



Planning Division
City of Bend
P.O. Box 431
Bend, OR 97709

NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for a Class A Variance to the minimum side yard setbacks in the RS zone.

The purpose of this letter is to inform you that you or anyone else may give comments in writing to the city regarding this application. **The last day to mail or email comments is March 10, 2023.** Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBER: PLVAR20220695

APPLICANT: Mark Elton Holland

OWNER: Holland, Stephanie E

LOCATION: 3111 NE Delmas Street; Lot 1, Block 6 of the Mountain Park subdivision; Tax Lot 1008 on County Tax Assessor Map #17-12-23CC

REQUEST: A Type II application for a Class A Variance to the minimum side yard setbacks of the Standard Density Residential (RS) zone district to construct a shed abutting the south side of the garage; and maintaining the existing shed located on the north side of the house. The existing shed along the fence on the south side of the property will be removed.

STAFF REVIEWER: Sheila Pyott, Assistant Planner
spyott@bendoregon.gov; 541-693-2123

Comments must be directed toward the criteria that apply to this request, and must **reference the project number**. Failure to raise an issue with sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes appeal based on that issue. Written comments may be emailed to the Staff Reviewer listed above, or by mail to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **March 10, 2023**.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following links to access the projects directly:
<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=26976>

Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at www.bendoregon.gov/permitcenter. Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number in the search bar to find the project.

The applicable criteria are listed below and are available for review using the following link:
<https://bend.municipal.codes/BDC>

MATERIALS IN ALTERNATE FORMAT REQUEST



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1.

Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above, or at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon.

If you have questions or need help to access the project in the Online Permit Center Portal, please contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the planner on duty.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

City of Bend Development Code (BDC)

Criteria

Chapter 5.1, Variances

Section 5.1.200, Class A Variances

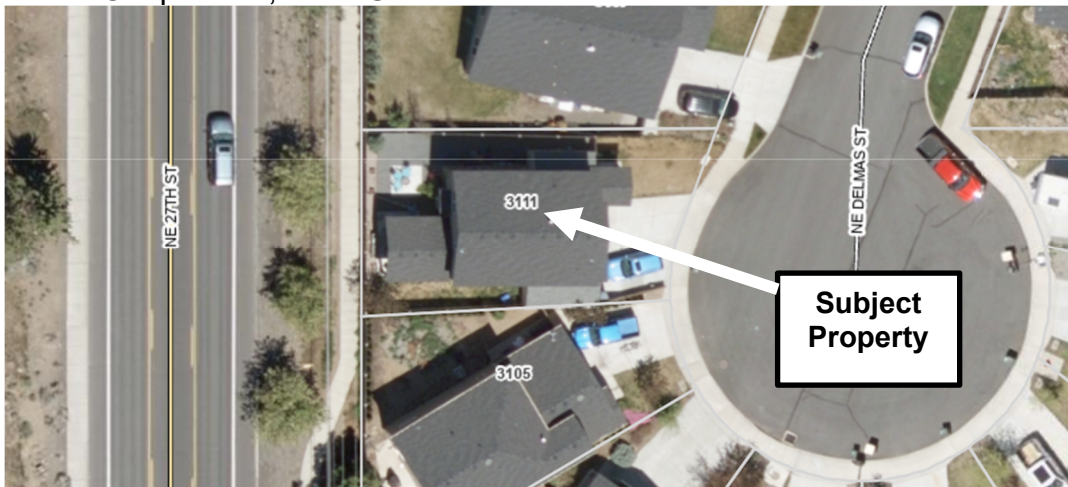
Chapters 3.1, Lot, Parcel and Block Design, Access and Circulation, 3.2, Landscaping, Street Trees, Fences and Walls, 3.3, Vehicle Parking, Loading and Bicycle Parking, and 3.4, Public Improvement Standards.

Standards

Chapter 2.1, Residential Districts (RS)

Procedures

Chapter 4.1, Land Use Review and Procedures



I, Cathleen Carr, certify that a copy of this notice was mailed to all property owners of record and to the addresses based on the City’s current addressing record, for properties within 250 feet of the subject site, as well as the representative for the Mountain View Neighborhood Association. A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).


Cathleen Carr, Lead Planning Technician

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