

City of Bandon

555 Hwy 101, PO Box 67
 Bandon, OR 97411
 (541) 347-2437

Bandon by the Sea

Residential Development Permit Packet

Please complete the attached forms for new development of single-family and duplex dwellings. This application will be routed to the Planning, Public Works, Engineering, and Electric departments for comment. In addition, the City has a Memorandum of Understanding with the Coquille Indian Tribe that requires we notify them of any proposed ground disturbance. You will receive a letter with more information before you begin construction.

Once staff have had an opportunity to review your application, we may be in touch with questions or requests for missing information. The application review process generally takes about 30 days; however, it may be longer if information is missing. If your property includes hazards, additional processing time will be required.

When your permit is ready, you will be notified by City Staff to pick up a Zoning Compliance packet. This packet will include your conditions of approval, inspection checklist, and stamped approved plan set. The City contracts with the Coos County Building Department for building permits, so you will want to submit the City approval with any request for permits with Coos County.

If you have any questions, please contact the Planning Department at planning@cityofbandon.org or 541-347-7922.

Expected Fees	Required Attachments
<ul style="list-style-type: none"> • Planning: \$500-\$2,500 depending on size • Public Works: \$121 • Engineering: \$960 • Utilities: \$400 base new electric service, \$525 new water service • New utility accounts: \$250 • System Development Charges: vary based on size 	<ul style="list-style-type: none"> • Site Plan, Floor Plan, Foundation Plan, Elevation Drawings • Drainage and grading plan • Survey • Title or deed showing ownership and easements • Addendum applications if hazards are present



Planning Application for Single-Family & Duplex Dwellings

OFFICIAL USE ONLY

DATE RECEIVED: _____
 PLANNING FILE #: _____
 TRIBE NOTIFICATION: _____

I. CONTACT INFORMATION

APPLICANT/OWNER(S) (Attach more as needed)

Name: RICKARD & JULIA JOHNSON

8427 HIGH DRIVE
 Mailing Address: LEAWOOD, KS 66206

Email Address: RICKJ8427@OUTLOOK.COM

Phone Number: (816) 510-2570

APPLICANT'S REPRESENTATIVE(S)

Name: MATTHEW REILLY

Email Address: matt@v.nemayledesign.com

Phone Number: (415) 545-8463

II. SITE INFORMATION

Property Address and/or Map and Tax Lot: 1190 BEACH LOOP RD.
 MAP 285 15W 25CC, LOTS 4600, 4601, 4602

Zone: R-1 R-2 CD-1 CD-2

CD-3 CD-R1 CD-R2 Other

Check if in the
Floodplain:

Check if
Wetlands
are present:

Check if in the
Hazard Overlay:

III. APPROVAL CRITERIA

Minimum Setbacks	<u>PROVIDED</u>	Height: Measured from existing grade	23'-11" FROM AVG. NATIVE GRADE
Front: Min 20'	64'-1"	Lot Size:	0.66 AC
Rear: Min 10'	44'-5"	Lot Coverage (%): Max 50%	10%
Total Sides: Min 13'*	NORTH: 66'-10" SOUTH: 38'-6"	Impermeable (%): Max 65% CD Only	14.8%

*A side yard shall be at least five feet.

*Corner lots require a 15' minimum on the street side.

IV. DESIGN FEATURES

Six (6) required in R zones and eight (8) required in CD zones.


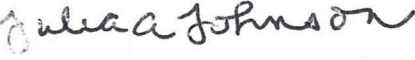
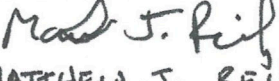
- Garage constructed with exterior finish materials matching the residence
- Roof pitch at or greater than 3/12
- Hip Roof
- Gables
- Mullioned windows
- Eaves with a minimum projection of six (6) inches
- Tile or Architectural grade shingles (not composition shingles)
- Dormers
- Cupolas

- Offsets of the building face or roof (at least one foot)
- Covered porch - (minimum of 25 square feet)
- Recessed entry area (minimum depth of three feet)
- Pillars or posts
- Bay Windows
- Window Shutters
- Clerestory windows
- Combination of cedar shake and shingle siding or lap siding with stone
- Horizontal lap siding, cedar shake or shingle on 100% of the exterior

