

## **Request for Variance**

### **Section 8.020 Circumstances for Granting a Variance.**

*A variance may be granted only in the event that all of the following circumstances exist:*

*1. Exceptional or extraordinary circumstances apply to the property and result from lot size or shape, topography, or other circumstances over which the owners of the property have no control.*

Pine Grove Community House is a significant historic resource and is the only building in Manzanita listed on the National Register of Historic Places, which presents exceptional and extraordinary circumstances and should warrant unique and specific consideration and allowances for its continued viability and preservation.

The existing building contains a basement that is primarily below grade and does not qualify as a "Story Above Grade Plane" as defined in the Oregon Structural Specialties Code. Based on professional experience and current research, most jurisdictions provide specific exceptions exempting basement areas from FAR calculations. (See attachment.)

Floor Area Ratio is generally accepted as a means to limit density of development. The height of the building at the midpoint of the frontage is approximately 23' and only about 16% of the front façade is visible basement wall. The scale and mass of the structure with the proposed addition will continue to be significantly less than the adjacent winery to the east.

*2. The variance is necessary for the preservation of a property right of applicant substantially the same as owners of other property in the same zone or vicinity possess.*

As the attached document shows, the proposed addition would satisfy the FAR requirements in most other nearby, comparable and significant jurisdictions, showing that property owners with similar properties and projects within the vicinity would have the right to construct the proposed addition.

Pine Grove Community House is currently utilized for private and public meetings, gatherings and events. The use of the facility for weddings, which has historically provided a major source of income, has declined in recent years due to the fact that there are no bridal or groom rooms or area for general preparation and uses accessory to events.

The proposed addition will have no significant impact on the way that the building is used, but will improve the convenience, desirability and feasibility of the facility for all uses. Maintaining the feasibility and functionality of the facility is critical to the viability and preservation of the Pine Grove Community House.

*3. The variance would not be materially detrimental to the purposes of the Ordinance, the Comprehensive Plan, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City policy.*

The intensity of the use of the building will not change based on the proposed addition. Currently the facility is rented to a maximum capacity of 96 people. This will not increase. The addition is only required to provide clean and secure storage for existing amenities and to provide an area for accessory uses in conjunction with the existing building uses.

The addition complies with all other required zoning criteria including use, setback, screening and height. With the addition, the site will include over 33% landscaping, well over the minimum 10% requirement.

*4. Variance request is the minimum variance which would alleviate the hardship.*

The proposed addition would result in a net increase of only 459 sf (544 sf less the existing shed area of 85 sf). This is a FAR increase of less than 1%, including the basement area. The addition has been designed to provide the required storage and preparation areas in the most efficient area possible.

## **Jurisdictional Definitions of Floor Area/Floor Area Ratio**

### City of Seaside:

Floor Area: The sum of the gross horizontal area of the several floors of a building, measured from the exterior faces of the exterior walls, or from the centerline of wall separating two buildings, but not including:

2. Basement or cellar;

### City of Astoria:

Floor Area Gross: The sum of gross horizontal areas of the several floors of a building, measured from the exterior face of the exterior wall or from the center line of walls separating two buildings, and structures on all abutting tax lots associated with a development. It does not include the following, unless noted in specific code sections:

- b. Basement providing headroom of less than seven feet. (\*\* 34% of basement ceiling is less than seven feet.)

### City of Lincoln City:

"Floor area" means the sum of the gross horizontal area of the several floors of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, but not including:

2. Basement or cellar;

### City of Cannon Beach:

"Gross floor area" means the sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls of a building, including supporting columns and unsupported wall projections (except eaves, uncovered balconies, fireplaces and similar architectural features), or if appropriate, from the center line of a dividing wall between buildings. Gross floor area shall include:

3. Basement or attic areas determined to be habitable by the city's building official, based on the definitions in the building code. (\*\*Grade level around perimeter of building is such that the basement does not qualify as a "Story Above Grade Plane" by OSSC; therefore, basement should not be included in Gross Floor Area.)

### City of Gearhart:

Floor Area. The sum of the gross horizontal area of the several floors of a building, measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings, but not including:

2. Basement.

### City of Warrenton:

Floor Area. The area of the building, exclusive of porches and exterior stairs which shall extend to the exterior faces of all walls. Floor area shall include all levels within a structure, including mezzanines and additional stories above the first floor.

### Clatsop County:

FLOOR AREA -- The sum of the gross horizontal areas of the several floors of a building, \_\_\_\_\_ measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, but not including:

- 2) Basement, if more than 50% of the basement is less than grade.

### City of Portland:

The total area of all floors of a building. Floor area is measured for each floor from the exterior faces of a building or structure. Floor area includes stairwells, ramps, shafts, chases, and the area devoted to garages and structured parking.

