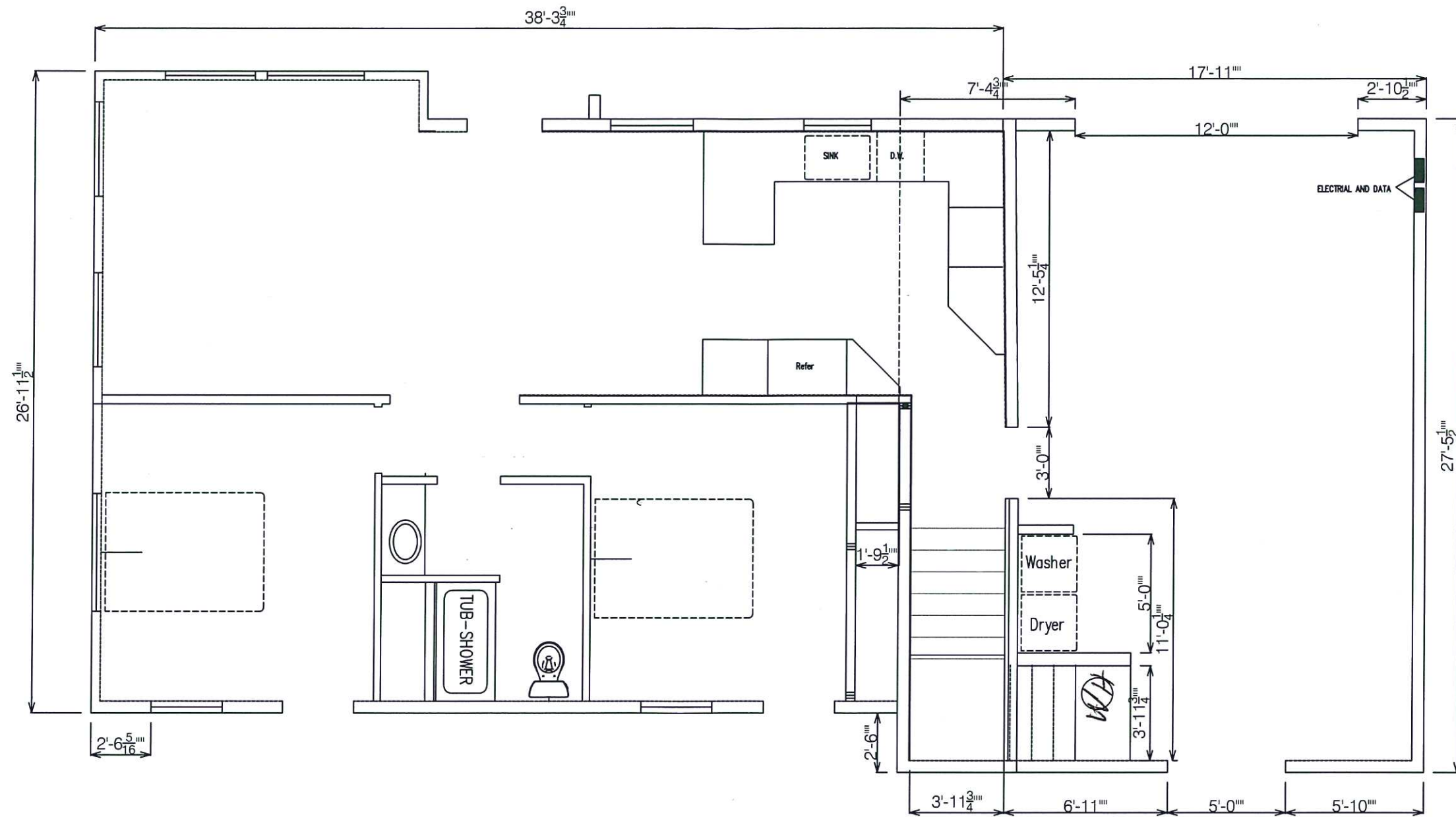


1 PLOT PLAN
2 SCALE: 3/32" = 1'

REVISION #	DATE	DESCRIPTION

720 CAROLINE S.E.
ROYS HOUSE
BANDON, OR.

DATE:	3/12/2022
SCALE:	3/32" = 1'
DRAWN BY:	DUFF
JOB #	720
ADDENDUMS	0
SHEET	2 OF 14

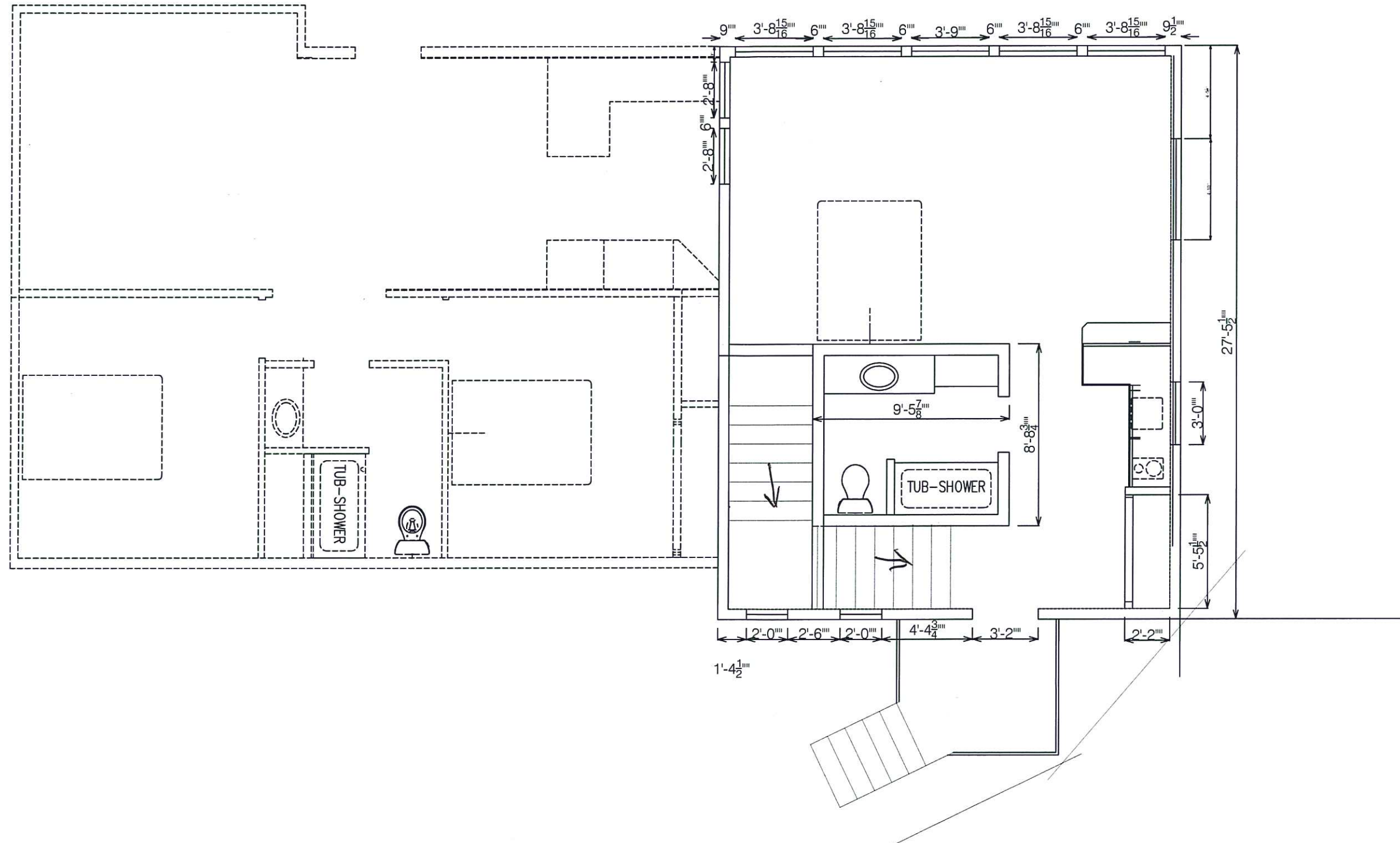


3 LOWER FLOOR PLAN
 1 SCALE: 3/16" = 1'

REVISION #	DATE	DESCRIPTION

**720 CAROLINE S.E.
 ROYS HOUSE**
 BANDON, OR.

DATE:	3/12/2022
SCALE:	3/16"=1'
DRAWN BY:	DUFF
JOB #	720
ADDENDUMS	0