V. APPLICATION CHECKLIST

- Site Plan
- Elevation Drawings
- Floor Plan
- Foundation Plan (must be engineered in Floodplain)
- Grading Plan (showing proposed drainage)
- Evidence of ownership and easements (Title or Deed)
- Fee
- Survey

VI. SIGNATURES

Signature	Date
Property Owner:  RICHARD N JOHNSON	FEB. 26, 2025
Property Owner:  JULIA A JOHNSON	FEB. 26, 2025
Applicant's Representative:  MATTHEW J. REILLY	Feb. 26, 2025

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.

Planning Approval: _____ DATE: _____
 (Signature)



Public Works Application for Single-Family & Duplex Dwellings

OFFICIAL USE ONLY

DATE RECEIVED: _____

PLANNING FILE #: _____

TRIBE NOTIFICATION: _____

I. SITE INFORMATION

JOB LOCATION: 1190 BEACH LOOP RD., BANDON, OR 97411

PROPERTY OWNER(S): RICKARD & JULIA JOHNSON

APPLICANT'S REPRESENTATIVE(S): MATTHEW REILLY

CONTRACTOR: ANE CONSTRUCTION, LLC
NATHAN KOTHS

CCB # 244879

PHONE: (541) 707-7660

EMAIL: ANECONSTLLC@OUTLOOK.COM

II. SITE IMPROVEMENTS

BRIEF DESCRIPTION OF PROPOSED WORK:

REMOVE EXISTING HOUSE
CONSTRUCT NEW 14900 SF. HOUSE, 2 CAR GARAGE, SITE WALLS,
PERMEABLE DRIVE/ AUTO COURT AND STORMWATER DETENTION

SITE DEVELOPMENT (must attach a grading and drainage plan)

CHECK ALL THAT APPLY:

- Excavation
- Grading
- Fill
- Clearing/Grubbing
- Paving
- Retaining Wall

EXCAVATION

Volume of Excavation: _____ cubic yards

Depth of Excavation: _____ feet/inches

FILL

Volume of Fill: _____ cubic yards

Depth of Fill: _____ feet/inches

Type of Fill: _____

RIGHT OF WAY

CHECK ALL THAT APPLY:

- Driveway/Approach* †
- Sidewalk installation or repair*
- Tree Removal**

† - TO BE COORDINATED w/
BCH. LP. PATHWAY

*Requires a Public Works Permit
prior to construction

** Requires a Tree Removal Permit

DRIVEWAY

Proposed Width: 12'

Proposed Access

Surface: PERMEABLE
PAVERS

CURB CUTS

- Adding or removing
curb cuts

III. UTILITIES	
SEWER	<input type="checkbox"/> Check if a new Sewer connection is required. <input type="checkbox"/> Check if asphalt or concrete will be cut.
WATER	<input type="checkbox"/> Check if a new Water connection is required. <input type="checkbox"/> Check if asphalt or concrete will be cut.
STORM DRAINAGE	Storm drainage (provide drainage plan) will be mitigated by: <input type="checkbox"/> Connecting to street drains or city infrastructure <input checked="" type="checkbox"/> On-site containment (bioswales) + DETENTION <input type="checkbox"/> Engineered Drywell

IV. APPLICATION CHECKLIST	
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Public Works Permit Fee - \$121
<input checked="" type="checkbox"/> Grading and Drainage Plan	<input type="checkbox"/> Engineering Review Fee - \$960
<input type="checkbox"/> Performance Bond (if applicable)	<input type="checkbox"/> Liability Insurance

V. SIGNATURES	
Signature	Date
Property Owner: <i>Richard N Johnson</i> RICKARD N JOHNSON	FEB. 26, 2025
Property Owner: <i>Julia A Johnson</i> JULIA A JOHNSON	FEB. 26, 2025
Applicant's Representative: <i>Math J. Reilly</i> MATTHEW J. REILLY	Feb. 26, 2025

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Public Works Department's policies and disclosures.

Public Works Approval: _____	DATE: _____
(Signature)	