

**SEASIDE PLANNING COMMISSION AGENDA**  
**989 Broadway - City Hall Council Chambers**  
**January 3, 2012**  
**7:00 p.m.**

- 1. CALL TO ORDER:**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. OPENING REMARKS:**
- 4. DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:**
- 5. APPROVAL OF MINUTES:** December 6, 2011
- 6. PUBLIC HEARING:** Continuance

A.) **11-031CU:** A conditional use request by Harry Henke that will allow the development of a 45 unit apartment complex on the property former utilized by Western Oregon Waste (WOW). The subject property is divided into two distinct areas referenced in the request as Lot 1 on the SW corner of Jackson St. & Avenue M (a compilation of tax lots 8300, 8301, 8500, & 8600 of T6, R10, 21DA) and Lot 2 on the SE corner of Jackson St. & Avenue M (a compilation of tax lots 8700, 8800, 8900, & 9000 of T6, R10, 21DA). The residential development of Lot 1 would consist of three - 9 unit apartment buildings and Lot 2 would include two - 9 unit apartment buildings. The property is currently zoned General Commercial (C-3) and apartments are conditionally permitted in the zone. In conjunction with the conditional use, the applicant is also requesting a variance (**11-032V**) that will allow a reduction in the required number of off-street parking spaces from 2 to 1.5 spaces per apartment unit.

The review will be conducted in accordance with Article 6, Article 7, and Article 10 of the Seaside Zoning Ordinance that establish the review criteria and procedures applicable to the requests.

- 7. ORDINANCE ADMINISTRATION:**
- 8. PUBLIC COMMENTS:** Not related to specific agenda items:
- 9. PLANNING COMMISSION & STAFF COMMENTS:**
- 10. ADJOURNMENT**

sort of pedestrian walk way on the South side of the laundromat, it will be a temporary fix. Putting in a full blown sidewalk maybe be putting it in now and then turning around and taking it right back out. Until we know what type of development of what is going to be on the South side of Avenue N and will it be located on the right a way.

Commissioner Ridout asked if there was any street development planned in this area. Mr. Cupples stated not at this time. Mr. Henke does have a plan to improve Jackson Street and Avenue N down to his point of access but only on his property. Commissioner Winters asked can't we make Mr. Henke put in sidewalks on Avenue N on the other side of the street. Mr. Cupples stated that we don't know what the development of that property will be so it is premature to design the street when we don't know what type of business is going to go there. TLC may own the property but they don't know what type of business will be developed on that site. The best thing for that property South of Avenue N is a low traffic generation use. The reason it would be great is because getting access at Avenue N is going to be problematic because of what is already there. Chair Horning wanted to clarify the proposed pedestrian walk way South on Avenue N should be concrete or asphalt. Commissioner Hoth stated that the walkway should be on the North side of Avenue N all the way to the back of the laundry mat and then have a sidewalk on the East side of S Jackson. Mr. Cupples stated that Mr. Henke will have to have ADA drop curbs on the corner of the crosswalks. Commissioner Hoth stated that this looks like it's a good plan but we need to see more details of the sidewalks and the garbage/recycle area. The parking standards have been negotiated in other developments and this can be done but he's not seeing it on the plans. Commissioner Ridout stated that Irving Place is the street that runs along the highway and has lights and a sidewalk. How does the City stand with available commercial land at this time? And what are the standards used in determining what land should stay commercial and what lands can be converted to residential. Mr. Cupples stated that there is no guidance in the Comp Plan that says you have to have this much commercial land, but you do want to provide a sufficient amount of vacant commercial property. Right now Seaside has a lot of commercial land that is already developed in some form of housing. The island area between Holladay and Highway 101 has a lot of old housing. If in fact someone comes in to do large development, someday that housing may go away and become a commercial strip. In regards to current commercial developable land that would be the TLC site north of town, also the property South of Avenue N, then there is also the property South of Trucke's gas station, then the property South of the old Golf View apartments. Commissioner Ridout asked about the new TLC site has that housing gone away. Mr. Cupples stated that in regards to Mr. Henke's plan to develop that site into apartments has gone away. Commissioner Ridout asked how long does an approval last? There have been lots of projects that seem to never be developed like the mini storages on this site. Mr. Cupples stated that an approval last one year with a one time six month extension if requested before the end of that 12 month period. Commissioner Ridout asked if he went back over the minutes and anything that happened over 18 months ago is now dead. Mr. Cupples stated yes, they have expired.

Chair Horning asked if Lionel had any questions and would like to add anything to this proposal? Lionel stated No.

Commissioner Dideum stated that she does have some concerns over the parking and Commissioner Romine mentioned low income but there is nothing in this proposal that says it's going to be low income or work force housing. She would like to have some of these issues resolved before going forward. Chair Horning stated that there is a conditional use and a variance for this project so do we want to vote on the conditional use and then vote on the variance or do we postpone the whole thing.

Mr. Cupples stated that the two should remain together. Commissioner Carpenter stated that he is comfortable with the 1.5 parking spaces per unit. Commissioner Romine concurs with Commissioner Carpenter. Commissioner Carpenter asked how many parking spaces are required for a motel? Mr. Cupples stated that there is one parking space per room plus one for the manager. Commissioner Winters wants to see the floor plan for these units so he can better understand how everything will work together. Commissioner Ridout stated that the size of these units seems to be rather large and he believes that the tenants of these units will probably have two vehicles. Commissioner Winters would also like to see where the ADA parking spaces will be. Mr. Cupples stated that he has spoken with Bob Mitchell, the cities Building Official, and he stated that these ADA parking spaces will be required per the State Building Code. Mr. Cupples wanted to make sure that the Commissioners understood that Mr. Henke will have to meet any requirement that is placed on the project. If you want 1.5 parking spaces per unit or 1.75 or 2 parking spaces Mr. Henke will have to make adjustments to the project to accommodate the requirements including the ADA parking requirements. Commissioner Ridout asked if there were any proposed plans to improve the area east of South Jackson. Mr. Cupples stated not at this time but he can't speak for the public works department. There is really no access except from Avenue M and Avenue N, there is very little upland to do anything with.

you are going to have to go into the street and then back up on the sidewalk. There is just no place to put a sidewalk. Then you have to think of the people who are living in the apartments they will be using the laundromat up the street so you to have sidewalks for them. Without a sidewalk they will be walking in the street.

Commissioner Romine asked if Mr. Henke had considered where he was going to put the garbage facilities. Mr. Henke stated that it has been discussed but it hasn't been drawn out in detail. The garbage facility can be place behind the 18 units by the estuary there is still room in the triangle area. He could argue all day with Steve regarding where the parking should be located, in front of the building behind the building it's all personal opinion, 25 of the units are either one bedroom or lofts so there shouldn't be a parking issue. Mr. Henke stated that he had an apartment in the Pearl District in Portland and there was only one parking space per unit. There are no off street parking spaces available in the Pearl District. Not sure if there are any other apartments in town where people can walk to Safeway and to the downtown area. Mr. Henke feels that the sidewalks are an issue but he's not to blame that Coast Hardware was built so close to the street. Coast Hardware's generator is placed in the area where the sidewalks should be, is he going to be asked to remove it? Coast Hardware also puts their recycling and garbage on Mr. Henke's property. Mr. Henke also stated that it seems to go rural as soon as you go to Lionel's property.

Commissioner Hoth asked who owns the property south of this development. Mr. Henke stated that is TLC's property. Commissioner Hoth stated that his primary concern is ingress and egress of the property. The rest of the issues seem to be addressed or addressable. But he would like to see them on paper. Commissioner Hoth stated that improving Avenue N seems like the best possible way to fix some of the problems with this development.

Commissioner Ridout stated that the one bedroom units are 675 sq. ft. and the loft is 1100 sq. ft., Mr. Henke stated that the loft is wide open and is two stories, Commissioner Ridout then stated that the two bedroom is 800 sq. ft. those are relatively good size and he would have to believe that the size of the units is going to dictate the kind of client that you are going to get and he believes that that means these people will have cars and more than likely more than one car.

Commissioner Romine stated that the marketing of these units is a big factor. If there is only one parking space per unit then this complex may not be right for the person who has more than one car. But if that person works at the Shilo or Safeway and rides his/her bike or walks to work then the parking isn't an issue. The marketing of these apartments seems to be the issue.

Commissioner Ridout stated that he's not sure how the parking will work, maybe do assigned parking and then first come first serve after that. Maybe we need to change the standards, it seems we are getting requests that want to lower the standard to 1.5 from 2 parking spaces per unit, so that is something that keeps coming up and we need to look at that.

Commissioner Romine mentioned the development of apartments on the second floor of some of the commercial properties downtown, the Planning Commission has negotiated with them so maybe the commission does need to look at changing the parking standards.

Commissioner Ridout asked about the street right of way is it 30 or 40 feet. Mr. Cupples stated that currently the street is 30 feet on Avenue N, Avenue M and S. Jackson. Mr. Henke will have to have sidewalks on his property which keeps the 30 feet right of way. The sidewalk will have to go on the North side of Avenue N and when someone gets ready to develop the TLC site a portion of their right of way will come out of their property. They will not be able to develop into the street, they will have to develop into their property.

