



CITY OF COOS BAY
Community Development Department

500 Central Avenue
Coos Bay, OR 97420

541.269.8918
www.coosbay.org

STAFF REPORT

Conditional Use / Variance

TO: Planning Commission

FROM: Debbie Erler, Planner
Community Development Department

HEARING BODY: Planning Commission
DATE & TIME: Tuesday, August 13, 2013 at 6:00 p.m.
MEETING LOCATION: Coos Bay Council Chambers, 500 Central Ave, Coos Bay

APPLICANT: Refuge Church of God, PO Box 338, Coos Bay, Oregon
PROPERTY OWNER: Chetco Federal Credit Union, Loan #62995.01/Spectras G
PO Box 3000J, Harbor, Oregon 97415-0545

SUBJECT PROPERTY: 625 Commercial Avenue, Coos Bay, Oregon 97420
T.25, R.13, S.26CC, Tax Lot 8200

SUBJECT: LAND USE APPLICATION #187-ZON13-022
Conditional Use for Religious Assembly – Large
Variance to the Off-street Parking Requirements

I. APPLICANT'S REQUEST

The applicant is requesting approval to establish a church on the above referenced property, located in the Central-Commercial (C-1) zoning district. "Religious Assembly - Large" is a conditionally permitted use; therefore, approval of a conditional use permit is required. The applicant is also requesting approval of a variance to the off-street parking requirements for the proposed use.

II. DECISION

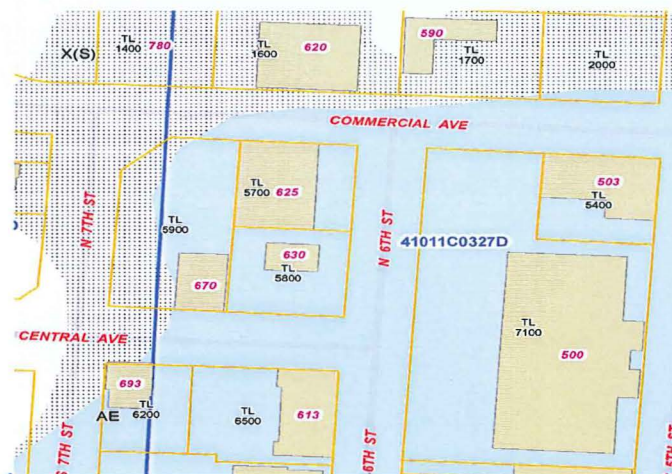
Based on the findings, conclusions and the applicants' submitted evidence, Staff recommends that the Planning Commission approve the Conditional Use portion of #187-ZON13-022 allowing the establishment a "Religious Assembly - Large" in the Central-Commercial (C-1) zone, subject to the noted Conditions and deny the variance portion of the application at 625 Central Avenue.

III. APPLICABLE REGULATIONS

- A. City of Coos Bay Coos Bay Municipal Code
 - Chapter 17.70 Central Commercial District (C-1)
 - Chapter 17.200 Off-Street Parking and Loading
 - Chapter 17.350 Variance
 - Chapter 17.355 Conditional Use
- B. Coos Bay Comprehensive Plan, Volume 1, Plan Policy Document 1987-2000

IV. BACKGROUND/EXISTING CONDITIONS:

- A. The one-story, 6,265 square-foot structure was built in 1955 as the Woodworkers Beneficial (I.W.A) Assembly Hall. In 1982, Conditional Use Permit #82-005 was approved authorizing "Religious Assembly" for the New Creation Ministries Church with authorization to utilize the City Hall Parking lot during weekend services. The structure was later used as a day care facility (1989-1990) and most recently a Commercial print shop (1990 to 2011).
- B. The subject property is located in the Central-Commercial (C-1) zoning district, and the Downtown Urban Renewal District, but is not included in the "Exempt Parking" area.
- C. The property development requirements of the Central-Commercial (C-1) zoning district, cites no requirements for yards, building coverage, building height or lot standards other than those imposed by the Building Code.
- D. The property is located in the floodplain (Community Panel #41011C0327D); therefore compliance with CBMC Chapter 17.195, Flood Damage Prevention, must be verified prior to making changes/improvements to the existing structure.