SHEET	3 OF 14

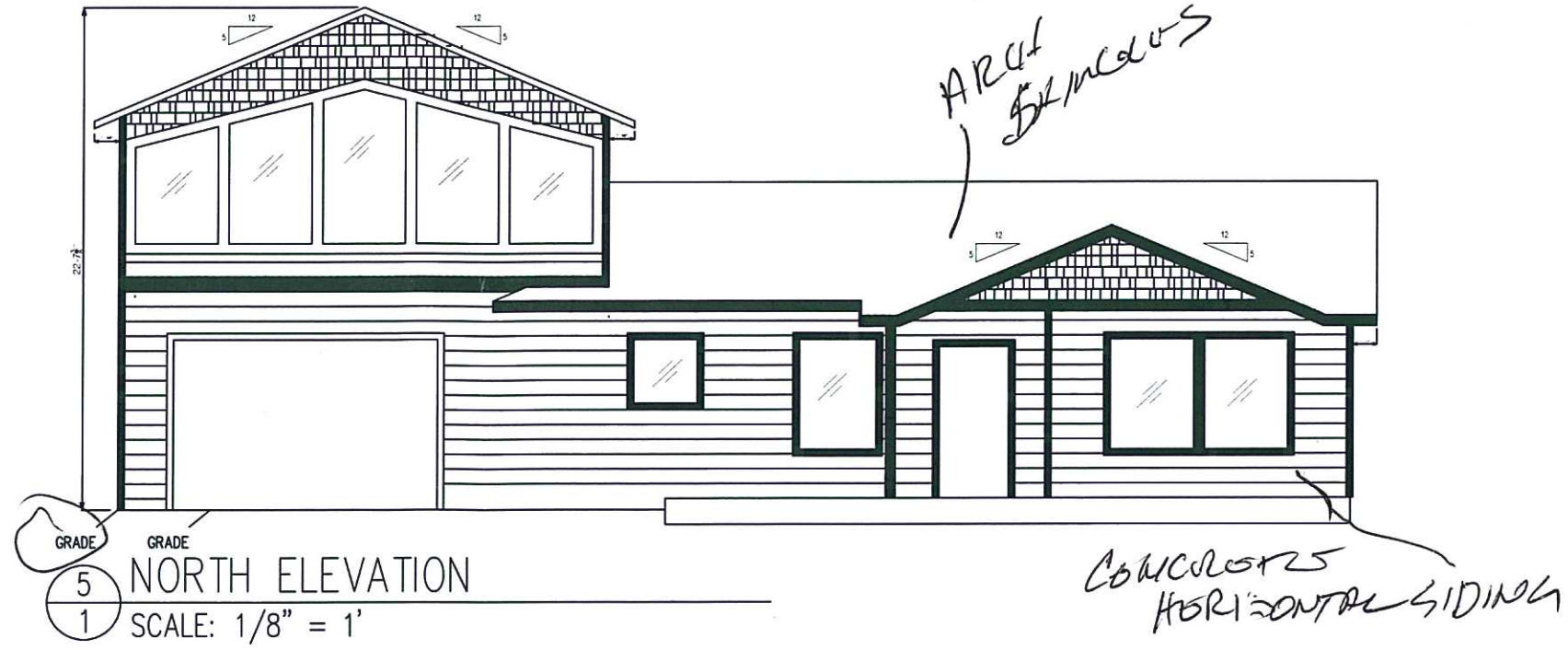


Pg4 UPPER FLOOR PLAN
 1 SCALE: 3/16" = 1'

REVISION #	DATE	DESCRIPTION

**720 CAROLINE S.E.
 ROYS HOUSE**
 BANDON, OR.

DATE:	3/12/2022
SCALE:	3/16"=1'
DRAWN BY:	DUFF
JOB #	720
ADDENDUMS	0
SHEET	4 OF 14



REVISION #	DATE	DESCRIPTION

720 CAROLINE S.E.
ROY'S HOUSE
 BANDON, OR.

DATE:
 3/12/2022
 SCALE:
 3/16"=1'
 DRAWN BY:
 DUFF
 JOB #
 720

ADDENDUMS 0
 SHEET 5 OF 14



Pg6 SOUTH ELEVATION
1 SCALE: 1/8" = 1'