Commissioner Winters asked why then isn't Mr. Henke solving the issue on his property? Commissioner Romine stated that he is solving it on his property. Commissioner Winters stated that he is not getting people out to the highway. Mr. Cupples stated that Mr. Henke is not utilizing Avenue N as a vehicular access. Mr. Henke will have to provide a pedestrian access in and out of the property that leads from his development out to some point on Avenue N or Avenue M.

Commissioner Winters asked doesn't he have to provide access to the Highway? Mr. Cupples stated that you may have to push all the pedestrian access to Avenue N. Mr. Henke already has plans for a sidewalk on his property along Avenue N and later this sidewalk may tie into a public sidewalk all the way up Avenue N with a slight jog in the roadway. It is going to take O.D.O.T and a traffic engineer to figure out how Avenue N will meet with the highway. It is right at an intersection of two major thoroughfares and on a corner with limited visual clearance.

Commissioner Winters stated he can't see a sidewalk on the plans. Mr. Cupples and Commissioner Hoth stated that there is a sidewalk on the south side of the apartment building and that may become a public sidewalk. Commissioner Dideum stated that the sidewalk ends and doesn't go to the corner. Mr. Cupples stated that Mr. Henke is required by ordinance to put in sidewalks on any of the streets that the city requires him to, on his property only. According to city ordinance it can be required to be put in right away or it can be delayed for later development. Mr. Cupples stated that it is possible to put in some

Mr. Henke asked if he could make comment before the vote, Chair Horning stated "yes". Mr. Henke stated that it is very frustrating to sit there and not say anything as its going. This is the same parking plan that was addressed at the TLC site North of town, except we had the parking lot of TLC to fall back on. 1.5 parking spaces per unit is pretty standard in the civilized United States and it is very hard to understand why Mr. Winters has such a problem with this parking. Mr. Winters has development around town and has used this same parking standard. The only time you will see a full parking lot will be at night time. Mr. Henke can't say how many cars people will have per unit but in the lease agreement there can be restrictions that say how many vehicles per unit. The access for people in wheelchairs is something that is important. There is a sidewalk on the North side of Avenue M going to the railroad tracks. To do a temporary sidewalk along Avenue N and dump them into the parking lot, for a person in a wheelchair that's suicide it just doesn't make any sense. If you want to do a continuance that's fine, if you want a complete redesign he could do that. If you want low income housing, he could sell the project to someone else. He doesn't want to do low income housing and doesn't think Lionel wants a low income housing development next to him. Mr. Henke is trying to do something nice here, something more of a garden level apartment building with some landscaping. Mr. Henke said wage earners and professionals, he knows school teachers that can't afford a home and these will be perfect for them. Harry would like to have this continued for 30 days.

Commissioner Ridout made a motion to continue this agenda item until the next meeting which will be on January 3, 2012. Commissioner Winters seconded and the motion was carried unanimously.

**B.) 11-034VRD** is a request by Sandra Holmgreen for a Two (2) bedroom Vacation Rental Dwelling Permit within the Residential High Density (R-3) zone. The property is located at 601 15<sup>th</sup> Avenue.

The review will be conducted in accordance with Article 6 and Article 10 of the Seaside Zoning Ordinance which establishes the review criteria and procedures for a Conditional Use. The specific review criteria for Vacation Rental Dwellings is included in Section 6.137 of the Ordinance.

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Horning asked if there was anyone who would like to offer testimony in favor of the request. Erin Barker Beach House Vacation Rentals- Sandy, the owner, lives in Portland and had to work today and didn't want to travel over the hill. This has been the family home for years. Last year her husband came down to mow the yard and do some other maintenance at the house and died of a heart attack totally unexpectedly. The family didn't know what to do with the home, so their son decided that they should look into having it has a vacation rental in order to keep the home.

Chair Horning asked if there was anyone who would like to offer testimony in opposition. There was no response.

Chair Horning closed the public hearing and the issue was opened for Commission discussion.

Chair Horning stated that he went to the site and it's difficult to locate the correct home. Erin stated that the addressing in that area is kind of messed up. Commissioner Dideum stated that this home is right on the river and is south of the duplex. Erin stated that the tenant living in one of townhomes has issues with parking in his own space, but it really doesn't have to do with this property. This property has two parking spaces in the garage and one in front. The owner thinks this is a four bedroom but they want to rent it out as a two bedroom and no more than six people.

Commissioner Carpenter made a motion to accept this application as written. Commissioner Romine seconded the motion and the motion was carried unanimously.

**ORDINANCE ADMINISTRATION: None**

**COMMENTS FROM THE PUBLIC: None**

**COMMENTS FROM COMMISSION/STAFF:** Mr. Cupples want to let everyone know that Ray and Gini were reappointed.

There will be a work session on January 17<sup>th</sup>. Chair Homing would like to discuss how to calculate or whether it is needed for an outdoor recreation area for apartment buildings. There should be yard space for all new apartment buildings.

**ADJOURNMENT:** Adjourned at 8:45 pm.

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Tom Horning, Chairperson

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Debbie Kenyon, Admin. Assistant

January 3, 2012

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Kevin Cupples, Planning Director

Planning Commission Members

City of Seaside

Seaside, OR 97138

Re: Planning Commission Hearing for 45 Unit Apartment Development  
11-031CU

Members of the Planning Commission and Mr. Cupples:

Please accept this letter and attached site plan, apartment designs and elevations as further submittals to proceed with approval for the 45 unit planned Apartment Project located on my property behind Coast Hardware.

I have adjusted the apartment building designs to better serve the tenants access to sidewalks, parking, and to address several items that were missing during last month's public hearing. I believe these changes will address many of the concerns discussed last month and make the project a better living environment for future residents.

This is a two phase project designated as Lot 1 and Lot 2. I want to emphasize that this project was designed so that each phase can stand

alone from the other. The necessary elements of each phase are consistent with the project as a whole, for example parking requirements and supply are identical per unit count in either phase as submitted. I bring this point up to ensure the understanding that Lot 1 will be the first phase, and depending on its success and/or a myriad of possible economic events may or may not allow phase two to be developed (lot 2).

Please note on the revised site plan that I have added the required garbage and recycling facilities as required. Short term and long term bicycle racks and storage sheds have also been added.

A 6' wooden fence is shown on the site plan, as we have discussed, however the Architect placed it too far to the West and it needs to be moved all the way East to the edge of our property to better protect the neighboring property owner's impact from cars parking along that parking area. I will add a small berm under this fence to raise it a little higher than 6 feet.

Handicap parking areas are now delineated on each phase.

The sidewalk design on the siteplan has been discussed in length with Kevin whom has shared the design with Neal Wallace. I think it flows well with the proposed apartments and will allow handicap access to the NE corner of Lot 1 where a person could cross Ave. M and access the sidewalk on the North side of Ave. M and then travel West to the railroad right of way park which as improved can get one straight to downtown and shopping amenities such as Safeway.

As before I am requesting a parking variance that reduces the City requirements of 2 parking spaces to 1.5 per unit. I feel that given the property tenant mix this should be ample parking as needed.

Numerous studies have been conducted by many institutions, planning groups, parking engineers and building advisors which point to the over building of parking lots for residential multi-family projects. These studies are available via an internet search but in a nutshell they usually prescribe the following mix of parking:

Single family home: 2 spaces

'Efficiency' Apartments: 1 space

1 to 2 bedrooms: 1.5 spaces

3 bedrooms: 2 spaces

Condominiums: 1.5 spaces

I am proposing a parking plan which follows these guidelines. In addition I believe that since I am constructing the required City sidewalks on my property along both sides of Jackson Street that the remaining street width will allow off street parking on the West side that is 200' long so about 8-10 cars could park off street in this area.

I have submitted a floor plan layout of all of the unit mix for the two phase project. Please note that the middle "loft" unit is laid out for your review. The previous square foot determination was off because the second floor bedroom\loft is actually not the whole second floor and is about 60% of the top floor area with a balcony over, thus the loft effect. In my experience this is comparable to a one bedroom living

unit. The only full bath is located upstairs with the loft area, and there is a half bath down on the first level.

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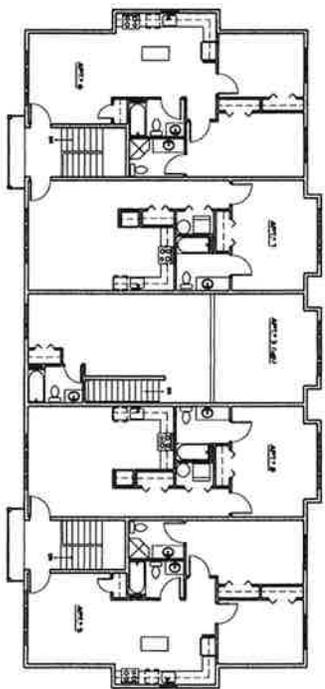
I believe the submitted information answers many of the gray areas from last month and look forward to answering any additional questions that may come up tonight.

