

Property Line Adjustment Application

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase contract must be included with submittal for application to be accepted.

NAME: WALTER P. NANCY ZOLNIKOV
ADDRESS: 726 Bottle Creek Rd SE
Lincoln OR 97317
PHONE: 503-587-3875
E-MAIL: ZOLNIKOV.TAMARA@yahoo.com

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase must be included with submittal for application to be accepted.

NAME: Willy + Hope Garcia
ADDRESS: 604 S.W. Fleet Ave
Lincoln City
PHONE: _____
E-MAIL: _____

SITE INFORMATION:

Parcel/Lot 1:

ZONING DISTRICT: GC
TAX MAP AND LOT: 07-11-15-DB-05400
SITE ADDRESS (Location if unaddressed): 604 SW Fleet
SQUARE FOOTAGE PRIOR TO ADJUSTMENT: _____
SQUARE FOOTAGE AFTER ADJUSTMENT: _____
How is access obtained to this parcel/lot? _____

How will the adjustment impact the access? _____

Parcel/Lot 2:

ZONING DISTRICT: GC
TAX MAP AND LOT: 07-11-15-DB-05500
SITE ADDRESS (Location if unaddressed): 614 & 616 SW Fleet
SQUARE FOOTAGE PRIOR TO ADJUSTMENT: _____
SQUARE FOOTAGE AFTER ADJUSTMENT: _____
How is access obtained to this parcel/lot? _____

How will the adjustment impact the access? _____



List the name of the existing road or street upon which each parcel/lot fronts and the width of frontage BEFORE the adjustment:

Parcel/Lot 1 Name: _____ Width: _____
Parcel/Lot 2 Name: _____ Width: _____

List the name of the existing road or street upon which each parcel/lot fronts and the width of frontage AFTER the adjustment:

Parcel/Lot 1 Name: _____ Width: _____
Parcel/Lot 2 Name: _____ Width: _____

ACKNOWLEDGEMENTS:

My/our initials on the blank next to each item below indicate my/our acknowledgement that the submitted property line adjustment complies with each requirement.

NZ The size, shape, or configuration of two existing units (lots or parcels) of land, each of which is a legal lot or parcel, is to be modified by the relocation of a common boundary between the parcels/lots (LCMC 16.08.160.A)

NZ An additional unit of land is not being created (LCMC 16.08.160.B)

NZ Adjustment of the property line(s) shall not cause or increase any nonconformity with any applicable zoning or other requirement of the City of Lincoln City to a greater extent than prior to the adjustment (LCMC 16.08.160.C)

NZ The application package includes documents showing the legal descriptions of each parcel/lot both BEFORE AND AFTER the required adjustment, clearly titled as such.

NZ The submitted map shows the property lines, dimensions, and square footages of each parcel/lot both BEFORE AND AFTER the requested adjustment, with clear labels of all items

NZ The submitted map shows the existing structures, fences, and walls on both parcels/lots with distances to the property lines both BEFORE AND AFTER the requested adjustment, with clear labels of all items

NZ The submitted map shows the names and widths of existing streets and roads and the amount of frontage each parcel/lot has on each existing street and road both BEFORE AND AFTER the requested adjustment, with clear labels of all items

NZ The submitted map shows existing utility services, pipes, and lines and all easements on each parcel/lot, with clear labels of all items

NOTE: ALL OF THE ABOVE MAP ITEMS MUST BE CLEARLY IDENTIFIED ON THE SUBMITTED MAP and DOCUMENTS MUST BE ATTACHED BEFORE THE APPLICATION CAN BE ACCEPTED FOR PROCESSING

I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete, and accurate. If the applicant is a contract purchaser, the applicant must provide written authorization from the current property owner. I (We) have read and fully understand, and agree to meet, the criteria for property line adjustments as outlined in Lincoln City Municipal Code (LCMC) Chapter 16.08 and reflected in this application.

I (We) acknowledge that providing false information in the application shall be a violation and grounds to deny the application and void the approval.

SIGNATURES:

Walter P. Zolnekou
Property Owner/Contract Purchaser (signature required)

2-21-2022
Date

[Signature]
Property Owner/Contract Purchaser (signature required)

Feb 21, 2022
Date

[Signature]
Property Owner/Contract Purchaser (signature required)

2-21-22
Date

Hopi Garcia
Property Owner/Contract Purchaser (signature required)

2/21/22
Date

- *All property owners listed on the deed of each parcel/lot must sign the application.*
- *All contract purchasers listed on the purchase contract must sign the application.*
- *If contract purchasers are individuals other than the property owners shown on the deed, all property owners listed on the deed as well as all contract purchasers listed on the purchase contract must sign the application.*



December 7, 1989

7-11-13-DB

4907 Southwest Highway 101

Mr. & Mrs. Walter Zolnikov
11768 Jones Road NE
Woodburn, OR 97071

Subject: Lot line adjustment of Tax Lots 5400 and 5500 on
Assessor's Parcel Map #7-11-13-DB

Dear Mr. & Mrs. Zolnikov:

This is to acknowledge receipt of the information necessary to process your application for a lot line adjustment on your properties identified as Tax Lots 5400 and 5500, Assessor's Parcel Map #7-11-13-DB, in Lincoln City, Oregon.