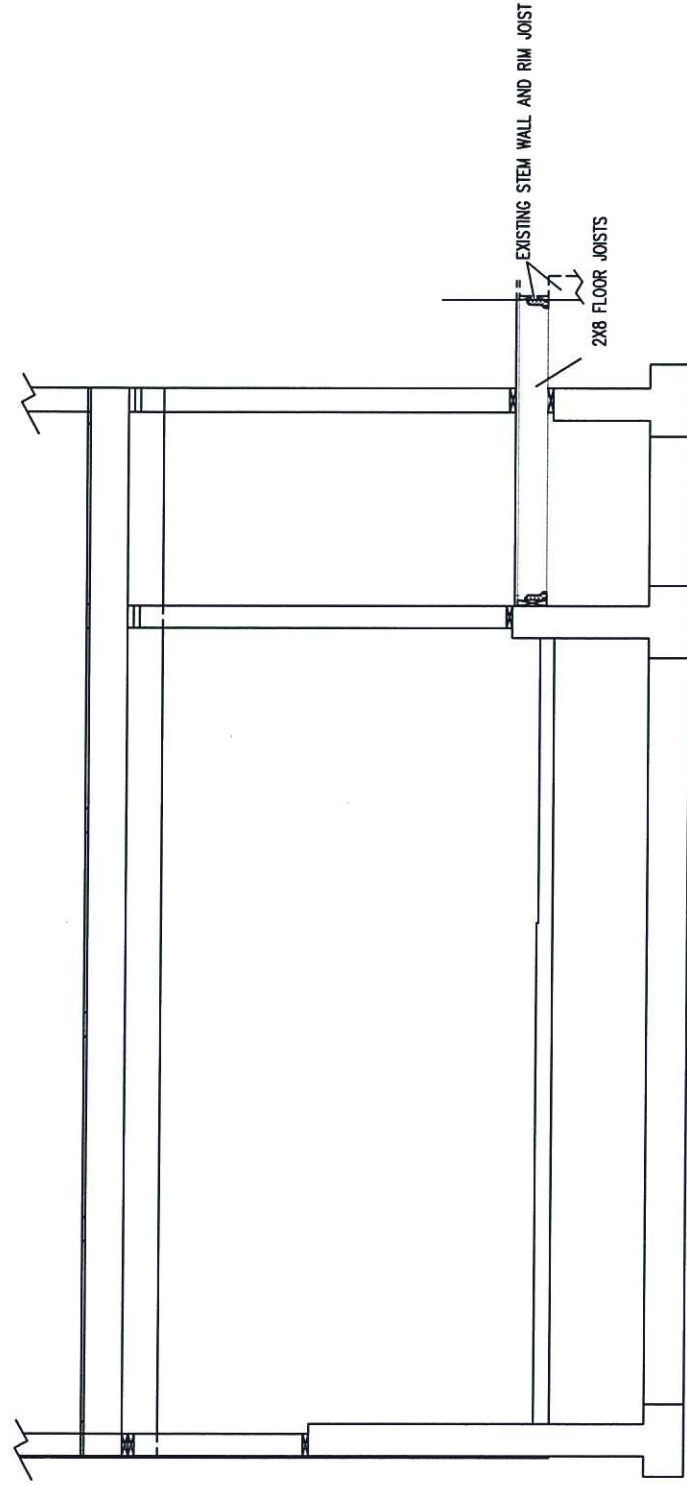


Pg6 EAST ELEVATION
2 SCALE: 1/8" = 1'

REVISION #	DATE	DESCRIPTION

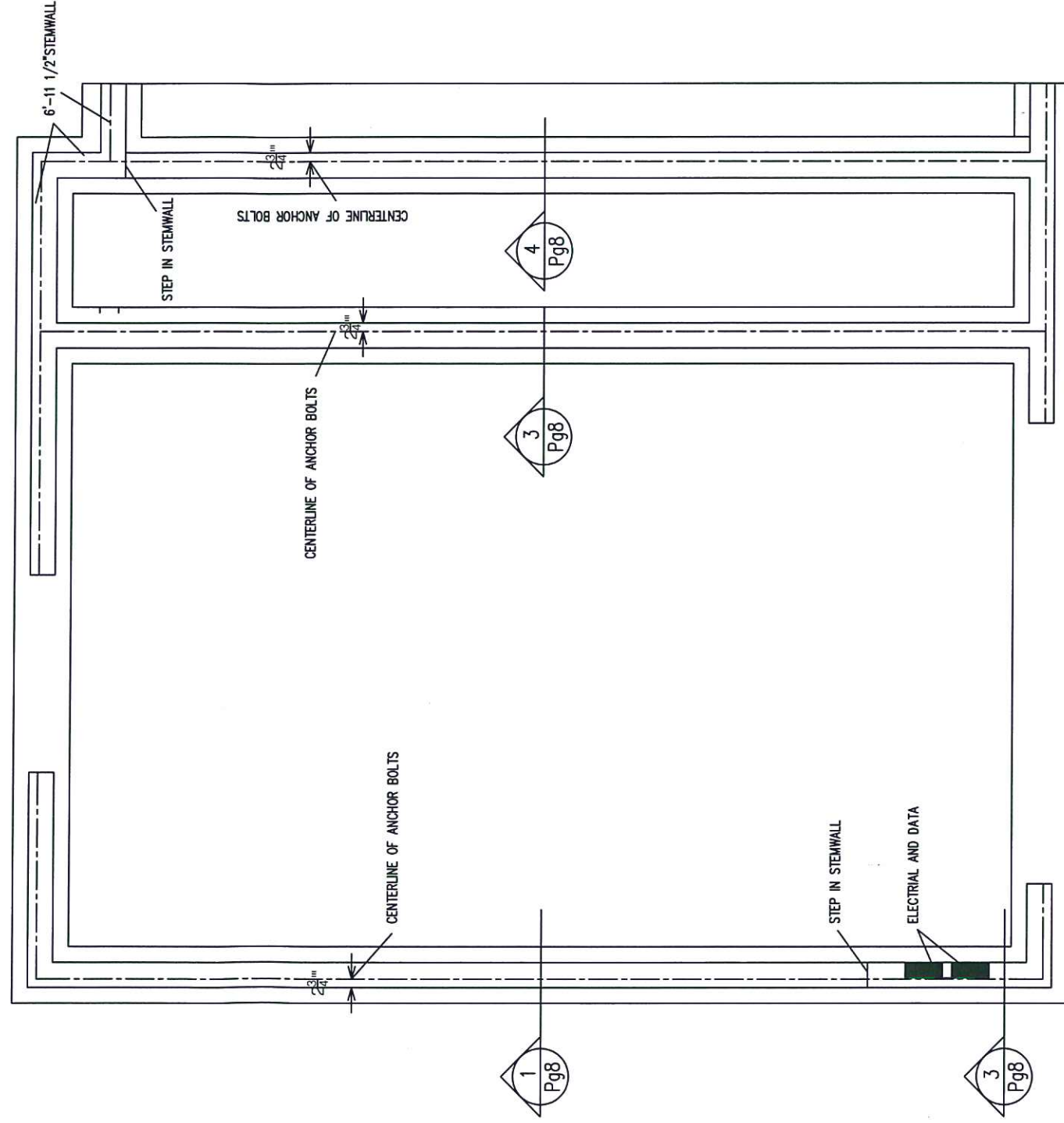
**720 CAROLINE S.E.
ROYS HOUSE**
BANDON, OR.

