



General Land Use Application

1 page

Name of Project:	Residential Addition Setback Adjustment
Location or Address:	39705 Davis St, Sandy, OR 97055

Map & Tax Lot #	T: 2S	R: 4E	Section: 13DA	Tax Lot (s): 407
-----------------	-------	-------	---------------	------------------

Request:	Request for a minor side yard setback adjustment for a proposed residential addition. The required side setback is 5 feet. The proposed addition is approximately 4 feet 9 inches from the side property line, requiring a 3-inch / 5% adjustment.

- I am the (check one) ☒ owner ☐ lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.
- With submission of this application, I authorize representatives of the City of Sandy to access the property for the purpose of site investigation associated with this application.

Applicant (if different than owner)	Owner
Same as owner	
Address	A
City/State/Zip	C
Email	E
Phone	P
Signature <i>Jenni Furriff</i>	Signature <i>Jenni Furriff</i>
Date of Signature July 08, 2026	Date of Signature July 08, 2026

Staff Use Only

File #: 26-035 ADJ	Date: 7/9/26	Fee\$: 589.16	Planner: P Depa
Type of review:	Type I ☐	Type II ☒	Type III ☐ Type IV ☐
Has applicant attended a pre-app?	Yes ☐ No ☐	If yes, date of pre-app meeting: N/A	

Development Services Department, 39250 Pioneer Blvd, Sandy, OR 97055, 503.489.2160

Email: planning@ci.sandy.or.us

Explanation of Intent

Property Address:

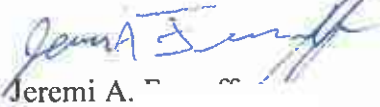
Applicant: Jeremi

I am requesting an adjustment for a proposed residential addition to my existing home at 39705 Davis St in Sandy, Oregon.

The proposed development is an addition attached to the existing house. Based on the site plan/survey, the addition appears to be approximately 4 feet 9 inches from the side property line. The required setback is 5 feet, so I am requesting approval for a minor 3-inch reduction. This equals a 5% adjustment from the required setback.

The reason for this request is to allow the proposed addition to fit with the existing house and property layout. The adjustment is very small and is the minimum needed for the proposed project. The addition will remain completely on my property and will not interfere with neighboring properties, access, drainage, light, air, privacy, or public safety.

I am submitting this adjustment request so the proposed addition can be reviewed and approved by the City of Sandy before moving forward with the building permit process.



Jeremi A. Smith

Stewart Title 01049-11853 RF

its to:

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Gorilla Capital CL 1, LLC, Grantor, conveys and warrants to Jeremi A. Freau, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Clackamas County, State of Oregon, to wit:

Lot 3, Block 1, FRANKLIN HEIGHTS, in the City of Sandy, County of Clackamas and State of Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$136,900.00. (Here, comply with the requirements of ORS 93.030.)

Clackamas County Official Records
Sherry Hall, County Clerk

2014-000610

01/07/2014 02:51:31 PM

D-D Cnt=1 Stn=7 CONNIE
\$10.00 \$16.00 \$10.00 \$22.00

\$58.00

Dated this 25 day of November 2013

Gorilla Capital CL 1, LLC



By: Tanja Baker as Vice Pres. of Operations
for Gorilla Capital Inc. as Managing Member
of Gorilla Capital Fund, LLC as Managing
Member of Gorilla Capital CL 1, LLC.

State of Oregon

ss.

County of ~~Gleekamas~~ Lane

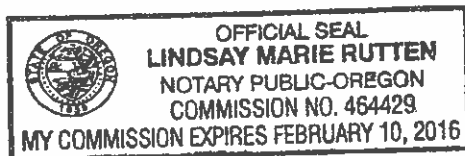
The foregoing instrument was acknowledged before me this 25 day of November
2013 by Tanja Baker as Vice Pres. of Operations for Gorilla Capital, Inc. as Managing Member of
Gorilla Capital Fund, LLC as Managing Member of Gorilla Capital CL 1, LLC..

Before me:



Notary Public for Oregon

My commission expires: Feb 10, 2016



Legal Description

Property Address: 1

Applicant/Owner: J

The property affected by this application is legally described as:

Lot 3, Block 1, Franklin Heights, in the City of Sandy, County of Clackamas and state of Oregon.