V. DECISION CRITERIA

A list of applicable decision criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. Although each of the findings or justification statements specifically apply to at least one of the Decision Criteria of Municipal Code Chapter (CBMC) Chapters 17.355 and 17.350, any of the statements may be used to support the Commission's final decision.

A. CONDITIONAL USE - CHAPTER 17.355.040

Based on their conclusions, the Planning Commission may approve, conditionally approve, or deny a permit for a new conditional use, after adopting findings or statements of fact which address all of the criteria.

The Planning Commission may impose conditions when it is determined that the proposed use may have an impact on the site itself or surrounding property by the nature of the proposed use or proposed site.

DECISION CRITERIA #1: The site for the proposed use will satisfy the specific conditions and/or intent set forth in Division 4 of the Code.

DECISION CRITERIA #2: The site for the proposed use is adequate in size and shape to satisfy any other property development requirements of the district in which it is located in addition to any requirements that may be imposed by Division 4 of the code.

DECISION CRITERIA #3: The site for the proposed use is served by streets and highways which are adequate in width, construction, and placement to safely carry the quantity and kind of traffic generated by the proposed use.

DECISION CRITERIA #4: The proposed use will not have an adverse physical effect on the development or use of abutting property.

STAFF RESPONSE

Staff finds that the Decision Criteria has been adequately addressed, as the proposed site and nearby transportation system are adequate for the proposed use, and the proposed use will not have and physical effect on the development or use of abutting property. Staff does find that a condition of approval should be adopted that subjects the applicant to sufficiently obtain off-street parking within 300 feet of the subject property, as allowed in Chapter 17.200.030 of the CBMC, to comply with the Off-Street Parking Requirement.

B. VARIANCE - CHAPTER 17.350.040

The planning commission may approve, conditionally approve, or deny a permit for a variance from the property development requirements of this title only after adopting findings or statements of fact which meet any two of the criteria.

Although variances generally run with the land, the approval may be limited to the applicant or to the proposed. The planning commission may impose other conditions deemed to be necessary for any variance when it is determined that the variance may have an impact on the site or surrounding property which can be successfully mitigated by conditions.

DECISION CRITERIA #1: There are physical, exceptional, extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the same district.

DECISION CRITERIA #2: Strict application of the provisions of the ordinance will constitute an unnecessary hardship or practical difficulty provided that the hardship or difficulty was not created by the applicant or an owner of the property.

DECISION CRITERIA #3: The variance will not negatively affect abutting property or improvement in the district, nor create a safety hazard

STAFF RESPONSE

Staff finds that the Decision Criterion has not been addressed nor satisfied and therefore approval of the proposal cannot be supported.

VI. FINDINGS & CONCLUSIONS

- A. Division 4 of the Code, which regulates uses such as cluster development, home occupations, planned unit development and manufacturing, is not applicable to the proposed "Religious Assembly-Large" use.
- B. According to the submitted site plan, the applicants do not intend to make changes to the footprint of the building
- C. According to the applicant's submitted site plan, the existing one-story, 6,265 square-foot structure will be used by the church. The floor plan indicates there will be two offices, a nursery, a kitchen, three Sunday school classrooms and the sanctuary.
- D. The existing structure was constructed in 1955 as an "Assembly Hall" with eight off-street parking spaces. In 1982 Conditional Use Permit #82-005 was approved authorizing "Religious Assembly" for the New Creation Ministries Church with authorization to utilize the City Hall Parking lot during weekend services since it is a public parking lot. The structure was later used as a day care facility (1989-1990) and most recently a Commercial print shop (1990 to 2011).
- E. The surrounding uses include Coos Bay City Hall and Police Department, A & B Import Experts, Dairy Queen, Myrtle Arms Apartments, McAuley Hospital Building (vacant), Oregon Coast Dermatology, Mingus Park Apartments and Coos County Pregnancy Resource Center. The office uses are open Monday through Friday from approximately 8:00 a.m. to 5:00 p.m. The auto repair business is not open on Sundays and the Dairy Queen has a parking lot adequate to accommodate their parking demand.

The Myrtle Arms apartment building has an on-site parking lot and the old McAuley Hospital is vacant, but also has an on-site parking lot.

