



Coos County Planning Department
Land Use Application

Official Use Only
FEE: 1479.00
Receipt No. 209870
Check No./Cash 5011
Date 4/23/19
Received By P.O.M.
File No. ACW-19-014

Please place a check mark on the appropriate type of review that has been requested.

- Administrative Review
Hearings Body Review
Final Development Plan (BDR)
Variance

An incomplete application will not be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: Mary Sue Wheeler Telephone: 541-294-7899
Address: P.O. Box 5506
City: Charleston State: OR Zip Code: 97420
Email: marysue.wheeler@yahoo.com

B. Owner:

Name: Joseph J Leberti Louis Leberti Telephone: 541-297-5424
Address: P.O. Box 5695
City: Charleston State: OR Zip Code: 97420

C. As applicant, I am (check one): Please provide documentation.

- The owner of the property (shown on deed of record);
The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
[X] A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 26 Range 14 Section 2 DC Tax Lot 5200
Tax Account 1531600 Lot Size .32 Zoning District -2

**E. Information (please check off as you complete)**

- 1. Project Proposal. Attach description if needed. Vacation Rental
- 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use Residential
- 4. Site Address 63225 Roosevelt Rd, Charleston, OR 97420
- 5. Access Road Roosevelt Rd
- 6. Is the Property on Farm/Forest Tax Deferral N/A
- 7. Current Land Use (timber, farming, residential, etc.) Residential
- 8. Major Topography Features (streams, ditches, slopes, etc.) Slopes to bay, Bay frontage
- 9. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
- 10. Identify any homes or development that exists on properties identified in #9.
- 11. A copy of the current deed of record.

**F. Proposed use and Justification**

Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

**List of Applicable Criteria and Justification:**

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**G. Authorization:**


**All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.**

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

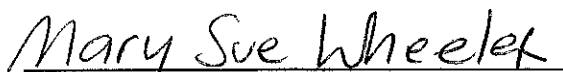
**ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.** (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

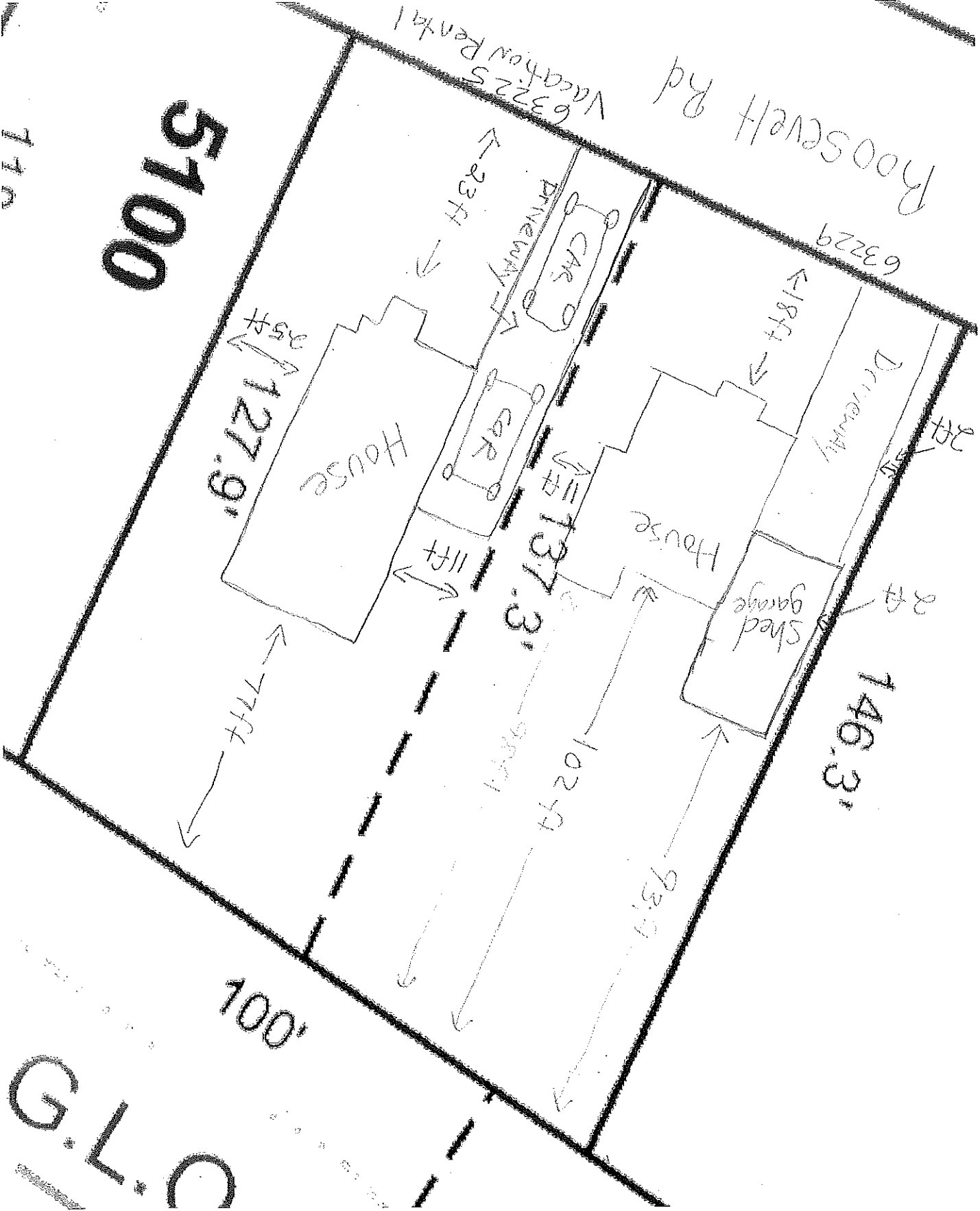
As applicant(s) I/we acknowledge that it is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

