

Variance

File No. V 24-04

VARIANCE APPLICATION
COLUMBIA COUNTY ZONING ORDINANCE

General Information

APPLICANT: Name: Wayne W. Weigandt

Mailing address: 310 Riverside Dr. St. Helens, OR 97051

Phone No.: Office (503) 396-0065 Home _____

Email: Weigandt@opusnet.com

Are you the _____ property owner? owner's agent?

PROPERTY OWNER: _____ same as above, OR:

Name: Mary Ann Dinon

Mailing Address: 596 N. Rose Springs Ave. Meridian, Idaho

Email: pinonma@msn.com

PROPERTY ADDRESS (if assigned): _____

TAX MAP NO.: 4117-A0-00700 _____ Acres: _____ Zoning: _____

TYPE OF VARIANCE:

Ordinance Requires: _____ Change to: _____

Lot size: _____ 1 acre .92

_____ Setback: _____ front _____ side _____ rear _____

Other: _____

PRESENT LAND USES: (farm, forest, bush swamp, residential etc.)

Use: _____ Approx. Acres

R-10 Zone 1.846

Total acres (should agree with above): _____

PROPOSED LAND USES: Create 2 lots, each being .92 acres
for building sites.

WATER SUPPLY: Private well. Is the well installed? Yes No
 Community system. Name City of St. Helens

METHOD OF SEWAGE DISPOSAL: Community Sewer. Name _____
 Not applicable.
 Septic System.

If Septic, does the subject property already have a system? Yes No
If no, is the property approved for a Septic System? Yes No

CONTIGUOUS PROPERTY: List all adjacent property you own with boundaries touching the subject property: None

<u>Tax Acc't. No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: 3/20/24 Signature: Wayne Weigand

NOTE: Please attach an accurate detailed plot plan, including existing and proposed structures, septic tanks and drain fields, farm and forest areas, large natural features (e.g. cliffs, streams, ravines, etc.), roads and driveways, property lines, easements, etc.

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Planning Department Use Only

Date Rec'd. 3/20/2024 Hearing Date: _____
Or: Administrative

Receipt No. _____

Zoning: R-10 Staff Member: Jack Niedermeyer

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4. **Strict compliance with the Zoning Ordinance would create an unnecessary hardship;"**

4. Explain in detail the unnecessary hardship. This may be a personal or physical hardship, but it must arise out of the unique physical conditions on the property described in 2 above.

4. Each newly created parcel would be .92 acres. The property is owned by Mary Ann Pinon and Homero Ortega as an undivided 1/2 ownership. Please see preliminary title report from Ticor Title. Mary Ann Pinon wants to sell her portion of the land and Homero Ortega wants to keep his so approval of this partitioning would make this possible.

5. **The granting of the variance will not adversely affect the realization of the Comprehensive Plan nor violate any other provision of the Zoning Ordinance."**

5. Will this variance be consistent with the Comprehensive Plan and other requirements of the Zoning Ordinance?

5. The granting of this variance does not conflict with either the comprehensive plan or zoning as it would allow for two home sites that are permitted uses by the comprehensive plan and zoning ordinances

Please submit all of the following:

1. The attached "VARIANCE APPLICATION General Information".
2. Answers to the above questions.
3. A good measured sketch of your property, showing all existing structures, septic tanks and drain fields, large natural features, roads and driveways, property lines, easements, etc. Don't forget the North arrow and the scale of the drawing.
4. A vicinity map, with North arrow and scale.
5. The application fee.

VARIANCE FACT SHEET

Variance Standards:

Please answer the following (attach extra pages if needed):

The following 5 requirements are from Section 1504.1A of the Columbia County Zoning Ordinance:

"A variance shall be made only when all of the following conditions and facts exist:

- 1. **The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property;"**

1. State how the granting of your variance will not injure other property in the vicinity, nor be detrimental to the public safety, health or welfare:

- 1. Presently there are many home in the area that are on similar sized parcels. The approval of this land use variance request is consistent with neighboring uses in the R-10 zone. This property and other nearby or adjacent lands are also zoned R-10. The request for this partitioning and variance would allow for two home sites, and each of them would be required to meet home construction codes and rules for health, safety, and welfare.

- 2. **The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;"**

2. Describe the conditions, unique to the property (NOT the owner), over which you have no control, on which you base this variance request (parcel size, shape, location; topography; natural features; etc.):

- 2. Attached is a survey completed 10/13/24 that shows the subject property to be 1.846 acres. R-10 zoning requires one acre minimum lot size but allows for a minor variance if the partitioned property is less than the one acre but more that 9/10 acre. The new proposed partitioning map shows each parcel would contain .92 acres.