Floor area does not include the following:

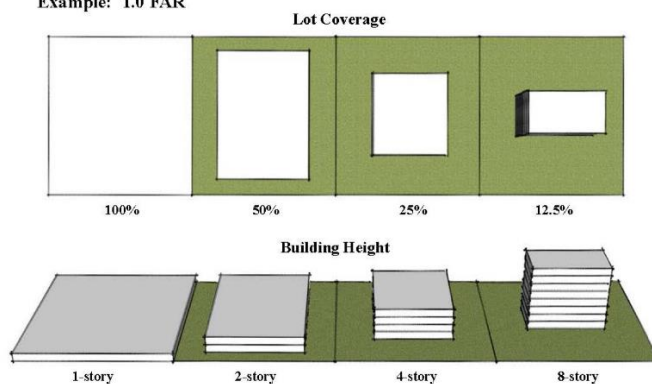
- Areas where the elevation of the floor is 4 feet or more below the adjacent right-of way;

### City of Salem:

Floor area ratio shall be calculated by dividing the total floor area of all buildings on a lot by the lot area (see Figure 112-2).

$$\text{Floor Area Ratio} = \frac{\text{Total Floor Area of All Buildings}}{\text{Lot Area}}$$

Example: 1.0 FAR



### City of Oregon City:

"Gross floor area" means the total enclosed floor area within buildings, measured in square feet, **excluding basement areas used for storage or parking.**

**(\*\*If we exclude basement storage areas and consider 279 sf of NVHS as storage, the Gross Floor Area would be 3,250 sf and the FAR would meet the 65% maximum.)**

### City of Lake Oswego:

Floor Area Ratio (FAR). The ratio of the floor area to the lot size. The greater the FAR, the greater the floor area relative to the size of the lot. For example, a building occupying one-fourth of the net site areas has a FAR of 0.25:1, or 0.25; adding a complete second floor to the same building increases the FAR to 0.50:1, or 0.5. **(Per conversation with Jessica Morey-Collins, Associate Planner, basements that are not considered "Story Above Grade Plane" in OSSC are not counted toward FAR.)\*\***

### City of West Linn:

Floor area ratio (FAR). The FAR is that percentage of the total lot size that can be built as habitable space. A FAR of 0.45 means that the square footage of the lot is multiplied by 0.45 to yield the total habitable square footage of the house including accessory dwelling units. For example, on a 10,000-square-foot lot, an FAR of 0.45 will allow a 4,500-square-foot house (10,000 X 0.45 = 4,500). The FAR does not include or apply to attached garages. The FAR does not apply to detached garages, accessory dwelling units and accessory structures except that these detached structures may not individually exceed the height or square footage of the principal dwelling. **The FAR does not include basement areas that average less than 50 percent of the basement perimeter exposed above grade. (\*\*Pine Grove at 49%)** Uninhabitable space such as crawlspaces, attics, and spaces designed under the Flood Management Area Permit program to allow the passage of floodwaters are also exempt.

**CITY OF MANZANITA**  
Application for Variance

Name: Pine Grove Community House Phone Number: 503-313-9263  
Address: 225 Laneda Avenue, Manzanita OR 97130

**PROPOSED SITE LOCATION**

Address: 225 Laneda Avenue, Manzanita OR 97130

Assessor's Map Page Location: Lot 16, Block 13, Manzanita Beach, NW1/4 Section 29, T3N, R10W, W.M. \_\_\_\_\_ Tax Lot (s): \_\_\_\_\_

**REQUIRED INFORMATION**

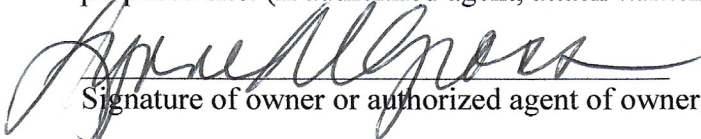
A legal description as it appears on the deed (metes and bounds or subdivision lot and block number)

Accurate scale drawing of the site and improvements proposed. The drawing of the site must be adequate to enable the Planning Commission to determine the compliance of the proposal with the requirements of the attached Manzanita Zoning Ordinance Section 8.020.

A statement as to how the request will meet each of the following objectives:

1. Exceptional or extraordinary circumstances apply to the property and result from lot size or shape, topography, or other circumstances over which the owners of the property have no control.
2. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.
3. The variance would not be materially detrimental to the purposes of the Zoning Ordinance, the Comprehensive Plan, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City policy.
4. Variance request is the minimum variance which would alleviate the hardship.

I, Lynne M. Gross, certify that I am the owner or authorized agent of the owner of the proposed site. (If authorized agent, attach written authority.)



Date 4 Sept3mber 2020

Signature of owner or authorized agent of owner, please indicate which.

Application Fee: \$300 \_\_\_\_\_. In the event the City incurs processing expenses in excess of \$300, payment of such expenses shall be a condition of final approval.