



**Benton  
County**

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

Planning Division

(541) 766-6819

4500 SW Research Way,  
Corvallis, OR 97333  
co.benton.or.us/cd

**LU 24-007 Variance**

**NOTICE OF APPLICATION FOR STAFF DECISION**

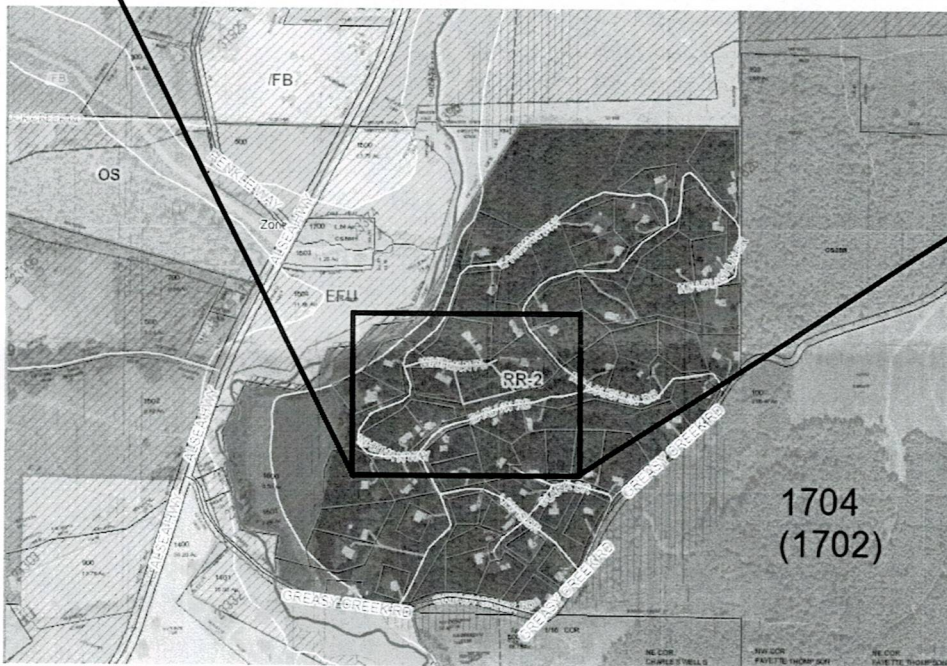
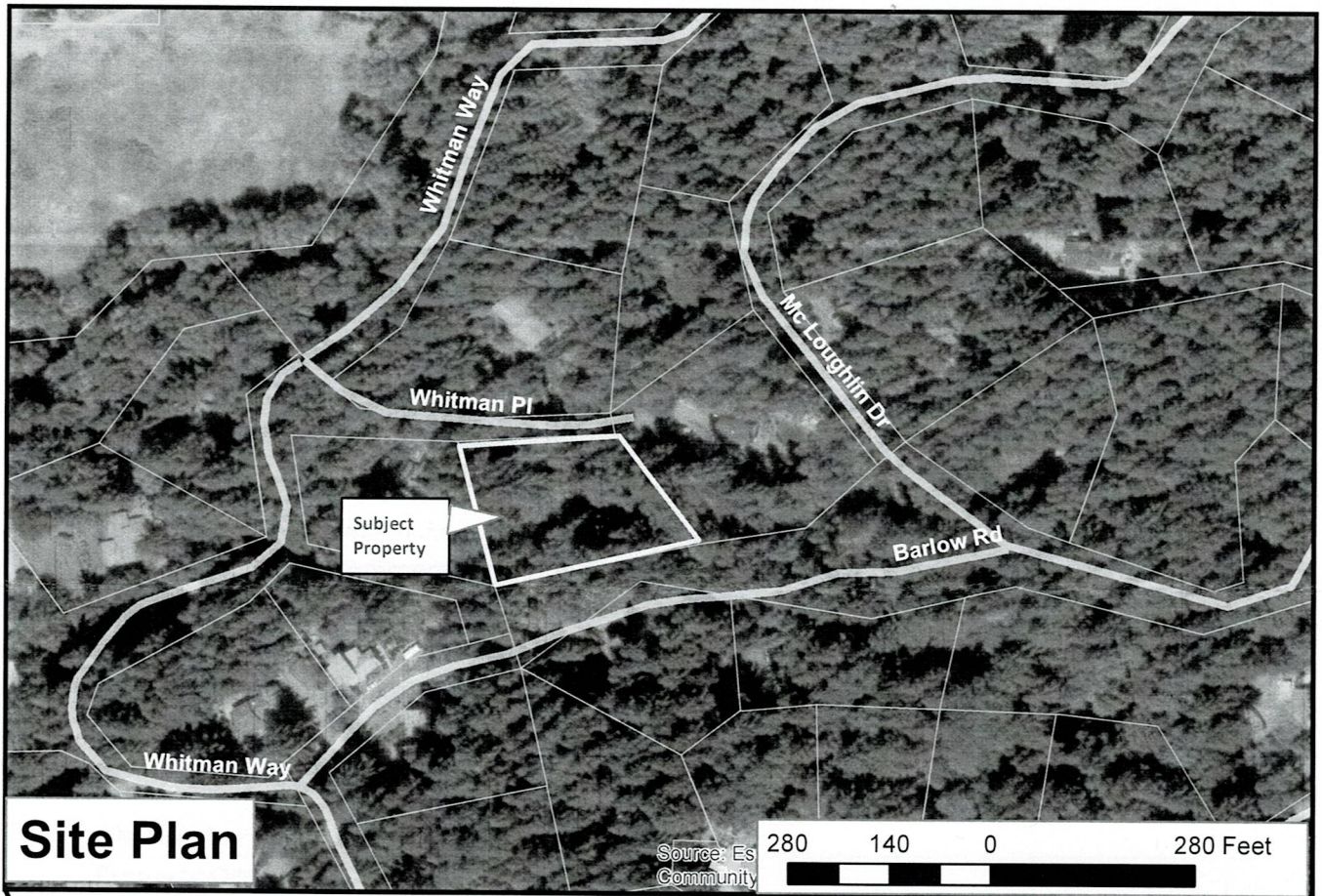
The Planning Official will make a final decision on the proposed land use request below. Any person interested in commenting on the proposal may submit written testimony to the Community Development Department prior to the final decision. All comments must identify the name and mailing address of the person commenting. The deadline to submit testimony by mail or email on the proposal is Monday April 8, 2024, at 5:00pm. Please reference the file number LU-24-007. Submitted comments are public record and become part of the application file made available to the applicant and to the public at time of decision.