Sincerely,

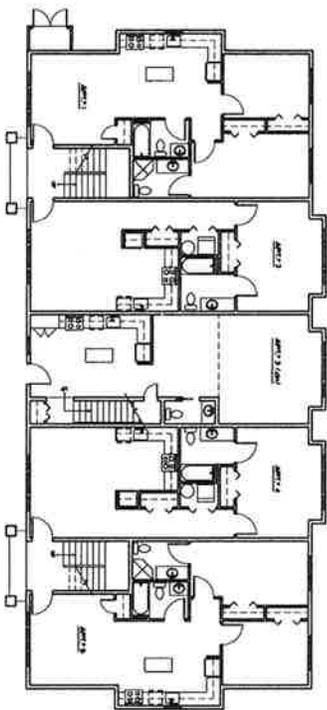
A handwritten signature in black ink, appearing to read 'H. Henke', with a stylized flourish at the end.

Harry Henke





2 SECOND FLOOR PLAN

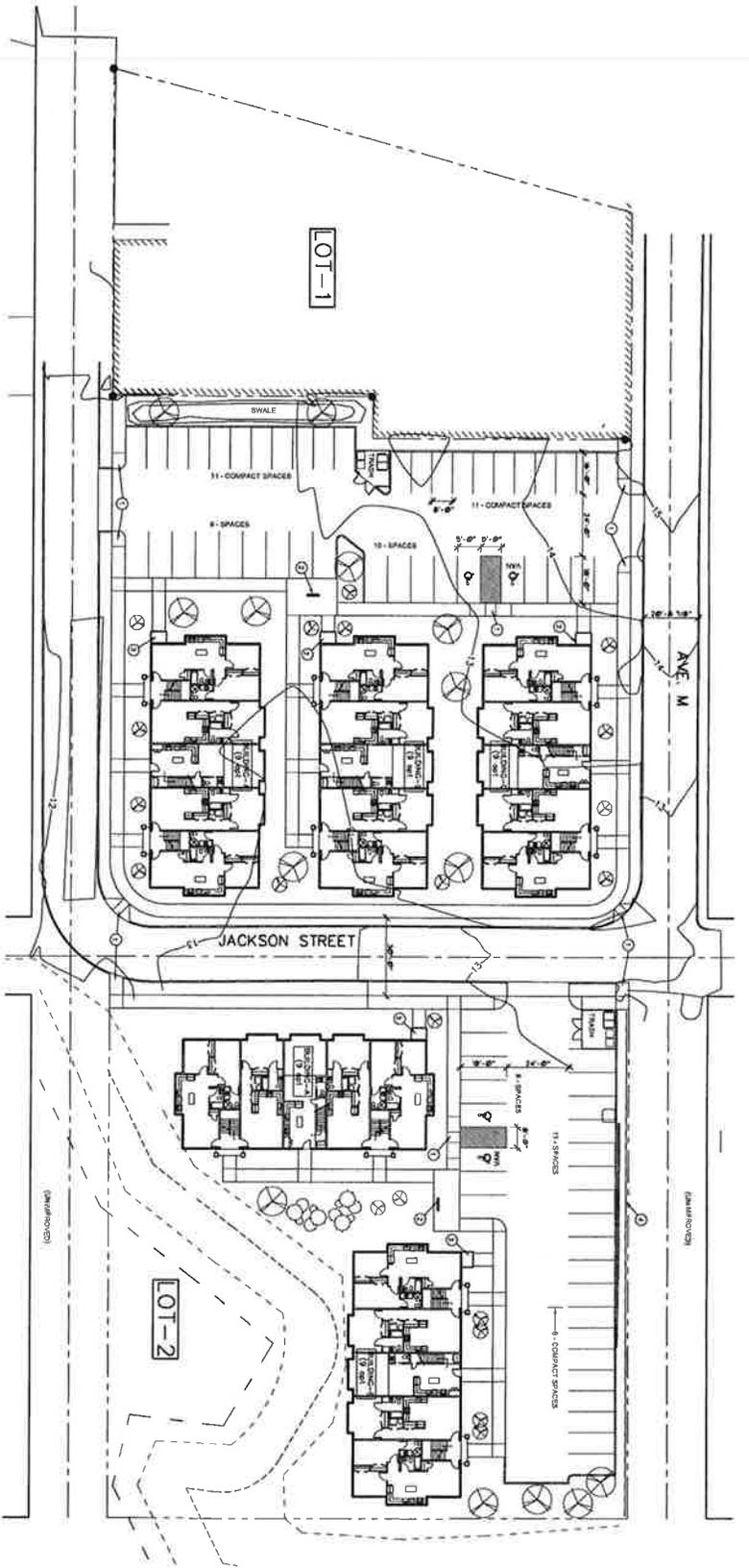


1 FIRST FLOOR PLAN

<b>Project:</b>	WOLFE SITE OPTION A APARTMENTS PHASES B & C 3000 BIRCH AVE SARASOTA, FLORIDA	<b>Scale:</b>	AS SHOWN
<b>Client:</b>	HERNIM PROPERTIES LLC ATTN: HARRY HENSE GENERAL DESIGN	<b>Phase:</b>	PRELIMINARY
<b>Project Number:</b>	2016-06	<b>Date:</b>	DECEMBER 12, 2016

**THOMAS JOHNSON ARCHITECT, LLC**  
 6710 W. PALM BEACH STREET, SUITE 200  
 PALM BEACH, FLORIDA 33411  
 (561) 850-0000  
 www.thomasjohnsonarchitect.com

**A3.5**



1 SITE PLAN OPTION A



**SITE INFORMATION**

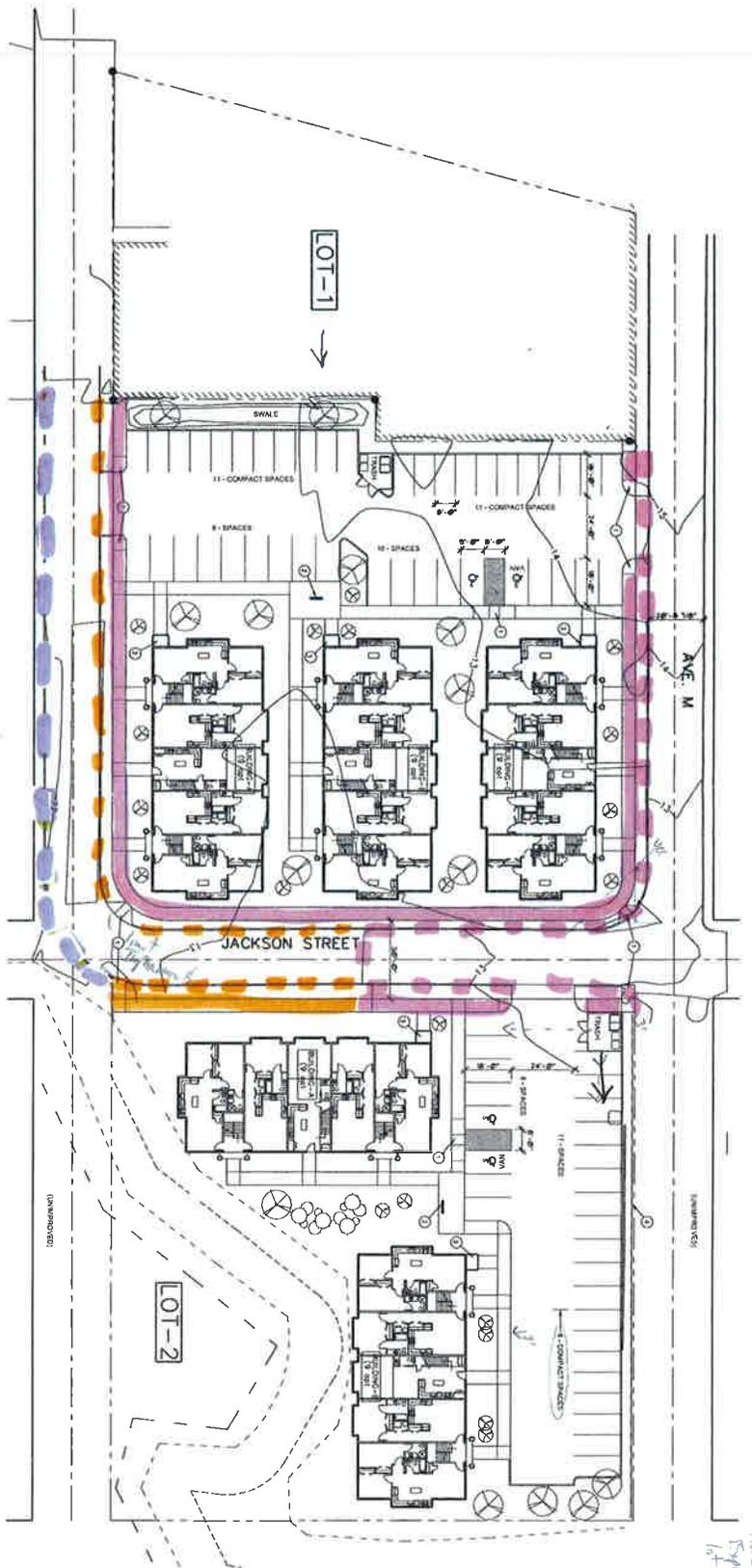
BUILDINGS	CROSS ST
LOT1	
BUILDING - A	9 APTS 476 S'
BUILDING - B	9 APTS 476 S'
BUILDING - C	9 APTS 476 S'
TOTAL PARKING REQ:	405 STALLS
TOTAL PARKING PROVIDED:	41 STALLS
LOT2	
BUILDING - D	9 APTS 476 S'
BUILDING - E	9 APTS 476 S'
BUILDING - F	9 APTS 476 S'
TOTAL PARKING REQ:	405 STALLS
TOTAL PARKING PROVIDED:	41 STALLS
TOTAL APARTMENTS	45 APTS
	20,500 SF

