



NOTICE OF PUBLIC HEARING
Hearing Date Monday, March 2, 2026, at 6:30 PM

File # V 25-230
Owner/Applicant: Arsen Anthony Abouchiani
Map ID Numbers: 4119-D0-02000
Tax Acct Nos.: 8874
Site/Mailing Address: 56082 Century Drive, Warren, OR 97053
Zone: Rural Residential – 5 (RR-5)
Size: 2.94-acres

NOTICE IS HEREBY GIVEN that Arsen Anthony Abouchiani is requesting a **Major Variance from Columbia County Zoning Ordinance §604.6** to allow construction of an **Accessory Dwelling Unit (ADU)** with a seven (7)-foot setback from the northern property line.

THE PUBLIC HEARING will be held before the Columbia County Planning Commission on **Monday, March 2, 2026**, starting at **6:30 p.m.** This meeting will be hybrid in nature, allowing participants attend in person at the John Gumm Building & Civic Center Auditorium, 251 St. Helens Street, St. Helens, OR 97051 or to log in via Microsoft Teams Meeting (link below).

[Join the meeting now](#)

Microsoft Teams Meeting ID: 259 621 143 431 15

Passcode: 9oS23Vv9

The criteria to be used in deciding this request will be found in some or all of the following documents and laws, as revised from time to time: **Columbia County Zoning Ordinance: §224 Accessory Dwelling Units, §600 Rural Residential – 5, and §1504 Variances.** The specific criteria applicable to this request will be listed and evaluated in the staff report.

A copy of the application(s), all documents and evidence submitted to the record by the applicant and relied upon by staff, and the staff report(s) recommendation to the Planning Commission will be available for inspection at no cost (copies available for cost) at the Land Development Services office located at 445 Port Ave, St Helens, OR. It will also be made available online at <https://www.columbiacountyor.gov/departments/LandDevelopment/planning-commission> at least 7 days prior to the Planning Commission hearing. Written comments on the issue can be submitted via email to Planning@columbiacountyor.gov or via U.S. Mail to Columbia County, Department of Land Development Services, 230 Strand Street, St. Helens, OR 97051.

The hearing will be held according to the procedures established in §1603 of the Columbia County Zoning Ordinance. Interested parties may appear and be heard.

Failure to raise an issue, either in writing or in person, and failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue raised, precludes appeal to the Board based on that specific issue.

Additional information about these applications may be obtained from the Planning Division of the Land Development Services Department, at (503) 397-1501. If you have any questions or concerns regarding access to the meeting or need accommodation, please contact Planner Jack Niedermeyer at the Land Development Services office at (503) 397-7217 or via email at jack.niedermeyer@columbiacountyor.gov.

Thank you,
Columbia County Land Development Services