DATE:	3/12/2022
SCALE:	1/8"=1'
DRAWN BY:	DUFF
JOB #	720
ADDENDUMS	0
SHEET	6 OF 14



Pg7
1 SECTION ELEVATION

SCALE: 1/4" = 1'



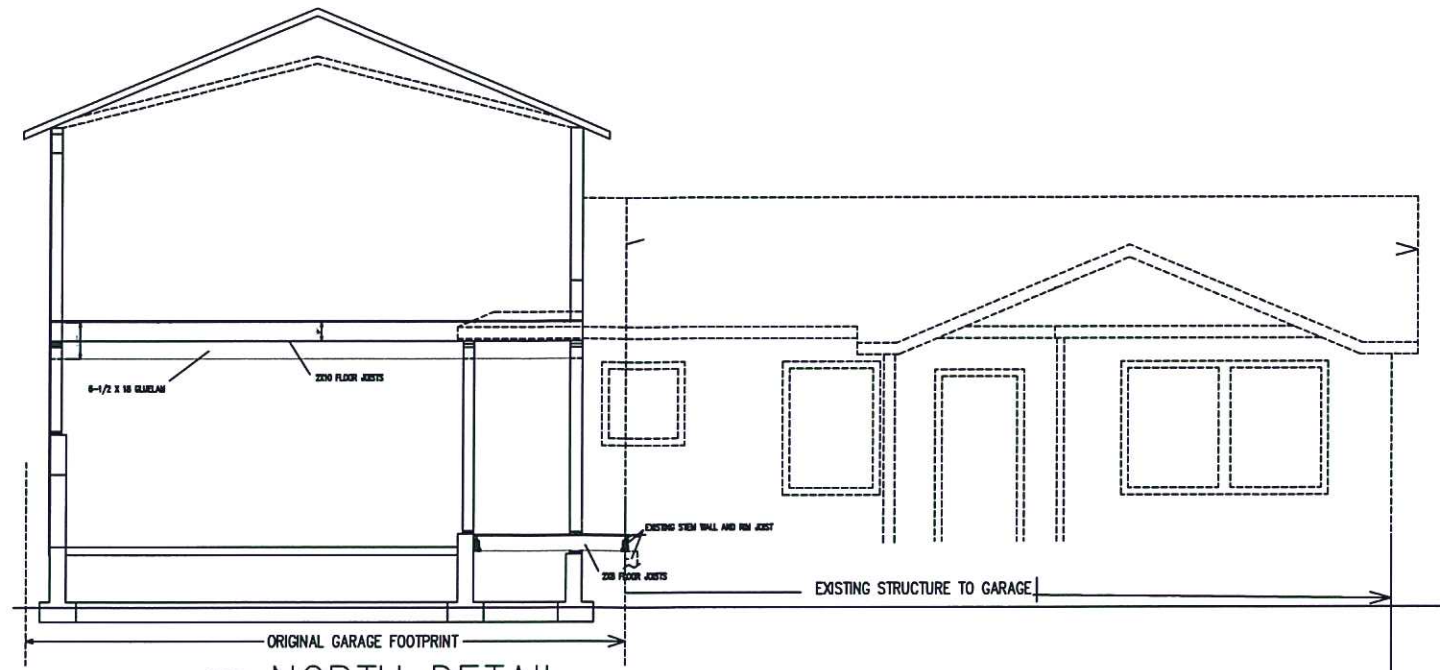
Pg7
2 FOUNDATION PLAN VIEW

SCALE: 1/4" = 1'

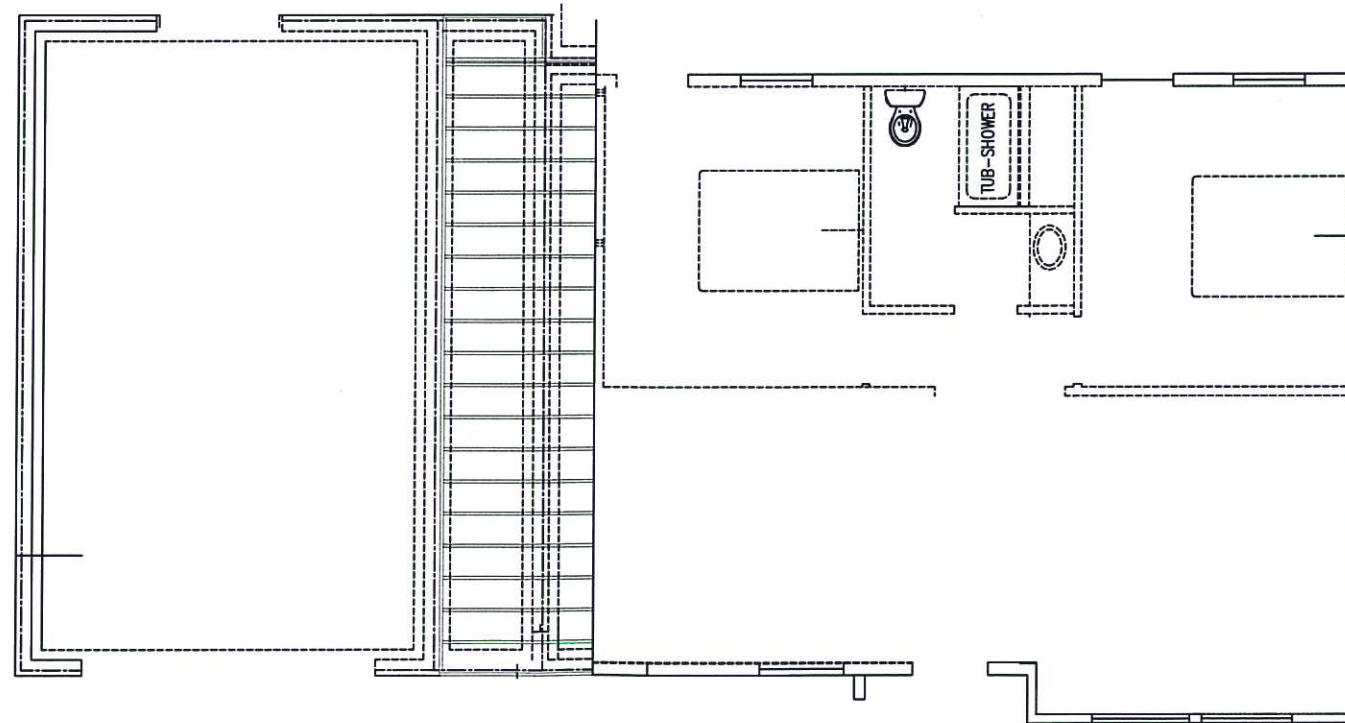
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SCALE:	1/4"=1'
DRAWN BY:	DUFF
JOB #	720
ADDENDUMS	0
SHEET	7 OF 14

**720 CAROLINE S.E.
ROYS HOUSE**
BANDON, OR.

REVISION #	DATE	DESCRIPTION



Pg9
1 NORTH DETAIL
SCALE: 1/8" = 1'