**SITE NOTES:**

- 1 HANDICAP RAMP
- 2 BICYCLE PARKING/SHORT TERM (2)
- 3 BICYCLE PARKING/LONG TERM (8)
- 4 WOOD BENCE

**Project:** WYOM. SITE OPTION A  
**Client:** HSNR PROPERTIES LLC  
**Address:** 47TH NORTH BLVD, COVINGTON, OREGON  
**Site Title:** Preliminary  
**Date:** September 24, 2011  
**Scale:** 1/8" = 1'-0"

**THOMAS JOHNSON ARCHITECT LLC**  
 217 N. MARKET STREET, SUITE 200  
 PORTLAND, OREGON 97208  
 503.251.1111  
 www.thomasjohnsonarchitect.com



1 SITE PLAN OPTION A



- PD Director will consider deferment of sidewalk
- PD Director will consider deferment of curbs and street paving
- Deferment until S property is developed
- Sidewalk improved with the development
- Curbs down & street improved to fill in

SITE INFORMATION

LOT#	BUILDING	APTS	CROSS SF
LOT-1	BUILDING - A	9 APTS	4716 SF
	BUILDING - B	9 APTS	4716 SF
	BUILDING - C	9 APTS	4716 SF
TOTAL PARKING REQ:			41 STALLS
TOTAL PARKING PROVIDED:			41 STALLS
LOT-2	BUILDING - A	9 APTS	4716 SF
	BUILDING - B	9 APTS	4716 SF
	BUILDING - C	9 APTS	4716 SF
TOTAL PARKING REQ:			27 STALLS
TOTAL PARKING PROVIDED:			27 STALLS
TOTAL APARTMENTS			45 APTS
			20,580 SF

SITE NOTES:

- 1 HANDICAP KAMP
- 2 BIKE PARKING (SHORT TERM)
- 3 BIKE PARKING (LONG TERM)
- 4 WOOD FENCE

Project: **WOLVE SITE OPTION A**  
 APARTMENTS  
 LOT# B, C & C  
 SPOKE, OREGON

Client: **HENGE ROBERTS LLC**  
 ATTY: SHARON RISE  
 CASHMAY, OREGON

Scale: 1/8" = 1'-0"  
 Date: SEPTEMBER 25, 2017  
 Status: PRELIMINARY

Project Number: 201704

THOMAS JOHNSON ARCHITECT LLC  
 671 NW LANTANA STREET, SUITE 200  
 PORTLAND, OREGON 97209  
 (503) 255-2500  
 www.thomasjohnsonarchitect.com

More truck driving  
 spread curbs on  
 lot 2

1:30 Scale  
 Public right way 15'

## CITY OF SEASIDE STAFF REPORT

**To:** Seaside Planning Commission

**From:** Planning Director, Kevin Cupples

**Date:** November 29, 2011

**Applicant/  
Owner:** Harry Henke; P.O. Box 2321; Gearhart, OR 97138

**Location:** 1221 S Jackson Street; property located on both sides of Jackson Street between Ave. M and N; T6 R10 21DA TL: 8300, 8301, 8500, 8600, 8700, 8800, 8900, & 9000.

**Subject:** Conditional Use 11-031CU & Variance 11-032V; five 9-unit apartment buildings with a parking requirement of 1.5/dwelling unit.

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### **REQUEST:**

The applicant is requesting a conditional use permit that will allow the development of 45 apartment units within the General Commercial (C-3) zone. The request includes a variance to the required number of off street parking spaces from 2 to 1.5 spaces per apartment unit.

The project would redevelop the property formerly utilized by Western Oregon Waste (WOW). The subject property is divided into two distinct areas referenced in the request as Lot 1 on the SW corner of Jackson St. & Avenue M (tax lots 8300, 8301, 8500, & 8600) and Lot 2 on the SE corner of Jackson St. & Avenue M (tax lots 8700, 8800, 8900, & 9000). The residential development of Lot 1 would consist of three - 9 unit apartment buildings and Lot 2 would include two - 9 unit apartment buildings. The property is currently zoned General Commercial (C-3) and apartments are conditionally permitted in the zone.

### **DECISION CRITERIA, FINDINGS, AND CONCLUSIONS:**

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. These statements may be adopted by the Planning Commission to support their conclusions along with conditions which are necessary to ensure compliance with the Seaside Zoning Ordinance. Although each of the findings or justification statements specifically apply to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

**DECISION CRITERIA # 1: Pursuant to Section 6.031 of the Seaside Zoning Ordinance, all conditional use requests must comply with the specific standards in the zone and other applicable supplementary provisions in Article 4. In permitting a new conditional use or alteration of an existing conditional use; the**

**Planning Commission may impose additional conditions considered necessary to protect the best interests of the surrounding area of the city as a whole. These conditions may include the following:**

- 1. Increasing the required lot size or yard dimension.**
- 2. Limiting the height of buildings.**
- 3. Controlling the location and number of vehicle access points.**
- 4. Increasing the street width.**
- 5. Increasing the number of required off-street parking spaces.**
- 6. Limiting the number, size, location and lighting of signs.**
- 7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.**
- 8. Designating sites for open space.**

**FINDINGS & JUSTIFICATION STATEMENTS:**

1. The applicant's submitted justification, site plan, and development rendering is adopted by reference. The applicant's plan calls for the following:
  - Development of three - 9 unit apartment buildings on the west side of Jackson Street (referenced as Lot 1)
  - Development of two - 9 unit apartment buildings on the east side of Jackson Street (referenced as Lot 2).
  - Each unit will include four 1-bedroom units, one loft, and four 2-bedroom units.
  - The site plan identifies areas that will be landscaped, bermed, and swaled.
  - A total of 68 off-street parking spaces will be provided. Ten of the spaces are proposed to be compact and three will be handicapped.
  - The plan calls for improving the eastern portion of Avenue N and the southern end of Jackson in order to provide access into the parking lot.
2. Staff has reviewed the site with the City Engineer and we have identified a number of issues that will need to be addressed in the development plans prior to any construction. These would include but are not be limited to the following:
  - Provide an engineered drainage plan that indicates how the existing and proposed drainage facilities will accommodate storm water runoff from the parking lots and roof drains. The plan would also need to address water quality measures, maintenance, or outfall modifications necessary to accommodate drainage from the development.

- Provide detailed designs for street and sidewalk improvements associated with the development. This would include information about the installation of sidewalks where required under City Ordinance, handicapped access at abutting intersections, catch basins, and cross sections & design information about the new portions of street that will be extended along South Jackson and the east end of Avenue N.
3. Staff has identified a number of potential compatibility issues that are not fully addressed by the applicant and these could be addressed by the Commission through the imposition of conditions. The issues are identified as follows:
- The property north of the development is zoned R-2 and developed with a variety of residential uses. Exterior building and site lighting can create glare that impacts adjacent streets and neighboring residential uses.
  - The adjacent streets used to access the development (Avenue M, S Jackson, & Avenue N) have very narrow right-of-ways (30' in width) and sidewalk development within the right-of ways could further constrain any future widening of the narrow streets. Public sidewalks may need to be developed on the applicant's property and granted public easements in order to provide adequate pedestrian and vehicular access to the site.
  - The proposed street improvements along Avenue N at this time may not be compatible with the future development of the commercial property south of Avenue N and it could encourage additional access from Highway 101 (South Roosevelt). In lieu of full development at this time, the vehicular access to Avenue N could be restricted to fire apparatus only and the applicant's obligation to develop the north half of the street could be delayed until such time the access to Highway 101 and the improvements to the property south of Avenue N are known. Such a delay would require establishing a dedicated fund mechanism for the street improvements in a reasonable amount acceptable to the Public Works Director.
  - The parking lot along the northern portion of lot 2 is across the street from residential uses along the north side of Avenue M. The lights from vehicles parking in the lot will shine directly across the street and impact the residential uses. It will also create a visual impact to residential uses in the neighboring R-2 zone. These impacts could be reduced by the installation of a wooden site obscuring fence not less than 5' in height. The height of the fence would need to be reduced in the visual clearance areas to avoid creating a hazard at the intersection.
  - Bike racks, garbage, and recycling facilities are not addressed on the applicant's submitted plans. These facilities are necessary for the proposed use of the property.

