

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA
NOTICE OF REVIEW**

Notice is hereby given that the Astoria Community Development Department has received the following request(s):

1. Variance V16-11 by Pat and Julie Wilson from the maximum 20' front yard setback to construct a new single family dwelling utilizing existing foundation with an 18' front yard setback at 331 Exchange (Map T8N-R9W Section 7DD, Tax Lot(s) 3602; Lot(s) 1 & 2, Block 52, McClure) in the R-2, Medium Density Residential, Zone. Development Code Standards 2.060-2.095, 3.070, Articles 9 and 12, and Comprehensive Plan Sections CP.005-CP.025, CP.040-CP.045 and CP.218 are applicable to the request.

In accordance with Astoria Development Code Articles 3, 6, 9, & 12, a decision on the request(s) will be processed administratively by the Community Development Department.

A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the office of the Community Development Director at 1095 Duane Street, Astoria. Contact the Planner at 503-338-5183 for additional information.

All interested persons are invited to express their opinion for or against the request(s) by letter addressed to the Community Development Department, 1095 Duane St., Astoria OR 97103. Comments from interested parties must be received within 20 days of the date this notice is mailed. Only those parties who comment in writing on the proposed development will receive first class mailed notice of the decision on the permit.

The Community Development Department's decision may be appealed by the applicant, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the written decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15 day period, the decision of the Community Development Department shall be final.

Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Community Development Department and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Community Development Department reserves the right to modify the proposal. No further public notice will be provided.

THE CITY OF ASTORIA

MAIL: December 29, 2016

Sherrill Williams, Administrative Assistant