  
Applicant(s) Original Signature

\_\_\_\_\_  
Applicant(s) Original Signature

  
Print Name

\_\_\_\_\_  
Print Name



71m

C.T.G.



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

Subject property tax lot 5200

Common boundary with subject property

Tax Lot 5300 and 5100, owned by same people:

Joseph Leberti and Louis Leberti

SW1/4 SE1/4, S2 T26S R14W W.M.

COOS COUNTY

SEE MAP 26S 14W 02DC

1" = 100'

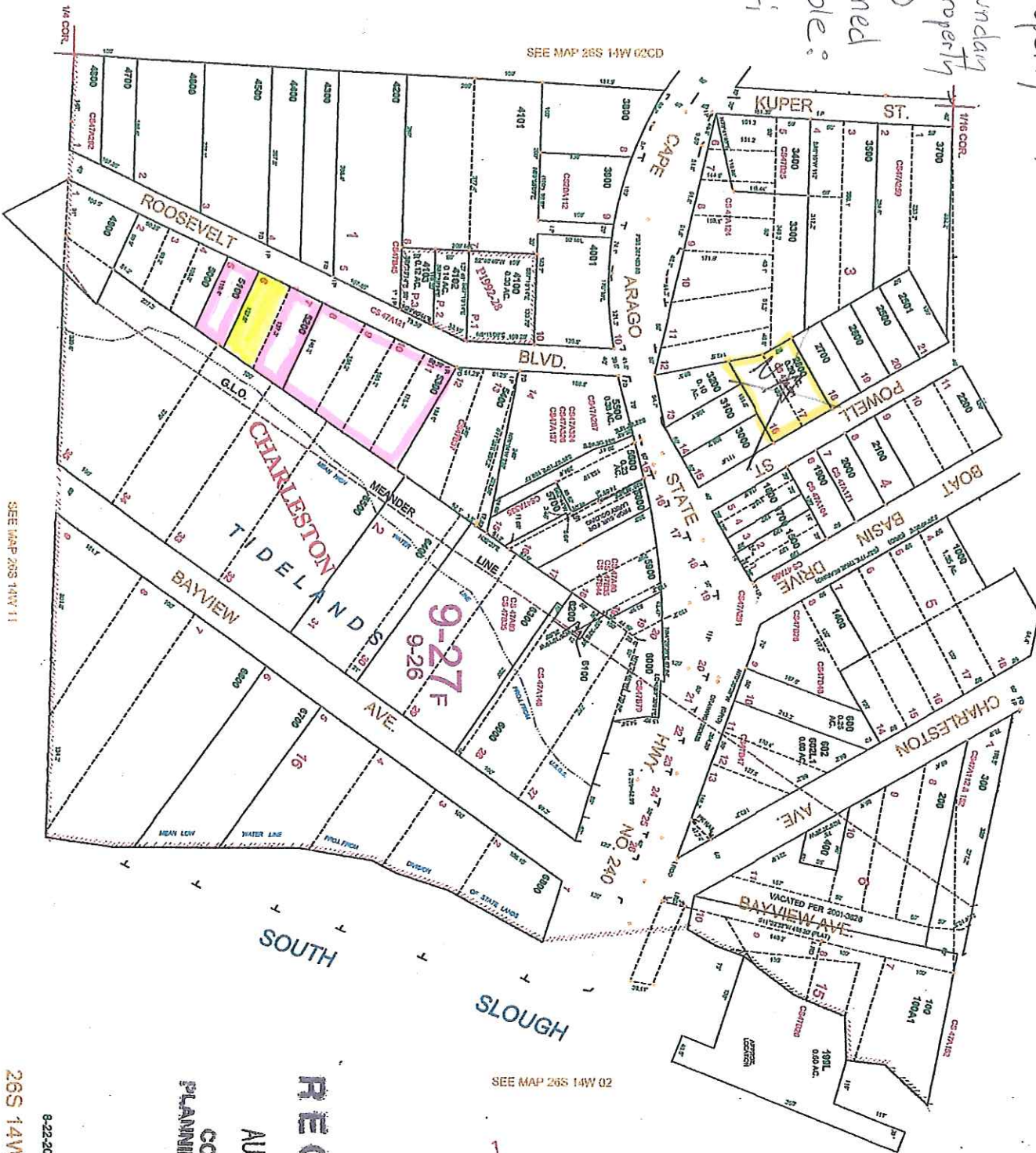
26S 14W 02L

CANCELLED NO.

- 1600
- 300
- 500
- 2601
- 2300
- 2400
- 700
- 600
- 500
- 1100
- 1200
- 1300
- 3600
- 101
- 6001
- 6201
- 2200A1
- 601
- 4000
- 5999A1
- 5902
- 5901
- 699
- 6501
- 5501
- 5601
- 5701
- 5902
- 2900

SEE MAP 26S 14W 02

*Planners*



RECEIVED

AUG 23 2016

COOS COUNTY PLANNING DEPARTMENT

8-22-2016

26S 14W 02DC

SEE MAP 26S 14W 11



**Coos County Planning Department**  
Coos County Courthouse Annex, Coquille, Oregon 97423  
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423  
(541) 396-7770  
FAX (541) 396-1022 / TDD (800) 735-2900  
**Jill Rolfe, Planning Director**

## CONSENT

On this April day of 18<sup>th</sup>, 2019,

I, Joseph J. Leberle & Louis Leberle  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 26, Range 14,

Section 20C, Tax Lot 5200, Deed Reference 85 3 1535

Hereby grant permission to Mary Sue Wheeler so that a(n)  
(Print Name)

Conditional Use application can be submitted to the Coos  
(Print Application Type)

County Planning Department.

Owners Signature/s

Joseph J. Leberle  
Louis Leberle

**#10 Identify any homes or development that exists on properties identified in #9**

Tax Lot 5300 has Shop Building, and 1 home

Tax Lot 5200 has 2 homes (#7 has one home) #6 has one home that is the subject of this zoning request

Tax Lot 5100 has 1 home

85 3 1535

**BARGAIN AND SALE DEED**

JOSEPH A. YOUNKER conveys to JOSEPH J. LEBERTI and LOUIS LEBERTI, as tenants-in-common each as to an undivided one-half interest, Grantees, all that real property hereafter described, reserving unto JOSEPH A. YOUNKER, the Grantor, a life estate in said property.

