



MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-07-083

Permit: Lot Consolidation and Property Line Adjustment

**Owner/
Location**

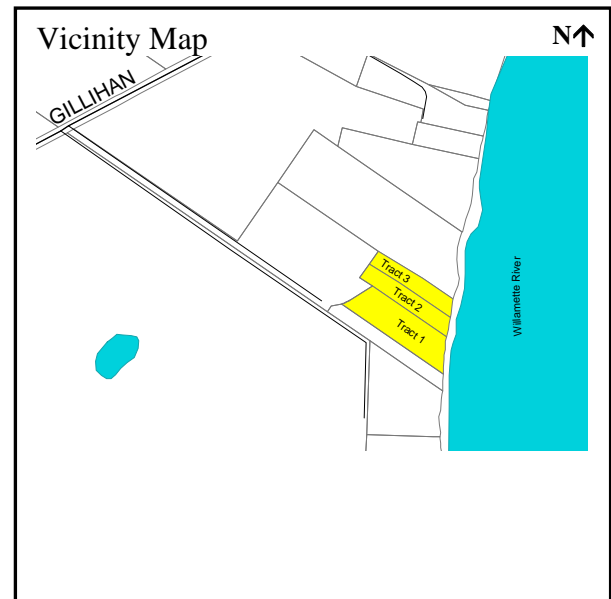
Tract 1: Bryan Petersen
14930 NW Gillihan Rd.
Tax Lot 1200, Section 27B,
Township 2N, Range 1W, W.M.

Tract 2: Bryan Petersen
[VACANT – NO ADDRESS
ASSIGNED]
Tax Lot 1100, Section 27B,
Township 2N, Range 1W, W.M.

Tract 3: Kenneth S. Klarquist & Linda L.
Klarquist
14932 NW Gillihan Rd.
Tax Lot 1000, Section 27B, Township
2N, Range 1W, W.M.

Applicants: Bryan Petersen & Mare Walsh
14930 NW Gillian Rd.
Portland, OR 97231

Kenneth S. Klarquist & Linda L.
Klarquist
14932 NW Gillian Rd.
Portland, OR 97231



Summary: The application is for two separate approvals. First, the applicants request approval to consolidate Tract 1 and Tract 2 into one parcel totaling 2.43 acres. Second, once the consolidation of Tract 1 and Tract 2 is complete, the applicants request approval of a property line adjustment between the newly consolidated tract and Tract 3; the property

line adjustment would transfer 21,796 square feet (0.5 acre) from the newly consolidated tract (combined Tracts 1 and 2) to existing Tract 3. After the Property line adjustment the southern lot (combined Tracts 1 and 2) will be 1.93 acres and Tract 3 will be 1.12 acres. The underlying zoning district for the three tracts is Multiple Use Agriculture 20 (MUA-20).

Decision: Approved with Conditions

Unless appealed, this decision is effective February 1, 2008, at 4:30 PM.

Issued by:

By: _____
Kevin C. Cook, Planner

For: Karen Schilling- Planning Director

Date: Friday, January 18, 2008

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Kevin C. Cook, Staff Planner at 503-988-3043 ext. 26782.

Opportunity to Appeal: The property line adjustment component of this decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is February 1, 2008 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC Chapter 37 Administration and Procedures, MCC 34.2800 et al: Multiple Use Agriculture – 20 zoning district (MUA-20), MCC 34.7794: Consolidation of Parcels and Lots, MCC 34.7790: Property Line Adjustment, and MCC 34.2860: Lots of Exception and Property Line Adjustments (in the MUA-20 zoning district).

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.

