



Variance Application

Applicant: Iron Triangle LLC **Phone:** 541-575-2102 **Email:** king@irontriangle.org

Property Owner(s): Iron Triangle LLC

Property Address: Parcel 3 Land Partition 2020-03

Township, Section, Range, and Tax Lot: Twp 13S Rng 31E Sec 22D Tax Lot 305

Zone: General Commercial **Lot size:** 18.15 Ac

Existing Use/Structure: Bare Land

Proposed Use/Structure: Commercial or Residential Development

Additional Information: We request to reposition the current access from this property to be fully within the property boundary of Parcel 3 LP 2020-3. Upon selling the lot to Dollar General and the retention of the balance of the original parcel Iron Triangle is looking to develop the remainder of Parcel 3.


Reason for Variance Request: The existing Land Development Code for this zone in the City of John Day only allows for a 30' access approach to the highway. The ODOT currently as issued permit number 55196 (attached) for a 40' approach and have stated that they will allow for an upgrade of the current approach to accommodate the relocation. The development of the parcel will require moving heavy equipment from Hwy 26 via this approach on Lowboys which require a wider approach than a normal vehicle approach. We are simply requesting to relocate the current approach approximately 15' to the West from its current permitted location.




CITY OF
JOHN DAY

Signatures

Note: All owners must sign this application or submit a letter of consent authorizing another individual to submit application. Incomplete or missing information may delay the review process.

Owner:  Date: _____
Iron Triangle LLC by: Russ Young, LLC Manager

Owner: _____ Date: _____

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<p>Date Stamp:</p> <p style="font-size: 2em; color: red;">RECEIVED</p> <p style="color: red;">FEB 09 2021</p> <p style="color: red;">CITY OF JOHN DAY</p>	<p>Received By: <u></u></p> <p>Required Fee: \$ <u>250</u> Date Received: <u>2/9/21</u> 120 Day Deadline: _____</p>