



## **NOTICE OF ADMINISTRATIVE VARIANCE REQUEST CITY OF MONROE PLANNING DEPARTMENT**

The Monroe Planning Department will be conducting a review of an administrative variance request for the purpose of accepting any and all public comment prior to deliberating and deciding the requested land use action. This application will be processed as a limited land use application and a 20 day review and comment period from the date of this notice will be observed.

### **CITY OF MONROE. VARIANCE APPLICATION - FILE 20-31**

**LOCATION: 815 Orchard Street, Monroe, OR**

**LAND USE ACTION REQUEST:** The City of Monroe has filed an administrative variance application to allow for a 10' rear yard setback reduction due to the configuration of an existing lot located on the corner of Orchard Street and S 8<sup>th</sup> Street. The request is to place a new manufactured home on the lot facing S 8<sup>th</sup> Street instead of Orchard Street resulting in a 10' rear yard setback where 20' is required per Section 4.111.4.e.

The following criteria is required to be met if the variance is to be granted:

- (a) An Administrative variance may be granted if the applicant demonstrates compliance with all of the following criteria; otherwise a formal variance will be required:
  - 1. There is no opposition from adjacent property owners.
  - 2. The variance requested is required due to the lot configuration or other conditions of the site;

THE DECISION WILL BE BASED UPON THE FINDINGS OF FACTS AND THE NEIGHBORING PROPERTY OWNERS INPUT.

Copies of the application will be available for review at Monroe City Hall during normal business hours. Additional information may be available on the City website [www.ci.monroe.or.us](http://www.ci.monroe.or.us). Inquires may be directed to the City Planner, [patrick.depa@co.benton.or.us](mailto:patrick.depa@co.benton.or.us).

The Planning Department is the decision making body for this type of land use action though it can be appealed to the Planning Commission.

*The City of Monroe is an equal opportunity employer and service provider*