



Conditional Use-Adjustment 20-05

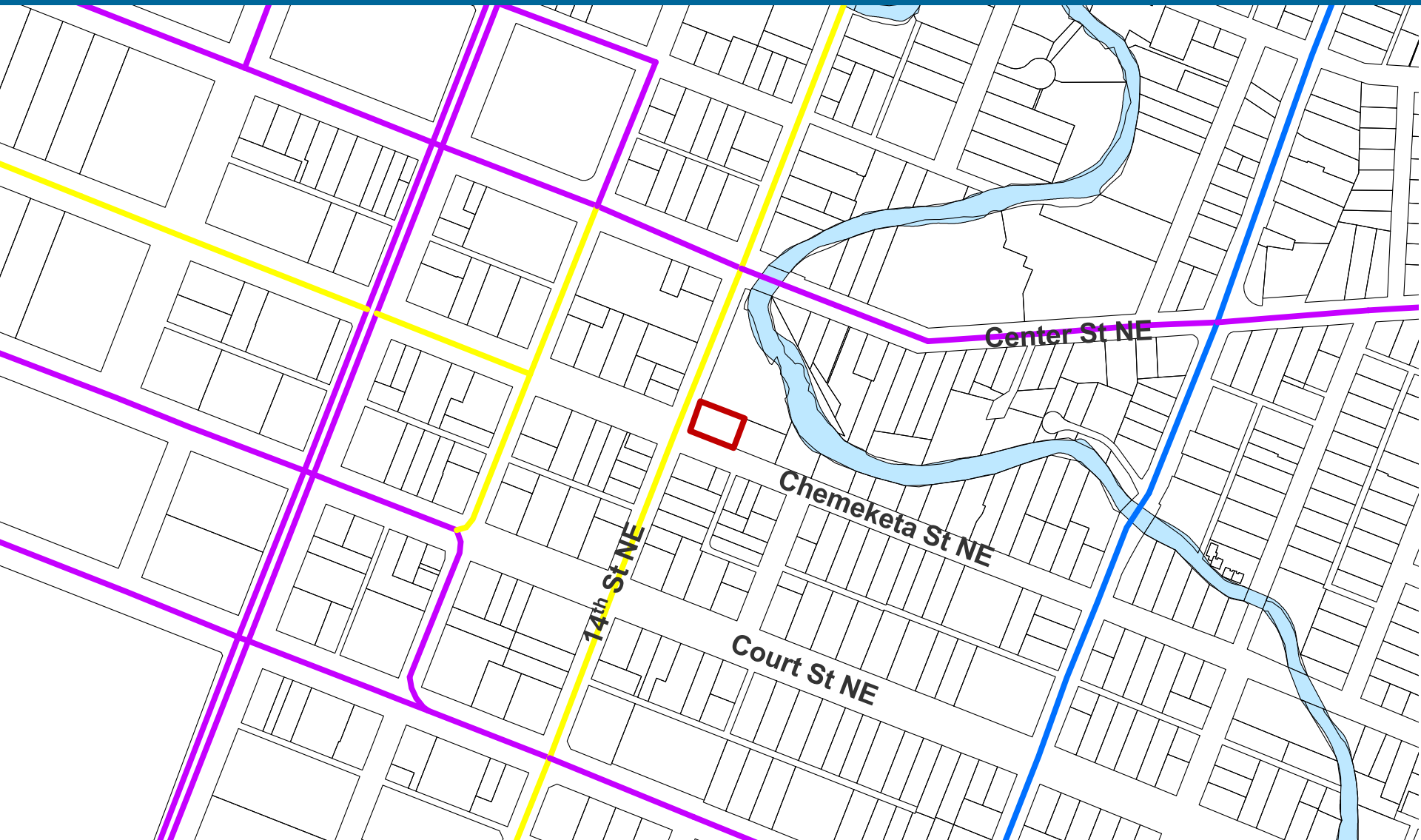
320 14th Street NE

Before the Salem Hearings Officer
Pamela Cole, Planner II
August 12, 2020

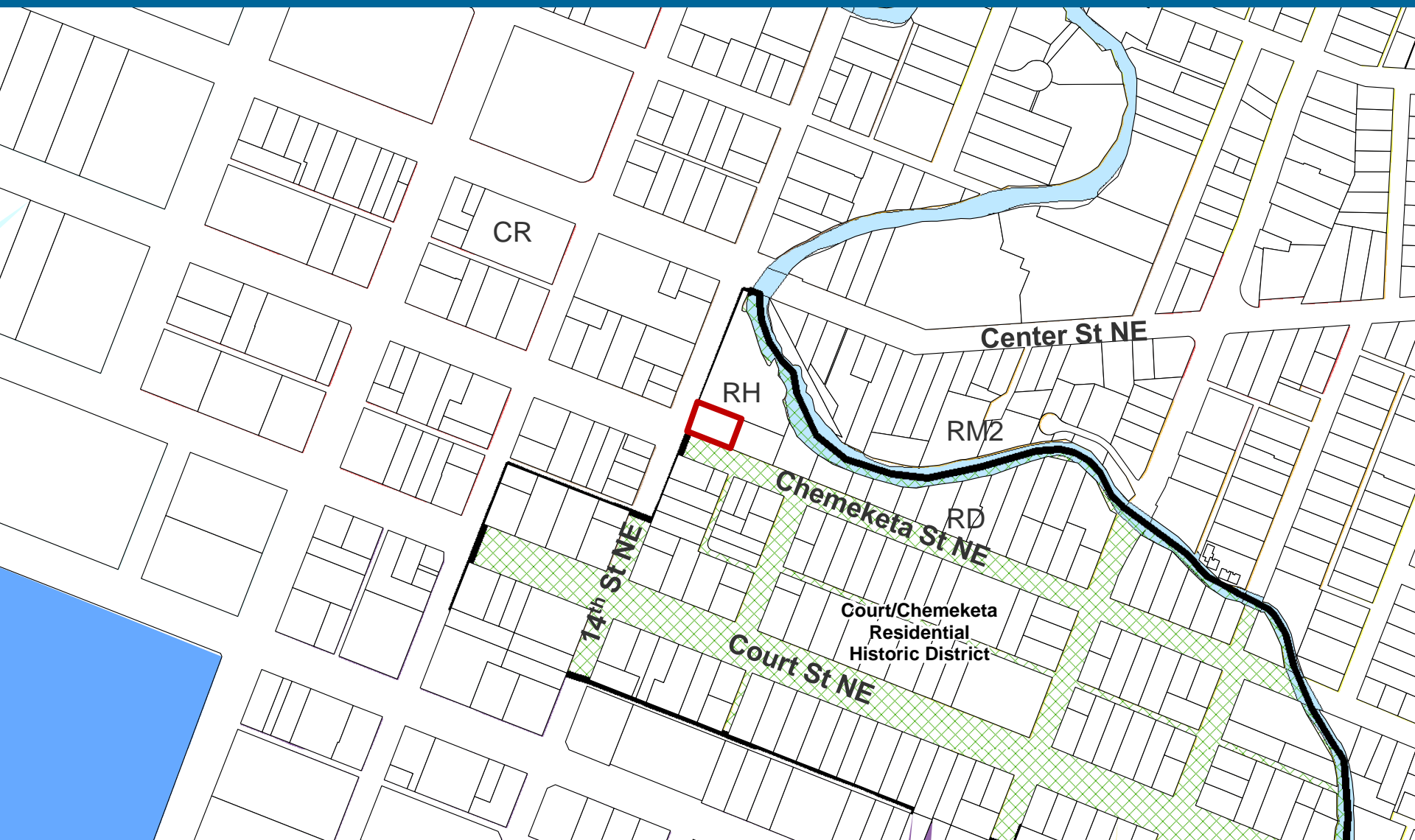
Request

- Conditional Use for room and board facility serving 6 to 10 persons
- Adjustments from two bicycle parking development standards so that required bicycle parking spaces may be placed in garage