- F. According to the applicant's submittal the church would most often be open between 7:00 a.m. and 11:00 p.m. There is currently one paid staff person (Senior Pastor) and seven volunteer staff positions. The anticipated daily attendance between Monday and Saturday is approximately 15 to 25 people. On Sundays there would generally be between 89-100 congregants attending church services.
- G. The subject property is located on the corner of North 6th Street and Commercial Avenue. North 6th Street is a 60-foot platted right of way that is developed to 36-feet in width with curb, gutter and sidewalks and two-way traffic with parking on both sides. Commercial Avenue is also a 60-foot platted right of way that is improved to 36-feet with curb, gutter and sidewalk on both sides. Commercial Avenue is classified as an arterial street with two lanes of one-way traffic and parking on both sides.
- H. The Intent of the off-street parking requirement (CBMC Chapter 17.200.010) are intended to guarantee that adequate parking is provided by each business or residence for the convenience and safety of the user, and to reduce traffic congestion caused by on-street parking. The standards which address the improvement of parking areas are designed to enhance their appearance, make them safe for public use.
- I. The general provisions of the off-street parking requirement (CBMC, Chapter 17.200.020) requires the off-street parking requirements of the CBMC be met if the use changes, and requires greater amounts of parking, the off-street. The requirements allows shared parking if may be provided within 300 feet of the main building and in the same general type of district if there is assurance in the form of deed, lease, contract, or other similar document that the site is usable for the required parking for the duration of the use.
- J. Chapter 17.200.040 of the Coos Bay Municipal Code indicates the minimum off-street parking requirement for "Places of Assembly with seating" is one space for each four seats or eight feet of bench length which may potentially be provided in the main room of a church. Based on the submitted floor plan the sanctuary floor area which may potentially be used for seating is 45' X 50' (2,250 square feet); therefore, the required off-street parking for the proposed use is 63 off-street parking spaces. According to the submitted site plan, six off-street parking spaces are provided on-site. The requested variance is for 57 off-street parking spaces.
- K. The occupant load for the building, based on exits provided, will be determined by Building Codes at the time a building permit or business license is submitted.
- L. The Land Use and Implementation Plan of the Comprehensive Plan 2000 (Volume 1/Part 1, Chapter 9) indicates *"The primary activities in the Central Commercial district will be retail stores, services establishments, financial institutions, business and professional offices, cultural attractions, and public facilities"*. The focus of the district is listed as the central business district encompassing the mall area, north along Broadway to Market Street and south to portions of Golden Avenue.

- M. Mailed notice was sent to the affected property owners and the City has not received any objections.
- N. According to the applicants submittal alterations to the interior will be proposed. The applicant must apply for and receive all applicable building and engineering permits for the proposed renovation before renovation work is commenced" including .a Floodplain Permit, if applicable, before building permits will be issued.

VII. CONDITIONS OF APPROVAL - CONDITIONAL USE

1. Applicant must apply for and receive all applicable building and engineering permits for the proposed renovation before renovation work is commenced.
2. Applicant must apply for and receive a Floodplain permit, if applicable, before building permits will be issued.
3. The applicants obtain off-street parking within 300 feet of the subject property, as allowed in Chapter 17.200.030 of the CBMC, to comply with the Off-Street Parking Requirement and deny the variance portion of the application at 625 Central Avenue

VIII. STAFF RECOMMENDATION

Based on the findings, conclusions and the applicants' submitted evidence, approve the Conditional Use portion of Application #187-ZON13-022 allowing the establishment a "Religious Assembly - Large" in the Central-Commercial (C-1) zone subject to the noted Conditions and deny the Variance to the off-street parking requirements at 625 Central Avenue.

IX. EFFECTIVE DATE OF APPROVAL

Unless a different time limit has been established by Commission action, approval shall be withdrawn if the authorized construction or use is not commenced within one year or is not pursued diligently to completion, or, if authorized occupancy or use has been discontinued for over 120 consecutive days. The Commission may grant an extension of time for a period not to exceed one year if circumstances beyond the control of the applicant cause delays.

