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CITY OF STAYTON
APPLICATION FOR VARIANCE TO THE LAND USE AND DEVELOPMENT CODE

PROPERTY OWNER: Tara Manning
Address: 2250 Spring Breeze Ct
City/State/Zip: Stayton/ OR/ 97383
Phone: (503) 409 - 3440 Email: Taratmmtalent.com

APPLICANT: Tim Zerkel
Address: 832 W. Kathy st
City/State/Zip: Stayton/ OR/ 97383
Phone: (503) 910 - 6117 Email: Timzconstructiion@yahoo.com

APPLICANT'S REPRESENTATIVE:
Address:
City/State/Zip:
Phone: () - Email:

CONSULTANTS: Please list below planning and engineering consultants, if any.

Table with 2 columns: PLANNING and ENGINEERING. Rows include Name, Address, City/State/Zip, Phone, and Email.

Select one of the above as the principal contact to whom correspondence from the Planning Department should be addressed:

- owner, applicant, applicant's representative, planning consultant, engineer

LOCATION:

Street Address: 2250 Spring Breeze Ct
Assessor's Tax Lot Number and Tax Map Number:
Closest Intersecting Streets:

ZONE MAP AND COMPREHENSIVE PLAN DESIGNATION:

LAND USE AND DEVELOPMENT CODE SECTION FROM WHICH A VARIANCE IS SOUGHT:

DESCRIBE THE PROPOSED VARIANCE REQUEST: Allow building addition within 7ft of rear property line

SIGNATURE OF APPLICANT: [Handwritten Signature]

DO NOT WRITE BELOW THIS LINE

Application received by: Date: Fee Paid: \$ Receipt No.

Land Use

File#

Tim Zerkel
2250 Springbreeze Ct.
Stayton, Oregon 97383

December 31, 2025

City of Stayton – Planning Department
362 N. Third Avenue
Stayton, Oregon 97383

RE: Narrative Statement in Support of Setback Variance Request
Property Address: 2250 Springbreeze Ct., Stayton, Oregon 97383

To the Planning Commission:

I am requesting approval of a setback variance for my property located at 2250 Springbreeze Ct. in Stayton, Oregon. The purpose of this variance is to allow the construction of a small home office. Due to the unique physical characteristics of the lot, it is not possible to place the structure outside the required setback while still maintaining a functional and code-compliant layout.

Exceptional or Extraordinary Circumstances

The property has an irregular lot shape that significantly restricts the buildable area. This condition is inherent to the parcel and was not created by me as the property owner. Because of this configuration, the standard setback requirements cannot be met without eliminating all feasible locations for the proposed home office.

Hardship Not Created by the Applicant

The hardship arises solely from the physical constraints of the lot. I have explored all reasonable placement options, and none allow the structure to be built outside the setback. Without a variance, I would be unable to construct a functional workspace to support my ability to work from home.

Minimum Variance Necessary

The request represents the minimum relief needed to make reasonable use of the property. The home office has been designed and positioned as conservatively as possible to reduce the extent of the setback encroachment. No larger structure or alternative configuration is being proposed.

No Special Privilege

Approval of this variance would not grant a special privilege. The request simply allows the property to be used in a manner comparable to other residential lots in the same zoning district. The variance compensates for the unusual lot shape rather than providing any advantage beyond what neighboring property owners already enjoy.

No Material Detriment to Adjacent Properties or the Public

Granting the variance will not negatively impact neighboring properties or alter the character of the surrounding area. The proposed home office is modest in size, residential in appearance, and consistent with accessory structures commonly found

in the neighborhood. The design maintains privacy, preserves sightlines, and blends with existing development patterns.

Consistency With the Intent of the Zoning Code

The intent of the zoning code is upheld by this request. The variance allows reasonable use of a uniquely constrained property while maintaining compatibility with surrounding development and protecting neighborhood character.

For these reasons, I respectfully request approval of the setback variance. The proposal meets Stayton's variance criteria and provides a balanced solution that addresses the property's unique limitations while preserving the intent of the zoning code.

Sincerely,
Tim Zerkel