2. **This land use permit expires two years from the date the decision is final if the final survey, plat, or other documents have not been recorded for lot consolidation as well as for the property line adjustment, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 or 37.0700, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. This approval is based on submitted materials. The proposed lot consolidation and proposed property line adjustment shall be completed as shown and described in the application materials submitted by the applicant and as shown in Exhibit 1.15 [MCC 37.0580]. No additional lot or parcel shall be created through this process [MCC 34.7790(A)].
2. For the lot consolidation the applicant shall submit a copy of an **unrecorded** deed that conforms to the requirements of this report [MCC 34.7794(A)(1)(c)].
3. For the lot consolidation, the applicant shall record the approved deed that accurately reflects the approved parcel consolidation. **The applicant shall record the required deed for the lot consolidation of Tract 1 and Tract 2 prior to the recordation of a survey, deeds, and legal descriptions for the property line adjustment** [MCC 34.2860(B)].
4. The applicant shall complete the procedures provided in the attached “Applicant’s Instructions for Finishing a Property Line Adjustment,” included as Exhibit 2.8 and in the attached “Surveyor’s Instructions for Finishing a Property Line Adjustment” included as Exhibit 2.9. [MCC 34.7790(D)]
5. Prior to recording new deeds for the property line adjustment, the property owner, or representative thereof, shall submit copies of the final survey, and legal descriptions to Multnomah County Planning for verification that the adjusted properties conform to the approved Tentative Plan Map. If the submitted documents conform with the approved Tentative Plan Map (Exhibit 1.15) and zoning requirements staff will sign the survey and deeds. Multnomah County Planning must review and sign the survey before you submit your deed(s), surveys, and legal descriptions to County Surveying and County Records Management office at Assessment and Taxation for recording.
6. For each of the two properties involved in the property line adjustment, a new deed shall be filed with County Records describing the property boundaries with a metes-and-bounds description. When the process is complete the portion of property that is transferred shall be merged into the consolidated lot through a deed description describing the entire property. No additional lot or parcel shall be created [MCC 34.7790(A)]; specifically, no more than two parcels shall remain after the lot consolidation and subsequent property line adjustment is complete.
7. This approval will automatically become void, if within two years of the date of the final decision the final survey or plat has not been approved by the Planning Director and recorded with County Records [MCC 37.0700]. The Planning Director may grant up to two 6-month extensions if the request meets the requirements listed under MCC 37.0700(C).

Note: The Planning Director's policy is for the case planner to provide zoning approval of the final plan on an appointment basis. Please contact Kevin Cook at 503-988-3043 ext 26782 to set a time for zoning approval.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Note: To address Multnomah County Code requirements staff provides findings as necessary, referenced in the following section. Headings for each category of finding are underlined. Multnomah County Code language is referenced using a **bold** font. The Applicant's narrative, when provided, follows in *italic font*. Planning staff analysis and findings follow the **Staff** label. At the end of the report, Exhibits are described. The applicant's submittal is included and made part of this decision as Exhibits 1.1 through 1.15.

1. REQUEST FOR CONSOLIDATION OF LOTS

Staff: The applicants originally submitted an application for a property line adjustment only. There are three separate parcels involved in the proposal; the most southerly parcel (Tract 1) contains a single family dwelling as does the most northerly parcel (Tract 3). The middle parcel (Tract 2) is vacant. The end goal of the proposal is to essentially enlarge Tract 1 and Tract 3 by one-half acre each and in so doing, remove the one acre Tract 2 altogether.

Because property line adjustments are only permitted between two contiguous parcels, the proposal cannot be approved by way of a property line adjustment only. However, the proposal can be approved if two of the parcels are first consolidated into one parcel followed by a property line adjustment between the two remaining parcels. A condition of approval has been applied to the permit requiring the proper sequencing (Condition #3).

As of the date of the original submittal for the property line adjustment (8/15/2007) the Multnomah County Code did not specifically address the consolidation of property. Since the original application submittal, MCC 34.7794 was adopted. MCC 34.7794 provides specific approval criteria for the consolidation of lots. The applicant has agreed to propose the consolidation of Tract 1 and Tract 2 in order to facilitate a property line adjustment that would ultimately transfer 21,796 square feet (0.5 acre) to Tract 3.

2. REQUEST FOR A PROPERTY LINE AJUSTMENT

Staff: The applicant has requested an approval of a property line adjustment that would transfer 21,796 square feet (0.5 acre) to from a consolidated parcel (combined Tracts 1 and 2) to Tract 3 (Exhibit 1.2).