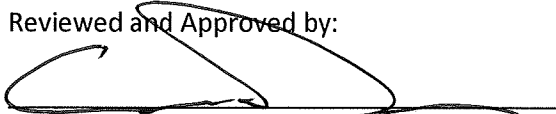
Prepared by:



Debbie Erler, Planner 1

DATE: August 6, 2013

Reviewed and Approved by:

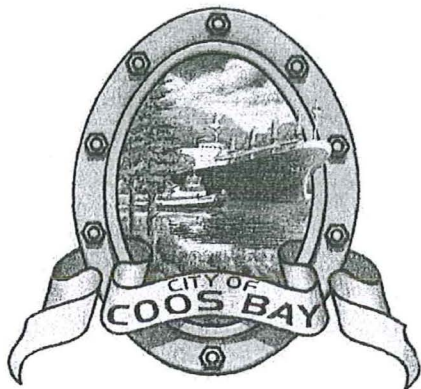


Eric Day, Community Development Director

DATE: August 6, 2013

Attachments: A – Applications and site/floor plan
B – Location map

c: Owner, Applicant, Dave Perry, DLCD



187-ZON13-022
Permit No. ZON20-00 part 1

City of Coos Bay

Public Works and Development

500 Central Avenue, Coos Bay, Oregon 97420

Phone 541-269-8918

Fax 541-269-8916

CONDITIONAL USE

In accordance with Coos Bay Municipal Code, Chapter 17.355 certain types of development are not generally permitted outright because they may have an adverse effect on the immediate area.

These uses are subject to review to ensure the following:

- 1) The use is compatible with the permitted uses in a district;
- 2) Any adverse impacts caused by the proposed use may be lessened or eliminated; and
- 3) The use is consistent with the general purpose of the ordinance.

- ☐ **ADMINISTRATIVE CONDITIONAL USE:** Uses subject to an administrative review by the Department of Community Services.
- ☐ **CONDITIONAL USE:** Uses subject to a quasi-judicial review by the Planning Commission.

SUBJECT PROPERTY

Street Address 625 Commercial, Coos Bay
Township 25 Range 13 Section 26 CC Tax lot # 5700
Lot(s) 1 & 4 Block 28 Addition E.B. Dean addition

APPLICANT / OWNER

Name(s) of Applicant Refuge Church of God
Address PO Box 338 Coos Bay Telephone 541-269-0872
Name(s) of Owner NCUA Board acting compacity as liquidating Agent for
Address _____ Telephone _____

*Chetco Fed.
Credit Union*

CURRENT USE OF PROPERTY: Vacant
PROPOSED USE OF PROPERTY: church

Please answer the following questions as completely as possible; use additional paper if necessary. The approval of this permit must be based on specific facts; therefore, yes/no answers are not sufficient. City personnel will assist you in answering any question.

1. Describe the zoning and use of properties within 250' of this site. Be specific; note number of businesses or dwelling units, public facilities, etc.

2. Explain how you will make use of the property. Include size of the building, hours of operation, number of staff, available parking, traffic circulation through the property, anticipated client/customer visits on a daily basis, and existing or proposed landscaping. List also equipment that will be used at the site, noise sources, and any byproducts such as smoke, dust, or odors.

3. What are the widths and condition of streets and highways that serve the property? Note any available on-street parking, posted speed limits, sidewalks.

4. How will your activity affect adjacent properties, whether developed or undeveloped? What changes in nearby properties may result from your proposal?

5. Indicate any allowances you have made to minimize any negative impacts (such as landscaping or buffering, limiting vehicular access, signs, lighting, locating vehicular access to promote public safety).
6. If applicable, indicate whether the proposed use will satisfy any special site development requirements set forth in Coos Bay Municipal Code, Title 17, Division IV – Special Site Developments.

ADDITIONAL REQUIREMENTS

- A. Attach a plot plan drawn to scale showing slopes, existing structures, proposed structures, yards, parking, landscaping, utilities, location of signs and outside lighting.
- B. Attach (a) a certified list of names and addresses of all owners of property within 250 feet of the exterior boundaries of the subject property according to the latest adopted County tax roles and (b) an assessor's map showing all lots and parcels of land within that area.
- C. A copy of the current deed of record.
- D. Provide evidence that you are the owner or purchaser of the property or have the written permission of such owner(s) to make application for a conditional use permit.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that in a quasi-judicial review by the Planning Commission my attendance, or that of my representative, is requested at any scheduled meeting.

