



**NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION
Planning File No. 24-01-01
Variance**

The City of Nehalem Planning Commission will hold its regular meeting on Thursday, February 15, 2024, at 6:00 PM at the Nehalem City Hall (35900 8th Street, Nehalem, OR 97131) and via Zoom (www.nehalem.gov for log in information). This meeting will include a public hearing to consider the following application:

Request: Variance to reduce a street-side setback.
Applicant: B&C Construction.
Location: Southwest corner of the intersection of US Highway 101 and 11th Street.
Assessor's Map: 3N-10-27CA, Portion of Tax Lot 4000.
Zoning: Mixed Density Residential Zone (RM).
Criteria: This application will be evaluated against the following provisions of the Nehalem Zoning Ordinance: Section 157.205.05 – Mixed Density Residential Zone (Dimension Standards); and Section 157.506 – Variance.

Persons interested in the proposal should become involved in the land use decision-making process. Anyone desiring to speak for or against the proposal may do so in person or by representation at the hearing. Written comments may also be filed with the City of Nehalem prior to the public hearing. All documents, evidence, and staff reports relied upon by the applicant, including a list of Nehalem Zoning Ordinance approval criteria applicable to the request, are available for inspection at the Nehalem City Hall at no cost, or copies can be obtained for \$.25/page.

The Planning Commission's review is for the purpose of deciding on the proposal. A decision by the Planning Commission to approve or deny the application will be based upon the above-listed criteria and these criteria only. At the hearing it is important that comments relating to the request pertain specifically to the applicable criteria. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the staff report will be available at least seven days prior to the hearing for inspection at no cost, or a copy can be obtained for \$.25/page. If you need any special accommodation to participate in the hearing, please notify City Hall 24 hours before the meeting. For further information please contact Lori Longfellow, City Manager or Yuriy Ukhach, Deputy City Recorder, Nehalem City Hall, 35900 8th Street, Nehalem, Oregon 97131; or by phone at (503)-368-5627.