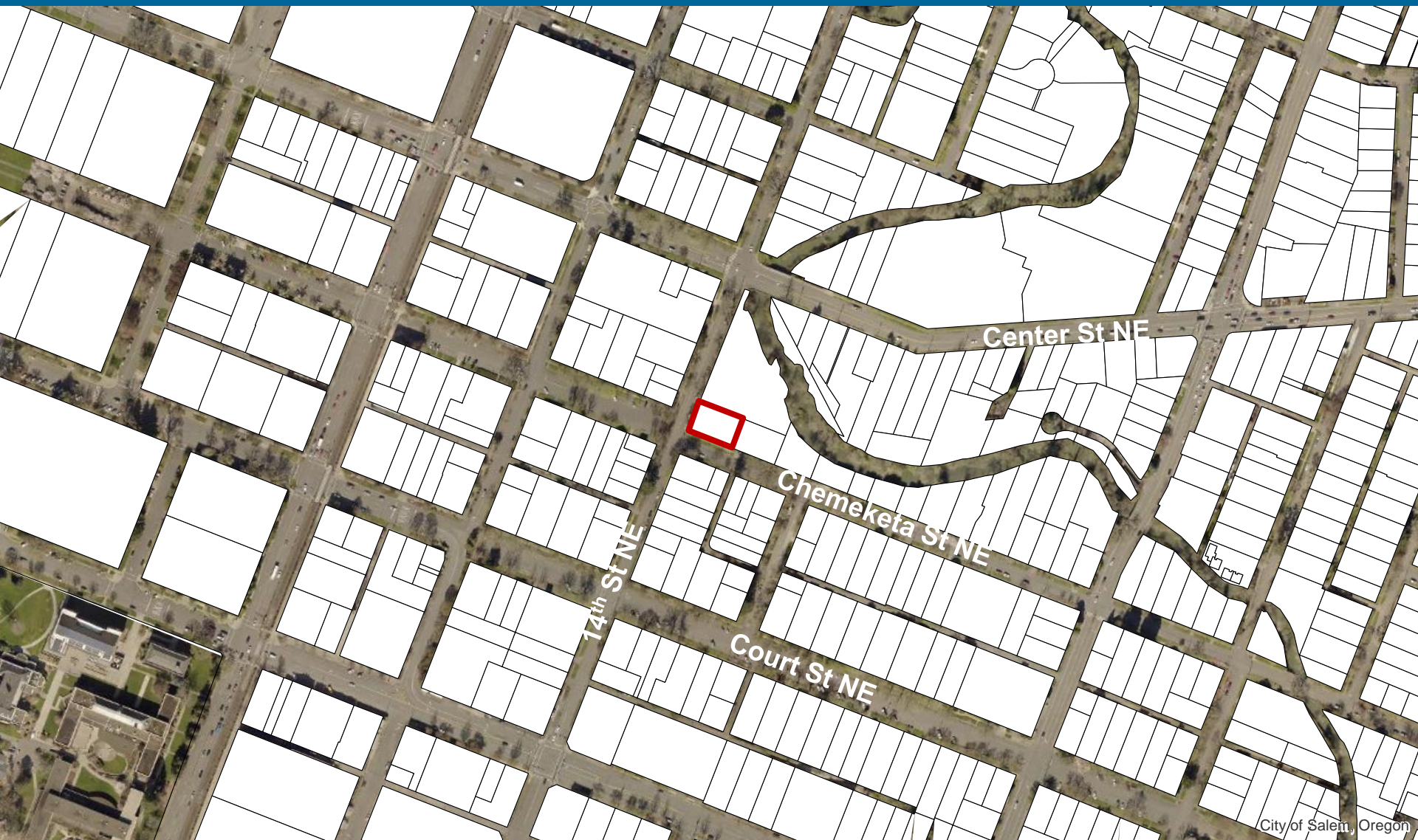
Vicinity Map



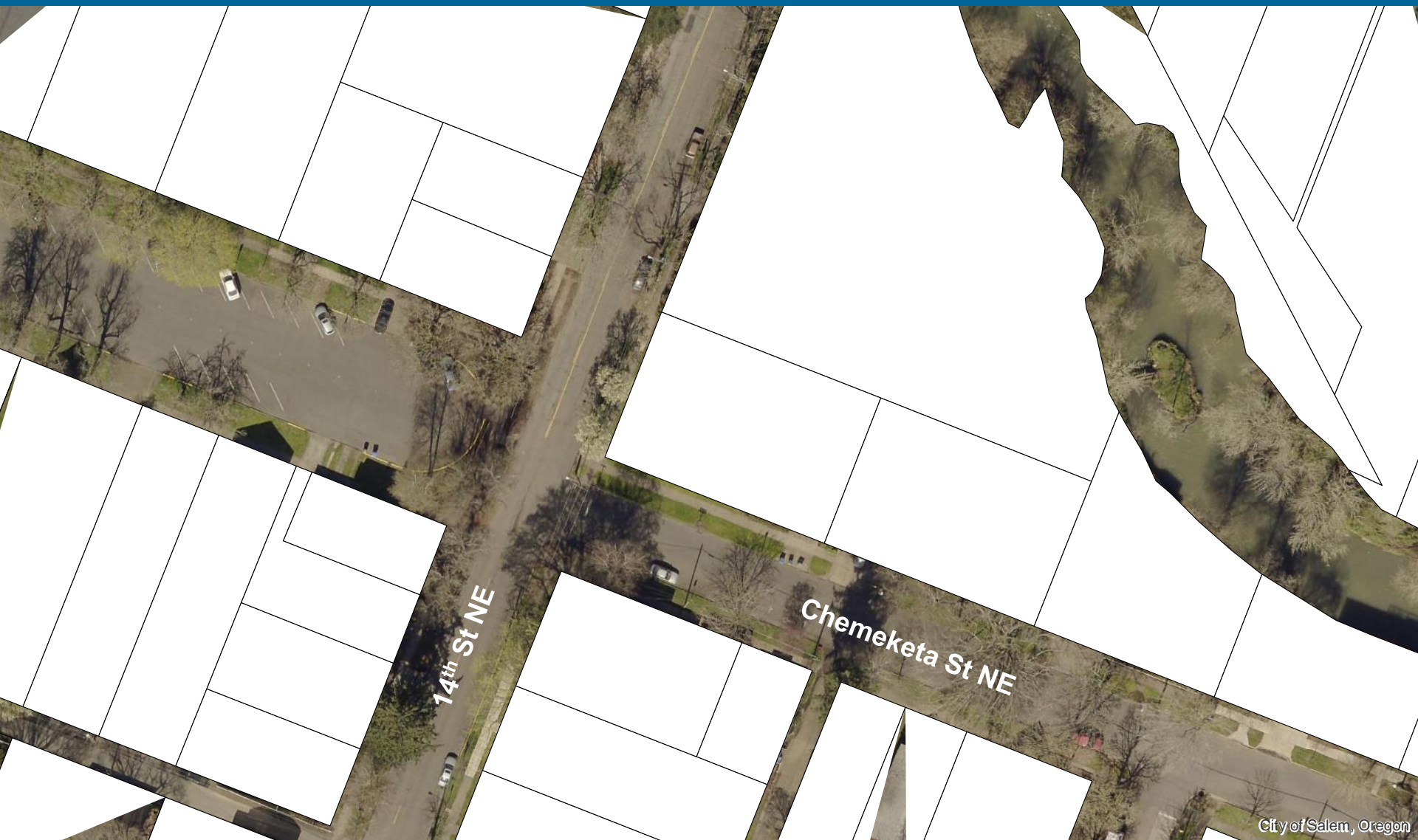
Zoning



Aerial



Aerial



Proposed Site Plan



Photos



Photo



Photos



Photo



Photos



Photos



Testimony

- Neighborhood Association and Citizens
 - Northeast Neighbors – supports
 - Property owners and neighbors – oppose proposed use in the Court / Chemeketa Residential Historic District

Recommendation

- **APPROVE**, subject to conditions:

CONDITIONAL USE:

- **Condition 1:** The Conditional Use approval shall be limited to a room and board facility for 6 to 10 persons operated by a non-profit entity.

ADJUSTMENT:

- **Condition 2:** The adjusted development standards, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to all applicable development standards of the UDC, unless adjusted through a future land use action.