

# Administrative Decision (M49 Order) Category I Land Division Two Variances

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13801 NW Charlton Road, Portland, OR 97231

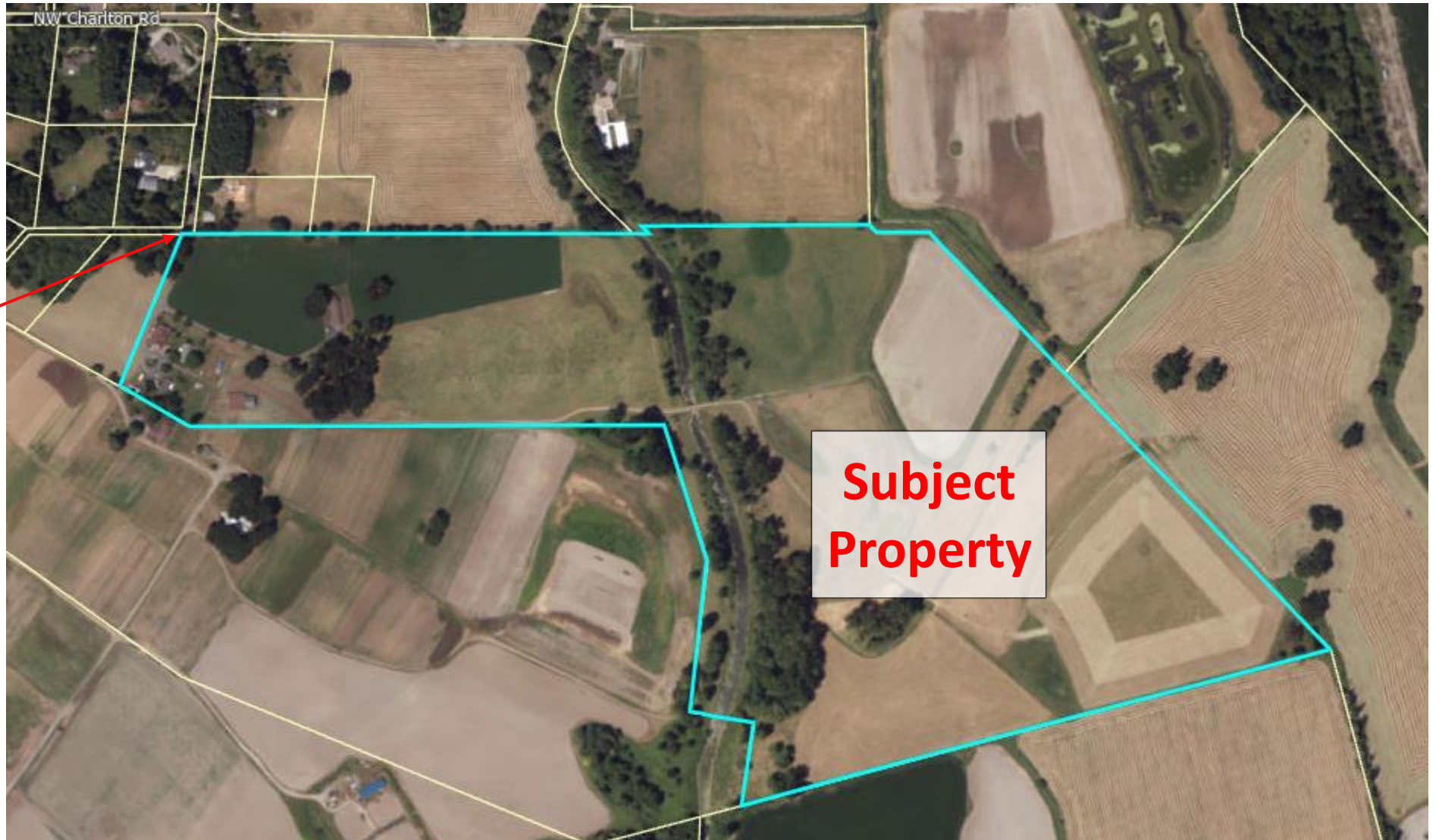
January 14<sup>th</sup>, 2022



## Site Description

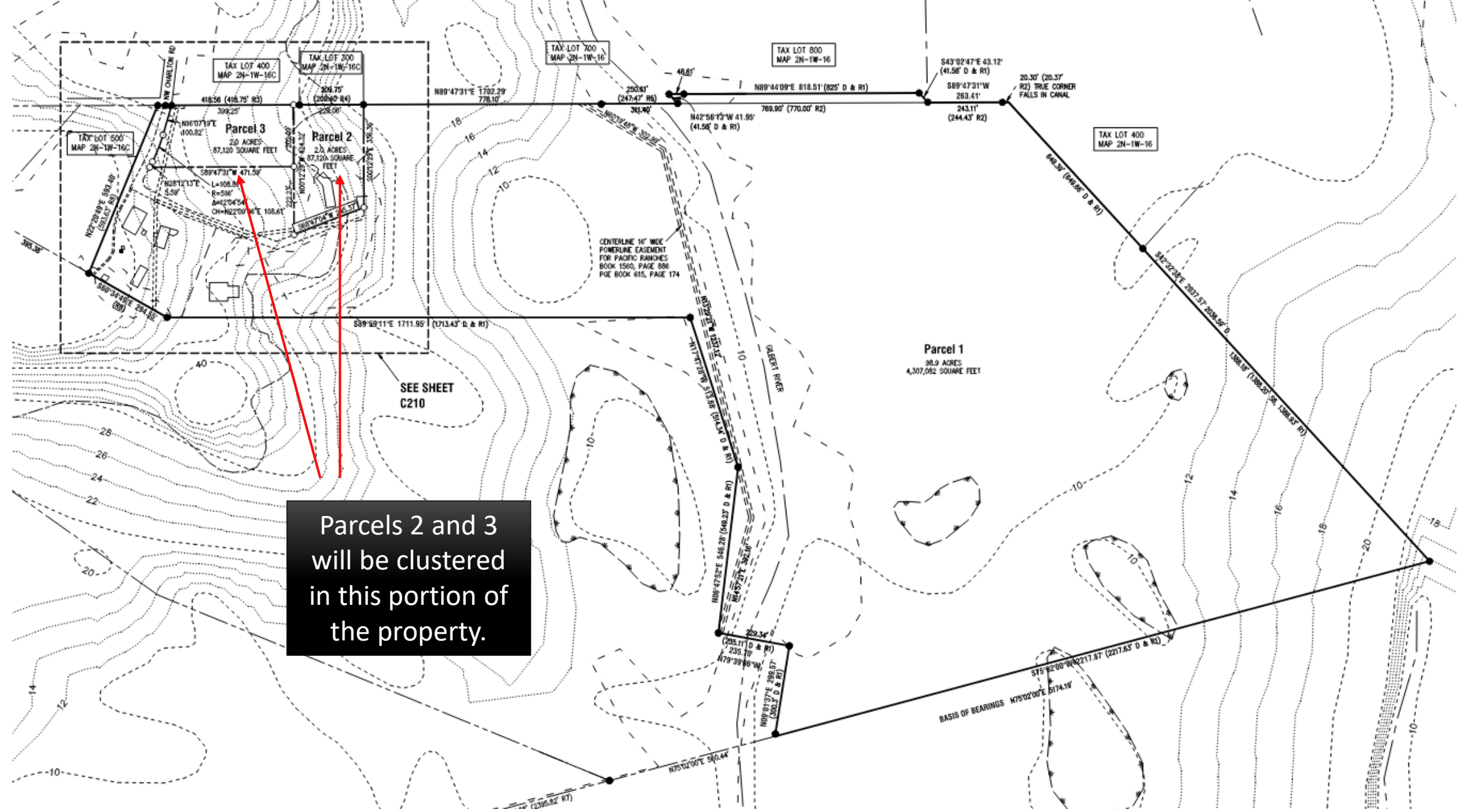
Property's  
Frontage  
along NW  
Charlton Road –  
46 feet

- 103.04 Acres
- Clustered  
Development
- Three  
dwellings,  
sheds and a  
barn.



# Zoning





Parcels 2 and 3 will be clustered in this portion of the property.



# Land Use Permits Requested

- Administrative Review - Type II - For Review of the Measure 49 Order
  - Authorizes 3 Homesites
- Category I Land Division - Type III
  - MCC 39.9035(D)
- (2) Variances - Type III