## **CONCLUSION TO CRITERIA #1:**

The proposed apartment development will satisfy the applicable development standards and be compatible with the surrounding area provided the following conditions are attached to the approval.

**Condition 1:** The applicant must provide an engineered drainage plan that indicates how the existing and proposed drainage facilities will accommodate storm water runoff from the parking lots and roof drains. The plan would also need to address water quality measures, maintenance, or outfall modifications necessary to accommodate drainage from the development. The plan must be approved by the Public Works Director and it may incorporate new drainage facilities within the public right of way in an effort to accommodate the volume of run-off. The final design must prevent water from ponding on site and within the adjacent public right-of-ways.

**Condition 2:** The applicant must provide detailed designs for street and sidewalk improvements associated with the development. This would include information about the installation of sidewalks where required under City Ordinance, handicapped access at abutting intersections, catch basins, and cross sections & design information about the new portions of street that will be extended along South Jackson and the east end of Avenue N. The plan must be approved by the Public Works Director and it may recognize some of the private sidewalks as public facilities through the establishment of appropriate easements.

In lieu of full development of Avenue N at this time, the plan could limit vehicular access to "fire apparatus only" with a future obligation to develop the north half of the street once access to Highway 101 and the improvements to the property south of Avenue N are planned. Such a delay would require establishing a reasonable amount of dedicated funds along with a mechanism to complete the improvements in a timely manner that is acceptable to the Public Works Director.

**Condition 3:** The applicant must provide a detailed exterior lighting plan. The plan must document that all exterior lighting fixtures will be designed so that glare will not adversely impact the neighboring property owners or the surrounding environment. All exterior lighting must be shielded, screened, or otherwise provided with cut-offs in order to prevent glare or direct lighting that will adversely impact the adjacent street or the neighboring properties.

**Condition 4:** The applicant must install a wooden site obscuring fence not less than 5' in height along the northern portion of lot 2. The height of the fence would need to be reduced in the visual clearance areas to avoid creating a hazard at the street intersection.

**Condition 5:** Bike racks, garbage, and recycling facilities appropriately scaled for the proposed use must be incorporated into the proposed development plans.

**Condition 6:** Minor modifications to the applicant's proposed plan must be reviewed and approved by the Planning Director. These could be required in order to comply with other code issues applicable to the request or reduce impacts to the neighboring

property. Any major changes or conflicts over a proposed modification will be reviewed with the Planning Commission prior to any final approval.

**REVIEW CRITERIA #2: Section 7.031 The property owner must demonstrate by written application that all of the following circumstances exist:**

- 1. The manner in which exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of this Ordinance, topography, or other circumstances over which the applicant has no control.**
- 2. How literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**
- 3. That the special conditions and circumstances do not result from the actions of the applicant, and**
- 4. Evidence that granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of land, structures or buildings in other districts shall be considered grounds for issuance of a variance.**

**FINDINGS & JUSTIFICATION STATEMENTS:**

4. The applicant is requesting a variance that will reduce the required number of off street parking spaces for the proposed apartment units from 2 to 1.5. The applicant's submitted justification is adopted by reference and summarized below:
  - Topography and wetlands on the easterly portion of the property take up a significant portion of buildable area.
  - The proposed buildings have a significant amount of studio and one bedroom units that will likely house single individuals.
  - Requiring two spaces per unit would further limit the development and provide excessive parking for the proposed apartments.
  - The special circumstances concerning the development of the property are not a result of applicant's prior actions.
  - The city ordinance parking requirements do not take into consideration any particulars associated with a development and it treats all dwellings (single family, studio, and multi-bedroom apartments) the same.
5. It is not uncommon for other jurisdictions to require less than 2 parking spaces for apartment units (e.g. Cannon Beach & Astoria). Some ordinances draw distinctions

based on the number of bedrooms in each unit whereas others make no differentiation at all.

**CONCLUSION TO CRITERIA #2:**

The characteristics of the proposed apartments support the reduction in required parking from 2 to 1.5 per dwelling unit and it will avoid creating excessive amounts of parking that makes poor utilization of development land.

**FINAL STAFF RECOMMENDATION**

Conditionally approve the proposed apartment development of Lot 1 and Lot 2 at 1221 S Jackson and the related variance. This decision can be supported by the Commission adopting the findings, justification statements, and conclusions in this report subject to the previously stated conditions.

Although they are not conditions of approval, the following is a list of reminders to applicant.

- The conditional use will become void one (1) year from the date of decision unless the permit is not utilized or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance such as erosion control provisions and any other applicable City of Seaside Ordinances.

*The information in this report and the recommendation of staff is not binding on the Planning Commission and may be altered or amended during the public hearing.*

Attachments:

Applicant's Submittal



# City of Seaside, Planning Department

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

## Land Use Application

Kevin Cupples, Director

PLEASE PRINT OR TYPE

NAME OF APPLICANT <b>Harry Henke</b>	ADDRESS <b>PO Box 2321 Gearhart, OR</b>	ZIP CODE <b>97138</b>
STREET ADDRESS OR LOCATION OF PROPERTY <b>1221 S Jackson Street and Property directly West of this address</b>		

ZONE <b>C3</b>	OVERLAY ZONES	TOWNSHIP <b>6N 10W 21DA</b>	RANGE <b>Tax Lots 8300,8301,8500,8600,8700,8800,8900,9000</b>	SECTION	TAX LOT
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### PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

**Conditional Use - Apartments. A variance for the parking requirements is also included.**

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(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.  
IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

OWNER:	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):
PRINT NAME OF PROPERTY OWNER <b>HTA Properties, Harry Henke</b>	PRINT NAME OF APPLICANT/REPRESENTATIVE <b>CKI, Inc.</b>
ADDRESS <b>PO Box 2321 Gearhart, OR 97138</b>	ADDRESS <b>PO Box 309 Seaside, OR 971338</b>
PHONE / FAX / EMAIL <b>503 717 3512</b>	PHONE / FAX / EMAIL <b>503 738 4320 503 738 7854 dean@ckiinc.net</b>
SIGNATURE OF PROPERTY OWNER	SIGNATURE OF APPLICANT/REPRESENTATIVE

FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE

### CHECK TYPE OF PERMIT REQUESTED:

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> NON CONFORMING           | <input type="checkbox"/> SUBDIVISION     | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW    | <input type="checkbox"/> PLANNED DEVELOPMENT      | <input type="checkbox"/> TEMPORARY USE   | <input type="checkbox"/> ZONING MAP AMENDMENT  |
| <input type="checkbox"/> MAJOR PARTITION            | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input type="checkbox"/> VACATION RENTAL | <input type="checkbox"/> APPEAL                |
| <input type="checkbox"/> MINOR PARTITION            | <input type="checkbox"/> SETBACK REDUCTION        | <input type="checkbox"/> VARIANCE        | <input type="checkbox"/>                       |

### PLANNING DEPARTMENT USE:

DATE ACCEPTED AS COMPLETE	BY
CASE NUMBER (S)	P.C. ACTION
<b>11-031 CU</b>	
HEARING DATE	

### OFFICE USE:

FEE	RECEIPT
<b>1345.00</b>	<b>11913</b>
DATE FILED	BY
<b>10/13/11</b>	<b>6</b>

**CONDITIONAL USE - ARTICLE 6**

**TYPE 2 - PLANNING COMMISSION DECISION**

**FEE: \$ 675.00**

In certain districts, conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics, or special characteristics of the area in which they are to be located, conditional uses require special considerations so they may be properly located with respect to the Comprehensive Plan and to the objectives of this Ordinance.

The Planning Commission shall have the authority to approve, approve with conditions, or disapprove Conditional Use Permits in accordance with the provisions in Article 6 of the Seaside Zoning Ordinance.

In addition to those standards and requirements expressly specified by the Ordinance, the Planning Commission may impose conditions, which are necessary to protect the best interests of the surrounding area or the city as a whole. These conditions may include the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location and lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

The Planning Commission will make a determination concerning a conditional use based on the applicant's justification of the following statements:

**1. What is the proposed use in the zone?**

The proposed use is for Apartments which is listed as a conditional use under section 3.083 (6).

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**2. How will the development conform to the general development standards in Ordinance and the specific standards in the zone?**

The development conforms to all of the general and specific standards in the zone aside from parking.

A variance application is included for the off street parking standards.

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**3. How will the development meet any of the applicable standards in Article 6?**

The applicable standards of Article 6 that apply to this conditional use are the conditional use procedures in which the applicant understands. All of the other standards in Article 6 are use-specific and do not apply to the proposed use.

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**4. Describe any additional measures (if any) the applicant will take in order to protect the interests of the surrounding area or the city as a whole.**

The properties are unique in that they are bordered on the East by wetlands. The property to the West is developed with a commercial building (coast hardware). The properties across the street to the South are undeveloped and the properties to the North area residential. This development will serve as a transition between the commercial areas to the South and the single family residential areas.

