

# Aumsville Planning Commission NOTICE OF PUBLIC HEARING

Thursday, April 20, 2017

**SIGN VARIANCE APPLICATION** for property located at  
645 Cleveland Street, Aumsville, Oregon



A public hearing for this variance application has been set before the Aumsville Planning Commission on **Thurs., April 20, 6:00 PM**, at the community center, 555 Main St, Aumsville, OR.

**Bethel Baptist Church** filed the application for a variance to allow a free-standing sign, replacing the current sign, in a residential zone. The application includes lot 3500 located at **645 Cleveland Street, Aumsville, OR.**

The applicable criteria for the application is set forth in Section 13.04 of The Development Ordinance as follows:

**13.04 Criteria for Granting a Variance:** A variance from the terms of this ordinance shall not be granted unless ALL of the following circumstances exist:

(A) Compliance with the applicable requirement or standard of this ordinance would:

1. Create a hardship due to one or more of the following conditions:

- (a) The physical characteristics of the land, improvements, or uses that are not typical of conditions in the zoning district; or
- (b) Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district; or
- (c) That the special conditions and circumstances on which the application is based do not result from the negligent or knowing violation of this ordinance by the applicant.

2. Not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which property is located.

(B) Strict adherence to the requirement or standard is unnecessary because the proposed variance will reasonably satisfy both of the following objectives:

1. Granting the variance will not create significant adverse affects to the appearance, function, or safety of the use or uses on the subject property; and
2. Granting the variance will not impose limitations on other properties in the area, including uses which would be allowed on vacant or underdeveloped properties.

(C) Approval of this application will allow the property to be used only for the purposes authorized by the zoning district.

A copy of the applications, all documents and evidence submitted by, or on behalf of the applicants, and applicable criteria are available for inspection at Aumsville City Hall for free or may be requested at a per copy cost with a public record request form. A copy of any staff report will be available for inspection at no cost at least 7 days prior to the hearing and a copy will be available at a per-copy cost. Additional information may be obtained from Lora Hofmann, Administrative Assistant or City Administrator Ron Harding at (503) 749-2030 and written testimony must be directed to their attention, for the public record, at city hall, 595 Main Street, Aumsville, Oregon 97325, or at the hearing.

Written and verbal testimony is to be directed toward the criteria and anyone wishing to testify needs to sign in and ask to be recognized. The hearing will be conducted with the staff presentation first, followed by the applicant's case, testimony of persons in favor, opposing testimony, governmental agencies testimony, general testimony, rebuttal, questions, summaries and the hearing will then be closed. Failure to raise issue in person or by letter prior to the close of the public hearing with sufficient specificity to provide the Aumsville Planning Commission opportunity to respond to the issue, precludes appeal to the Aumsville City Council on this issue.

***The meeting location is accessible for persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations must be made at least 48 hours prior to the meeting. Please call (503) 749-2030 and leave a message or Oregon Relay Service for TDD at (800) 735-2900.***