The parcels in question are further described as portions of Lots 5 and 6 in Block 10 of the Camp Roosevelt Subdivision.

The proposed lot line adjustment is for the purpose of realigning the lot line boundary common to the above referenced parcels, to result in each parcel being a more useable size and shape as related to their respective, existing buildings.

The lot line adjustment would remove the east boundary of Tax Lot 5500 and extend the north boundary of Tax Lot 5500 until it intersects the east line of Tax Lot 5400. This adjustment eliminates a flaglot shape and creates two consecutive quadrilateral parcels.

Findings:

1. The two parcels affected by this request are located in the General Commercial Zone as defined by Lincoln City Ordinance 84-02.
2. Tax Lot 5400 has a duplex existing on it and Tax Lot 5500, a single family residence.
3. In a G-C zone, the standards administered are defined by the Residential/Multi-family (R-M) zone which mandates front yard setbacks of twenty (20) feet and side yard setbacks of a minimum of twenty (20) feet. In addition the site size requirements mandate 5000 square feet for a single family dwelling and 8000 square feet for a duplex.

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P.O. Box 50 • Lincoln City, Oregon 97367 • (503) 996-2151

Lot Line Adjustment
December 7, 1989

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4. The single family site area (Lot 5400) is presently 5575 square feet. The duplex site area (Lot 5500) is presently 3200 square feet.
5. Neither site meets the setback or area requirements for the zone, neither prior to the adjustment, nor resulting from the adjustment.
6. The proposed lot line adjustment decreases the area of Tax Lot 5400 to 3575 square feet and increases the area of Tax Lot 5500 to 5200 square feet.
7. There is no change in a lot line that would affect setbacks.
8. Both parcels will remain non-conforming after the line adjustment.

Based on the findings listed above, staff recommends that the request for a lot line adjustment between the above named parcels be granted since the degree of non-conformity has been decreased resulting from such adjustment. Copies of the survey and legal descriptions supplied by the applicant will be forwarded to the county assessor's office that will allow for the adjustment to be made.

Sincerely,



John Earls
Assistant Planner

JE:km

cc: Jim Paeth
County Assessor's Office



PAETH ENTERPRISES

P.O. Box 850, Lincoln City, Oregon 97367
Days: 994-7574 Evenings: 994-7574

LEGAL DESCRIPTION
New Tax Lot 5400 (7-11-15DB)

A part of Lot 5 in Block 10, and a part of vacated third Street, all in CAMP ROOSEVELT, in the County of Lincoln and State of Oregon, being more particularly described as follows: Beginning at the Northwest corner of Lot 5, Block 10, CAMP ROOSEVELT; thence North 35.00 feet thence East 65.00 feet; thence South 55.00 feet; thence West 65.00 feet; thence North 20.00 feet to the point of beginning.

Said parcel containing 3575 square feet.



PAETH ENTERPRISES

P.O. Box 850, Lincoln City, Oregon 97367
Days: 994-7574 Evenings: 994-7574

LEGAL DESCRIPTION
New Tax Lot 5500 (7-11-15DB)

The West 65 feet of Lot 6 and the South 30 feet of the West 65 feet of Lot 5, Block 10, CAMP ROOSEVELT, in the City of Lincoln City, County of Lincoln and State of Oregon.

Said parcel containing 5200 square feet.



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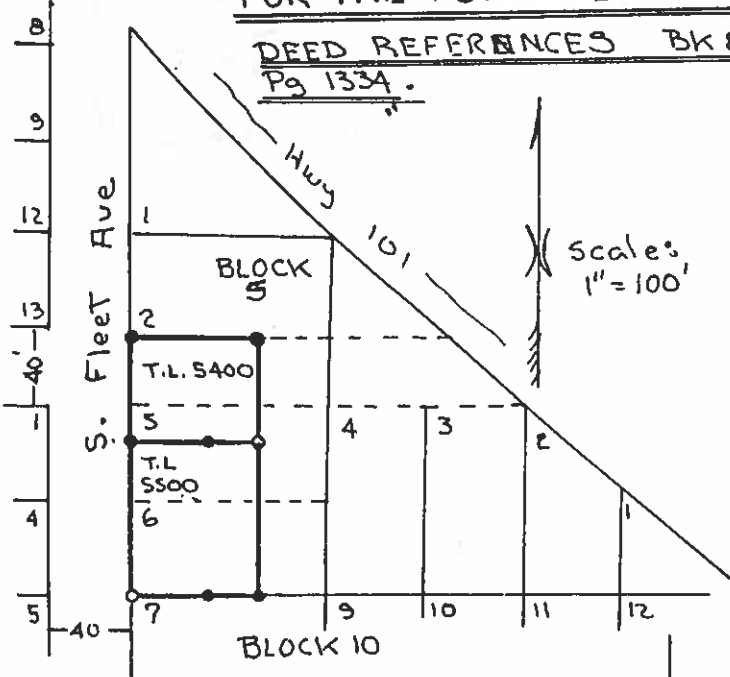
SURVEY Tax Lots 5400 & 5500 (7-11-15 DB)
FOR THE PURPOSE OF LOT LINE ADJ.