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**5. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and other structures (existing & proposed), the existing and intended use of each building (include floor plans), and other information need to determine conformance with the development standards in the ordinance (e.g. setbacks, parking spaces, fences, accesses, landscaping, neighboring buildings, or uses, etc.)**

**ATTACH EXTRA SHEETS IF NEEDED**

## PROJECT INFORMATION

Developer/Owner: Harry Henke PO Box 2321 Gearhart, OR 97138

Legal Description: Tax Lots 8300,8301,8500,8600,8700,8800,8900,9000 Located in Section 21DA, Township 6 North, Range 10 West, W.M., City of Seaside, Clatsop County, Oregon

Zoning: C-3, Commercial, General

## PROPOSAL

The proposal is for a Conditional Use for an apartment project. Part 1 is to be constructed on the East side of Jackson Street and includes 3 - 9 unit apartment buildings. Part 2 will be constructed on the East side of Jackson Street with 2 - 9 unit apartment buildings.

Existing public utilities are located in the surrounding streets. South Jackson and Avenue N would be improved as needed to provide access to the project.

A variance is included with this application for the minimum parking standards.



**City of Seaside, Planning Department**

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

**Land Use Application**

Kevin Cupples, Director

PLEASE PRINT OR TYPE

NAME OF APPLICANT <b>Harry Henke</b>	ADDRESS <b>PO Box 2321 Gearhart, OR 97138</b>	ZIP CODE
STREET ADDRESS OR LOCATION OF PROPERTY <b>1221 S Jackson Street and Property directly West of this address</b>		

ZONE <b>C3</b>	OVERLAY ZONES	TOWNSHIP <b>6N 10W 21DA Tax Lots</b>	RANGE <b>8300,8301,8500,8600,8700,8800,8900,9000</b>	SECTION	TAX LOT
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**PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):**  
**Proposed variance to minimum off street parking.**

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.  
 IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

OWNER:	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):
PRINT NAME OF PROPERTY OWNER <b>Harry Henke</b>	PRINT NAME OF APPLICANT/REPRESENTATIVE <b>CKI, Inc.</b>
ADDRESS <b>PO Box 2321 Gearhart, OR 97138</b>	ADDRESS <b>PO Box 309 Seaside, OR 97138</b>
PHONE / FAX / EMAIL <b>503 717 3512</b>	PHONE / FAX / EMAIL <b>503 738 4320/503 738 7854/dean@ckiinc.net</b>
SIGNATURE OF PROPERTY OWNER	SIGNATURE OF APPLICANT/REPRESENTATIVE

**FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE**

**CHECK TYPE OF PERMIT REQUESTED:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> CONDITIONAL USE         | <input type="checkbox"/> NON CONFORMING           | <input type="checkbox"/> SUBDIVISION         | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW | <input type="checkbox"/> PLANNED DEVELOPMENT      | <input type="checkbox"/> TEMPORARY USE       | <input type="checkbox"/> ZONING MAP AMENDMENT  |
| <input type="checkbox"/> MAJOR PARTITION         | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input type="checkbox"/> VACATION RENTAL     | <input type="checkbox"/> APPEAL                |
| <input type="checkbox"/> MINOR PARTITION         | <input type="checkbox"/> SETBACK REDUCTION        | <input checked="" type="checkbox"/> VARIANCE | <input type="checkbox"/>                       |

PLANNING DEPARTMENT USE:	
DATE ACCEPTED AS COMPLETE	BY
CASE NUMBER (S) <b>11-032V</b>	
HEARING DATE	P.C. ACTION

OFFICE USE:	
FEE <b>1345.00</b>	RECEIPT <b>11931</b>
DATE FILED <b>10/13/11</b>	BY <b>[Signature]</b>

**ARTICLE 7      VARIANCES      FEE: \$ 430.00 Planning Director Decision**  
**\$670 for Planning Commission Decision**

The Planning Director may authorize variances from the requirements of the Seaside Zoning Ordinance where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, strict application of the Ordinance would cause an undue or unnecessary hardship.

No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

In accordance with Article 7.031, a variance shall not be granted unless and until the following standards are met. The property owner must demonstrate by written application that all of the following circumstances exist. Please address how your request complies with the following standards.

1. What exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this Ordinance (6/28/83), topography, or other circumstances over which the applicant had no control?

The topography and the location of wetland on the easterly property takes up a significant portion of buildable property which limits the amount of developable area. In addition, these buildings will have many studio and 1 bedroom apartments and it is anticipated that many of these units will only house single individuals.

2. Which literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

Requiring 2 parking spaces per unit would prevent the applicant from maximizing the development potential of the property. By providing studio and 1 bedroom units there is not the need for the required 2 spaces per unit. For the overall development the applicant is proposing 1 and 1/2 spaces per unit.

3. Are these special conditions and circumstances a result of the actions of the applicant?

The special conditions and circumstances concerning the development of the property have not resulted in a prior actions of the applicant.

4. Is there any evidence that granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of land, structures or buildings in other districts shall be considered grounds for issuance of a variance.

The applicant is not asking for any special privilege. The parking requirements for apartments are per dwelling unit and don't take into consideration of the number of bedrooms in the unit. The applicant is merely asking that the number of bedrooms be considered when requiring parking. Two spaces per unit is the same as that required for a single family house.

In addition to addressing the standards above, applications shall be accompanied by plans and specifications (plot plan), drawn to scale, showing the actual shape and dimension of the lot to be built upon, the sizes and locations on the lot of the buildings and other structures, existing and proposed, the existing and intended use of each building, structure, and/or part thereof, the number of families, if any, to be accommodated thereon, and such other information as is needed to determine conformance with this Ordinance.

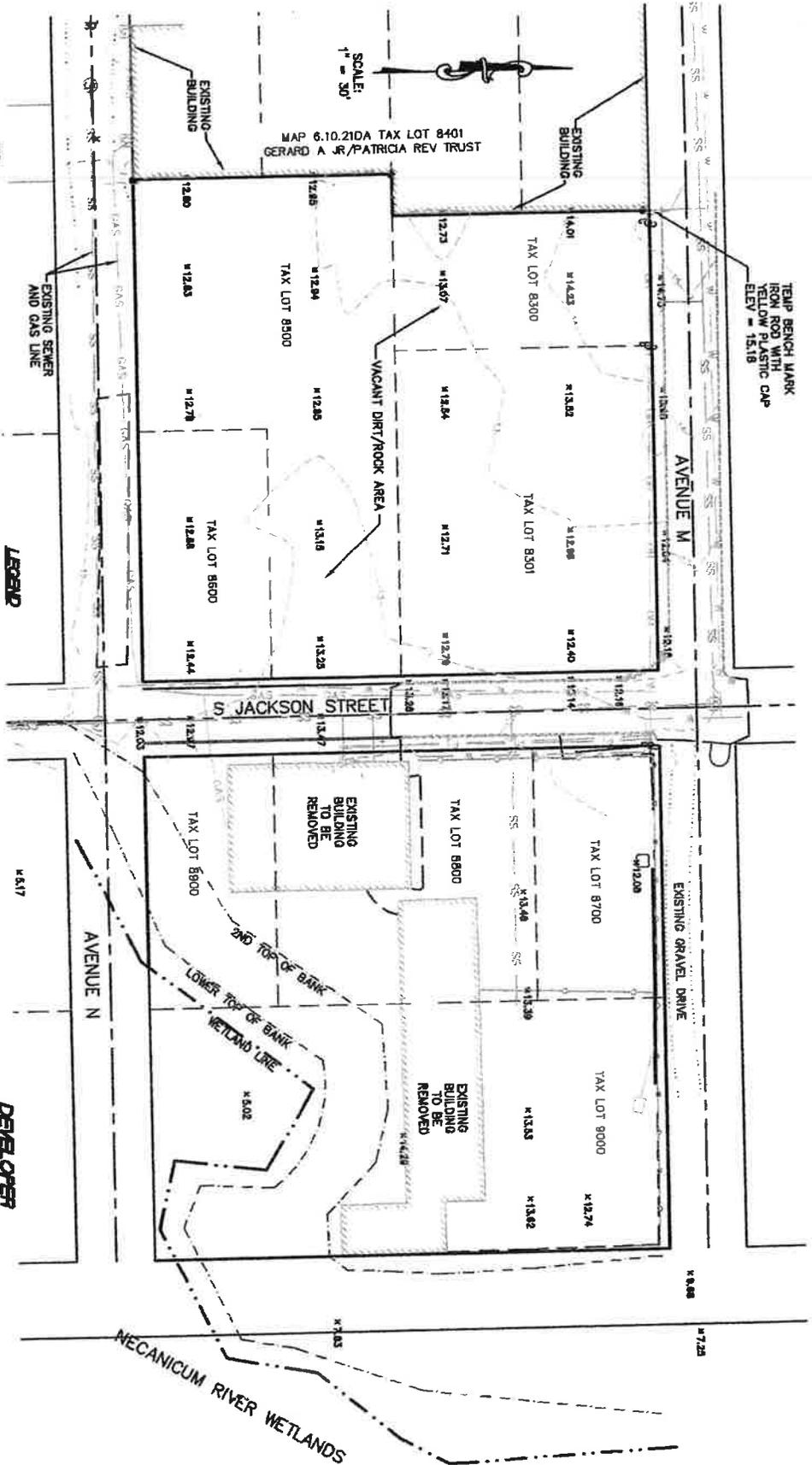
# WOW APARTMENTS

## EXISTING CONDITIONS

TEMP BENCH MARK  
IRON ROD WITH  
YELLOW PLASTIC CAP  
ELEV = 15.18

SCALE:  
1" = 30'