3. SITE AND VICINITY CHARACTERISTICS

Staff: The subject properties are accessed by way of easements over a private, shared access road that connects to NW Gillihan Road; the properties do not have public road frontage. The properties are located east of NW Gillihan Road and front the Willamette River to the east (see County zoning map: Exhibit 2.3). The subject tracts are located within the Multiple Use Agriculture – 20 (MUA-20) zoning district. Surrounding properties are also zoned MUA-20 and there is a general mix of agriculture and rural housing in the vicinity.

4. TYPE I CASE PROCEDURES

- 4.1. MCC 37.0530(A): Type I decisions do not require interpretation or the exercise of policy or legal judgment in evaluating approval standards. Type I decisions include, but are not limited to, site plan approval of building or other specialty permits and final subdivision and planned unit development plans where there are no material deviations from the approved preliminary plans. Because no discretion is involved, Type I decisions do not qualify as land**

use or limited land use decisions. The process requires no notice to any party other than the applicant. The Planning Director's decision is final and not appealable by any party through the normal land use process. Type I decisions may only be appealed through a writ of review proceeding to circuit court.

Staff: The application for a lot consolidation is a Type I review not subject to appeal. The proposed property line adjustment qualifies as a Type II review, which is subject appeal [MCC 37.0530(B)].

5. TYPE II CASE PROCEDURES

5.1. MCC 37.0550: Except as provided in MCC 37.0760, Type II applications may only be initiated by written consent of the owner of record or contract purchaser.

Staff: County Assessment records indicate that the owner of Tract 1 and Tract 2 is Bryan Petersen (Exhibits 1.4 and 1.3) and the owner of Tract 3 is Linda and Kenneth Klarquist (Exhibit 1.2); the listed owners have signed the application (Exhibit 1.1).

5.2. MCC 37.0530(B): Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are assumed to be allowable in the underlying zone. County Review typically focuses on what form the use will take, where it will be located in relation to other uses and natural features and resources, and how it will look. However, an application shall not be approved unless it is consistent with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the applicant, recognized neighborhood associations and property owners within 750 feet of the subject tract. The Planning Director accepts comments for 14 days after the notice of application is mailed and renders a decision. The Planning Director's decision is appealable to the Hearings Officer. If no appeal is filed the Planning Director's decision shall become final at the close of business on the 14th day after the date on the decision. If an appeal is received, the Hearings Officer decision is the County's final decision and is appealable to the Land Use Board of Appeals (LUBA) within 21 days of when the signed Hearings Officer decision is mailed pursuant to 37.0660(D).

Staff: The property line adjustment portion of this request qualifies as a Type II review (MCC 34.2825(F)). Review Procedures outlined in MCC 37.0530 were followed in processing this case. An opportunity to appeal this case will be provided. If no appeal is filed, the decision will become final 14 days after the date on the decision. The application was submitted August 15, 2007 and was deemed complete on September 14, 2007.

An "Opportunity to Comment" notice was mailed on October 17, 2007 to all owners of property within 750 feet of the subject site. They were given a 14-day period to provide comments on the application (MCC Chapter 37). No comments were submitted.

6. LOT OF RECORD

6.1. Definitions: Lot of Record

6.1.1. MCC 34.0005– Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, (a) satisfied all

applicable zoning laws and (b) satisfied all applicable land division laws, or (c) complies with the criteria for the creation of new lots or parcels described in MCC 34.7785. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

- (a) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.
- (b) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:
 - 1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or
 - 2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Re-cording Section of the public office responsible for public records prior to October 19, 1978; or
 - 3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in *recordable form* prior to October 19, 1978; or
 - 4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and
 - 5. “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See Date of Creation and Existence for the effect of property line adjustments on qualifying a Lot of Re-cord for the siting of a dwelling in the EFU and CFU districts.)

