

Date of this notice: November 6, 2023

We are interested in your comments on two proposed variances.

We are mailing you information about this project because you own land within 300 feet of the property with two proposed variances. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. Comments received after the 14-day notice period will not be considered during review of this land use application.

Address: 41460 Metolius Avenue

Property Location: Hood View Heights Subdivision (Hwy 26 & SE Vista Loop Dr)

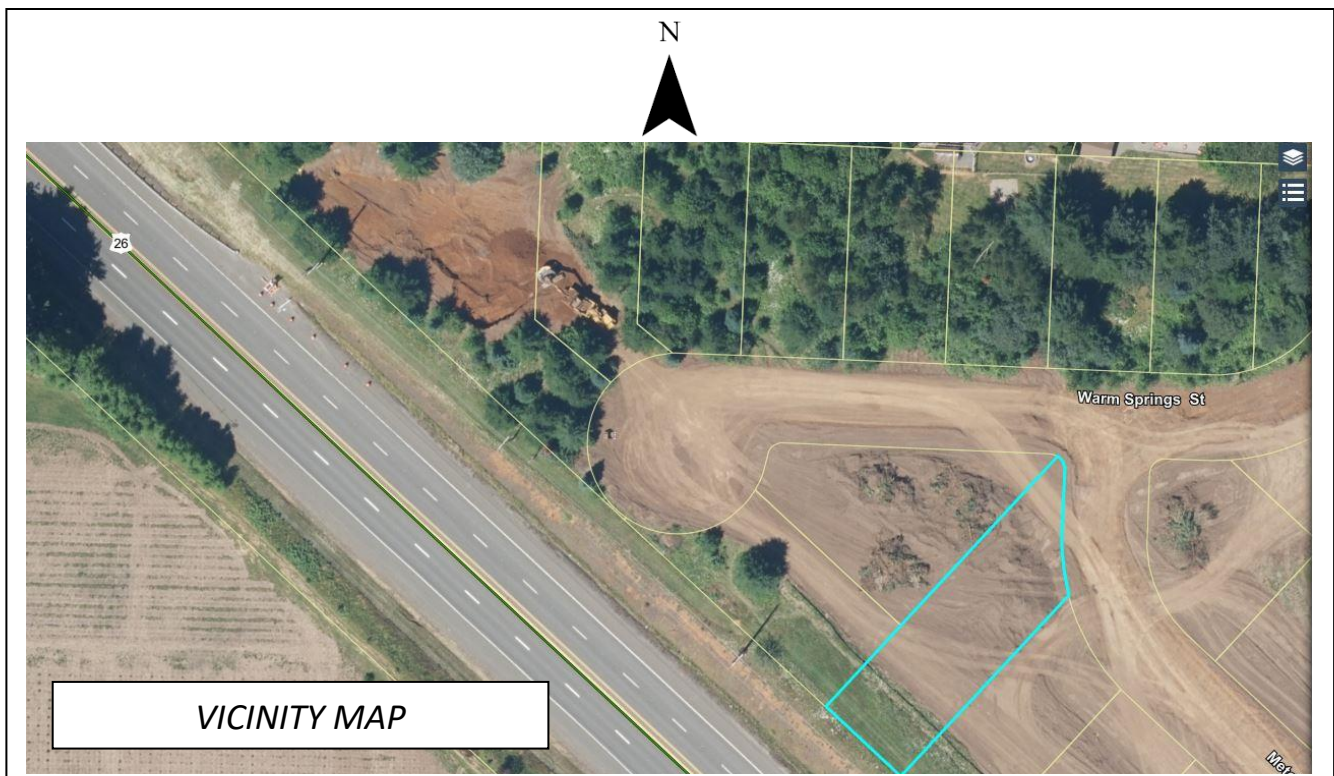
Map and Tax Lot Number: 25E19AB Tax Lot 1200

Applicant/Property Owner: Holt Holdings OR LLC

Property's Comprehensive Plan Designation: Low Density Residential

Property's Zoning Designation: Single Family Residential (SFR)

Application File Number: 23-044 VAR - Lot 11 - Hood View Heights Variance



The applicant, Holt Holdings OR LLC submitted an application requesting two Type II variances. Variance #1 is to Section 17.74.40(A)(7) would remove the required gate in the rear-yard fence on Lot 11 a though lot. Variance #2 is to Section 17.82.20 (A-C) which requires a home to orientate to a transit street which in this case is Hwy 26. The applicant is proposing to orientate the home to Warm Springs Street, a local street classification. Both variance requests are for Lot 11 of the Hood View Heights subdivision. The reduced setback and proposed building orientation will assist in construction and appropriate placement of a future dwelling.

It is important to note that this application is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 because it doesn't require any new sanitary sewer connections.

How to provide comments

You can submit written comments either by mail or email. Attached to this notice is a comment sheet you can write on and mail to City Hall. The mailing address is:

Sandy City Hall: Development Services Department
39250 Pioneer Boulevard
Sandy, Oregon 97055

Alternatively, you can email your comments to planning@ci.sandy.or.us.

What to comment on

Because of state and federal laws, the City of Sandy can only consider specific elements of the Sandy Municipal Code when deciding to either approve or deny this application. Therefore, the most helpful comments are those which reference the Code. The following Sandy Development Code chapters are being considered as part of the review of this application:

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 17.74.40(A)(7) required gate in the rear-yard fence; Chapter 17.82 - Special Setbacks on Transit Streets.

You can access the Sandy Municipal Code at [library.municode.com/or/sandy/codes/code of ordinances](http://library.municode.com/or/sandy/codes/code_of_ordinances).

How to get more information

You can review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 9:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of the application, a reasonable fee may be required to cover the cost of paper and staff time. For more information on the land use development process in general, please visit www.sandy-speaks.org/development-process.

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed in this notice. The Development Services Director or Senior Planner will review the application and make a decision on this proposal. The Director or Senior Planner 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.

Appeal Standing: Prior to the close of the record, if you do not raise a specific issue related to why the application should or should not be approved or fail to provide statements or evidence to allow staff to respond to the issue, you will not be able to appeal the decision based on that particular issue. A notice of the final decision will be mailed to those who submit comments. The notice of decision will also include information regarding your right to appeal the decision.

Staff Contact: Patrick Depa
Senior Planner
Phone: 503-783-2585
Email: pdepa@ci.sandy.or.us

Comment Sheet for file number 23-043 VAR

Your name: _____ Your phone number: _____

Your address: _____

Applicable code criteria: Sandy Development Code Chapters 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, Section 17.74.40(A)(7) would remove the required gate in the rear-yard fence; Chapter 17.82 Special Setbacks on Transit Streets.