



## NOTICE OF MINOR DEVELOPMENT DECISION

Date of Decision: June 30, 2006

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**File No.:** LU 05-0057

**Applicant:** Crino Custom Homes, LLC, 3 Monroe Parkway #P, Lake Oswego, OR 97035

**Location of Property:** 17951 Meadowlark Lane, Tax Lot 2800 of Tax Map 2 1E 16CB

**Description of Proposal:** The applicant is requesting approval of the following in order to construct a new single-family dwelling on the site:

- Delineation of a Resource Conservation (RC) district (tree grove) on the site [LOC 50.16.035(1)(a)];
- Determination of an RC Protection Area – the applicant is required to reserve a minimum of 50% of the delineated RC district as a “protection area.” The applicant proposes to designate 65.5% of the RC district as the “protection area” [LOC 50.16.055];
- A modification to the front yard setback pursuant to LOC 50.16.040 to reduce it from 25 feet to a minimum of 15.2 feet, measured to a front deck. The remainder of the dwelling would comply with the 25-foot front yard setback;
- An exception to the front setback plane standard [LOC 50.08.045(1)(a)] through the Residential Infill Design Review process [LOC Article 50.72] to allow more than two roof forms to penetrate the front setback plane for more than 50% of the total structure width at 20 feet in height. The front setback plane starts at the front yard setback line and extends up to 20 feet in height, then slopes back toward the rear of the lot at a 6:12 pitch up to the maximum allowed height;
- Removal of 26 trees in order to accommodate the new dwelling and driveway.

**Description of Decision:** Staff has **approved** this application subject to the conditions set forth in the staff report. This decision will become final unless appealed as described below. For more information, please contact the staff coordinator, Jessica Sarver, Associate Planner at 635-0290.

*(OVER)*

**How to Obtain Further Information:** The decision is available for review, and a copy may be obtained at cost, at the following address:

Lake Oswego Community Development Department  
Lake Oswego City Hall  
P.O. Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034  
Phone: (503) 635-0290

**Right to Appeal:** This decision may be appealed by filing a written Request for a Hearing along with the appeal fee within fifteen calendar days of the above noted date of Decision. A Request for Hearing shall:

1. List the File Number and Date of Decision.
2. Request that a hearing be held on the application.
3. Include name, address and signature of the appellant.
4. Be accompanied by payment of any filing fee.

Failure to comply with these requirements can result in rejection of the Appeal.

The Request for a Hearing must be filed by **5:00 p.m. on July 17, 2006**, with:

Robyn Christie, City Recorder  
Lake Oswego City Hall  
P.O. Box 369  
380 "A" Avenue  
Lake Oswego, OR 97034  
Phone: (503) 675-3984

**Decision Making Process:** If appealed, this application will be heard at a noticed public hearing held by the Development Review Commission (DRC). Any person may appear and testify. The DRC will render a final decision, which may be appealed to the City Council. If not appealed, this decision will become final and binding.

The cost to file an appeal is \$ **466.00**.