

DATE OF THIS NOTICE: November 25, 2020

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

Lennar Northwest submitted an application requesting a Type II Adjustment to Section 17.34.30(E) and Section 17.54.80 to reduce the required side yard setbacks on both side yards from 7.5 feet to 6.6 feet (a 12 percent reduction) at 38471 Maple Street (Lot 12 of the Marshall Ridge subdivision). The reduced setback will allow construction of a 40 foot wide home on the lot.

You are encouraged to take part in the City's review of this project by sending us your written comments within 14 days from the date of this notice. This proposal will not be reviewed by the Planning Commission or City Council unless a member of the public requests a hearing and the Development Services Director decides to elevate the proposal to a hearing based on the legitimacy of the request, or this land use decision is appealed.

FILE NO.: 20-046 ADJ 38471 Maple Street Side Yard Setback Adjustment

PROPERTY LOCATION: North side of Maple Street, west of Oak Avenue, east of Aspen Avenue

TAX MAP/LOTS: 24E24BC, Tax Lot 21600

COMPREHENSIVE PLAN DESIGNATION: Village

ZONING DISTRICT DESIGNATION: Single-Family Residential (SFR)

APPLICANT/OWNER: Lennar Northwest, Inc.

NOTICE IS MAILED TO: Property Owners within 300 feet of the site, Interested Citizens and Agencies

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.34 Single-Family Residential (SFR); 17.54 Specific Area Plan Overlay; and 17.66 Adjustments and Variances.

DECISION PROCESS: In order to be approved, the application must meet the standards and criteria of the Sandy Development Code listed above. The Development Services Director or the Director's designee will review and make a decision on the proposal. The Director (or designee) may approve, approve with conditions, or deny the application based on the applicable approval criteria, the materials submitted with the application, and other information in the record.

SUBMITTING COMMENTS: We are mailing you information about this project because you own land within 300 feet of the proposed new project. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. Your comments should state why the application should or should not be approved or include proposed modifications you believe are necessary for approval according to the standards. Please include the file number (**20-046 ADJ**) in your letter or if you prefer, use the space provided below on the comment sheet.

If you mail your comments to the City, please put the following information on the outside of the envelope:
City of Sandy
Development Services Department
39250 Pioneer Boulevard
Sandy, OR 97055

You can also email your comments to planning@ci.sandy.or.us.

APPLICABLE MATERIALS: All documents and evidence submitted by the applicant, and the applicable criteria from the municipal code are available for public review at no cost or a copy can be provided at reasonable cost. Due to concerns with COVID-19, City Hall is currently closed to the public. You should email planning@ci.sandy.or.us to receive a copy of the materials or a link to the Municipal Code.




DECISION: Notice of the Director's decision, including a brief description of the criteria and evidence upon which the decision is based, will be mailed to persons who submitted written testimony. The Director's decision is final unless appealed.

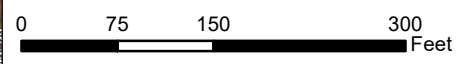
STAFF CONTACT: Emily Meharg
Phone: 503-783-2585
Email: emeharg@ci.sandy.or.us

38471 MAPLE STREET VICINITY MAP



Legend

-  38471 Maple Street
-  June 2020 Taxlots
-  City Limits



Source: Esri, Maxar, GeoEye, USDA, USGS, AeroGRID, IGN