Sh. U. O. Pastor

Signature of Applicant or Authorized Agent

7/5/13

Date

ADMINISTRATIVE CONDITIONAL USE Filing Fee: \$200.00 Date paid: Date of Staff decision:	CONDITIONAL USE Filing Fee: \$375.00 Date paid: 7/17/13 Date of Planning Commission Hearing:
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1. Describe the zoning and use of properties within 250' of this site. Be specific; note number of businesses or dwelling units, public facilities, etc.

1. Coos Bay City Hall: Tax Lot #7100

500 Central Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: City of Coos Bay

2. A and B Import Experts- Auto Repair Shop: Tax Lot #5800

630 Central Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: Brian Pallotta
754 So. 7th St.
Coos Bay, Oregon 97420

3. Myrtle Arms Apartments – Apartment Complex: Tax Lot #6500

613 Central Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: Frank Cairo
2791 Highway 99W
Corning, California 96021

4. Green Lightning Laundry- Laundromat: Tax Lot #6200

693 Central Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: Don & Rose Harris Trust,
Harris, Donald L., Trustee
P.O. Box 1983
Bandon, Oregon 97411

5. Dairy Queen- Restaurant: Tax Lot #5900

670 Central Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: Kelli A. Watson
670 Central Avenue
Coos Bay, Oregon 97420

6. Old McAuley Hospital Building: Vacant: Tax Lot #1400

780 Commercial Avenue
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

Owner: Allan M. Shepard
2435 Hayes Dr.
North Bend, Oregon 97459

7. Web Marketing Inc.: Website Development: Tax Lot #1600

620 Commercial Avenue #3
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

Owner: 620 Commercial LLC
620 Commercial Avenue
Coos Bay, Oregon 97420

8. Dr. Kathleen Brown:(Oregon Coast Dermatology) Medical Doctor: Tax Lot #1600

620 Commercial Avenue
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

Owner: 620 Commercial LLC
620 Commercial Avenue
Coos Bay, Oregon 97420

9. Attorneys at Law: Law Offices: Tax Lot #1700

590 Commercial Avenue
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

Owner: Steven W. Plinski, 590 Commercial LLC
590 Commercial Avenue
Coos Bay, Oregon 97420

10. Mingus Park Apartments: Apartment Complex: Tax Lot #5400

503 Commercial Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: Peregrine Group, Inc.
375 Park Avenue
Coos Bay, Oregon 97420

11. Donald D. Bock: Tax Lot #1800

565 Market Ave.
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

12. Coos County Pregnancy Resource Center: Tax Lot #2000

490 Commercial Avenue
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

2. Explain how you will make use of the property. Include size of the building, hours of operation, number of staff, available parking, traffic circulation through the property, anticipated client/ customer visits on a daily basis, and existing or proposed landscaping. List also equipment that will be used at the site, noise sources, and any byproducts such as smoke, dust, or odors.

Our intention is to use the building at 625 Commercial Avenue as the meeting place for The Refuge Church of God.

Building Size: 6265 square feet on a 100x100 foot lot

Hours of operation: Hours will vary. Most often there will be people in the building between 7 a.m. and 11 p.m. There will usually be someone working in the building seven days a week.

Number of Staff: The staff of The Refuge Church currently consists of only one paid staff person. That being the position of Senior Pastor. There are 7 senior volunteer staff positions.

Available Parking: There are 6 parking spots on the property. We are currently discussing the availability of other off-street parking as well as filing for a variance to allow for on-street parking.

Traffic Circulation: Traffic circulation through the property will be minimal during the week. From Monday to Saturday there will probably be 10-15 vehicles a day. On Sunday Morning there will be more traffic. This will probably be approximately 25-30 vehicles.

Anticipated daily attendance: Between Monday and Saturday there are approximately 15-25 people a day conducting church business. On Sundays we generally have between 80-100 congregants attending church services.

Landscaping: In the front parking lot, there are several shrubs and trees growing. We anticipate those will remain. Other than what currently exists, there will be no changes.

Special Equipment: N/A

3. What are the widths and condition of streets and highways that serve the property? Note any available on-street parking, posted speed limits, sidewalks.

