

14 DAY OPPORTUNITY TO COMMENT

Application for an Adjustment and Accessory Use Determination

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: T2-2020-13055

Location: 31924 SE Grace Street, Gresham
Tax Lot 1800, Section 20AA, Township 1 South, Range 4 East, W.M.
Alternate Account #R677801720 Property ID #R250442

Applicant: Jeremy Maynard

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

Overlays: Significant Environmental Concern - wildlife habitat (SEC-h); Significant Environmental Concern – water resources (SEC-wr)

Proposal: The applicant requests an Adjustment to allow the placement of the proposed accessory building within the minimum 10 ft. required side yard (setback). If approved, the Adjustment would allow the building to be placed 6 ft. from the east side property line. Because the proposed building contains features exceeding the allowed use provisions, an Accessory Use Determination is required to potentially authorize such features. The proposed development is outside of the SEC-wr and SEC-h overlays on the property.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Wednesday, May 13, 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):

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – (MUA-20), MCC 39.6850 Dark Sky Lighting Standards, MCC 39.4325 Dimensional Requirements and Development Standards (C), (D), (G), & (J)

Accessory Use Determination: MCC 39.4310 Allowed Uses – (F) Accessory Structures, MCC 39.4315 Review Uses – (H) Accessory Structures

Adjustment: MCC 39.8205 Scope, 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

Floor Plan

Alternative Floor Plan Proposals

Building Elevation

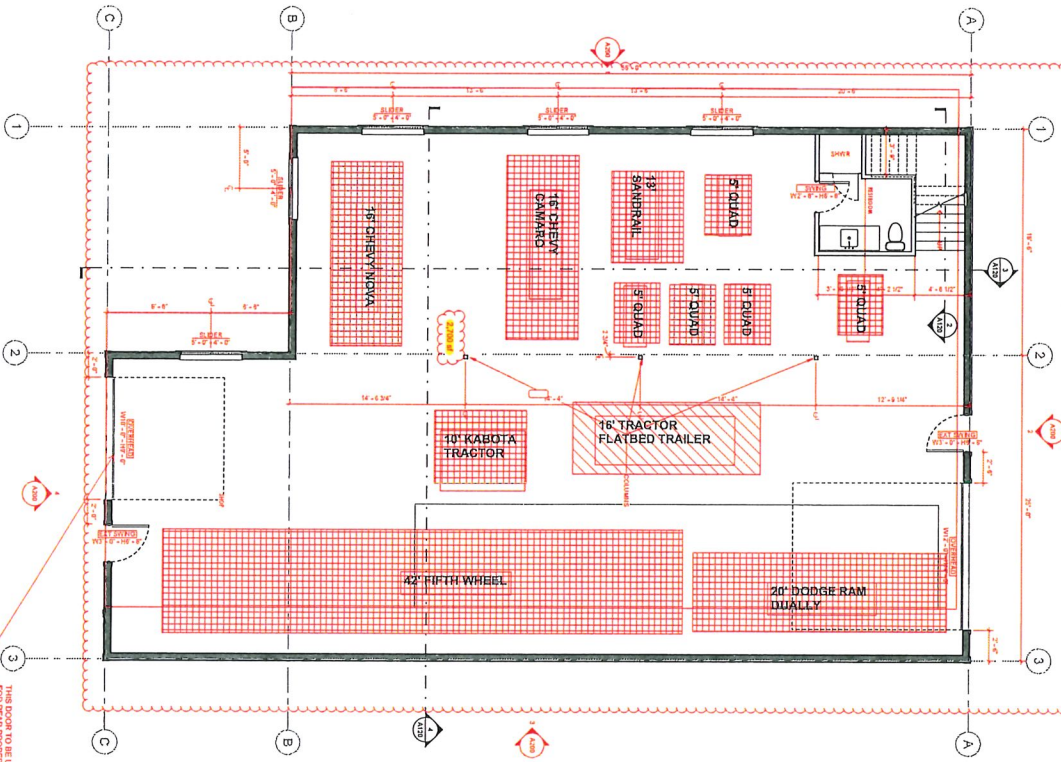
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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

