



NOTICE OF MINOR DEVELOPMENT APPLICATION

May 1, 2009

File No. LU 09-0013

Applicant: Dave Rodman
Brooklyn Hall Development
PO Box 23863
Portland, OR 97281

Location of Property: 4852 Lower Drive (Tax Lot 00700 of Tax Map 21E18AA)

Description of Proposed Development: The applicant is requesting approval of two Class 1 variances to reduce the side yard setbacks (required to be at least the height of the structure for a duplex that abuts a single family residence) from 22 feet 6 inches to 20 feet 6 inches.

Applicable Approval Criteria: Please see attached list.

Description of Process: A decision on the application will be made by staff. Any person may submit comments or testimony regarding the application. In order to be considered and become part of the record, such comments or testimony must be submitted in writing and must be received by noon on **May 15, 2009**, at the following address:

Lake Oswego Community Development Department
Lake Oswego City Hall
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034

How to Obtain Further Information: The applicable approval criteria and all evidence relied on by the applicants are available for review at the above addresses, and copies may be obtained at cost. The City staff person assigned to this application is **Leslie Hamilton, Associate Planner**, phone (503) 675-3731.

Note: Issues which may provide the basis of an appeal to the State of Oregon Land Use Board of Appeals (LUBA) must be raised in any written comments accompanied by statements or evidence sufficient to enable the City and other parties to respond to the issue.

The following is a list of applicable criteria affecting the proposed development [LU 09-0013]:

APPLICABLE REGULATIONS

A. City of Lake Oswego Community Development Code [LOC Chapter 50]:

LOC 50.06.005 - 50.06.065	R-5 Zone Description
LOC 50.21.005	Vision Clearance
LOC 50.40.005 - 50.40.030	Drainage Standard for Minor Development
LOC 50.55.005 - 50.55.020	Off-Street Parking Standards
LOC 50.58.005 - 50.58.035	On-Site Circulation - Driveways
LOC 50.64.005 - 50.64.035	Utilities
LOC 50.68.005 - 50.68.017	Variances
LOC 50.77.007	Burden of Proof
LOC 50.79.025	Review Criteria for Minor Developments
LOC 50.79.040	Conditions of Approval
LOC 50.81.005 - 50.81.020	Review of Minor Development Applications
LOC 50.84.005	Appeal of Minor Development Decision
LOC 50.87.005 - 50.87.025	Compliance with Approved Permit

B. City of Lake Oswego Tree Chapter [LOC Chapter 55]:

LOC 55.08.020 - 55.08.030	Tree Protection
---------------------------	-----------------

C. City of Lake Oswego Solar Access Chapter [LOC Chapter 57]:

LOC 57.06.065	Maximum Shade Point Height Standard
---------------	-------------------------------------