MAP 6.10.21DA TAX LOT 8401  
GERARD A JR/PATRICIA REV TRUST



### LEGEND

- PROPERTY LINE
- APPROX WETLAND BOUNDARY
- EXISTING TOP OF BANK
- EXISTING SIDE OF ROAD
- EXISTING SIDE OF ALLEY
- EXISTING SIDEWALK/POWERS
- EXISTING CURB
- EXISTING VAULT LINE
- EXISTING SANITARY LINE
- EXISTING DRAINAGE POINT
- EXISTING UNDERGROUND POWER
- EXISTING TELEPHONE LINE
- EXISTING ROAD LINE
- EXISTING DRAINAGE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE MANHOLE
- EXISTING POWER POLE AND QUI WIRE

### DEVELOPER

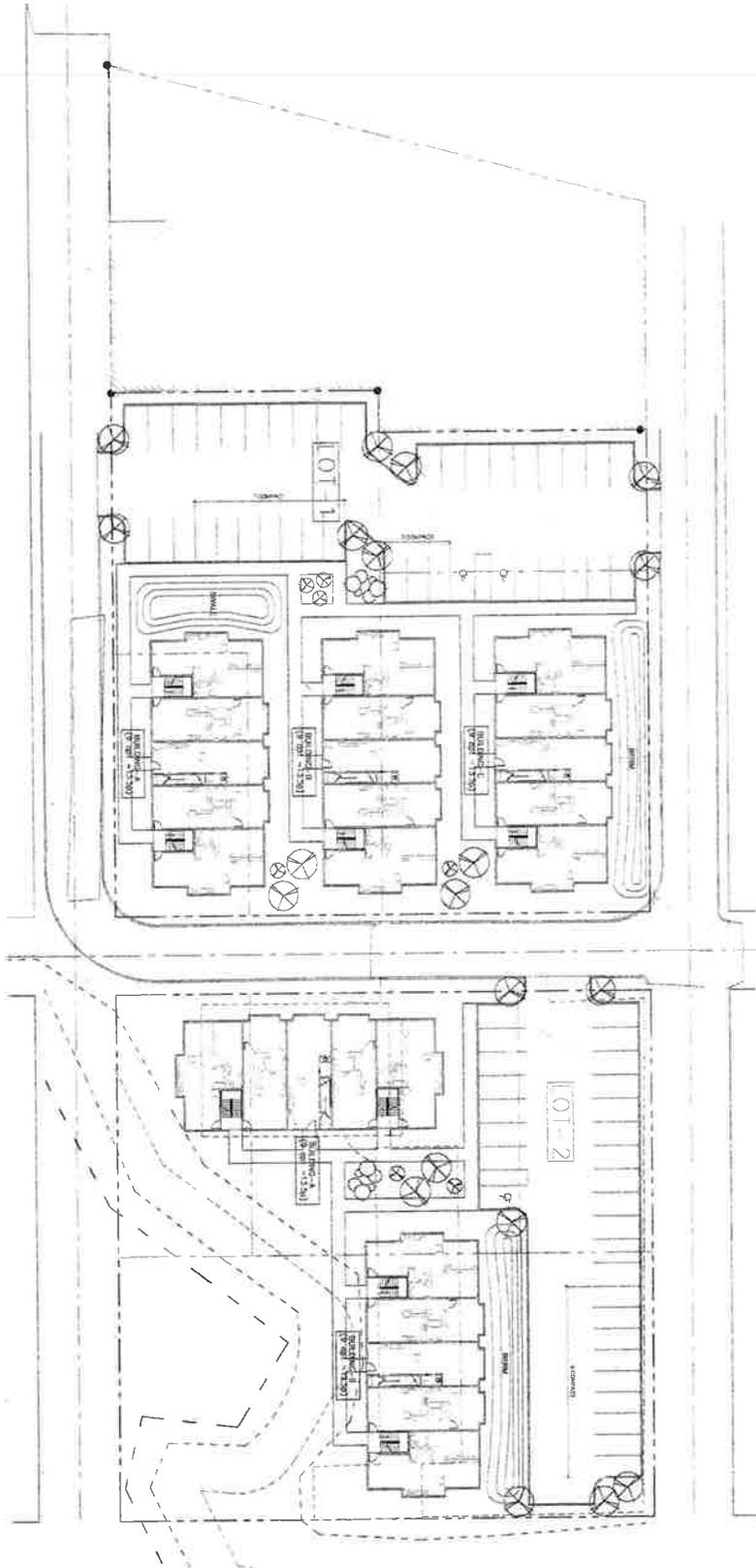
HARRY HENKE  
PO BOX 2321  
GEARHART, OR 97138

### PLANNER - ENGINEER - SURVEYOR

CKI, INC.  
PO BOX 309  
SEASIDE, OR 97138  
503 738 4320 OFFICE  
503 738 7864 FAX  
www.ckinc.net



DRAWING NUMBER: 7-007 PLANNING.DWG  
DATE OF PLOT: 3/9/07



1 SITE PLAN OPTION A



SITE INFORMATION

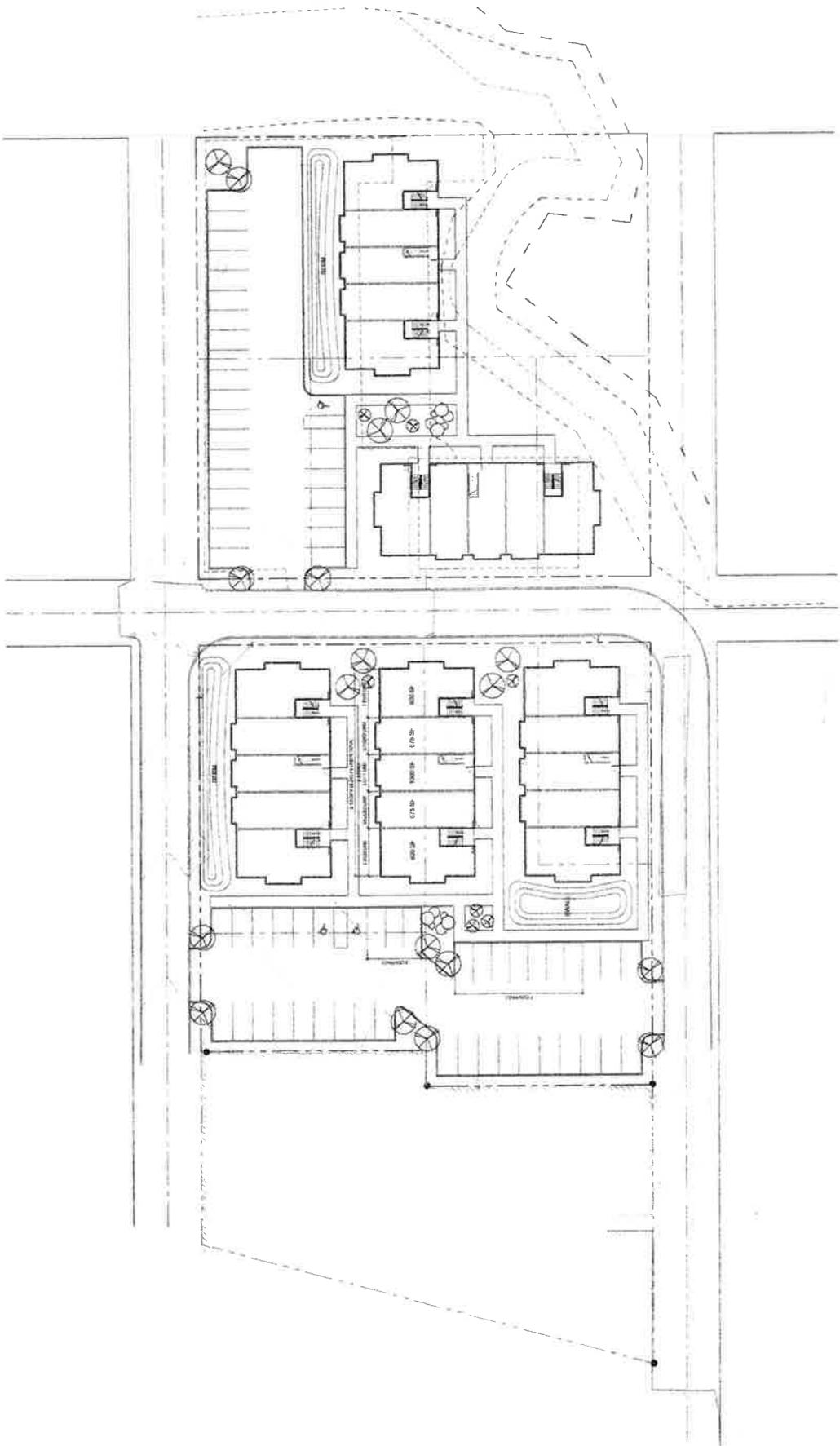
BLDG #	BLDG	UNIT TYPE
LOT-1 BUILDING - A	(4) 675 SF 1 BRD, (1) 1100 SF 10FT & (4) 900 SF 2 BRD	
LOT-1 BUILDING - B	(4) 675 SF 1 BRD, (1) 1100 SF 10FT & (4) 900 SF 2 BRD	
LOT-1 BUILDING - C	(4) 675 SF 1 BRD, (1) 1100 SF 10FT & (4) 900 SF 2 BRD	
LOT-2 BUILDING - A	(4) 675 SF 1 BRD, (1) 1100 SF 10FT & (4) 900 SF 2 BRD	
LOT-2 BUILDING - B	(4) 675 SF 1 BRD, (1) 1100 SF 10FT & (4) 900 SF 2 BRD	
LOT-2 BUILDING - C	(4) 675 SF 1 BRD, (1) 1100 SF 10FT & (4) 900 SF 2 BRD	