PROPOSED OWNER PLAN



EXT. STUD WALL
INT. DIV. STUD WALL

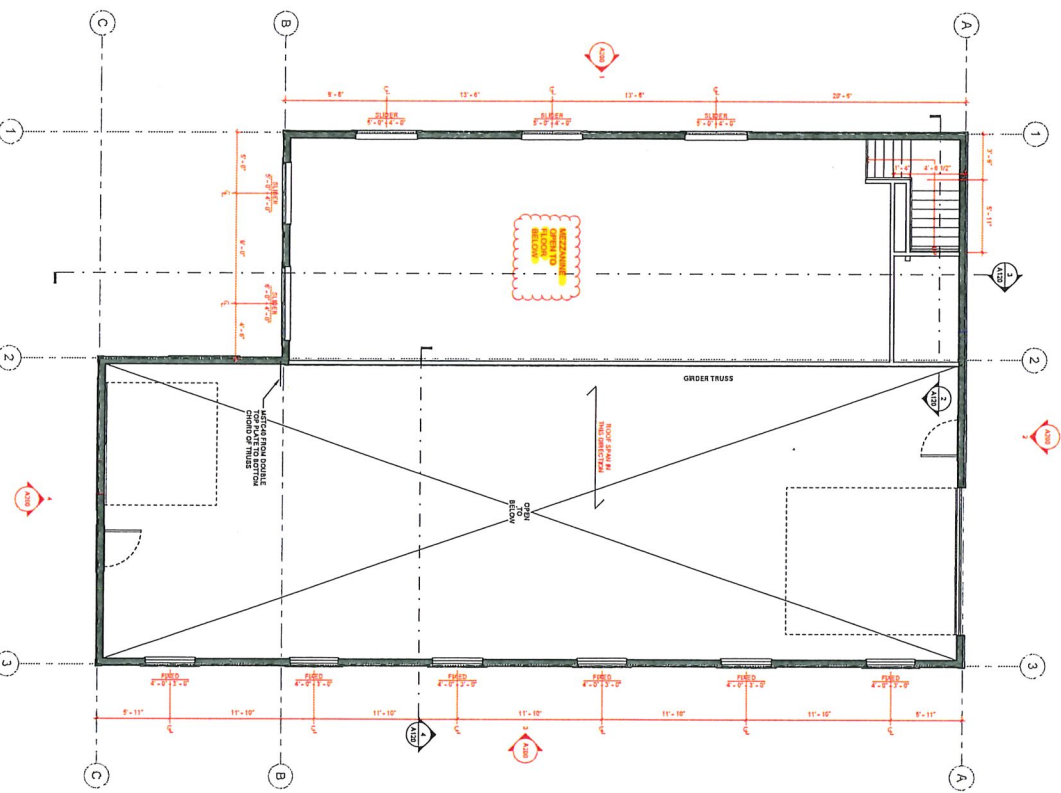


LEVEL 1 PLAN
1/8" = 1'-0"

THIS DOOR TO BE USED FOR REAR PROPERTY MAINTENANCE ONLY. NO OTHER VEHICLES TO BE PARKED IN REAR.

PLAN NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 3. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 4. ALL FLOORING SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 5. ALL ELECTRICAL SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC).
- 6. ALL MECHANICAL SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
- 7. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
- 8. ALL FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE (IFC).
- 9. ALL OTHERS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).



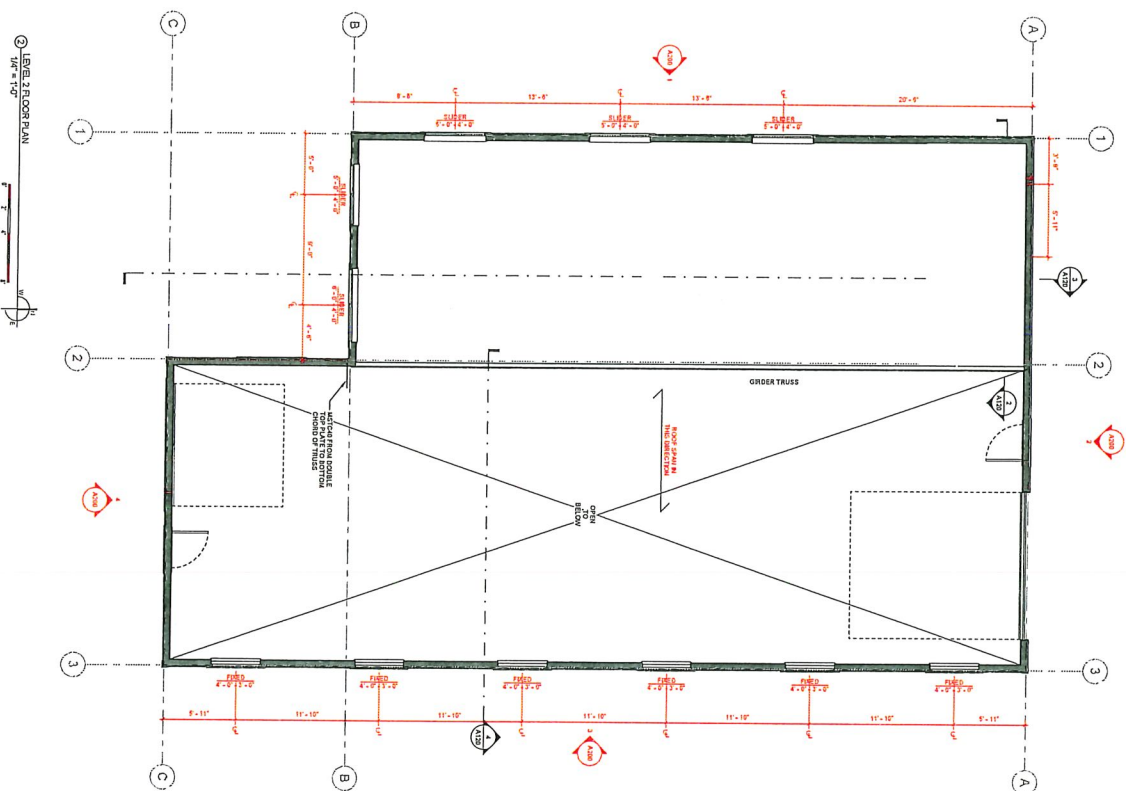
LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

