



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • www.astoria.or.us • comdevadmin@astoria.or.us

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Astoria Community Development Department has received the following requests:

1. Parking Variance Request (V21-10) by Nathan Lampson to vary from parking requirements for an existing building at 598 Bond Street (Map T8N-R9W, Section 07DA, Tax Lots 01600, 01700, and 01800; Lots 5, 6 and East ½ Lot 7, Block 12, McClure's) in the C-3 Zoning District. Development Code §2.385 to 2.415, (C-3 Zone), Articles 7, 9 and 12, and Comprehensive Plan §CP.005 to CP.028 (General Development Policies), §CP.050 to CP.055 (Downtown), and §CP.190 to CP.210 (Economy Element) are applicable to this request.
2. Variance Request (V21-11) by Derek Gilliland to construct 8' x 25' (200 sqft) second story deck on the rear, south elevation of a single-family dwelling at 339 W Niagara Avenue (Map T8N R9W Section 18BD, Tax Lot 305; Lot 4 excluding the west 4', excluding the east 4' of the north approximate 50' Lot 4, the west 4' of the approximate south 61' Lot 3, and the north 33' of the east 33' Lot 13, Block 61, Taylor's), in the R-1 Zone (Low Density Residential). The variance request is from the maximum 30% lot coverage to allow 34% lot coverage, and from the required 5' side yard setback to allow an approximate 3' side setback. Development Code Standards in Sections 2.015 to 2.050 (R-1 Zone), Articles 9 (Administrative Procedures), 12 (Variance), Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.030 to CP.035 (West End Area) are applicable to the request.
3. Variance Request (V21-12) by Rickenbach Construction on behalf of David Kroening, DBA Buoy Beer Brewing Company, and River Barrel Brewing, from the required 20' set back to install footings for a new utility bridge with a zero setback, across the River Trail right-of-way at 1 8th Street to 53 8th Street (Map T8N-R9W, Section 08 CB, Tax Lots 00700 and 10200; within a portion of railroad right-of-way abandonment per interim trail rail banking agreement quitclaim deed to City Book 924, Page 648) in the A-2 (Aquatic Two Development) Zone and the C-4 (Central Commercial) Zone. The subject area is within the Urban Core Overlay Zone. The project is within 50 feet of the Columbia River, therefore; the Columbia River Estuary Overlay applies to the project. Development Code §2.425 to 2.440 (Central Commercial), §2.525 to 2.540 (Aquatic Two Development), Articles 4, 5, 9 and 14.175 to 14.200 and Comprehensive Plan §CP.005 to CP.028 (General Development Policies), §CP.050 to CP.055 (Downtown), §CP.067 to CP.068 (Astoria Riverfront Vision Overlay Area Policies), §CP.190 to CP.210 (Economy Element), and §CP.130 to CP.186 (Aquatic Shoreland) are applicable to this request.
4. Exterior Alteration Request (EX21-11) by Northcoast Handyman and Woodworking for Chelsey and Steve Bridges to reconstruct a staircase on the east side elevation of a single-family dwelling at 411 Exchange Street (Map T8N R9W Section 7DD, Tax Lot 2800; Lot 1, Block 51, McClure), in the R-2 Zone (Medium Density Residential). The property is designated as

historic in the Hobson-Flavel Historic Inventory Area. Development Code Standards in Sections 2.060 to 2.095 (R-2 Zone), Articles 9 (Administrative Procedures), 6 (Historic), Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.040 to CP.045 (Central Area), CP.240 to CP.255 (Historic Preservation) are applicable to the request.

In accordance with Astoria Development Code Articles 2, 3, & 9, a decision on the request 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 by contacting the Community Development Department by mail at 1095 Duane Street, Astoria, OR 97103, by email at comdevadmin@astoria.or.us or by phone at (503) 338-5183.

All interested persons are invited to express their opinion for or against the request by letter addressed to the Community Development Department, 1095 Duane St., Astoria OR 97103. Email transmissions may be sent to comdevadmin@astoria.or.us. Comments 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. 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 mailed notice of the decision on the request.

The Community Development Department's decision may be appealed by the applicant, or 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.

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

THE CITY OF ASTORIA



Tiffany Taylor
Administrative Assistant

MAIL: May 19, 2021