This legal description is taken from the Statutory Warranty Deed recorded in the Clackamas County Official Records as 2014-000610.

Jeremi A. Smith

39705

Sandy,

July 08, 2026

City of Sandy Planning Department
39250 Pioneer Boulevard
Sandy, OR 97055

Re: Adjustment Request Narrative- 39705 Davis St

To City of Sandy Planning Staff,

I am requesting approval of a minor adjustment to the side yard setback requirement for a proposed residential addition at my property located at 39705 Davis Street, Sandy, Oregon.

The required side yard setback is 5 feet. Based on the site plan/survey, the proposed addition appears to be approximately 4 feet 9 inches from the side property line. This is 3 inches less than the required setback, which equals a 5% adjustment from the 5-foot requirement.

The purpose of this request is to allow the proposed addition to be constructed in line with the existing home and layout of the property. The adjustment is very small and is only needed because the proposed addition is slightly within the required setback area.

The proposed addition will remain entirely on my property and will be attached to the existing house. The adjustment should not negatively affect neighboring properties, access, drainage, light, air, privacy, or public safety. The proposed addition will not create a hazard or prevent use of the surrounding properties.

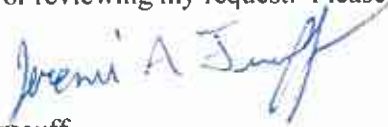
I believe this request is consistent with the intent of the City's setback requirements because the adjustment is minor, limited to approximately 3 inches, and still maintains separation between the structure and the property line. The request is the minimum adjustment needed for the proposed development.

I respectfully request approval of the 5% side yard setback adjustment, reducing the required setback from 5 feet to approximately 4 feet 9 inches for the proposed residential addition.

Thank you for reviewing my request. Please let me know if any additional information is needed.

Sincerely,

Jeremi A. Freauff

A handwritten signature in blue ink, appearing to read "Jeremi A. Freauff", is written over the printed name.

Google Maps Vicinity Map 39705 Davis St Sandy, OR 97055



* Subject property

Applicant/owner: J

Subject property: 3

purpose: This map shows the property location in relation to nearby ^{local} streets and surrounding neighborhood features.

