

William G. Leslie
37625 SE Kelso Rd.
Sandy, OR 97055
(503) 515-8854
williamleslie99@gmail.com

April 8, 2021

City of Sandy
Attn: Kelly O'Neill
Via Hand Delivery

Land Use Application - Type III Projective Narrative - Pole Barn at 37625 SE Kelso Rd., Sandy, OR 97055

Below is an expanded narrative to address the questions raised in the Shelley Denison's letter of March 16th.

- 1) Elevations of proposed accessory structure.
 - a) Attached are computer sketches showing roughly how the building will look. The design is still under development.
 - i) The peak runs north south.
 - ii) Two overhead doors on the north side, facing our house.
 - iii) One man door and one window on the north side, beneath a covered porch.
 - iv) Paved porch for the man door and window.
 - v) One overhead door on the east side of the building, along our driveway.
 - b) These are preliminary sketches. Actual plans will be submitted with the application for a building permit.
- 2) Narrative needs to address applicable code criteria
 - a) 17.74 Accessory Development.
 - i) Water will be collected and directed to the NW corner of the building. Then the water will be carried by a perforated pipe to the West, or possibly to the Northwest, for dispersal underground. There are no structures, pipes, drain field, etc, in either direction.
 - ii) The structure will be below 16 ft.
 - b) Adjustments and Variances
 - i) 17.66 A Type III special variance is allowed "To Provide relief from strict adherence to development standards where specific physical or functional conditions warrant a variance."
 - (1) Due to where our home was built, in the far NE corner of our lot, the auxiliary building simply cannot be built 'behind' the home. There is no room.

(2) No relevant conditions appear to mitigate against the granting of this variance.

(a) The proposed building is far from neighboring structures.

(b) The proposed building is far from visibility from the closest streets - Shalimar Dr. and Kelso Rd.

c) Design Standards

i) 17.90 What 4 Sandy Design Elements will be used? The building must have at least four design elements from a list in 17.90.150 (E)

(1) This building will meet these criteria. At least four Sandy Design elements will be used

(a) (1) A covered porch 5'X8'

(b) (6) Roof overhang of 16 inches

(c) (9) From the eaves up the building will be reddish brown, to mirror our home. Then there will be a white belly-band separating the walls from the area above the eaves. Below the white band the building will be gray, also to mirror our home.

(d) (16) Window grid on facade window

d) 17.98 Parking. Our existing parking is about 90% paved, 10% gravel. This will remain unchanged. We are not planning on having any parking around the building - we already have space for 8 or more cars on a paved (asphalt) area near our home.

3) Site Plan drawn to scale

a) See sketch 1 for a site plan showing lot lines and setbacks.

b) I have intentionally not indicated a setback. It has been suggested that either the narrow south part of our property on Kelso Rd. or the west side of our property could be the "front." We have intentionally not delineated setbacks pending a final resolution of this issue, but all four sides of the proposed building will be not less than 15ft from the nearest property line.

Sincerely,



William Leslie