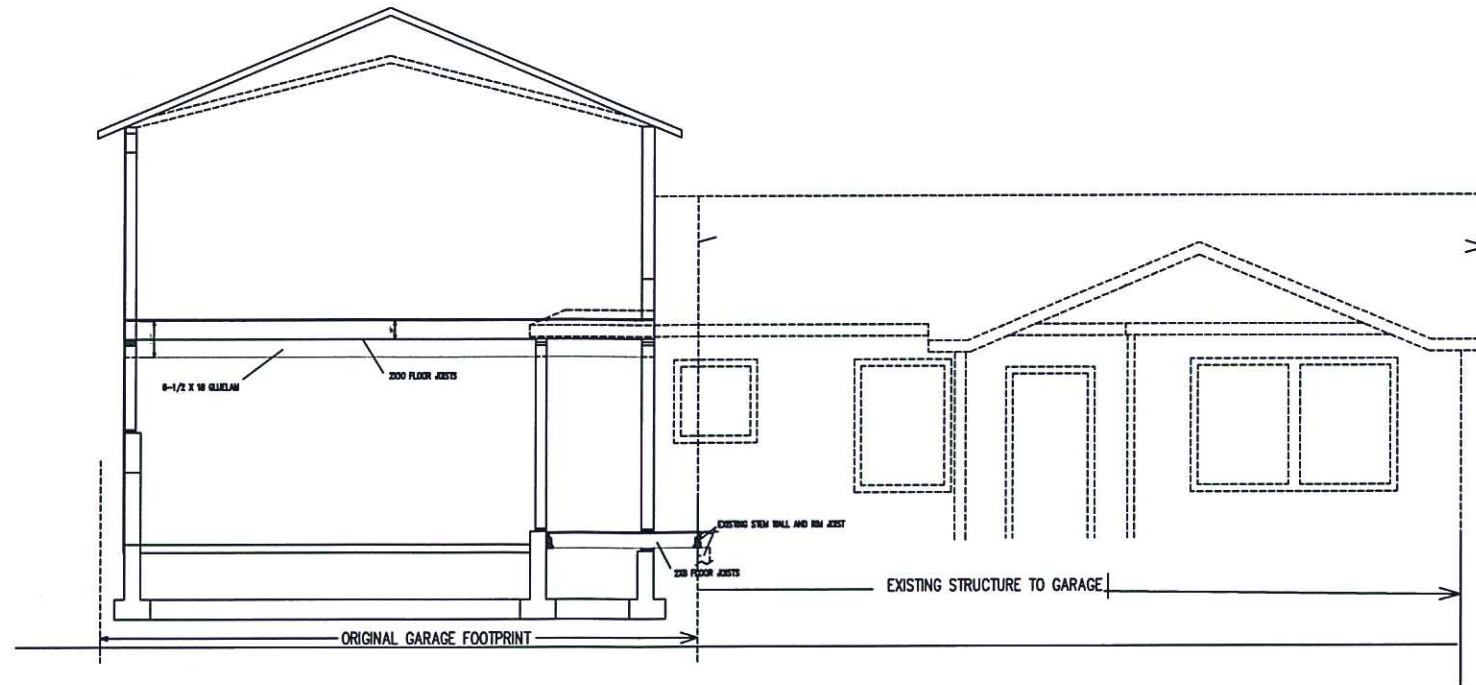


Pg9
2 LOWER FLOOR-FLOOR FRAMING PLAN
SCALE: 1/8" = 1'

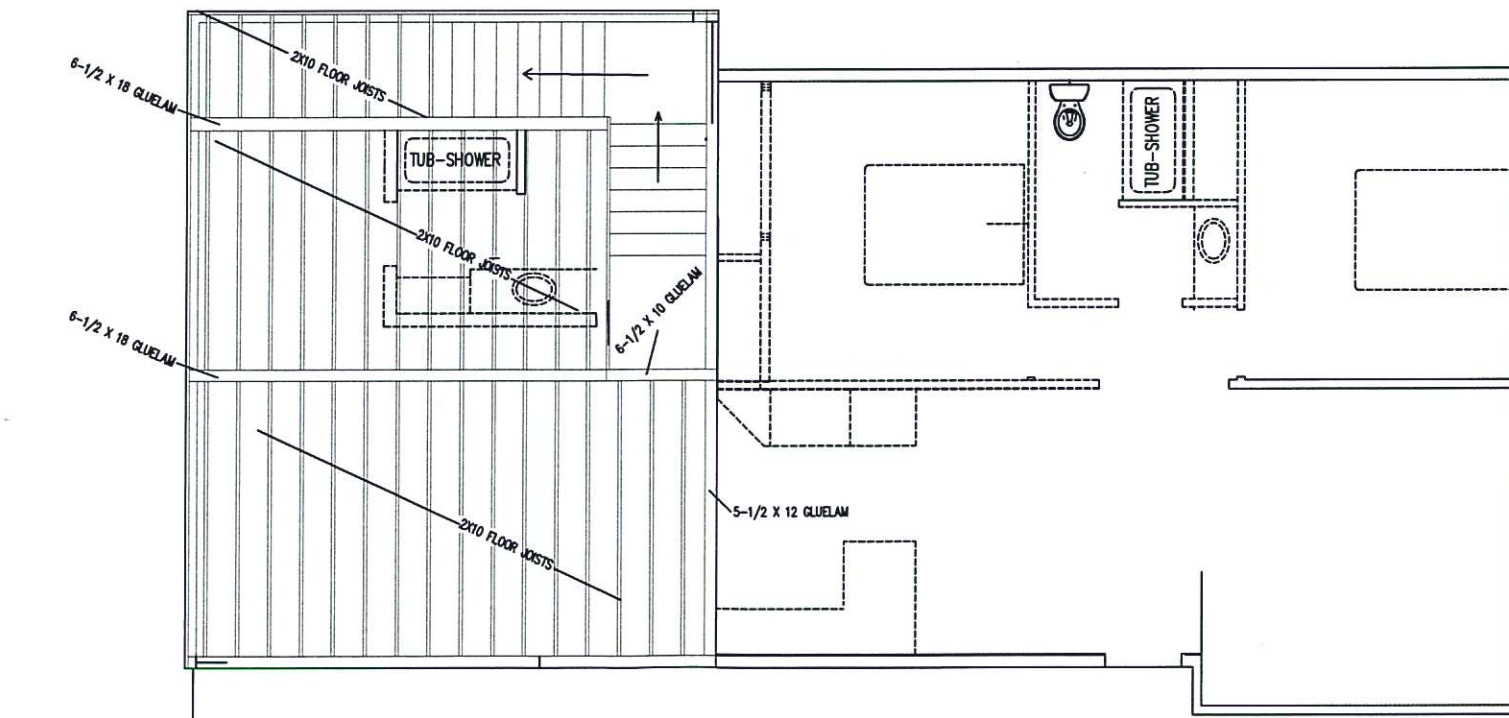
REVISION #	DATE	DESCRIPTION

720 CAROLINE S.E.
ROYS HOUSE
BANDON, OR.

DATE:	3/12/2022
SCALE:	1/8"=1'
DRAWN BY:	DUFF
JOB #	720
ADDENDUMS	0
SHEET	9 OF 14



Pg10 NORTH DETAIL
1 SCALE: 1/8" = 1'