Google Maps

39705 Davis St



Map data ©2026 Google 200 ft



39705 Davis St

Building



Directions



Save



Nearby



Send to
phone



Share

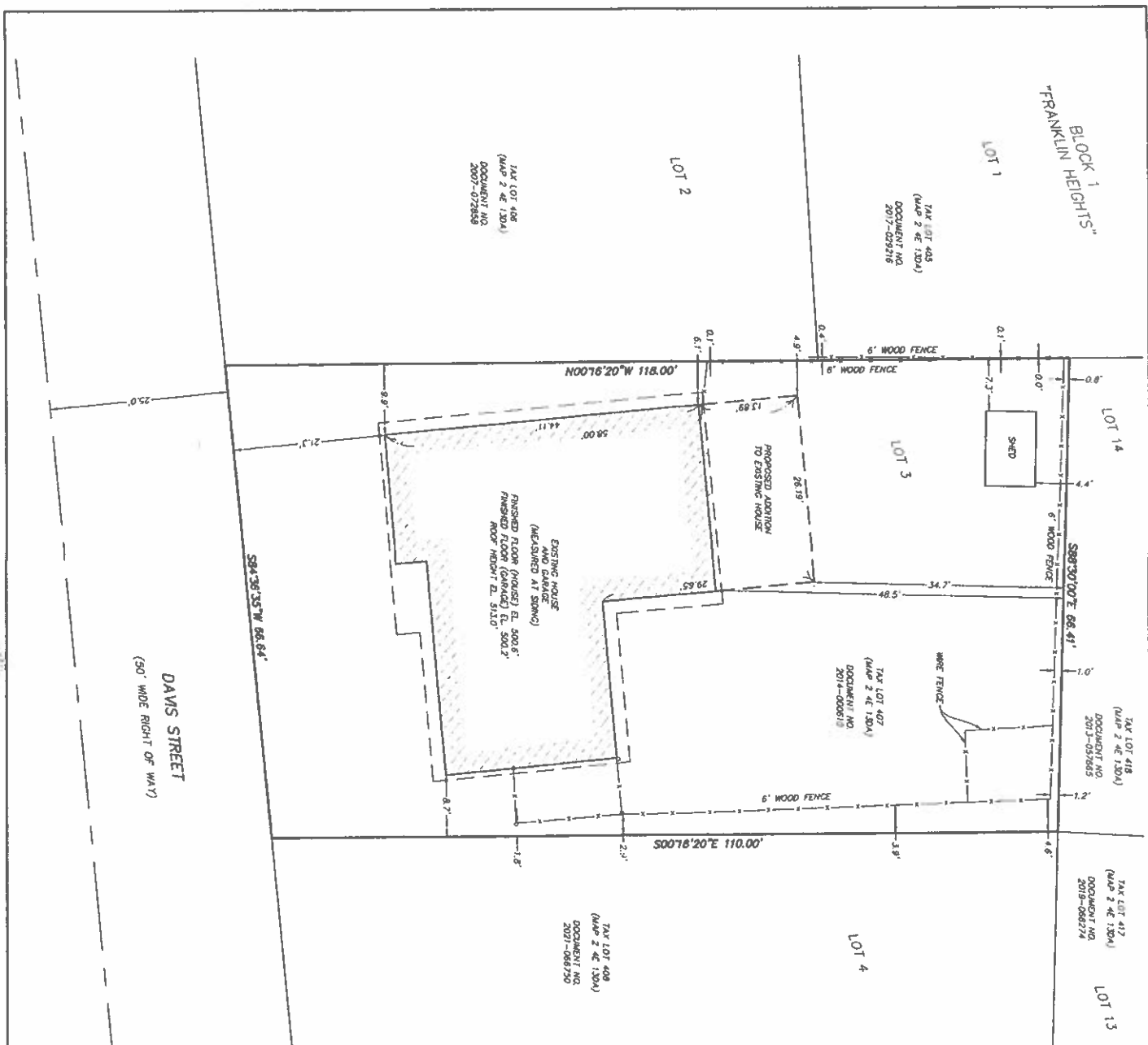


39705 Davis St, Sandy, OR 97055

Photos



BLOCK 1 "FRANKLIN HEIGHTS"



SCALE MAP LOT 3, BLOCK 1, "FRANKLIN HEIGHTS" LOCATED IN THE N.E. 1/4 SECTION 13, T.2S., R.4E., W.M. CITY OF SANDY, CLATSOP COUNTY, OREGON JULY 2, 2026 SCALE 1"=10'

SURVEY PERFORMED FOR:
MELANIE FREALUFT

SURVEY NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 17434, CLATSOP COUNTY SURVEY RECORDS. NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, EJECTMENT, ACQUISITION, ETC. NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP. THE DATA FOR THIS SURVEY IS BASED UPON AN ASSUMED ELEVATION OF 500.00' NO BENCHMARK WAS LOCATED OR USED FOR THE PERFORMANCE OF THIS SURVEY. THE BOUNDARIES AS SHOWN ON THIS MAP ARE APPROXIMATE ONLY. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY. THIS MAP WAS PREPARED USING EXISTING SURVEY AND DEED DATA OF RECORD. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO PROPERTY CORNERS WERE SET. A MONUMENT SPACING OF THE AREA WAS CONDUCTED AND PRODUCED A BEARING OF SURVEY EVIDENCE TO SUPPORT THE EXISTING SURVEY AND DEED DATA OF RECORD. EXCEPT A BOUNDARY SURVEY IS HIGHLY RECOMMENDED FOR A MORE ACCURATE RESOLUTION.

LEGEND:

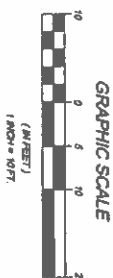
— x — x — FENCE AS NOTED
o GATE POST

SIGNED ON: 7-7-2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR

NOVEMBER 2007
JAMES BURTON BROWN
60379

REVISED: DECEMBER 31, 2027



CENTERLINE CONCEPTS

LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120

OREGON CITY, OREGON 97045

PHONE 503.650.0189 FAX 503.650.0189

PLOTTED BY: PROJECTS/PRELAP-DAVIS, ST. 39703 (DWG) SCALE-CAD 1/8"