

**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 V16-02 by Robert & Cynthia Magie to reconfigure lots resulting in variance from 15' rear setback to 5' setback; from max 50% lot coverage to increase existing from 60% to 64%, from 5,000 square foot minimum lot area to reduce from 2,504 to 2,343 square feet, and from minimum lot depth of 100' to 71'; vacant lot to reduce from 45' width minimum to reduce from 25' to 17' and minimum 90' lot depth to reduce to average 64.5' depth at 539 16th and adjacent vacant lot (Map T8N-R9W Section 8DC, Tax Lot(s) 18000 & 18100; Lot(s) S 50' Lots 1 & 2, Block 114, Shively) in the R-3, High Density Residential Zone. Development Code Standards 2.150-2.185, Articles 9 and 12, and Comprehensive Plan Sections CP.005-CP.025, CP.040-CP.045, and CP.215-CP.230 are applicable to the request.
2. Miscellaneous Review MR16-01 by Sean Holcombe, Mill Pond Farms J. Gavin Blackstock class b home occupation with produce grown in the basement and one non-resident employee; no customers to the home at 2714 Grand (Map T8N-R9W Section 9CB, Tax Lot(s) 4401; Lot(s) S 50' Lot 6, N 68.8' Lot 7, Block 5, Shively) in the R-2, Medium Density Residential Zone. Development Code Standards 2.060-2.095, 3.095, Article 9 and Comprehensive Plan Sections CP.005-CP.025, CP.070-CP.075, and CP.190-CP.210, and CP.215-CP.230 are applicable to the request.

In accordance with Astoria Development Code Sections 3.095, 13.310, and/or Articles 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: March 4, 2016

Sherri Williams, Administrative Assistant