



# CITY OF ASTORIA

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1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • [www.astoria.gov](http://www.astoria.gov) • [planning@astoria.gov](mailto:planning@astoria.gov)

## YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA

Notice is hereby given that the Astoria Community Development Department has received the following request:

Variance Request (V25-03) by Rose Tree LLC to reduce the required pedestrian walkway width from 6' to 5.5' and reduce the standard parking stall length from 20' to 18' and reduce one compact parking stall length from 16' to 15.5' associated with a multi-family dwelling at 2845 Marine Drive (Map T8N-R9W Section 09CB, Tax lot 2700, Lots 4 and 5, Block 4, Shivelys) in the C-3 (General Commercial) Zone. Development Code Sections 2.060 to 2.095 (C-3), 3.010 (On-Site Pedestrian and Bicycle Access and Circulation), 7.110 (Parking and Loading), 9 (Administrative Procedures), 12 (Variances) and Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.070 (Uppertown), CP.215 to CP.230 (Housing) and CP.240 to CP.255 (Historic Preservation) are applicable to the request.

In accordance with Astoria Development Code Article 9, a decision on the request will be processed administratively by the Community Development Department.

A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available by contacting the Community Development Department by mail at 1095 Duane Street, Astoria, OR 97103, by email at [planning@astoria.gov](mailto:planning@astoria.gov) or by phone at (503) 338-5183.

All interested persons are invited to express their opinion for or against the request by letter addressed to the Community Development Department, 1095 Duane St., Astoria OR 97103. Email transmissions may be sent to [planning@astoria.gov](mailto:planning@astoria.gov). Comments must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Community Development Department and the parties an opportunity to respond to the issue precludes an appeal based on that issue. Comments from interested parties must be received within 20 days of the date this notice is mailed. Only those parties who comment in writing on the proposed development will receive mailed notice of the decision on the request.

The Community Development Department's decision may be appealed by the applicant, or a party who responded in writing, by filing a Notice of Appeal within 15 days after the written decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15-day period, the decision of the Community Development Department shall be final.

The Community Development Department reserves the right to modify the proposal, and no further public notice will be provided.

THE CITY OF ASTORIA

Tiffany Taylor  
City Planner

MAIL: April 7, 2025