DEED REFERENCES BK 84 Pg 306 & BK 155
Pg 1334.

NARRATIVE

Survey of Tax lots 5400 & 5500
 for the purpose of lot line adjustment. Basis of Bearing West
 line of Tax Lot 5400 (North/South).

Old Area Tax Lot 5400 \approx 5575 ft²
 New Area Tax Lot 5400 \approx 3575 ft²
 Old Area Tax Lot 5500 \approx 3200 ft²
 New Area Tax Lot 5500 \approx 5200 ft²



VICINITY MAP
 Camp Roosevelt
 Sec 15, T7S, R11W W.M.
 Lincoln City, Oregon
 Scale: 1" = 100'
 (Map 7-11-15 DB)

South 6th Street

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

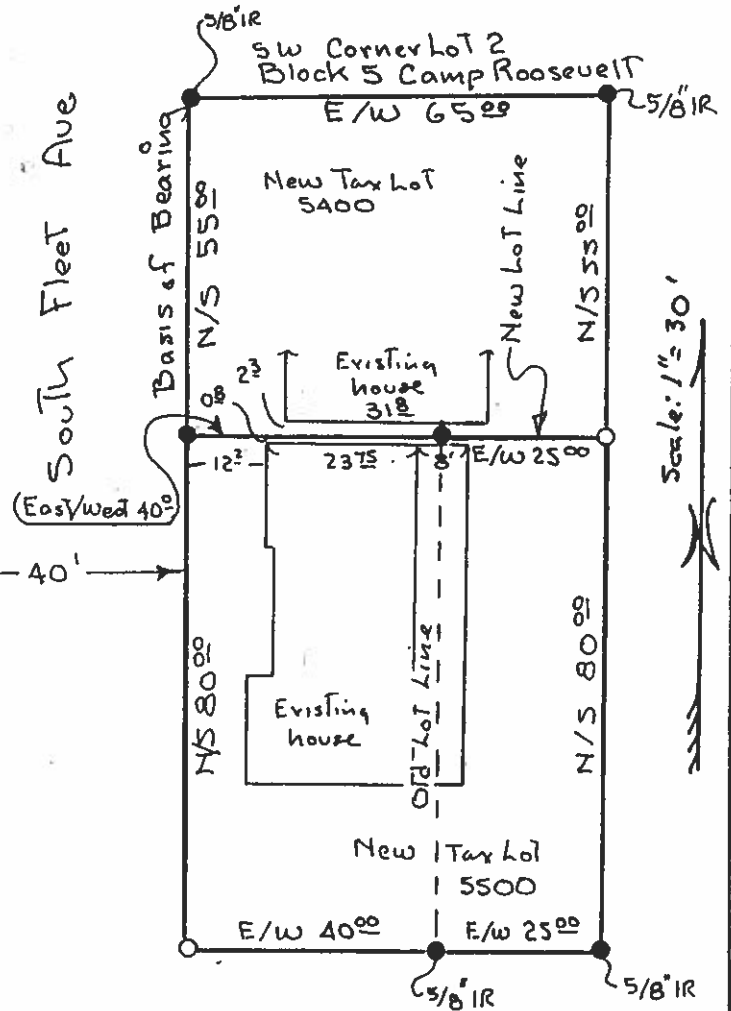
James A Paeth

OREGON
 SEPTEMBER 23, 1977
 JAMES A. PAETH
 1285

NOTES

- o Denotes Monuments Set
 5/8" x 30" IR (R.L.S. 1285)
- Denotes Monuments Found

Equipment Used:
 1 Sec gun
 Steel Tape



JAMES A PAETH P.E.
 LAND SURVEYOR. R.L.S.
 2411 NW HIGHWAY 101
 LINCOLN CITY, OREGON
 97367
 Phone: 994-7574

SEC. 15 T 7 S, R 11 W. W. M.
 LINCOLN COUNTY
 FOR: Nancy Zolnikov

Scale: As Noted
 Date: 11/20/89
 Job: 89-250