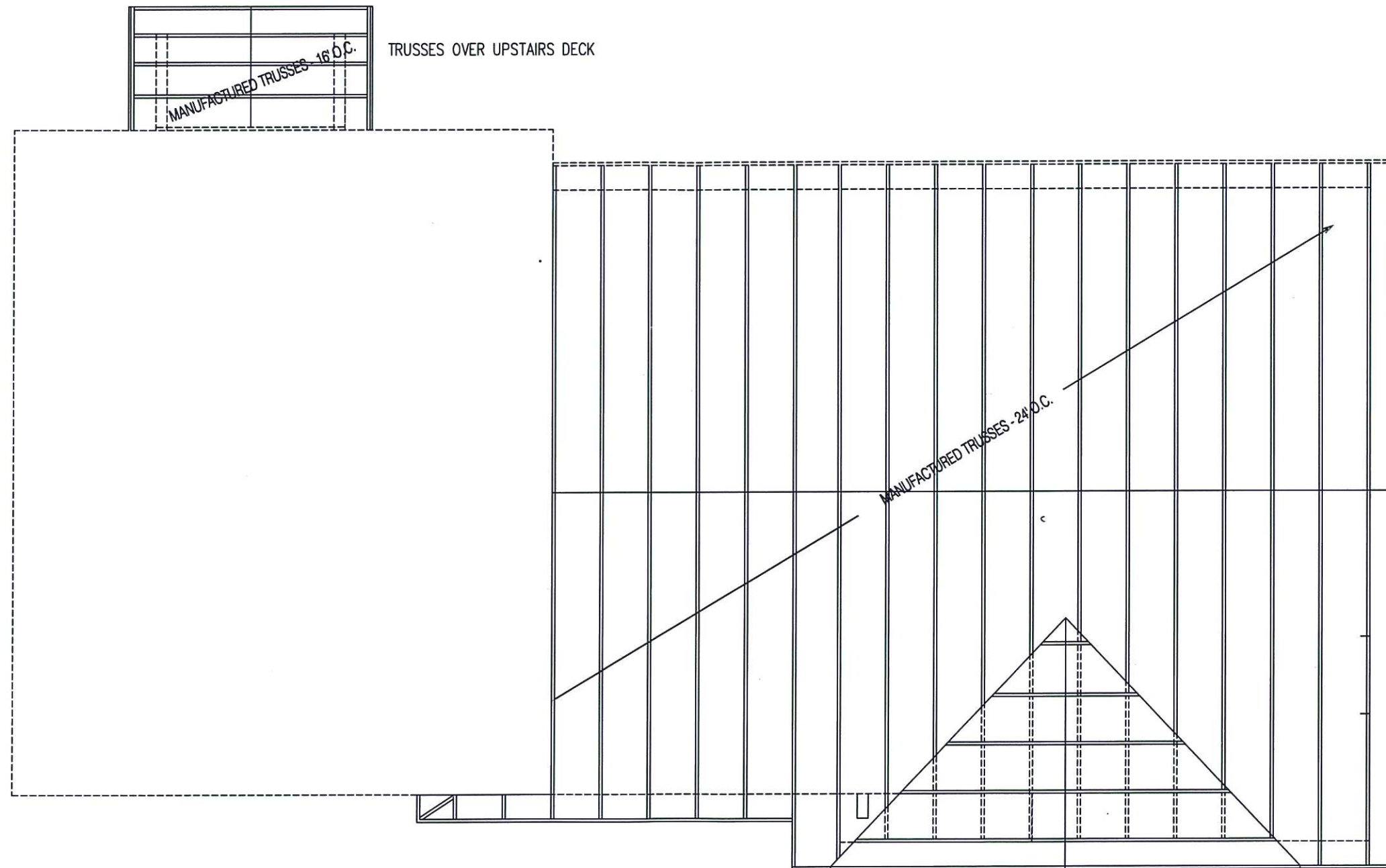
Pg10 UPPER FLOOR-FLOOR FRAMING PLAN
2 SCALE: 1/8" = 1'

REVISION #	DATE	DESCRIPTION

720 CAROLINE S.E.
ROYS HOUSE
BANDON, OR.

DATE:
3/12/2022
SCALE:
1/8"=1'
DRAWN BY:
DUFF
JOB #
720

ADDENDUMS 0
SHEET 10 OF 14



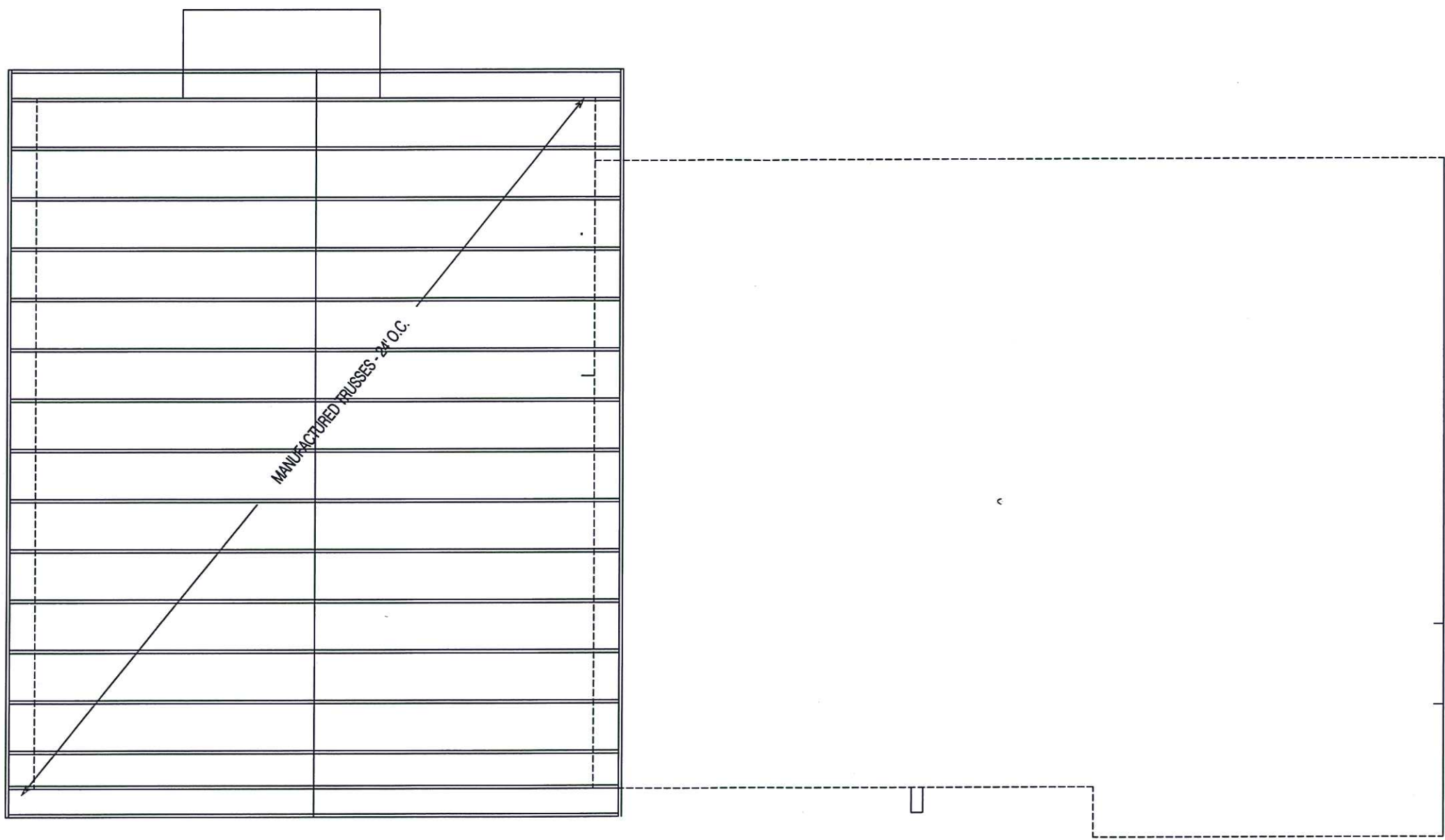
Pg11 LOWER TRUSS PLAN
 1 SCALE: 3/16" = 1'

