
Florence Planning Commission

Memorandum

To: Florence Planning Commission (PC)

From: Wendy Farley Campbell

Date: November 9, 2018

Subject: PC 18 20 VAR 01--Ames Variance Request Clarification

Background: On July 10, 2018 Planning Commission held a public hearing on PC 18 20 VAR 01--Ames Variance Request. Larry Ames, the applicant, requested reduced front and rear yard setbacks within Coast Village to place a dwelling on the property currently developed with a garage. The Planning Commission approved the application. There was one written testimony in favor and one opposed.

Situation: Since receiving the variance approval Mr. Ames has had difficulty with the construction requests of the lender. He has adjusted his plans and proposes to place a flat roofed park model with a ramada (cover) rather than a manufactured home. He requests the same variance on the front yard but would no longer need the rear yard variance. The variance approval was made by PC. Staff has researched code and provided some proposed interpretation. A PC concurrence and interpretation are needed to determine if the approved variance applies to this modified structure type.

Interpretation:

Dwelling--The PC approval granted setback variances for a "dwelling". Florence City Code (FCC) Title 10 Chapter 29 Coast Village District lists both manufactured homes and park models in both permanent and temporary conditions in definitions for "dwellings". It is staff's interpretation that regardless of the type of dwelling the variance would be applicable.

Ramada—FCC 10-12 Mobile Home/Manufactured Home Regulations defines "ramada" as "A stationary structure having a roof extending over a mobile home/manufactured home or trailer, which may also extend over a patio or parking space for motor vehicles, and is used principally for protection from sun and rain." FCC 10-12 also defines "accessory" as: "Any structural addition to a mobile home /manufactured home, including awnings, carports, cabanas, porches, ramadas and similar structures."

Request: Planning Commission interpretations are requested as follows: 1. Do you concur with staff's interpretation that the variance for a dwelling includes park models within Coast Village as defined in FCC? 2. Does a ramada for the park model constitute a normal and customary addition to the dwelling and should it be included in the setback variance approval? A decision of "yes" requires no further action of the Mr. Ames or the City. A decision of "no" requires the applicant to apply for a variance for the park model and/or ramada to cover his park model.

