

CASE STATUS LETTER

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

June 7, 2024

Jeff Waldien
 American Excavation
 3646 Candlewood Court Northeast
 Keizer, Oregon 97303

RE: Application for a Lot of Record Verification and a Setback Variance (Case #T3-2024-0004)

Dear Applicant:

Thank you for submitting the land use application for the property located at **31522 SE Dodge Park Blvd, Gresham**. As is common with applications subject to multiple approval criteria, additional information is needed to process your application. At this time, your application has been deemed **Incomplete** as of June 7, 2024

Information and Materials Requested:

1. MCC 39.1130(D):

- a. Please update the written narrative to include a detailed description of the proposed construction techniques that will be used remodel the existing dwelling and explain how the proposal will falls below the threshold for the “replacement” of the existing dwelling per the definition in MCC 39.2000.
- b. Please expand the narrative response to MCC 39.8215(A) to explain what **“circumstance or condition applies to the property or to the intended use that does not apply generally to other property in the same vicinity or base zone,”** and which situation outlined in (A)(1)-(6) you are asserting applies to the subject property.
- c. Please expand the narrative response to MCC 39.8215(B) to explain how and why **“The circumstance or condition in (A) above [...] is not of the applicant’s or present property owner’s making and does not result solely from personal circumstances of the applicant or property owner.”**
- d. Please expand the narrative response to MCC 39.8215(C) to explain what **“practical difficulty or unnecessary hardship to the property owner”** exists in this situation.
- e. Please expand the narrative response to MCC 39.8215(F) to explain how **“Any impacts resulting from the variance are mitigated to the extent practical.”**

2. **MCC 39.1130(C):** Please provide a complete title report for the subject property, specifically including the deed that created the subject property, any deeds that reconfigured the subject property, and the current deed for the property.

You can elect to provide this missing information by **November 10, 2024**. We recommend you provide the additional information within the 180-day period, because without it, we may not be able to approve the application.

Once you gather all the requested information, you will need to submit all items at once to the Permit Portal, rather than trickling information in as you receive it. This avoids confusion as to whether you intend to submit additional information and allows us to act on your application more quickly. If you are unable to make your application complete within the 180-day period, we will close your application, return a copy of your materials, and you forfeit your application fees [MCC 39.1135(B)].

The attached 'Applicant's Response' form needs to be returned to me via email by **July 7, 2024**. Please contact me at anna.shank-root5@multco.us or (503) 988-4159 if you have any questions.

Sincerely,

Anna Shank-Root
Planner

cc: File

Enclosure: Applicant's Response

APPLICANT'S RESPONSE

Land Use Planning Division



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Application #: T3-2024-0004

Case Planner: Anna Shank-Root

Return by July 7, 2024

I intend to provide the additional information identified in the attached letter from Multnomah County Planning with the 180-day period. I understand that if I do not make my application complete by **November 10, 2024** my application will be closed and I will forfeit my application fees.

I decline to provide the additional information identified in the attached letter from Multnomah County Planning and deem my application complete. I understand that my application will be processed with the supplied information. I am aware that failure to meet the applicable code requirements is grounds for denial of my application.

Signed and Acknowledged (Applicant)

Printed Name (Applicant)

Date