Staff: The applicants have submitted a Warranty Deed for Tract 1 dated August 31, 1961 filed in County Records in Book 2079, Page 12 (Exhibit 1.9). The property was zoned SR at the time and permitted lots between 10,000 square feet and 40,000 square feet. The property is 1.43 acres or 62,291 square feet. Tract 1 meets the standards to be a Lot of Record.

Tract 2 (0.74 acres) was approved by the County as part of a Lot of Exception approval by way of File LE 7-94 (Exhibit 2.1).

The applicants have submitted a Warranty Deed for Tract 3 dated May 25, 1954 filed in County Records in Book 201668, Page 32 (Exhibit 1.11). The property was zoned SR at the time and permitted lots between 10,000 square feet and 40,000 square feet. The property is approximately 0.62 acres or 27,000 square feet. Tract 1 meets the standards to be a Lot of Record.

In conclusion, all three Lots of Record are eligible for this request.

6.2. MUA Lot of Record

34.2870(A) In addition to the *Lot of Record* definition standards in MCC 34.0005,

Staff: The standards in MCC 34.0005 are addressed in the previous finding. This standard is met. The properties described as Tract 1, Tract 2, and Tract 3 are Lots of Record.

7. CONSOLIDATION OF LOTS

- 7.1 34.7794** This section states the procedures and requirements for removing property lines between adjacent parcels or lots in the same ownership in order to create one parcel or lot. The act of parcel or lot consolidation does not, in itself, remove prior conditions of land use

approvals. A property owner may also choose to consolidate parcels or lots as part of a land division application. The parcel and lot consolidation process described in this section is different from (and does not replace) the process used by the County Assessment and Taxation Program to consolidate parcels and lots under one tax account.

Consolidation of parcels and lots may be approved under the applicable descriptions and approval criteria given in subsection (A) for parcels created by “metes and bounds” deed descriptions and subsection (B) for parcels and lots that were created by a Partition or Subdivision Plat.

Staff: As described in Section 1 of this report, the applicants have requested a consolidation of Tract 1 and Tract 2 in order to facilitate a property line adjustment. The request is not part of a proposed land division. Both Tract 1 and Tract 2 were created by “metes and bounds” deed descriptions; therefore, the consolidation request is subject to the criteria given in subsection (A).

7.2 34.7794(A) Consolidation of parcels created by “metes and bounds” deed descriptions may be approved under the standards of either subsections (1) or (2) as follows:

(1) If all the subject parcels proposed for consolidation were created by deed instruments prior to October 19, 1978, (the effective date of Ord. 174), or are Lots of Record created by deed instrument under the “minor partitions exempted” section 1.224 of Ord. 174 and MCC section 11.45.110, then the following shall apply:

(a) Under a Type I Permit Review and in accordance with MCC 37.0550, an application and fee shall be submitted to the Land Use Planning office. The contents of the application shall include maps, copies of all current deeds, a title report, an affidavit signed by the owner that verifies that the owner has the authority to consolidate the parcels, and any supplementary material that is determined by the Planning Director to be necessary and relevant to demonstrate compliance with the standards in (b);

Staff: Tract 1 was created prior to October 19, 1978 (see findings under Section 6 of this report). Tract 2 was part of a Lot of Exception approval and meets the definition of an minor partition exempted. The submitted application includes maps (Exhibit 1.15), copies of current deeds (Exhibits 1.6, 1.7, 1.8), and an affidavit signed by the owner (Exhibit 1.14).

7.3 34.7794(A)(1)(b) The Planning Director shall verify the following in a written report:

1. The subject parcels are in the same ownership and there are no ownership or financing obstacles to completing the consolidation;

2. The parcels to be consolidated are either existing Lots of Record or the act of consolidation will correct a past unlawful land division;

Staff: Tract 1 and Tract 2 are in the same ownership as evidenced by the title deeds (Exhibits 1.6 and 1.7) and the submitted affidavit (Exhibit 1.14). There are no known ownership or financing obstacles to completing the consolidation. Tract 1 and Tract 2 are Lots of Record as described in Section 6 of this report.

- 7.4 34.7794(A)(1)(c) The applicant shall submit to the Planning Director a copy of an unrecorded deed that conforms to the requirements of the Director's report; and**

Staff: This is a condition of approval (Condition #2).

