



Community Development Land Use Application

Mailing: 989 Broadway Seaside, OR 97138
Location: 1387 Avenue U. Seaside, OR 97138

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Office: (503) 738-7100

| Property Information: | | | | | |
|--|--------------|----------|-------|---------|------------|
| STREET ADDRESS OR LOCATION OF PROPERTY | | | | | |
| ZONE | OVERLAY ZONE | TOWNSHIP | RANGE | SECTION | TAX LOT(S) |

| Owner: | Applicant/Representative Other than Owner: |
|-----------|--|
| NAME | NAME OF APPLICANT / REPRESENTATIVE |
| ADDRESS | ADDRESS |
| PHONE | PHONE |
| EMAIL | EMAIL |
| SIGNATURE | SIGNATURE |

Proposed Use:

Existing Use:

Site Plan:

Please attach a site plan of the property showing lot dimensions, sizes, and locations of all existing and proposed structures. The site plan must show the structure's setbacks to all property lines as well as access to the site and the parking area layout. Site plans must be drawn to scale and show the needed information pertinent to the request. Parking Maps for VRDs must have scaled dimensions showing the location of required 9'x18' car spaces.

| Specific of Request: | | | |
|-------------------------|--------------------------|-----------------|-----------------------|
| Conditional Use | Non-conforming | Subdivision | Zoning Code Amendment |
| Landscape/Access Review | Planned Development | Temporary Use | Zoning Map Amendment |
| Major Partition | Property Line Adjustment | Vacation Rental | Appeal |
| Minor Partition | Setback Reduction | Variance | |

| For Office Use Only | |
|------------------------------|----------------------|
| Application Received: | File Number: |
| Application Deemed Complete: | 120-Day Decision: |
| Staff Decision (Type 1) | PC Decision (Type 2) |



Community Development **Setback Reduction**

Please describe the scope of your project.

In cases where a pre-existing structure violates current setback standards and the owner proposes an addition or alteration that continues the encroachment without increasing the encroachment, and when the Fire Marshal certifies in writing that such addition or alteration will not increase the fire hazard to the adjoining properties, reduction of setback requirements without variance procedure may be approved by the Planning Director where the following criteria are met:

1. Does the setback reduction negatively impact adjacent property?
2. What is the valid design reason for the reduction?
3. Will this reduction block views?
4. Will the Clear Vision area be maintained? (See Section 4.050.)

Setback reductions shall not apply to all setback requirements established to comply with Statewide Planning goals 7, 16, 17, or 18 to include requirements for geologic hazard, flood and erosion hazard, riparian vegetation, and significant wildlife protection.

APPLICATION MUST INCLUDE A SITE PLAN