

Land Use Application

City of Yachats  
441 Hwy 101 N  
PO Box 345  
Yachats OR 97498  
(541) 547-3565

Fee:  
Date Received: \_\_\_\_\_

- Conditional Use \$250    Nonconforming Use \$250    Variance \$250  
 Zone Change \$500    Comprehensive Plan Change \$500  
 Urban Growth Boundary Change \$1000  
(Actual expenses in excess of the application fee will be billed.)

Applicant: RICHARD HENKENS, JR. Phone: ( ) ~~(541) 478-6040~~

Address: 550 YACHATS OCEAN RD ~~(541) 819-319~~

City: YACHATS State: OR Zip: 97498

Relationship to property: OWNER  
(Owner, Contract Purchaser, etc.)

Legal Description: 14-12-34-AC-4702 Current Zone: R-4

Lot Dimensions: \_\_\_\_\_ Area: .24 ACRES Flood Zone: \_\_\_\_\_

Natural Hazard: N/A Topography: FLAT

Directions to Property: \_\_\_\_\_

Previous Planning Actions on Property: NONE

Reason for Request: DISPROPORTIONATE LOT COVERAGE DUE TO UNUSUAL PROPERTY SHAPE AND SETBACKS

Existing Structures on Property: HOME

Proposed Use and Structures: AUXILIARY BUILDING

Current Utilities and Providers:

Anticipated Date of Development: 2023

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**Supplemental Required Information**

Attachments to Application (check all that apply)

- Plot Plan of subject property showing all property lines
- Existing and proposed structures and their location in relationship to property lines
- Total floor area, use and height of all existing and proposed uses
- Operating characteristics of all proposed commercial use
- Location, extent, arrangement, and proposed improvements of all off-street parking and loading facilities.
- Location of access to adjacent arterial or collector
- State or County Road Approach Permit
- Narrative which address applicable ordinance standards (required for all land use actions)
- Other: \_\_\_\_\_

I have read the above application and hereby certify all information contained therein to be true and complete to the best of my ability. I understand that this application will not be processed until all required information is submitted to the City.

  
Signature of Applicant

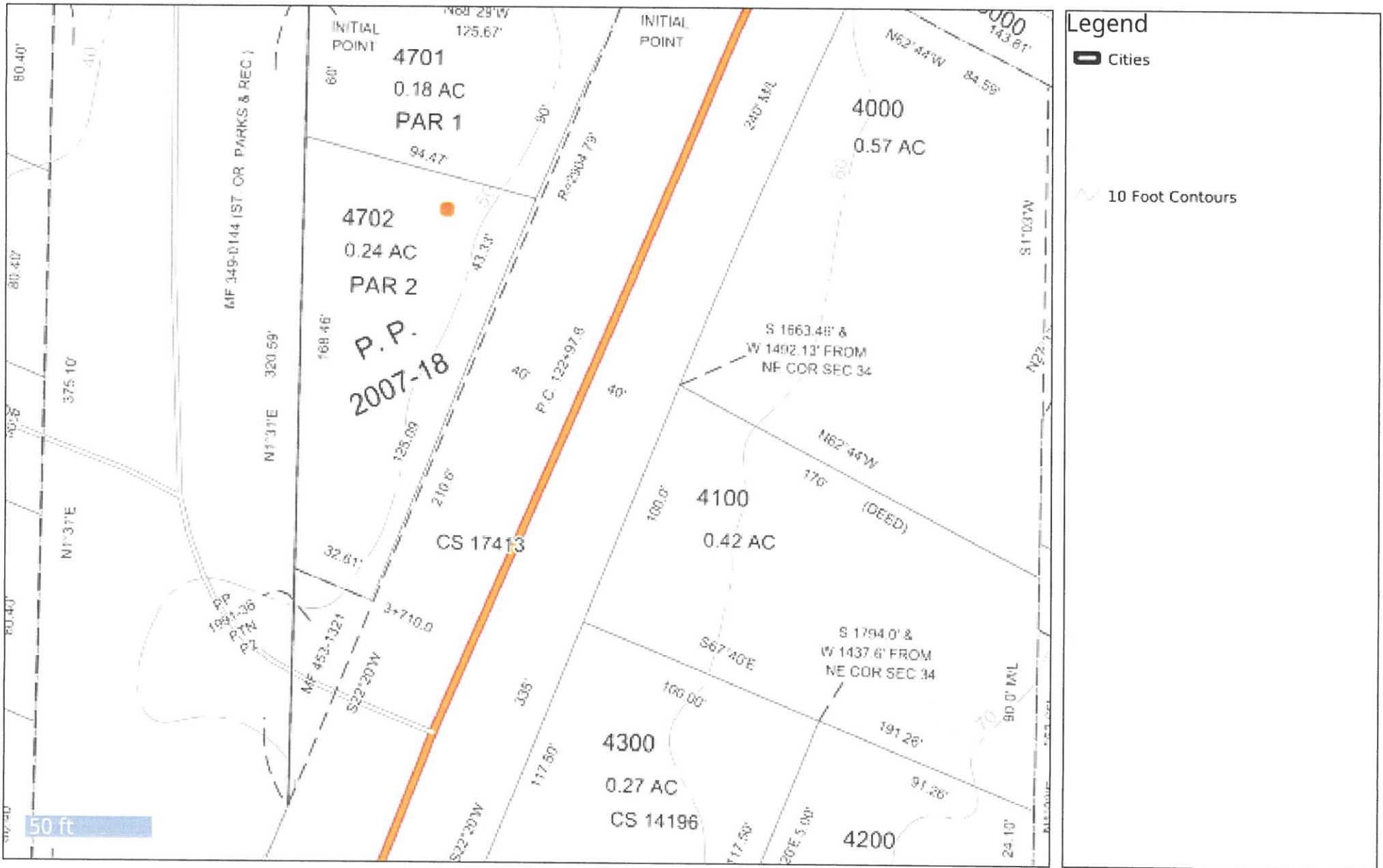
\_\_\_\_\_  
Signature of Property Owner (if other than applicant)

To Whom it May Concern,

This request for a variance to existing property setbacks is based on an extraordinary condition resulting from the unique shape and proximity of my property to US Highway 101 and Yachats Ocean Road. The lot coverage of the existing residence is 1445 square feet. Due to the limited availability of buildable land between the 20' setbacks from each roadway, the total buildability of the lot is severely compromised and well below the percentage of coverage otherwise allowed on adjacent and neighboring lots. I would like to ask that this situation be examined for any potential variance in the west property setback, to allow for an equal opportunity to build an auxiliary structure on my property as indicated in the plot plan provided. Thank you for your consideration in this matter.

Sincerely,

Richard Henkens, Jr.



Printed on 11 / 17 / 2022

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