

Date of this notice: May 7, 2024

We are interested in your comments on a proposed variance.

We are mailing you information about this variance because you own land within 300 feet of the property listed below. We invite you to send any written comments regarding the proposals 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(s): 17740 Bluff Road

Map and Tax Lot Number: 24E13CB Tax Lot 3105

Legal Description: Lot 5 of Halo Addition No. 1

Applicants/Property Owners: Linda and Thomas Malone

Property's Comprehensive Plan Designation: Low Density Residential

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

Application File Number: 24-027 VAR

The applicants, Linda and Thomas Malone submitted an application on May 1, 2024, requesting a variance to the placement of a new 144 square foot accessory shed. The variance is to Section 17.74.10(B)(1) which states, "No accessory structure shall be located in front of the primary building. If located to the side of the primary building on an interior lot, the structure shall not be placed closer to the front lot line than the farthest back front wall of the primary building." The applicant requests to place the new shed in front of the front wall of the primary building to align with the driveway. According to the applicant, the existing house is setback approximately 56 feet from the Bluff Road right-of-way and the house does not have a garage.

It is important to note that this application for a variance is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 or the subsequent resolutions because this variance would not allow for 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.

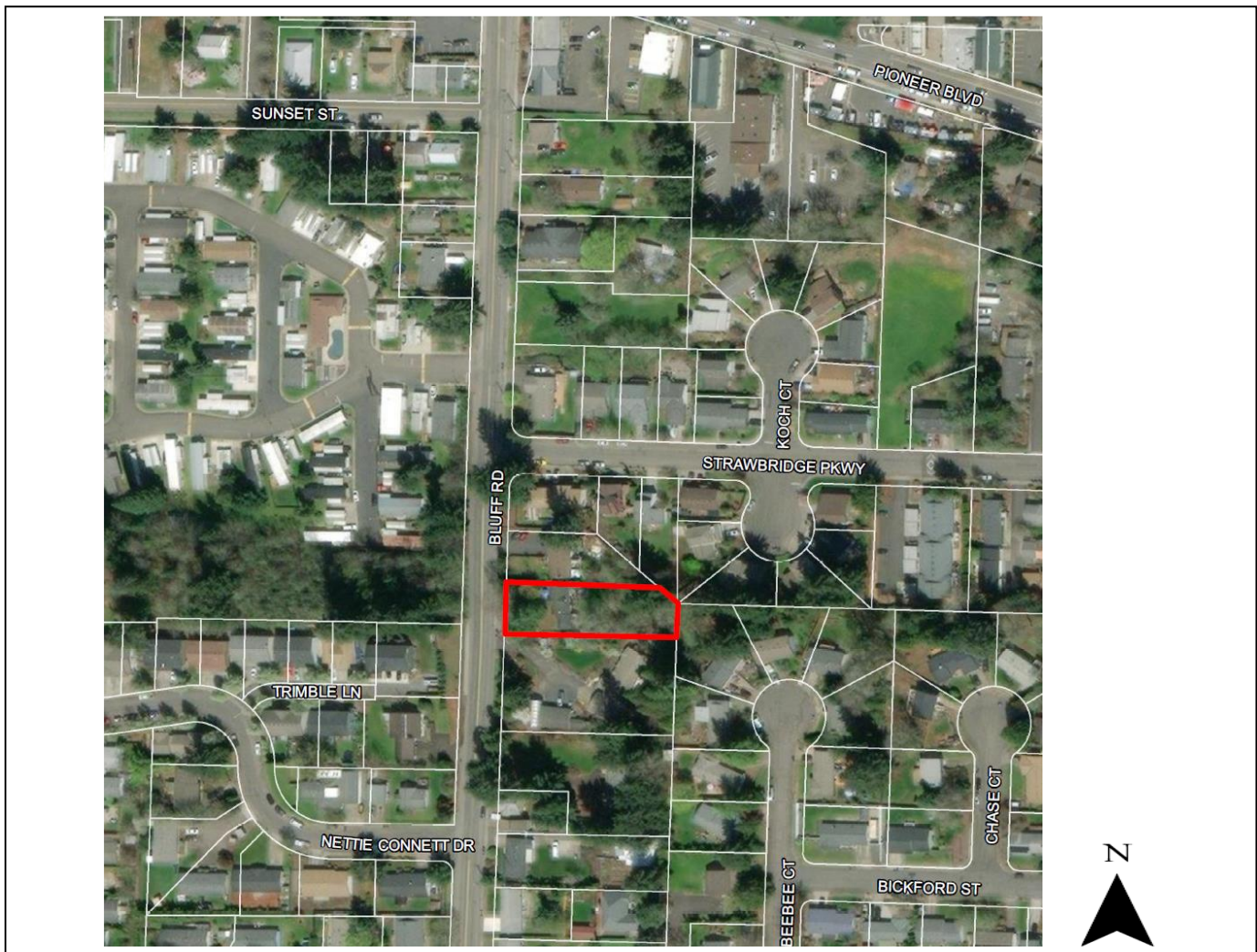
What to comment on

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:

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 17.74 Accessory Development.

You can access the Sandy Municipal Code at library.municode.com/or/sandy/codes/code_of_ordinances.

VICINITY MAP



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 any application materials, a reasonable fee may be required to cover the cost of paper and staff time.

Decision Process: In order to be approved, these proposals 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. 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 applicable 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: Kelly O’Neill Jr.
Development Services Director
Phone: 503-489-2163
Email: koneill@ci.sandy.or.us

Comment Sheet for file number 24-027 VAR:

Your name: _____ Your phone number: _____

Your address: _____

Applicable code criteria: 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 17.74 Accessory Development.