REVISION #	DATE	DESCRIPTION

**720 CAROLINE S.E.
 ROYS HOUSE
 BANDON, OR.**

DATE:
 3/12/2022
 SCALE:
 3/16" = 1'
 DRAWN BY:
 DUFF
 JOB #
 720

ADDENDUMS 0
 SHEET 11 OF 14



Pg12 UPSTAIRS TRUSS PLAN
 1 SCALE: 3/16" = 1'

REVISION #	DATE	DESCRIPTION

**720 CAROLINE S.E.
 ROYS HOUSE**
 BANDON, OR.

DATE:
 3/12/2022

SCALE:
 3/16"=1'

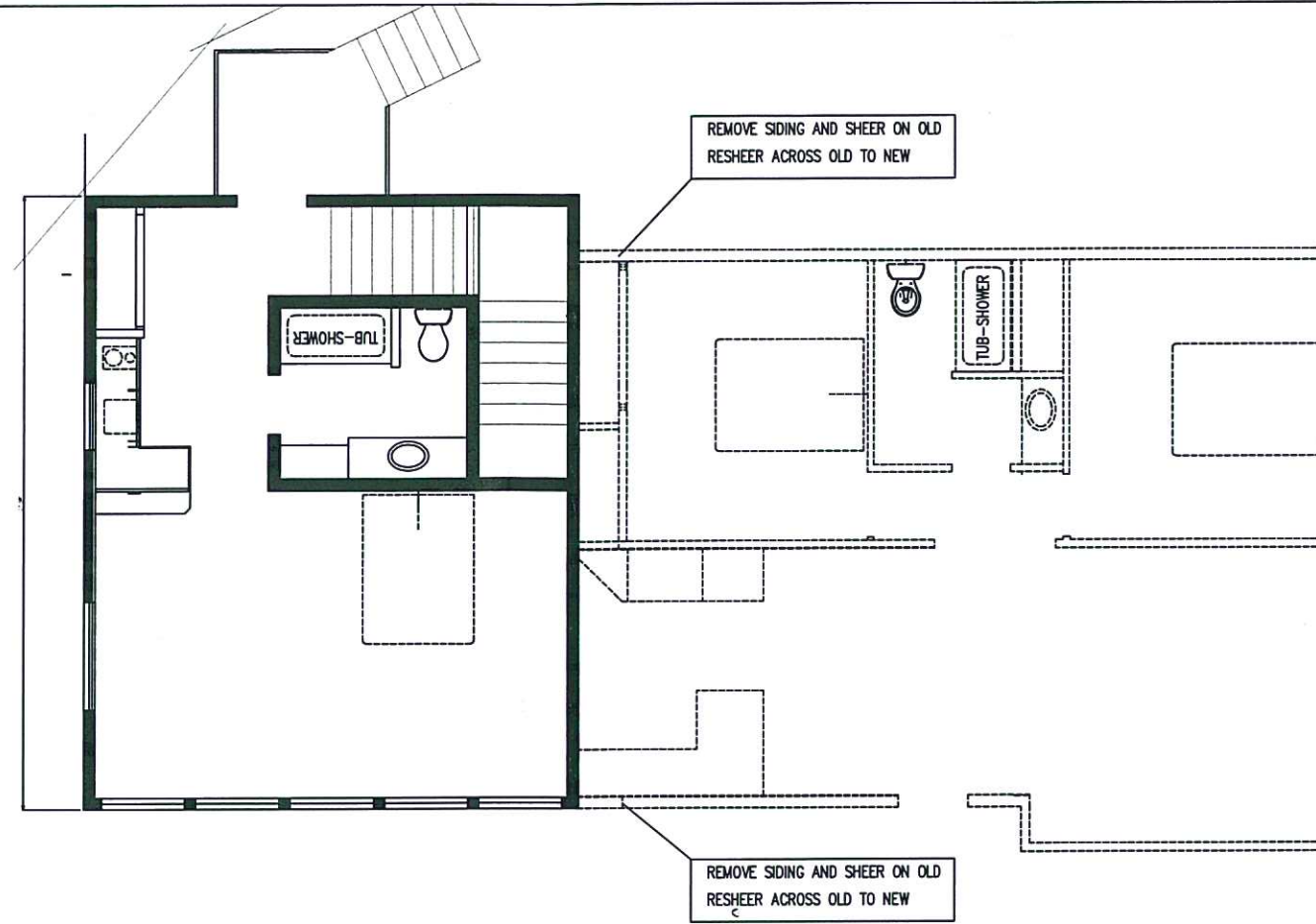
DRAWN BY:
 DUFF

JOB #
 720

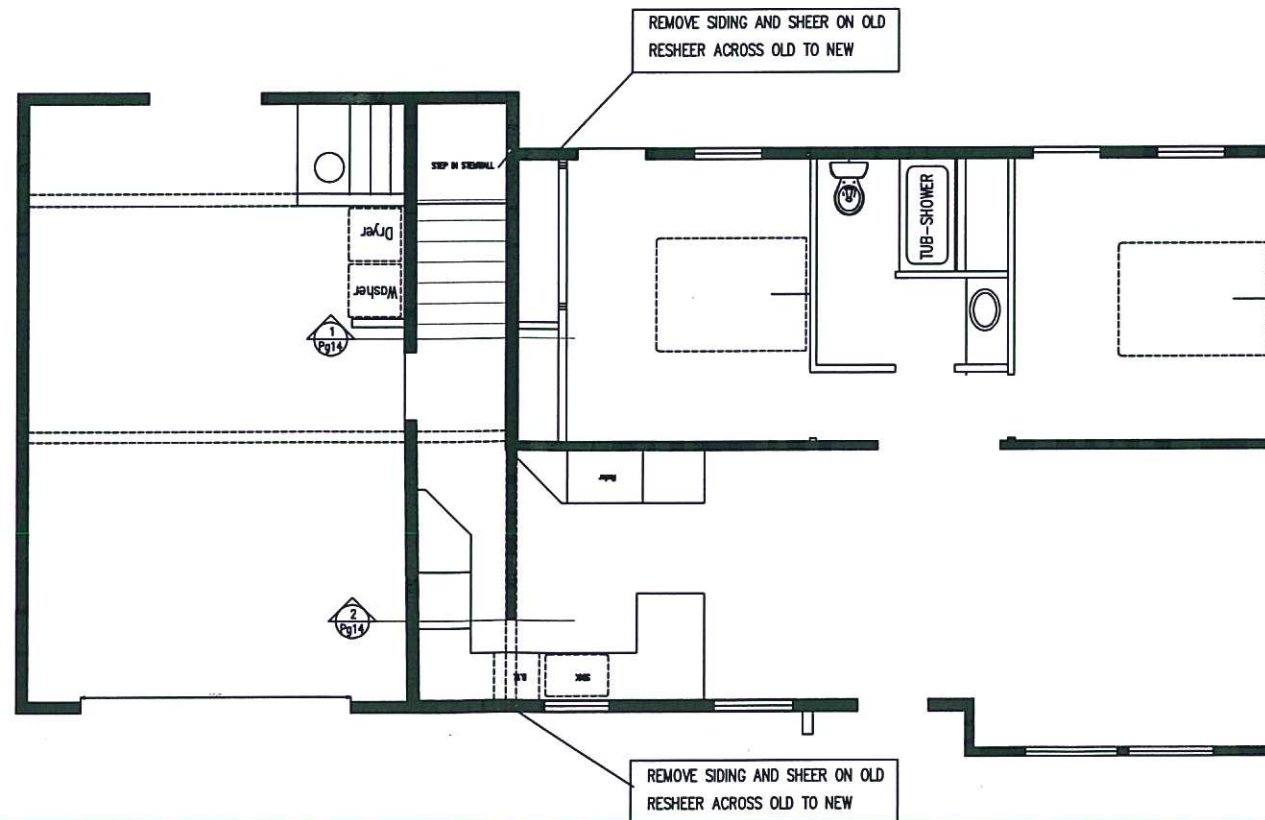
ADDENDUMS 0

SHEET 1214

Pg13
1 UPSTAIRS SHEER PLAN
SCALE: 3/16" = 1'



