

TYPE II ADJUSTMENT NARRATIVE

City of Sandy
39250 Pioneer Blvd
Sandy, OR 97055

1/10/22

Narrative Request: Type II Adjustment to Section 17.34.30€ and Section 17.54.80

Jewelberry Meadows is SFR Zoning District with 20' front and rear setback requirements

The Type II Adjustment procedure allows the Director to grant or deny any adjustment requests that involves only the expansion or reduction of a quantifiable provision of the Sandy Development Code by not more than 20%.

RMH Bartels Construction is requesting reduce the required Rear yard setback from 20' to 16' a 20% reduction at Lot 20 of Jewelberry Meadows Subdivision. The reduced setback will allow construction of a 39' wide home on the lot.

The reduction to the setback will not substantially reduce the amount of privacy enjoyed by the residents because all the other lots are 7.5' apart or much closer in proximity.

The reduction of the setback will not affect existing systems such as traffic, drainage, public or private utilities or parks. There are no trees on the site to impact.

The submitted site plan details the subject property at approx. 71.4' wide at the narrowest point with a 39' house and 16' Rear yard setback. The lot lines are not perpendicular so the setback will vary along the length of the house. We are requesting that at no point the setback is less than 16' in the Rear.

Sincerely,



Russ Bartels

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