

14 DAY OPPORTUNITY TO COMMENT

Application for an Adjustment

This notice serves 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: T2-2020-13142

Location: 32526 E. Historic Columbia River Highway, Corbett
Tax Lot 1700, Section 04BB, Township 1 South, Range 4 East, W.M.
Tax Account #R649730070 Property ID #R237755

Applicant: Wendy Wellott

Base Zone: Springdale Rural Center (SRC)

Overlays: None

Proposal: The Applicant requests an adjustment to the minimum yard requirements (setbacks) for an existing accessory building (garage). A previous owner obtained County approval for the garage; however, they placed the building in the wrong location and failed to meet the minimum 30 feet setback from the rear property line. Approving this adjustment will allow the garage to remain at its current location, 25 feet from the rear property line.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on April 30, 2020**. 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, except holidays*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application contact planner, Chris Liu at 503-988-2964 or chris.liu@multco.us.

Applicable Approval Criteria:

Multnomah County Code (MCC): MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3110 Lot of Record – (SRC zone), MCC 39.4560 Allowed Uses – (F) Accessory Structures, MCC 39.4575 Dimensional Requirements and Development Standards – (C), (D), MCC 39.8205 Scope, and MCC 39.8210 Adjustment Approval Criteria.

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, any recognized neighborhood associations, 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.

Enclosures:
Site Plan

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.