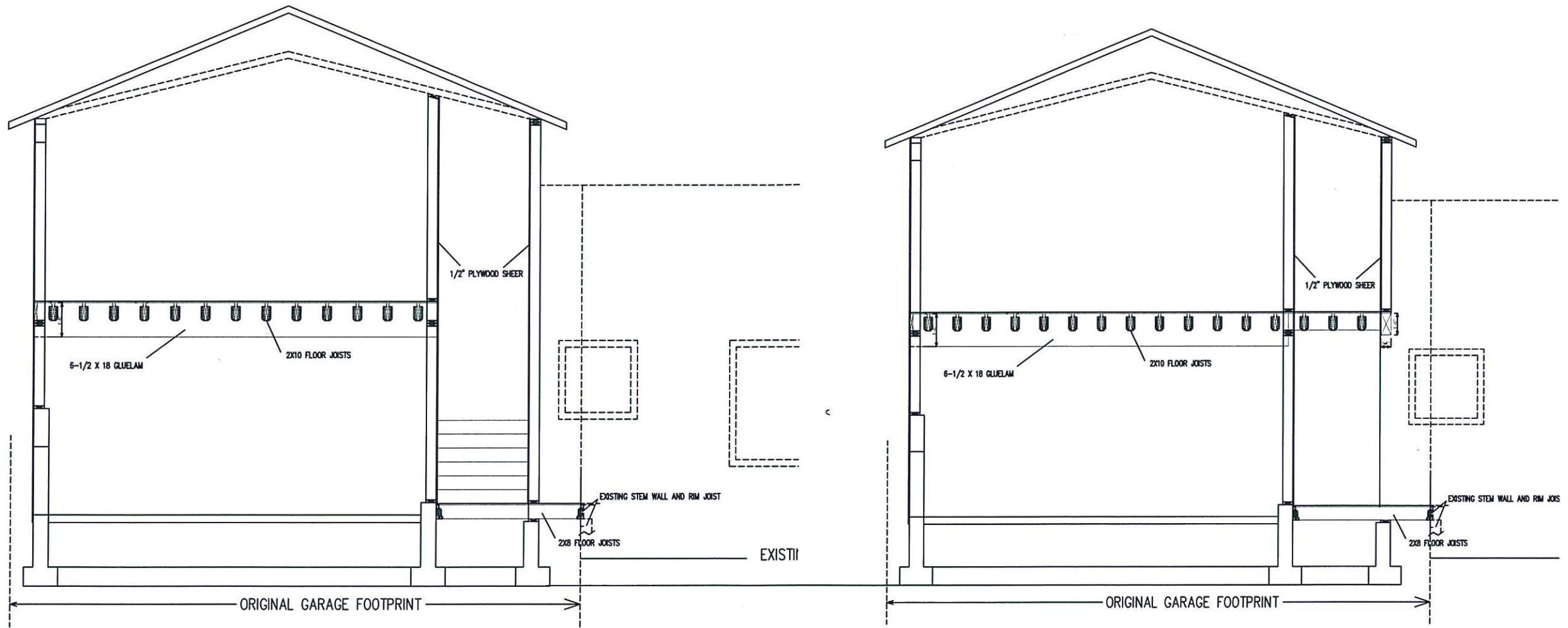
Pg13
2 DOWNSTAIRS SHEER PLAN
SCALE: 3/16" = 1'



REVISION #	DATE	DESCRIPTION

**720 CAROLINE S.E.
ROYS HOUSE
BANDON, OR.**

DATE:	3/12/2022
SCALE:	3/16"=1'
DRAWN BY:	DUFF
JOB #	720
ADDENDUMS	0
SHEET	13 of 14



Pg14
 1
 SHEER AND FRAMING DETAILS
 SCALE: 3/16" = 1'

Pg14
 2
 SHEER AND FRAMING DETAILS
 SCALE: 3/16" = 1'

REVISION #	DATE	DESCRIPTION

720 CAROLINE S.E.
ROYS HOUSE
 BANDON, OR.

DATE:
 3/12/2022
 SCALE:
 3/16" = 1'
 DRAWN BY:
 DUFF
 JOB #
 720

ADDENDUMS 0
 SHEET 1 OF 14