

**NOTICE OF PUBLIC HEARING**

**Variance V-22-4**

**MAILED:** November 18, 2022

**APPLICANT:** Yelena Belinskiy

**SUBJECT OF REVIEW:** Variance application to request a reduction in the sideyard setback standard from 8 feet to 6 feet on the North side of the property at 1180 S Main located on taxlot 81028AB00600.

**APPLICABLE CRITERIA:** **WMC 16.272** VARIANCES

**WMC 16.208.050** Type III Procedure (Quasi-Judicial)

**APPLICATION DATE:**  October 31, 2022

**COMPLETENESS DATE:** November 1, 2022

**120-DAY DEADLINE:**  March 1, 2023

**HEARING DATE:** December 8, 2022, at 6:00 p.m.

Warrenton City Hall, 225 S Main Avenue Warrenton, OR 97146

**Notice to mortgagee, lienholder, vendor, or seller:** The Warrenton Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

Those wishing to testify on this request may attend the public hearing and sign a card to speak to the Planning Commission, or submit written materials, which must be received by the Warrenton Planning Department no later than 6:00 P.M. on the day of the hearing. Written comments may be mailed to Planning Technician Rebecca Sprengeler P.O. Box 250, Warrenton Oregon, 97146; or emailed to rsprengeler@ci.warrenton.or.us.

At the public hearing, the Planning Commission chairperson will open the public hearing and describe the general conduct and procedure for providing public comment. A staff report will be given, followed by a statement from the applicant, followed by public testimony, discussion among the commissioners, and a decision on, or a continuation of, the request.

Failure to raise an issue in person, or by or by letter at the hearing, or failure to provide statements of evidence sufficient to afford the decision makers an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Warrenton City Hall at no cost and copies shall be provided at a reasonable cost. A copy of the City’s staff report and recommendation to the hearing body shall be available for review at least seven days before the hearing, and a copy shall be provided at a reasonable cost.

Anyone wishing to review and/or purchase copies of the proposals and/or staff report may do so at Warrenton City Hall, 225 South Main, or may contact the Planning Director with additional questions at 503-861-0920 x 103 or cityplanner@ci.warrenton.or.us.