



# VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearing Date: October 4, 2023

Case No. and Project Name: PZ2023-25, Douglas Property

Owners / Applicants: Zachary Douglas and Summer Douglas

Requested Action: Variance to Land Development Regulation (LDR) Section 9.06.05.C to allow for the primary residence to be constructed at 70-foot top of bottom floor elevation, in lieu of the required 18-inches above the 74-foot BFE.

Case Manager: Janie Barrón, Chief Planner

### Subject Property Information

Size: 19.24 +/- gross acres

Location: 18720 Clark Road, in the unincorporated Altoona area of Lake County.

Alternate Key No.: 1221943

Future Land Use: Rural Transition (Attachment "A")

Current Zoning District: Agriculture (A) (Attachment "B")

Flood Zones: "AE" and "X"

Joint Planning Area (JPA) / ISBA: City of Umatilla ISBA

Overlay Districts: Economic Development Overlay

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	Agriculture (A)	Residential	Vacant Residential Lots adjacent to River Road
South	Rural Transition	Agriculture (A)	Residential	Single-Family Residence and Vacant Residential Lots
East	Rural Transition	Agriculture (A)	Residential	Single-Family Residence adjacent to River Road
West	Rural Transition	Agriculture (A)	Residential	Vacant Residential Lots