Lot 5, Block 1, and Lots 5 through 11 inclusive, Block 2, Plat of Charleston, Coos County, Oregon.

No monetary consideration has been given or paid for this conveyance, the purpose being to make a change in vesting.

Until a change is requested, all tax statements shall be sent to:

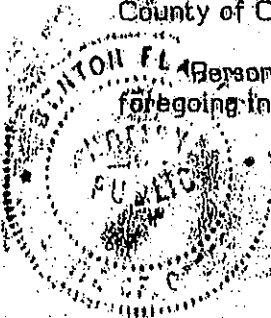
BOX 5454, Charleston, Oregon 97420

"THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

DATED this 2nd day of July, 1985.

X Joseph A. Younker  
JOSEPH A. YOUNKER

STATE OF OREGON )  
County of Coos ) ss.



Personally appeared the above named JOSEPH A. YOUNKER, and acknowledged for foregoing instrument to be his voluntary act. BEFORE ME:

Notary Public for Oregon  
My commission expires: 7-25-86

85 3 1535  
11 08 AM '85  
State of Oregon }  
County of Coos }

I hereby certify that the within instrument was filed for record in the Coos County Deed Records.

WITNESS my hand and seal of County affixed:

MARY ANN WILSON  
Coos County Clerk

By [Signature] deputy  
Return to Box 5454

Fec: 5-



The requested proposed use for this special use permit is to operate a vacation rental as a small business that will comply with county and state rules.

The Vacation rental/short tem rental is subject to the following criteria:

(a) Shall be found to be compatible with the surrounding area. In the town of Charleston there are several other vacation rentals. Two across the bridge and one above the town of Charleston. My vacation rental is walkable to the town of Charleston, the Port, Oregon Institute of Marine Biology (OMIB) and all the business that are in the area. It is compatible with what is offered in the surrounding area.

(b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350. Once I recieve the zoning permit i will apply for Tourist Facility License Application with Oregon Department of Human Services.

(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII. A Access/Driveway/Road/Parking Verification Permit will be submitted with this paperwork.

(d) Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section; N/A Long standing Property owners which are not looking to sell anytime soon.

(e) A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City. A deed restriction will be submitted once zoning is approved. Not located in a Urban Growth Boundary and not in a City.

Date Received: 4/23/19  
Receipt # 209870

### COOS COUNTY ROAD DEPARTMENT



## ACCESS/DRIVEWAY/ROAD/ PARKING VERIFICATION PERMIT

**THIS FORM NEEDS TO BE SUBMITTED TO COOS COUNTY PLANNING DEPARTMENT  
225 N. ADAMS STREET OR MAILED TO: 250 N. BAXTER, COQUILLE OR 97423**

All new and replacement dwellings, commercial or industrial development requires this form.  
Other development may require verification of access.

Payment for this permit can be submitted to the Cos County Planning Department in the form of cash or check

For Office Use Only: FILE # DR-19-041 FEE: \$153

Applicant/Agent (print name): Mary Sue Wheeler  
Mailing address: P.O. Box 5506, Charleston, OR 97420  
Phone: 541-294-7899 Email: marysue.wheeler@yahoo.com

Land Owner (print name): Joseph J. Leberti and Louis Leberti  
Mailing address: P.O. Box 5695  
Phone: 541-297-5243 Email: lowendwestservice.com

**LOCATION**

26 14 2DC 5200  
Township Range Section Tax Lot

63225 Roosevelt Rd, Charleston, OR 97420  
Site address

-2 .32  
Zone (s) Acreage

**EXISTING IMPROVEMENTS** Describe any improvements to the property such as any roads, structures, etc.

Applicant Signature: Mary Sue Wheeler

*Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and/or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.*

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway  Parking  Access

Bonded Date: \_\_\_\_\_ Receipt # \_\_\_\_\_