BACKYARD SHOP

EXHIBIT B

PROJECT INFORMATION

PROJECT NAME	BACKYARD SHOP
PROJECT ADDRESS	444 N 1000 W, SALT LAKE CITY, UT 84119
OWNER	DAVID & JENNIFER
DESIGNER	DAVID & JENNIFER
DATE	08/11/2020



PROPOSED ALTERNATE 1

- [illegible]

di' velapt
434 N 400 W, Ste. UT 84115
rhoady@diavelapt.com
P: 801-488-4444
W: www.diavelapt.com

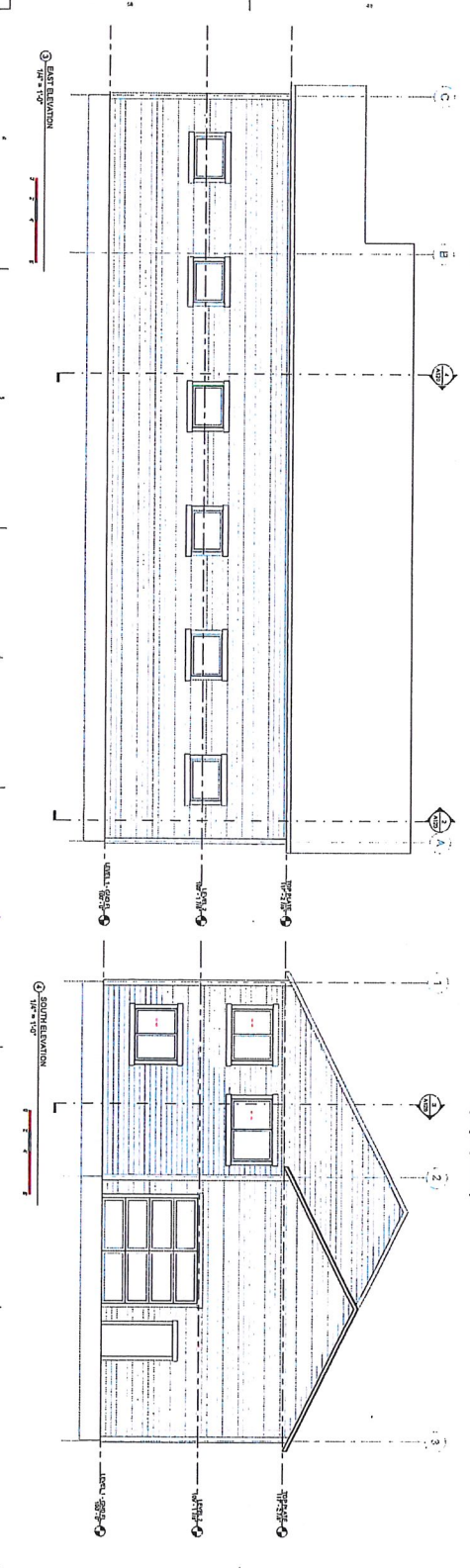
BACKYARD SHOP

DATE	12-1-11
BY	JERRY MAYMAN
PROJECT	3124 E. GRACE STREET CLEVELAND, OH 44115
DESCRIPTION	FLOOR PLANS
SCALE	AS INDICATED
NOTES	DO NOT SCALE
REVISIONS	
DATE	12-1-11
BY	JM
PROJECT	3124 E. GRACE STREET CLEVELAND, OH 44115
DESCRIPTION	FLOOR PLANS
SCALE	AS INDICATED
NOTES	DO NOT SCALE
REVISIONS	

A110

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Notes	See also 10000