On the immediate north side of the property is Commercial Ave. Commercial is a one-way two lane road in excellent condition. Street parking is available on both sides of Commercial Avenue adjacent to the property. On the immediate east side of the property is North 6th Street. North 6th is a two-way, single

lane street in excellent condition. Street parking is available on both sides of North 6th adjacent to the property.

4. How will your activity affect adjacent properties, whether developed or undeveloped? What changes in nearby properties may result from your proposal?

One of the main goals of the Refuge Church is to have a positive impact on our community, I believe our activities will accomplish that goal. The building at 625 Commercial is currently in very poor shape. We will be making the necessary renovations to the building to make it an asset to the neighborhood instead of a blot. Our congregation has always had respect for the homes and businesses around us. I believe that our presence will be a very positive asset to the neighborhood.

5. Indicate any allowances you have made to minimize any negative impacts. (Such as landscaping or buffering, limiting vehicular access, signs, lighting, locating vehicular access to promote public safety)

I do not believe the activities of The Refuge Church will have a negative impact on the properties around us. Most of the businesses around us do not operate during our biggest attendance time on Sunday mornings. Additionally, most mid-week activities are generally smaller in attendance and also take place during times when most adjacent businesses are not open. I have also attached paperwork that shows this property as having been used as a church previously with no negative impact on the surrounding properties.

6. If Applicable, indicate whether the proposed use will satisfy any special site development requirements set forth in Coos Bay Municipal Code, Title 17, Division IV- Special Site Developments.

N/A

Additional Requirements

A. Attach a plot plan drawn to scale showing slopes, existing structures, proposed structures, yards, parking, landscaping utilities, location of signs and outside lighting.

See Attached

B. Attach (A) a certified list of names and addresses of all owners of property within 250 feet of the exterior boundaries of the subject property according to the latest adopted county tax roles and (B) an assessor's map showing all lots and parcels of land within that area.

See Attached



City of Coos Bay

Public Works and Development

500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

VARIANCE APPLICATION

In accordance with Coos Bay Municipal Code, Chapter 17.350 a variance from property development standards may be granted subject to quasi-judicial review by the Planning Commission in order to encourage sound development, permit efficient use of the land, and permit reasonable flexibility in ordinance requirements.

A variance is not intended to avoid an inconvenience, increase profitability, correct a self-created hardship, or allow the use of property for a purpose not authorized within the zoning district.

SUBJECT PROPERTY

Street Address: 625 Commercial, Coos Bay
Township 25 Range 13 Section 26 CC Tax lot # 5100
Lot(s) 184 Block: 28 Addition: G.B. Dean Addition

APPLICANT / OWNER

Name of Applicant: Refuge Church of God 290-5002
Address: PO Box 338 Coos Bay Telephone: 541-269-0812
Name of Owner: Chetco Federal Credit Union INC. A. Board acting capacity as Liquidating Agent for Chetco Federal credit union
Address: _____ Telephone: _____

Please answer the following questions as completely as possible; use additional paper if necessary. The approval of this permit must be based on specific facts; therefore, yes/no answers are not sufficient. City personnel will assist you in answering any question.

A variance is requested from which requirement?

Required findings:

- A. What physical, exceptional, extraordinary circumstances or conditions apply to your property that does not apply generally to other property in the same zoning district.
- B. How would a strict application of the ordinance provisions constitute an unnecessary hardship or practical difficulty which is not self-created?
- C. Describe zoning and use of abutting properties in detail.
- D. Will granting the variance have a negative affect on abutting properties? (explain).
- E. Will granting the variance create a safety hazard? (explain).

ADDITIONAL REQUIREMENTS:

- A. Attach a plot plan drawn to scale showing slopes, existing structures, proposed structures, yards, parking, landscaping, utilities, location of signs and outside lighting.
- B. Attach (a) a certified list of names and addresses of all owners of property within 250-feet of the exterior boundaries of the subject property according to the latest adopted County tax roles and (b) an assessor's map showing all lots and parcels of land within that area.
- C. Provide evidence that you are the owner or purchaser of the property or have the written permission of such owner to make application for a conditional use permit.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the Planning Commission requests the attendance of myself, or my representative at the meeting(s) where this request is scheduled for consideration.