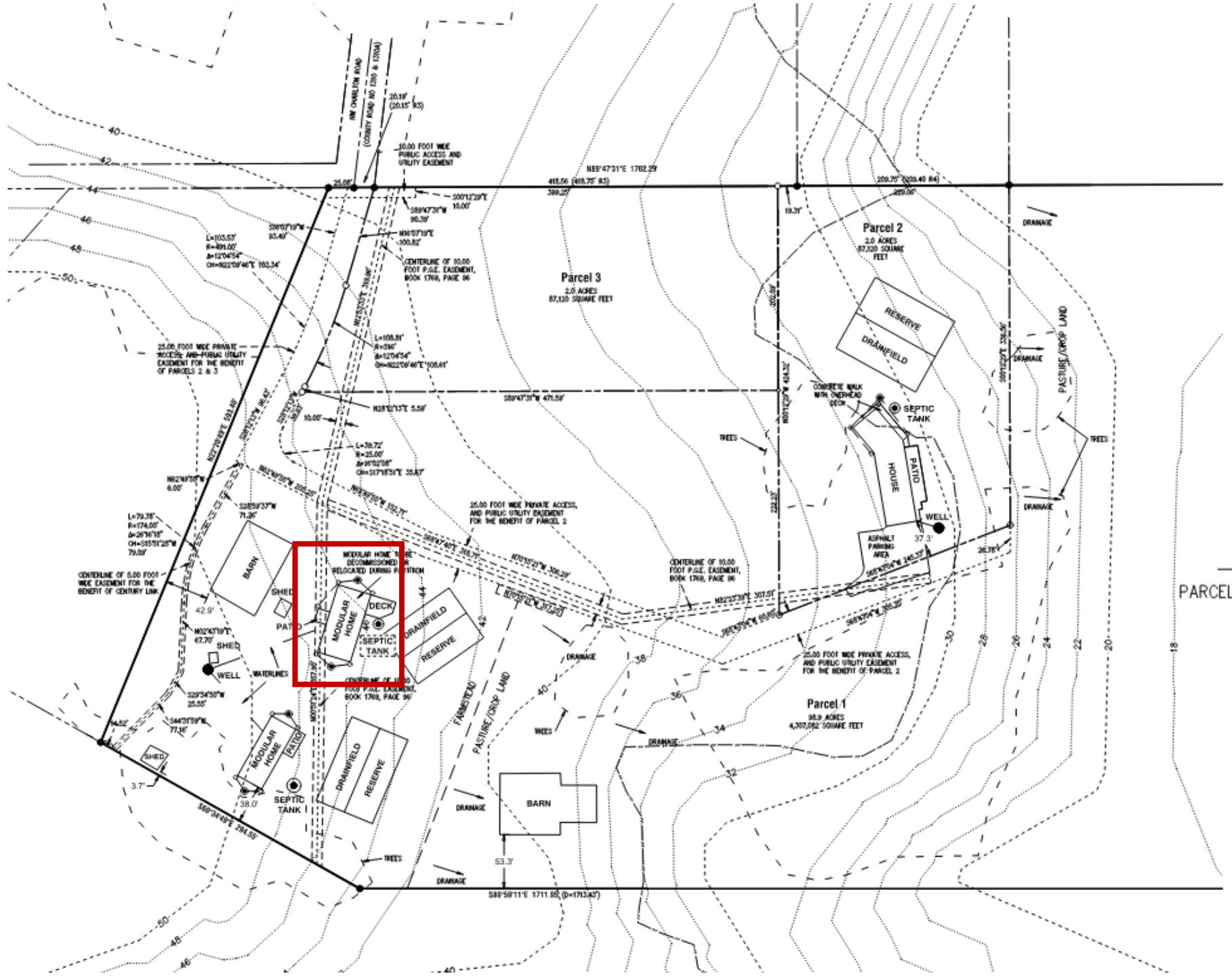
## Variations Criteria

- Two Variations
  - Pertain to Parcels 2 & 3
  - The minimum required to comply is being requested
  - 46' of frontage on NW Charlton Road belongs to Parcel 1
  - Parcels 2 & 3 utilize a shared driveway easement and therefore do not contain any frontage on NW Charlton Road, requiring the variations.

## Measure 49 Order and Category I Land Division

- Variances required to comply with the Measure 49 Order while meeting the siting and development standards of the MCC.
- Measure 49 established to ensure that Oregon law provides just compensation for unfair burdens while retaining Oregon's protection for farm and forest uses and the state's water resources
- Three dwellings already on site
- Access is already approved by the Fire District as adequate to serve all three parcels and already in existence
- Minimum variation to alleviate the difficulty is being requested.

- PROJECT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING FLOODPLAIN
- EXISTING VEGETATION
- EXISTING MAINTENANCE ROAD
- EXISTING MINOR ROAD



→ PARCEL 1 CONTINUED



THANK YOU!  
QUESTIONS?

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