

EVERY GUEST HOUSE CONVERSION

Judah & Gabriela Avery ET AL

88216 Hwy 42S, Bandon, OR 97411

The intent and description of proposed project are as follows:

On March 2, 2023, we purchased the property of 88216 Hwy 42S, Bandon OR. Currently, there remains a 720 square foot Office Structure built by the previous owners as a business location for Tax Consulting. We do not have any plans to continue using the structure as a tax office, nor for any other business-related purposes, and therefore want to convert the structure to a Guest House, which would be more suited to our needs.

Proposed changes to the office structure include adding a full bathroom, kitchen, and an extra bedroom.

We believe that this proposal is in accordance with current regulations:

SECTION 4.3.210 - CATEGORIES AND REVIEW STANDARDS

(d) Guest House - An auxiliary residence shall be constructed on property when the following conditions are met:

(i) The parcel on which the guest house is placed contains two (2) acres;

OWNERS: The property is 5.94 acres in size

(ii) Only one guest house per lawfully created unit of land;

OWNERS: There are currently no guest houses on the property

(iii) The guest house shall not exceed either 500 square feet in size or 75% of the total square footage of the primary dwelling, whichever is less, on properties that contains at least two (2) acres in size;

OWNERS: NA

(iv) The guest house shall not exceed either 800 square feet in size or 75% of the total square footage of the primary dwelling, whichever is less, on properties that are served by water and sewer or contains a minimum of (5) acres;

OWNERS: The office structure is 720 square feet, which is 28% of the size of the primary dwelling, and the property is 5.94 acres

(v) The guest house can be a manufactured structure (park model) or conventional built. Manufactured structures are prohibited in an Urban Residential-1 (UR-1) zone;

OWNERS: NA

(vi) Cannot be used as a rental unit;

OWNERS: The guest house will not be used as a rental unit

(vii) Is attached to or within 100 feet of the main residence but no closer than seven (7) feet;

OWNERS: The current office structure is 75 feet from the primary dwelling

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- (viii) Is served by the same domestic water system, sewage system and utility meters as the main residence, unless it is located in an area served by a public sewer system;

OWNERS: The office structure is served by the same services and utilities as the main dwelling

- (ix) Guest houses that existed prior to July 1, 2018 may be converted to an accessory dwelling unit if they comply with the standards. This will require a Compliance Determination review.

OWNERS: NA

- (x) A deed covenant recorded with the county stating that this is a guest house that is not to be rented. If converted to another use the covenant will be removed.

OWNERS: The owners will have a deed covenant recorded per regulations

- (a) Conditional Use Review Criteria – The following criteria only apply to conditional uses in the RR zoning districts:
 - i. **COMPATIBILITY:** The proposed USE, ACTIVITY OR DEVELOPMENT is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses and not potential or future uses in the surrounding area.

OWNERS: Regarding the layout of the surrounding properties and what might the owners' proposal affect on such properties, the impact will be negligible. Nearby, there are residential areas, the Bandon Odd Fellows Lodge, and Hennick's Home center – all of which have no view of the site of the current office structure. There will be no impedance of traffic, increase in noise levels, or burden put upon any of the neighboring properties in any form.

In comparison to the previous and current state of the office structure, the proposal of the owners shall reduce the amount of traffic coming onto the property due to there no longer being a business being operated on the premises, thereby increasing the overall safety, privacy, and quietness of the area while also reducing potential road hazards entering and exiting from Highway 42 S.

Further, the proposal will allow for the owners to much more safely and effectively facilitate their family gatherings. By having extra available accommodations for the many members of their families (some of which travel from foreign countries or across the state), the overall experience in the house and on the property will be positively enhanced.

Finally, through the improvement that the proposal will bring, the more "office-like" feel of the area surrounding the current structure will be replaced by a more attractive "home" space, with fitting landscaping, color choices, décor, etc. Rather than an empty office being the first thing one sees upon entering the property, there will be a

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pleasant, quaint guest house, whose appearance will invite excellent impressions of what might to be expected on the rest of the land.

Thank you for taking the time to consider the request of the new owners. For questions or clarification, please contact any of the following:

Judah Avery

541 217 0444

judahavery@protonmail.com

Gideon Wilke

541 551 5483

gideonwilke@gmail.com

Chace Miller

541 378 1757

shirose@protonmail.com