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COOS BAY • FOREST GROVE • DALLAS

September 17, 2021

Coos County Planning Department
60 East 2nd Street
Coquille Oregon, 97423

RE: SHAKIN/KLEIN VARIANCE ADDENDUM V-21-001 (ACU-21-033 and ACU 21-034)

We are submitting this Addendum in support of the variance setback applications submitted by Nicholas Klein and Diane Shakin as identified above by providing additional facts that are relevant to their request for a five foot setback at the north property line, as detailed below:

Septic System/ DEQ Approval Requires Variance: After several site visits and multiple test pits, the Oregon Department of Environmental Quality identified only one suitable area to place a bottomless sand filter system to place a single family dwelling. This system will require a large above ground structure that cannot be hidden from view. If a variance is not approved, it will significantly impact the applicant's ability to develop the property as follows:

1. **Unightly View:** To accommodate the DEQ's requirements under current setbacks, a unsightly structure would be prominently visible. As detailed below, a variance would allow for landscaping, hiding the septic structure, and eliminating an eyesore and hazardous gorse.
2. **Previously Submitted Diagram Now Obsolete:** A previous site diagram showing a home design possible within the current setbacks is now obsolete because it was created prior to (1) the DEQ's specifications for the type of system and its location (2) our knowledge of a second side yard setback requirement from Juno Lane's centerline and (3) the geotechnical engineer's report.

Geotechnical Impact: Current setbacks demand an unusually narrow footprint with additional height, requiring a significantly larger foundation to accommodate a single family dwelling. A 5 foot setback would allow for an increase of the structure's footprint while maintaining the same square footage, reducing the structural load and need for mitigation.

View Shed Benefits: If the variance is granted, it will allow an increase in the width of the building footprint and allow the architect opportunities to reduce the building height (from 3 to 2 stories) to maintain viewsheds for surrounding properties.

Gorse Management/Fire Danger Mitigated: A variance will allow a home to permanently eliminate gorse management. If the variance is granted, the applicants will pursue a right-of-way use permit to perpetually mow the gorse in the remaining portion of Juno Lane that abuts their property (the strip of dense vegetated land owned, but not maintained, by the County) as a fire safety buffer.

Areas of Enjoyment: When consideration is given to the property location and exposure to the harsh pacific conditions, it is only practical to develop the residence along the northerly property boundary and utilize the protected easterly and southerly segments for landscaping, courtyards, decks and outdoor recreational purposes.

No Impact on Future Beach Path: Under Coos County Code Chapter 7, the Juno right-of-way is unsuitable for vehicle and will only be used as a footpath to the beach, its intended use. Approving the variance will not impact this future use.

Thank you for your consideration of these factors.

Sincerely,
STUNTZNER ENGINEERING AND FORESTRY, LLC

Chris Hood