

Narrative

Newberry Duplex
Creekside Loop, Sandy, OR 97055
Land Use Decision No. 18-042 DR

The subject site geometry presents a challenge to design a building that is 2 dwelling units, has a front façade that focuses on the “non-garage front” features, meets the required front, side and rear setbacks and has desirable livability characteristics. The previous proposal indicated 15’-2” and 17’-0” setbacks at the garage fronts for Units A and B respectively. The plan has subsequently been modified to increase this setback dimension as much as possible while keeping garages part of the units.

One purpose of the required 20’ setback is so the remaining front façade can be the prominent feature of the structure. The second purpose is to provide enough room for a vehicle to park in front of the garage without blocking the sidewalk (although this space is not an “official” required off-street parking location). A typical passenger car parking space is 9’x18’ according to the City of Sandy zoning code. Due to the difficult site geometry, it seems practical to reduce the required front setback so that there is at least 18’ between the garage front and the sidewalk.

After modifying the building design, Unit A has a proposed front setback of 18’-2” from the garage to the property line and 19’-6 ¾” from the garage to the sidewalk. Unit B is located on a curve and does not have a uniform setback from one side of the garage to the other. The minimum proposed setback from the garage to the property line is 17’-4” on one side of the garage and 18’-6 ¾” on the other. The proposed setback to the sidewalk for Unit B exceeds 20’ across the entire garage front.