<b>File Number</b>	LU-24-007 Nikkel Variance
<b>Property Owner</b>	Eric & Leanne J. Nikkel
<b>Property Address</b>	The property has no assigned address, and is identified as T12S, R6W, Section 29DA, Tax Lot 70054
<b>Request</b>	A <b>Variance</b> to the required 40-foot setback from the edge of roadway surface on Whitman Place. The applicants request to reduce the 40-foot setback to 30 feet to build a dwelling, attached garage & shop.
<b>Applicable Criteria</b>	Benton County Code Chapter 53.325 (Nonconforming Structure), 53.405 through 53.425 (Variance), Chapter 64 (Rural Residential).  Benton County Code is available online at: <a href="https://cd.bentoncountyor.gov/documents/full-version-of-the-development-code/">https://cd.bentoncountyor.gov/documents/full-version-of-the-development-code/</a>
<b>Zone</b>	Rural Residential-2 Acre Minimum
<b>Staff Contact</b>	James Wright <a href="mailto:James.Wright@bentoncountyor.gov">James.Wright@bentoncountyor.gov</a>

More information regarding this application is available from the Benton County Community Development Department, 4500 SW Research Way, Corvallis (541-766-6819). The application and related documents are currently available for inspection at the Community Development Department by appointment only. *A copy of the staff report will be available for inspection at no cost after the planning official has made a determination.* Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the County the opportunity to review and respond to the issue precludes an appeal on that issue to the Land Use Board of Appeals.







**FILE NUMBER:**  
LU-24-007

**FILE TYPE:**  
Variance

**APPLICANT:**  
Eric & Leanne Nikkel

Vicinity Map

Philomath



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