

DATE OF THIS NOTICE: March 31, 2023

WE WANT YOUR COMMENTS ON PROPOSED ADJUSTMENTS

Russ Bartels submitted an application requesting a Type II Adjustment to Section 17.34.30(E) and a Type II Adjustment to Section 17.80.20 to reduce the required rear and front yard setbacks from 20 feet to 16 feet (a 20 percent reduction) at 15237 Birch Avenue (Lot 6 of the Jewelberry Meadows subdivision). The reduced setback will allow construction of a 38-foot-wide home on the lot.

You are encouraged to take part in the City's review of these proposed setback adjustments 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 the land use decision is appealed.

FILE NO.: 23-010 ADJ 15237 Birch Avenue Lot 6 Jewelberry Meadows Front and Rear Yard Setback Adjustment

PROPERTY LOCATION: East of Jewelberry Avenue, west of 377th/Dreamcatcher Avenue, north of Agnes Street (see attached vicinity map)

TAX MAP/LOTS: 24E11AC, Lot 6 of Jewelberry Meadows

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

ZONING DISTRICT DESIGNATION: Single-Family Residential (SFR)

APPLICANT/OWNER: Russ Bartels

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); 17.66 Adjustments and Variances; and 17.80 Additional Setbacks on Collector and Arterial Streets.

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 (**23-010 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. You can email planning@ci.sandy.or.us to receive a copy of the materials or a link to the Sandy Municipal Code, or you can visit City Hall between the hours of 9:00 A.M and 4:00 P.M., Monday through Friday.

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 within 12 days of issuance of the final order.

STAFF CONTACT: Kelly O'Neill Jr.
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