- 7.5 34.7794(A)(1)(d) The applicant shall record the approved deed that accurately reflects the approved parcel consolidation.**

Staff: This is a condition of approval (Condition #3).

8. DIMENSIONAL REQUIREMENTS

8.1 MUA-20 Dimensional Requirements

MCC 35.2855 (C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Minimum Front Lot Line Length – 50 feet.

Staff: The structures located on Tract 1 and Tract 3 currently meet the required setbacks in relation to Tract 2. After the lot consolidation and subsequent property line adjustment these structures will have increased spacing from the newly adjusted common property line between the two tracts. There are no structures currently located on existing Tract 2 (Exhibit 2.7).

Tract 1 contains a structure that appears to be less than 10 feet from the south property line, while the existing dwelling on Tract 3 appears to be less than 10 feet from the north property line (Exhibit 2.7); while not in compliance with today's setback standards these nonconforming setbacks are not affected by the proposed lot consolidation and subsequent property line adjustment.

The three tracts are currently all greater than 50 feet wide and two remaining tracts that will exist after the consolidation and subsequent property line adjustment will continue to meet this standard.

8.2 ACCESS STANDARDS

- 8.2.1 MCC 34.2885 All lots and parcels in this district shall abut a street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and for passenger and emergency vehicles, except as provided for Lots of Record at MCC 34.2870(B).**

Staff: A memorandum submitted by J. Michael Lynch, Transportation Planner for Multnomah County (Exhibit 2.10) indicates that while there is no specific requirement to review and/or modify the existing private, shared access road as part of this request, future proposed development may trigger specific access requirements.

8.3 LOT SIZE REQUIREMENTS

8.3.1. MCC 34.2855(A) Except as provided in MCC 34.2860, 34.2870, 34.2875 and 34.4300 through 34.4360, the minimum lot size for new parcels or lots shall be 20 acres.

Staff: The proposal is for a property line adjustment which does not create a new parcel. Both parcels will have existed prior to the property line adjustment and both parcels will exist after the adjustment with no additional parcels created. The proposal is for a consolidation of lots under MCC 34.7794 and a property line adjustment under MCC 34.2860 and MCC 34.7790. This standard is met.

9. PROPERTY LINE ADJUSTMENT

9.1. MUA-20 Property Line Adjustment

MCC 34.2860(B): Pursuant to the applicable provisions in MCC 34.7790, the approval authority may grant a property line adjustment between two contiguous Lots of Record upon finding that the approval criteria in (1) and (2) are met. The intent of the criteria is to ensure that the property line adjustment will not increase the potential number of lots or parcels in any subsequent land division proposal over that which could occur on the entirety of the combined lot areas before the adjustment.

Staff: The proposed property line adjustment will not increase the potential number of lots or parcels in any subsequent land division proposal because none of the reconfigured properties will be large enough to divide under the 20 acre minimum MUA-20 requirements.

9.1.1. MCC 34.2860(B)(1): The following dimensional and access requirements are met:

- (a) The relocated common property line is in compliance with all minimum yard and minimum front lot line length requirements;**
- (b) If the properties abut a street, the required access requirements of MCC 34.2885 are met after the relocation of the common property line; and**

Staff: The relocated common property line is in compliance with all minimum yard and minimum front lot line length requirements as addressed in findings in Section 8 of the decision. The tracts do not abut a public street.

9.1.2. MCC 34.2860(B)(2) At least one of the following situations occurs:

- (a) The lot or parcel proposed to be reduced in area is larger than 20 acres prior to the adjustment and remains 20 acres or larger in area after the adjustment, or**
- (b) The lot or parcel proposed to be enlarged in area is less than 40 acres in area prior to the adjustment and remains less than 40 acres in area after the adjustment.**

Staff: The proposed property line adjustment meets Subsection (b), the lot or parcel proposed to be enlarged in area is smaller than 40 acres prior to the adjustment and will remain less than 40 acres in area after the adjustment. The southern parcel (combined Tracts 1 and 2) will be 2.43 acres prior to the adjustment, and Tract 3 is currently 0.62 acres in area. The southern parcel will be 1.93 acres after the adjustment and Tract 3 will be 1.12 acres after the adjustment. This standard is met.