- 3. **Approval of the application will allow the property to be used only for purposes authorized by the Zoning Ordinance;"**

3. What uses or structures do you intend to place on the property?

- 3. The newly created parcels would be home sites. Each parcel has septic approval and public water available.

MP 24-06 & V 24-04 Site Plat

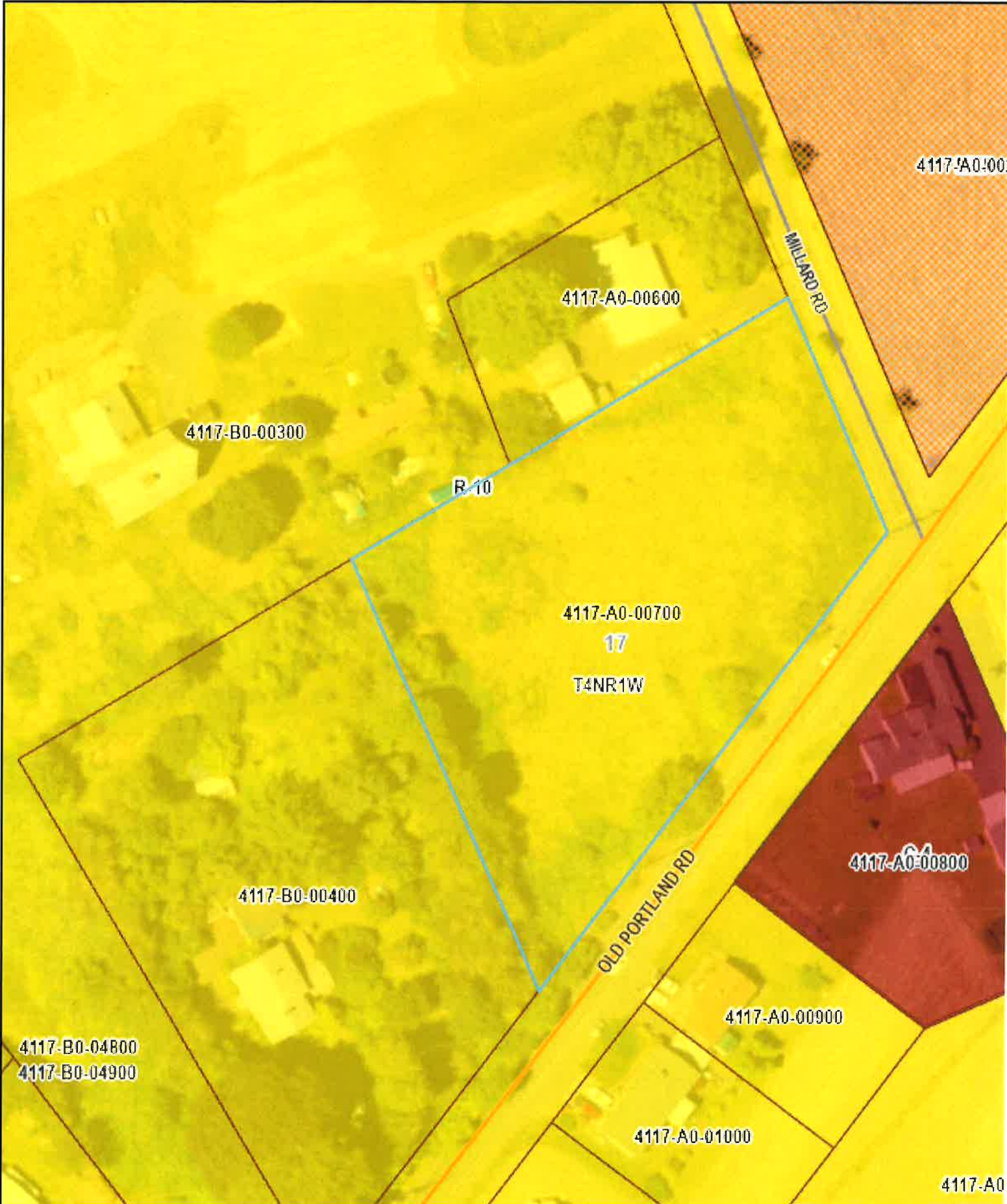


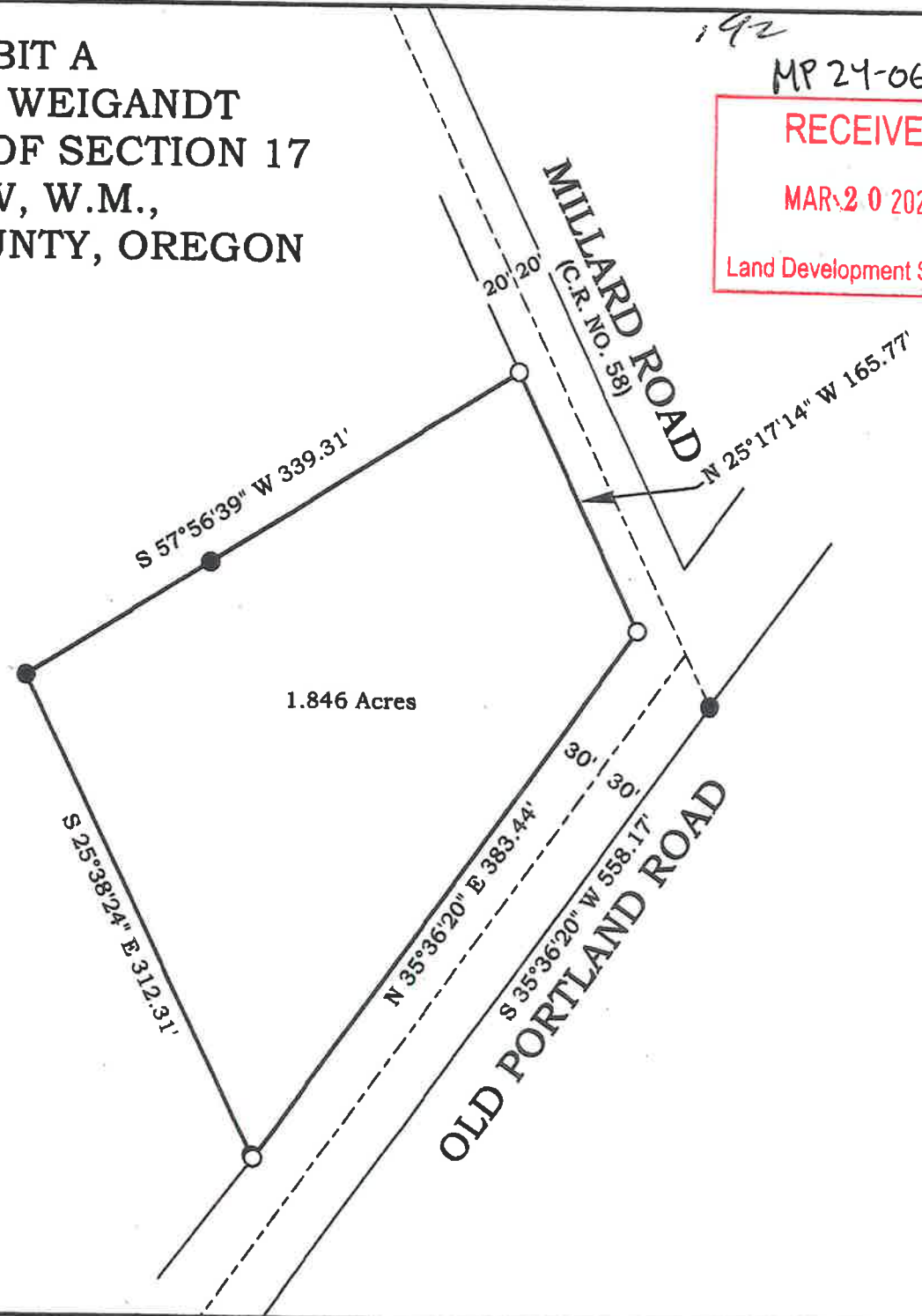
EXHIBIT A
 FOR WAYNE WEIGANDT
 IN THE NE 1/4 OF SECTION 17
 T4N, R1W, W.M.,
 COLUMBIA COUNTY, OREGON

192
 MP 24-06, U24-04

RECEIVED
 MAR 20 2024
 Land Development Services



100 Ft/In
 DWG NO. 23-214 EXHIBIT
 JOB NO. CRW-ST. HELENS
 10-13-2023



K.L.S. SURVEYING INC.
 1224 ALDER STREET
 VERNONIA, OREGON 97064
 (503) 429-6115

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY

OREGON
 JANUARY 19, 1993
 DONALD D WALLACE, JR
 2601

RENEWS 6/30/24