Items Attached: Ames revised and original site plans

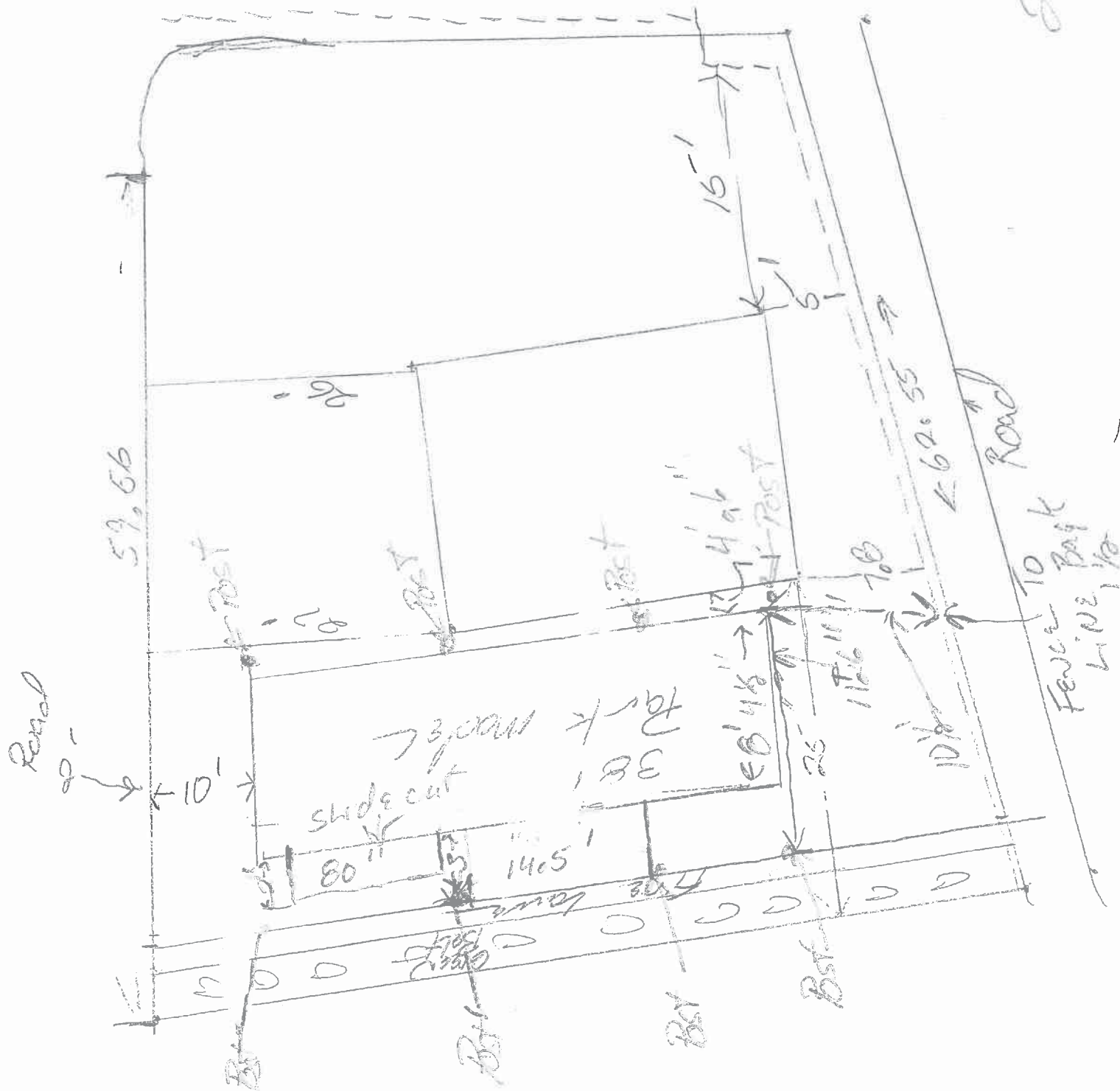
Ranada

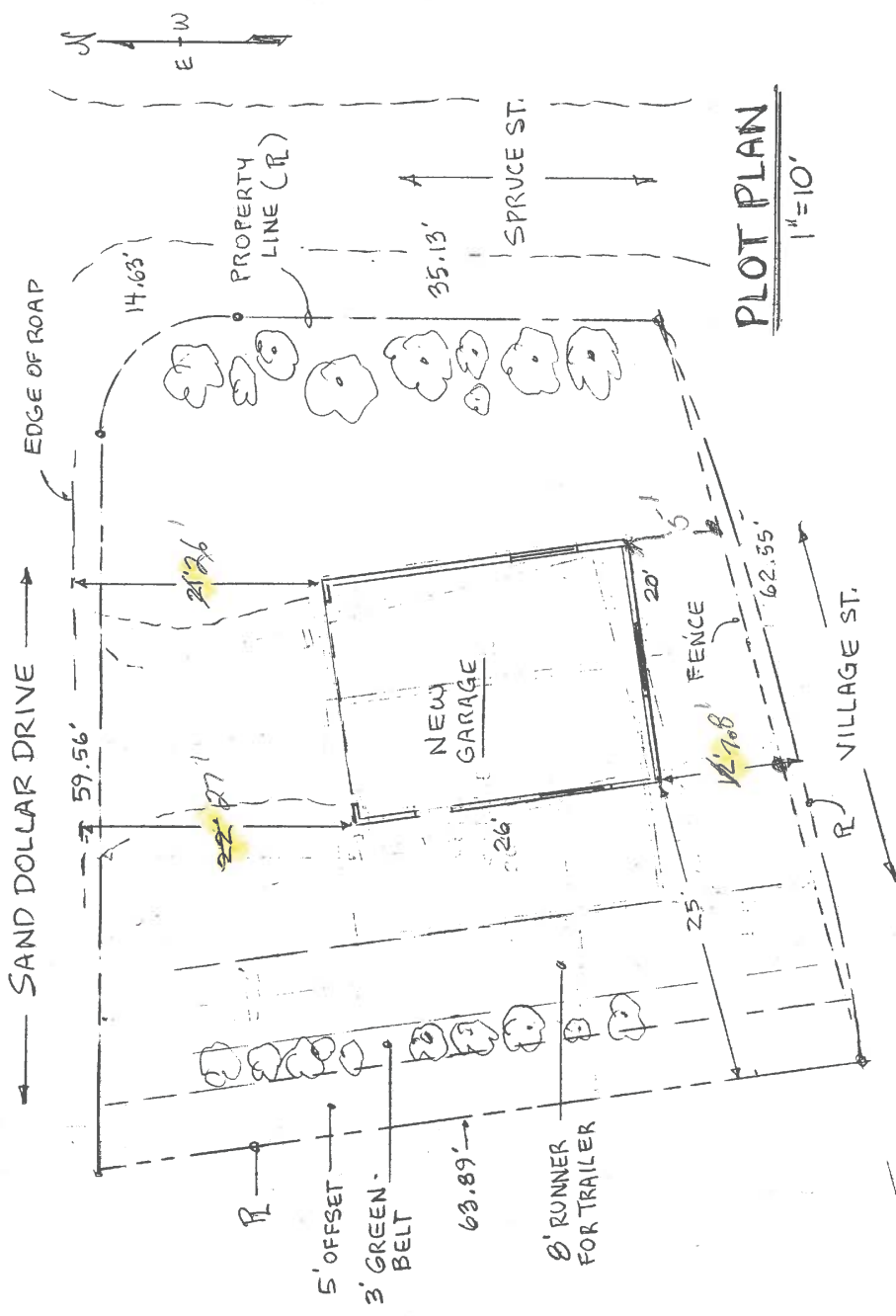
110' Lowa posts
12' wide Posts
16 wide Posts



Fence

AMES
26 Sand Dollar





MAP 18-12-23 - LOT 1911

NOTE: ORIENTATION OF
 PLANS ARE REVERSED -
 SO PLANS ARE VIEWED
 FROM SAND DOLLAR DR.
 LOOKING SOUTH.

CRAIG DRAFTING
 AND DESIGN
 (541) 997-6926

REVISED 7-23-14
 7-25-14

RECEIVED
 City of Florence
 JUN 12 2018
 By: DJH