

**CITY OF CANNON BEACH
SETBACK REDUCTION APPLICATION**

Please fill out this form completely. Please type or print.

Applicant Name: _____

Mailing Address: _____

Telephone: _____

Property-Owner Name: _____

(if other than applicant)

Mailing Address: _____

Telephone: _____

Property Location: _____

(street address)

Map No.: _____ Tax Lot No.: _____

SETBACK REDUCTION REQUEST:

1. Description of the setback reduction that is being sought.

2. Description of the proposed building plans pertinent to the setback reduction request.

3. Justification of the setback reduction request. Explain how the request meets each of the following criteria for granting a setback reduction.

(a) Total building coverage shall not exceed forty percent;



- (b) Significant views of the ocean, mountains or similar features from nearby properties will not be obstructed any more than would occur if the proposed structure were located as required by the zoning district;
- (c) The proposed building location will not interfere with solar access of buildings on adjoining property;
- (d) The granting of the setback reduction requires that one or more of the following are achieved by the reduction in setback:
- Tree protection
 - The protection of a neighboring property's views of the ocean, mountains or similar natural features,
 - The maintenance of a stream corridor or avoidance of geologic hazards or other difficult topography,
 - The provision of solar access,
 - Permitting construction on a lot with unusual configuration,
 - Rehabilitation of existing buildings where other reasonable alternatives do not exist,
 - Protection of a wetland or wetland buffer area, or
 - Permitting construction on an oceanfront lot where the effect of the application of the oceanfront setback requirement of Section 17.42.050(A)(6) reduces the depth of the lot located within the required setbacks to less than forty percent of the lot's depth. Under this standard, a reduction in the required setback shall be considered only in the setback opposite of the required oceanfront setback.
- e) Adjacent rights-of-way have sufficient width for utility placement or other public purposes;
- f) The reduction would not create traffic hazards; or impinge upon a public walkway or trail;
- g) Any encroachment into the setback will not substantially reduce the amount of privacy which is or would be enjoyed by an abutting property; and
- h) The proposed building location will not interfere with the ability to provide fire protection to the building or adjacent buildings.

8. Attach a scale drawing showing the dimensions of the property, adjacent street(s), dimensions of existing structures, and dimensions of proposed development.

Attach additional sheets as necessary.

Setback Application Fee: \$400.00

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

As Property Owner, my signature or an authorized applicant's signature, allows any duly authorized employee of the City to enter upon all properties affected by this permit for the purpose of follow-up inspection, observation, or measurement.

For Staff Use Only:

Received on: _____ By: _____

Fee Paid: _____ Receipt No.: _____