SITE INFORMATION

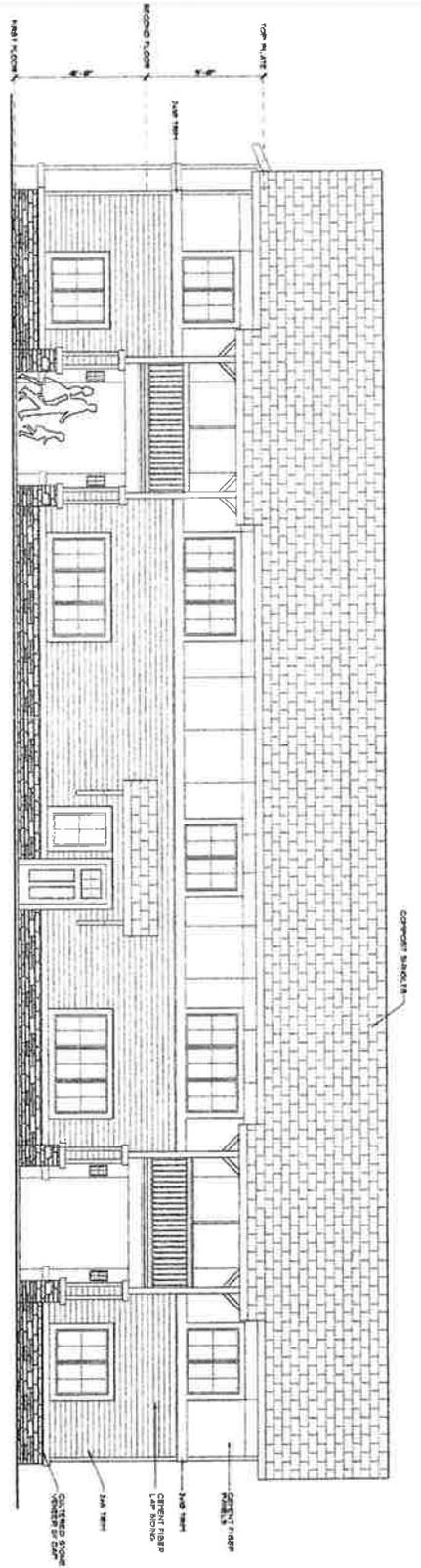
BLDG #	BLDG	USE	GROSS SF
LOT-1 BUILDING - A	9 APTS	5765 SF	
LOT-1 BUILDING - B	9 APTS	4325 SF	
LOT-1 BUILDING - C	9 APTS	5765 SF	
LOT-2 BUILDING - A	9 APTS	4325 SF	
LOT-2 BUILDING - B	9 APTS	4325 SF	
LOT-2 BUILDING - C	9 APTS	4325 SF	
TOTAL APARTMENTS	45 APTS	33,155 SF	
TOTAL PARKING PROVIDED	68 STALLS		

Project: WOODBINE SITE OPTION A  
 Date: 08/20/2011  
 Revision: 01  
 Drawn: HENKE PROPERTIES LLC  
 Checked: BO SETI  
 Project Number: 2011-05

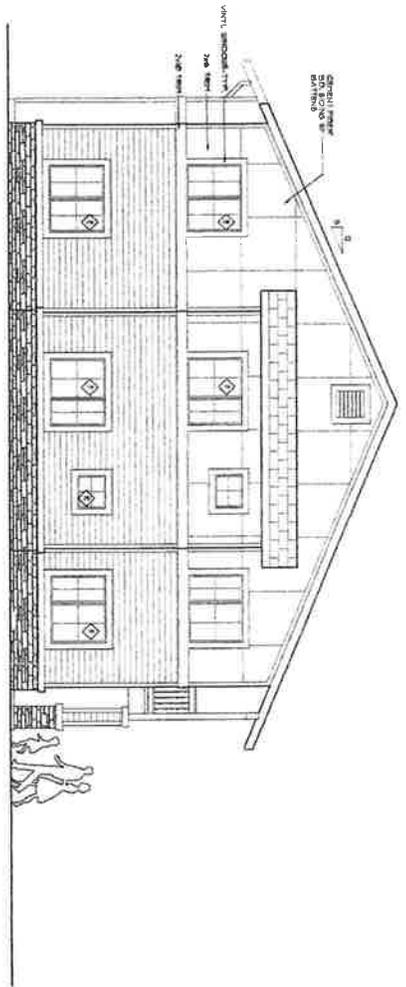
**THOMAS JOHNSON**  
 ARCHITECT LLC  
 1000 NE 10TH AVENUE  
 PORTLAND, OREGON 97232  
 503.228.3700  
 tj@thomasjohnsonarchitect.com







1 FRONT ELEVATION

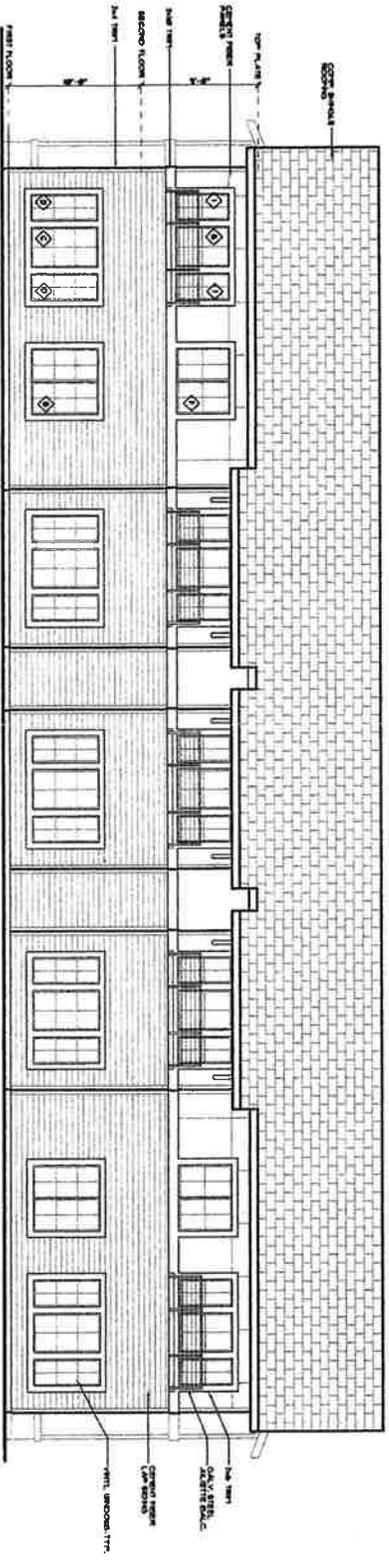


2 LEFT SIDE ELEVATION

<p>Project: <b>WOLV SITE OPTION A</b>  <b>APARTMENTS</b>          1000 W. BROAD ST. C          PORTLAND, OREGON</p>	<p>Scale: 1/8" = 1'-0"  <b>PHASE BEYONDS</b>          SHEET NO. 201</p>
<p>Client: <b>FRANK MCGERTY</b>          1111 1/2 1st ST          PORTLAND, OREGON</p>	<p>Phase: <b>PRELIMINARY</b></p>

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**THOMAS JOHNSON**  
 ARCHITECTS LLC  
 815 NW ALABAMA STREET, SUITE 200  
 PORTLAND, OREGON 97208-2000  
 Phone: 503.227.1111  
 www.thomasjohnsonarchitects.com



1 REAR ELEVATION

<p><b>OWNER</b>  <b>WINDY HILL COUNTRY CLUB</b>          1001 BROAD ST          SUITE 100          WASHINGTON, DC 20004</p>	<p><b>ARCHITECT</b>  <b>THOMAS JOHNSON ARCHITECT LLC</b>          1001 BROAD ST          SUITE 100          WASHINGTON, DC 20004</p>
<p><b>DATE</b>          10/15/2014</p>	<p><b>PROJECT</b>          REAR ELEVATION</p>

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