John Pastor
Signature of Applicant or Authorized Agent

7/6/13
Date

Filing Fee: \$375

Date paid: 7/17/13

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A. What physical, extraordinary circumstances or conditions apply to your property that does not apply generally to other property in the same zoning district?

The property at 625 Commercial is only equipped with a parking area of 6 spaces. It is not possible to renovate or expand the parking lot in any way to create more space, as there is not enough room on the property. Each of the properties in the area of 625 Commercial is equipped with adequate space for the parking needs of their employees/patrons. Our use of street parking around 625 Commercial would not constitute a hazard or a burden on surrounding properties due to the adequate off street parking they each have.

B. How would a strict application of the ordinance provisions constitute an unnecessary Hardship or practical difficulty which is not self-created?

Practically speaking, a strict application of the ordinance could make the property at 625 Commercial unusable for our needs. In the area of 625 Commercial there are very limited opportunities for long-term parking needs. The opportunities that we have discovered at present require a monetary expense that is very difficult for our congregation at this time.

C. Describe Zoning and use of abutting properties in detail.

1. Coos Bay City Hall: Tax Lot #7100

500 Central Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: City of Coos Bay

Coos Bay City hall houses the Coos Bay Police Department as well as city government offices. City Hall is immediately to the east of 625 Commercial Avenue.

2. A and B Import Experts- Auto Repair Shop: Tax Lot #5800

630 Central Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: Brian Pallotta
754 So. 7th St.
Coos Bay, Oregon 97420

A and B import experts is an Auto repair shop that is located immediately to the south of 625 Commercial.

3. Dairy Queen- Restaurant: Tax Lot #5900

670 Central Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: Kelli A. Watson
670 Central Avenue
Coos Bay, Oregon 97420

Dairy Queen is a fast-food restaurant that is located immediately to the west of 625 Commercial.

4. Web Marketing Inc.: Website Development: Tax Lot #1600

620 Commercial Avenue #3
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

Owner: 620 Commercial LLC
620 Commercial Avenue
Coos Bay, Oregon 97420

Web Marketing is an internet and web design company that is located across the street to the north of 625 Commercial.

5. Dr. Kathleen Brown:(Oregon Coast Dermatology) Medical Doctor: Tax Lot #1600

620 Commercial Avenue
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

Owner: 620 Commercial LLC
620 Commercial Avenue
Coos Bay, Oregon 97420

Dr. Kathleen Brown is a Medical Doctor with offices across the street to the north of 625 Commercial

6. Attorneys at Law: Law Offices: Tax Lot #1700

590 Commercial Avenue
Coos Bay, Oregon 97420

Zoned: R-4P Residential Professional

Owner: Steven W. Plinski, 590 Commercial LLC
590 Commercial Avenue
Coos Bay, Oregon 97420

Attorneys as Law is a law office that operates across the street and northeast of 625 Commercial.

7. Mingus Park Apartments: Apartment Complex: Tax Lot #5400

503 Commercial Avenue
Coos Bay, Oregon 97420

Zoned: C-1 Central Commercial

Owner: Peregrine Group, Inc.
375 Park Avenue
Coos Bay, Oregon 97420

Mingus Park Apartments is an apartment complex across the street and east of 625 Commercial.

D. Will granting the variance have a negative affect of abutting properties?

I do not believe a variance will have any negative affect of abutting properties. First, the times when we are conducting a majority of church business. (Sunday mornings, Evenings) will occur during times when most surrounding businesses are closed. Secondly, each of the surrounding businesses or complexes have more than adequate parking and generally don't use street parking. I have also attached paperwork that shows this property as having been used as a church previously with no negative impact on the surrounding properties.

E. Will granting the variance create a safety hazard?

Granting a variance will not create a safety hazard. The parking in the area of 625 Commercial is all in Highly visible space and will be used far more during times when traffic in the area is less.

