

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for an Adjustment

We are required to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case File: T2-2019-12342

Location: 6605 SE 302nd Ave., Gresham
Tax Lot 201, Section 19AA, Township 1 South, Range 4 East, W.M.
Tax Account #R649692250 Property ID #R696250

Applicant: Cindy Coonrad

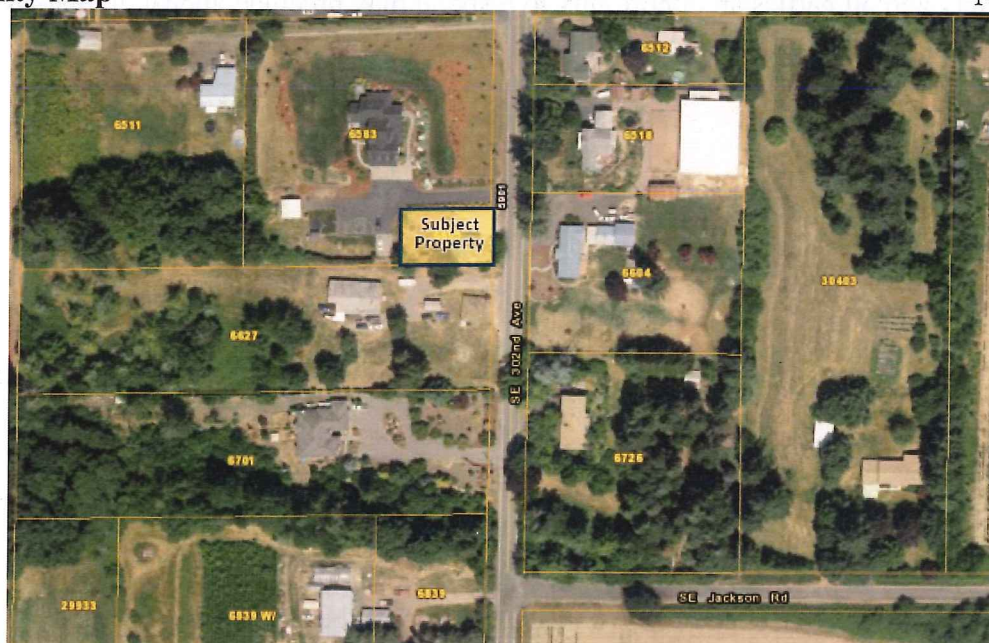
Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: None

Proposal: The applicant requests an adjustment to the minimum required front yard for an existing single-family dwelling and proposed addition. The minimum required front yard is 30 ft. and the adjustment would reduce the required front yard to 18 ft.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm** on **September 25, 2019**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact staff planner, Chris Liu at chris.liu@multco.us or 503-988-2964.

Applicable Approval Criteria: Multnomah County Code (MCC):

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – (MUA-20), MCC 39.6850 Dark Sky Lighting Standards

Multiple Use Agriculture – 20 Zone: MCC 39.4310 Allowed Uses (A) Single Family Dwelling on a Lot of Record, MCC 39.4325(C), (D), (G), (J) Dimensional Requirements and Development Standards

Adjustments: MCC 39.8205 - MCC 39.8210 Adjustments

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes> under the link *Chapter 39: Zoning Code*

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

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.



Site plan showing the proposed building footprint, driveway, and surrounding property lines. The plan includes dimensions for the building, driveway, and property boundaries, as well as bearings and distances for the adjacent streets.

Property Dimensions and Bearings:

- Top Boundary: 75.00' N0°44'24"E
- Right Boundary: 125.00' N89°02'46"E
- Bottom Boundary: 75.00' N0°44'24"E
- Left Boundary: 125.00' N89°02'46"E

Building and Driveway Dimensions:

- Building Footprint: 63.4' (width), 13.4' (depth), 13.8' (depth), 20.0' (depth)
- Driveway: 22'-0" (width), 20.0' (depth)
- Existing Conc. Driveway: 20.0' (width)

Other Features:

- Proposed Conc. Walkway: 20.0' (width)
- Silt Fence: Indicated by a line and arrow on the right side of the property.

Streets:

- SE 302nd Ave (Front Street)
- SE 304th Ave (Back Street)

* This copy not-to-scale. *