

**RECORD OF TYPE II DECISION
OF THE PLANNING DEPARTMENT
FOR THE CITY OF BANDON, OREGON**



FILE NUMBER: 22-038

LOCATION: 720 Caroline St
Map Number 28S-14W-30BD/TL 3000

APPLICANT: Jon Schoonmaker
PROPERTY OWNER: Occipit Holdings, LLC

REQUEST: Approval of an Adjustment to the front yard setback to allow for an addition to be constructed at the same setback as the historically sited structure (approximately 18 feet from the front property line) on property zoned Residential 1 (R-1) in the City of Bandon.

REVIEWING BODY: Dana Nichols, Planning Manager

NOTICE DATE: May 9th, 2022

RECORD CLOSED: May 23rd, 2022 at 5:00 PM

APPLICABLE CRITERIA: BMC (Bandon Municipal Code) Chapters:
16.36 Adjustments & Variances
17.12, Residential 1 (R-1) Zone

FINAL ORDER: **APPROVED**

SIGNED: This 25th day of May, 2022.

Dana Nichols

Dana Nichols, Planning Manager

EXPIRATION:
This Approval expires two (2) years from the date of signature.

EFFECTIVE DATE OF DECISION:
An administrative decision becomes effective 12 days after the City mails Notice of Decision unless the decision is appealed.

APPEAL:

Appeal of this administrative decision by parties with standing, requires filing a letter of Intent to Appeal to the City Recorder and payment of the actual cost of the appeal, plus \$250 deposit within the 10-day appeal period, beginning from the date of mailing of this action's Notice of Decision.

The following findings and conclusions are based upon the application, plans and all written testimony for the above-referenced 720 Caroline St adjustment request submitted before the close of the record at 5:00 pm on May 23rd, 2022.

The City provided timely Notice of the Administrative Review, which provided a 14-day comment period for submission of written testimony. As provided in the Notice, written testimony was accepted through 5:00 pm on May 23rd, 2022. The City received no written testimony in response to the Notice.

Staff finds that the Adjustment request conforms with the applicable approval criteria in BMC Chapter 16.36 – Adjustments & Variances and 17.12 – Residential 1 (R-1) Zone and recommends approval.

The requested Adjustment is approved, with no conditions.