Additional Requirements**A. Attach a plot plan drawn to scale showing slopes, existing structures, propped structures, yards, parking, landscaping, utilities, location of signs and outside lighting.**

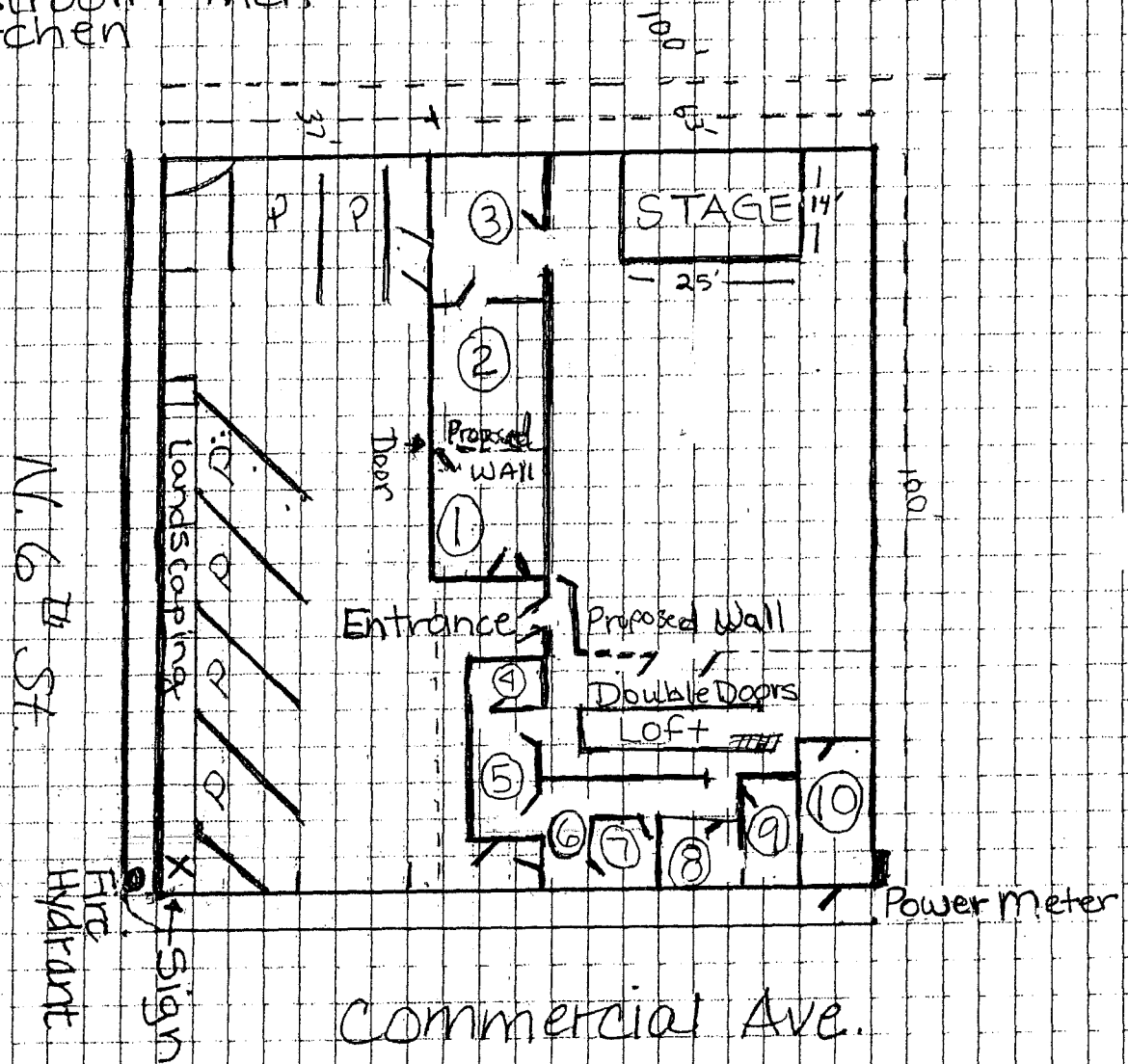
See attached

B. Attach (A) a certified list of names and addresses of all owners of property within 250 feet of the Exterior boundaries of the subject property according to the latest adopted county tax roles and (B) an assessor's map showing all lots and parcels of land within that area.

See attached

Room #'s

1. Office 1
2. Office 2
3. Nursery
4. Small Storage Room
5. Classroom
6. Classroom
7. Classroom
8. Restroom - Ladies
9. Restroom - Men
10. Kitchen



625 Commercial Ave



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, and the GIS User Community



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Date: 8/1/2013



1 inch = 119 feet