



VAR-24-03  
Rcvd: 1-18-2024

## CITY OF JUNCTION CITY

### Planning & Building Department

### LAND USE APPLICATION

1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-4763 ■ Fax 541-998-2773 ■ [jcplanning@ci.junction-city.or.us](mailto:jcplanning@ci.junction-city.or.us) ■ [www.junctioncityoregon.gov](http://www.junctioncityoregon.gov)

Zoned R1

<b>Date Submitted:</b> 1-18-2024	<b>Received By:</b> Dawn Northey	<b>Fee Paid:</b> \$ \$325.00	<b>Supplemental Application:</b> ck # 2337
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**Section 1**

**LAND USE ACTION (SEE TABLE 1):**

**Section 2**

<b>Site Address:</b> 1627 W. 13th Ave	<b>Location Description:</b> south side of W 13th, west of Unity Dr
<b>Property Size:</b> 80ft x 116.4 - Lot 28	<b>Assessor's Map &amp; Tax Lot #:</b> 15-04-331-13-04100
<b>Present Use:</b> concrete pad	<b>Proposed Use:</b> carport cover
<b>Brief Summary of Action Requested:</b> Minor variance approval for a setback reduction along east property line for carport	
<b>Are there other permit applications associated with this application?</b> If yes, list:	

**Section 3**

**I have the following legal interest in the property (Circle one):**

- Owner of Record  
  Lessee  
  Contract Purchase  
  Holder of an exclusive Option to Purchase

*Written authorization from the owner to act as his/her agent must be provided if not the owner of record*

**Section 4**

<b>Applicant:</b> Heather Deming	
<b>Address:</b> 1627 W 13th Ave Junction City	
<b>Phone:</b> 541-232-8372	<b>E-Mail:</b> heatherdeming@gmail.com
<b>Property Owner:</b> James and Heather Deming	
<b>Address:</b> 1627 W 13th Ave, Junction city	
<b>Phone:</b> 541-232-8372	<b>E-Mail:</b> heatherdeming@gmail.com
<b>Contact:</b> (if different than Applicant)	
<b>Address:</b>	
<b>Phone:</b>	<b>E-Mail:</b>

**City of Junction City  
LAND USE APPLICATION**

Section 5	
Required Information	
✓	Written statement describing proposal in detail
✓	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
✓	Three (3) paper copies of application packet including any plan sets
✓	Digital copy of application packet including any plan sets
✓	Non-refundable Application Fee

Section 6		
Supplemental Application:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Attachment(S):	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Section 7	
<p>Your signature below acknowledges the following:</p> <ol style="list-style-type: none"> <li><b>Payment of the base fee may not cover the City's costs associated with processing the Application.</b> <i>Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &amp;/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</i></li> <li><i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i></li> <li><i>Signer agrees to pay all direct costs associated with processing this land use application.</i></li> </ol> <p>Applicant Signature: <i>Heather Daning</i></p> <p>Date: <i>1/12/2024</i></p>	

We are requesting a minor variance approval for a setback reduction along a portion of the east property line in order to build a carport. The carport will be added to our single family home located at 1627 W. 13th Ave. The home was built in 1994 in the Oak Meadows Subdivision and measures 80-feet in width by 116.4-feet deep on the south property line. The current side yard setback in the R1 zone is six feet. Our home has a setback of 15 feet from the garage foundation to the side property line.

For the proposed carport it will be 10-feet wide, with 1 foot extending into the east side yard setback. The carport will be 24.25-feet in length. The total area covered by the proposed carport within the east side yard setback is 24.25 square feet; this falls within 10% encroachment guidelines.





