



NOTICE OF PUBLIC COMMENT PERIOD FOR A DEVELOPMENT PERMIT

RE: Development Permit# 21-24

Type 3 Development Permit for Accessory Structure in Required Rear Yard

Taxlot# 41006BC03500

March 3, 2022

Dear Property Owner:

The City of Cannon Beach is in the process of reviewing development permit application 21-24, a Type 3 application for a 10' x 12' accessory structure in the rear yard of 3988 S. Hemlock St.

The City has determined that the application meets the following relevant criteria of Municipal Code Section 17.54.030, Accessory Structure or Building:

- A. *Structures and buildings accessory to a residential use shall comply with all yard requirements except that accessory structures and buildings may be located in the rear yard where a Type 3 development permit is issued for pursuant to Section 17.92.010. Structures and buildings six feet in height or less do not require a development permit. Structures and buildings accessory to a residential use located in the required rear yard shall comply with the following standards:*
1. *The structures or buildings do not have a total area of more than one hundred twenty square feet; and*
 2. *The structures or buildings are not closer than five feet to the rear property line; and*
 3. *The structures or buildings do not exceed twelve feet in height, measured as the vertical distance from the average exiting grade to the highest point of the roof surface; and*
 4. *The structures or buildings are located in such a way as to not be detrimental to abutting property and shall not obstruct views from adjacent buildings.*
- B. *Structures or buildings, more than one hundred twenty square feet in size, accessory to a residential use shall not be metal clad (metal roofs are permissible).*

Municipal Code Section 17.92.010, Development Permit, requires that the City notify property owners within 100 feet of the affected property prior to issuing a Type 3 permit. The purpose of this notice is to provide affected property owners a 20 day period of opportunity to submit comments relevant to the standards pertinent to the proposal giving reasons why the application should or should not be approved or proposing modifications the person believes are necessary for approval according to the applicable standards.

This comment period is not an appeal to the Planning Commission as a decision regarding this application has not yet been made. Appeals to the Planning Commission may be made by a party who commented on the proposed development permit in accordance with Municipal Code Section 17.88.140, Request for Review of Decision, after a decision to issue the permit has been made.

Correspondence regarding this matter should be mailed to: City of Cannon Beach, Attn. Community Development, P.O. Box 368, Cannon Beach, OR 97110 or via email to planning@ci.cannon-beach.or.us. Further information regarding this application is available at City Hall, 163 E. Gower St., Cannon Beach or by calling (503) 436-8041. A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and copies will be provided at a reasonable cost. All public comments must be submitted no later than 5:00pm on Thursday, March 24, 2022 to be considered.

Sincerely,



Robert St. Clair
Planner

Project Location: 3988 S. Hemlock St.