9.2. Property Line Adjustment Land Division Code

MCC 34.7790: A property line adjustment is the relocation of a common property line between two abutting properties. The Planning Director may approve a property line adjustment based upon findings that the following standards are met:

- (A) No additional lot or parcel shall be created from any parcel by the property line adjustment; and**
- (B) Owners of both properties involved in the property line adjustment shall consent in writing to the proposed adjustment and record a conveyance or conveyances conforming to the approved property line adjustment; and**
- (C) The adjusted properties shall meet the approval criteria for a property line adjustment as given in the underlying zoning district; and**
- (D) The procedure and forms shall be submitted for obtaining approval of a property line adjustment as provided for by the Planning Director.**

Staff: No additional lot or parcel will be created from any parcel by the property line adjustment. The owners of subject parcels have signed the application. The adjusted properties will meet the approval criteria for a property line adjustment as given in the underlying zoning district, see finding above in Section 9.1 of this report. The procedures included as Exhibits 2.8 and 2.9 for finishing a property line adjustment must be followed. This decision includes a condition of approval that specifies that no additional parcels may be created (Condition #1).

10. CONCLUSION

Considering the findings and other information contained herein, all the Multnomah County Code requirements are met or can be met through Conditions of Approval for the requested property line adjustment.

11. EXHIBITS

Exhibits 1: Submitted by the Applicant

- Exhibit 1.1: Completed application form submitted 8/15/07 (2 pages);
- Exhibit 1.2: Property information for Tract 3 from County Assessment and Taxation (2 pages);
- Exhibit 1.3: Property information for Tract 2 from County Assessment and Taxation (2 pages);
- Exhibit 1.4: Property information for Tract 1 from County Assessment and Taxation (2 pages);
- Exhibit 1.5: Applicant's narrative submitted 8/15/07 (2 pages);
- Exhibit 1.6: Current deed for Tract 1 (3 pages);
- Exhibit 1.7: Current deed for Tract 2 (6 pages);
- Exhibit 1.8: Current deed for Tract 3 (6 pages);
- Exhibit 1.9: Original deed for Tract 1 (1 page);
- Exhibit 1.10: Original deed for Tract 2 (5 pages);
- Exhibit 1.11: Original deed for Tract 3 (3 pages);

- Exhibit 1.12: Certification of On-Site Sewage Disposal for Tax Lot 1200 (Tract 1) completed and signed by Michael Ebeling, Sanitarian, City of Portland with maps attached (3 pages);
- Exhibit 1.13: Certification of On-Site Sewage Disposal for Tax Lot 1000 (Tract 3) completed and signed by Michael Ebeling, Sanitarian, City of Portland with maps attached (2 pages);
- Exhibit 1.14: Signed affidavit provided by Bryan Petersen dated December 27, 2007 (1page)
- Exhibit 1.15: Tentative property line adjustment plan prepared by W.B. Wells and Associates, Inc. (1 page)

Exhibits 2: Supplied by County

- Exhibit 2.1: County Case Number LE 7-94 (Lot of Exception) (20 pages);
- Exhibit 2.2: Pre-filing notes PF-07-039 (5 pages);
- Exhibit 2.3: County Zoning Map (1 page);
- Exhibit 2.4: 1962 County Zoning Map (1 page);
- Exhibit 2.5: 1983 County Zoning Map (1 page);
- Exhibit 2.6: 1999 County Zoning Map (2 pages);
- Exhibit 2.7: 2004 Aerial Photo (1 page);
- Exhibit 2.8: Applicant's instructions for completing a property line adjustment;
- Exhibit 2.9: Surveyor's instructions for completing a property line adjustment;
- Exhibit 2.10 Access Memo prepared by J. Michael Lynch, dated January 16, 2008.