



Name of Project:	Jewelberry meadows
Location or Address:	Lot 6 15237 Birch

Map & Tax Lot #	T:	R:	Section:	Tax Lot (s):
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Request:	Front set back adjustment from 20' to 16'

I am the (check one)  owner  lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner)	Owner
Address	Address
City/State/Zip	City/State/Zip
Email	Email
Phone	Phone
Signature	Signature

Staff Use Only

File #: 23-010 ADS	Date: 3/21/23	Fee\$: 500	Planner:	
Type of review:	Type I <input type="checkbox"/>	Type II <input checked="" type="checkbox"/>	Type III <input type="checkbox"/>	Type IV <input type="checkbox"/>
Has applicant attended a pre-app?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, date of pre-app meeting: N/A	

# TYPE II ADJUSTMENT NARRATIVE

City of Sandy  
39250 Pioneer Blvd  
Sandy, OR 97055

3/20/23

Narrative Request: Type II Adjustment to Section 17.34.30€ and Section 17.54.80

Jewelberry Meadows is SFR Zoning District with 20' front and rear setback requirements

The Type II Adjustment procedure allows the Director to grant or deny any adjustment requests that involves only the expansion or reduction of a quantifiable provision of the Sandy Development Code by not more than 20%.

RMH Bartels Construction is requesting reduce the required Front yard setback from 20' to 16' a 20% reduction at Lot 6 of Jewelberry Meadows Subdivision. The reduced setback will allow construction of a 38' wide home on the lot.

The reduction to the setback will not substantially reduce the amount of privacy enjoyed by the residents because all the other lots are 7.5' apart or much closer in proximity.

The reduction of the setback will not affect existing systems such as traffic, drainage, public or private utilities or parks. There are no trees on the site to impact.

The submitted site plan details the subject property at approx. 70' wide at the narrowest point with a 38' house and 16' Rear yard setback. The lot lines are not perpendicular so the setback will vary along the length of the house. We are requesting that at no point the setback is less than 16' in the Front.

Sincerely,

Russ Bartels

RMH Bartels  
Russ Bartels

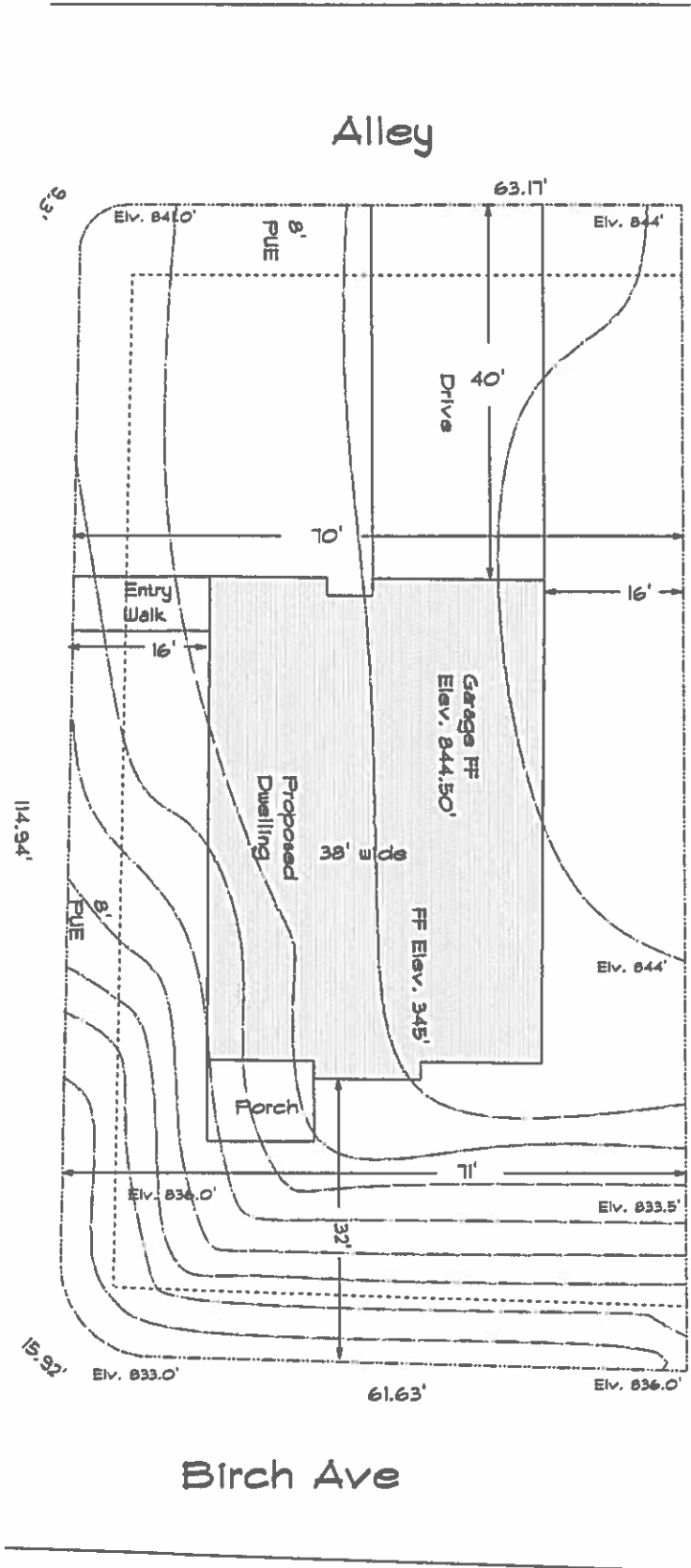
55 SE Main st  
Portland, OR  
97055

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EMAIL [russ@rmhbartels.net](mailto:russ@rmhbartels.net)  
WEBSITE

15231 Birch Ave  
LOT 6  
Jewelberry Meadows  
9199 SF



132.7'



Birch Ave

Agness St

# SITE PLAN

SCALE: 1" = 20'-0"