



NOTICE OF MINOR DEVELOPMENT APPLICATION

January 23, 2008

File No.: LU 07-0079

Applicant: Maurice Unis, 3003 SE Milwaukie Ave, Portland, OR 97202

Location of Property: 17281 Kelok Road, Tax Lot 8700 of Tax Map 2 1E 17BA

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

- Class 2 variance to reduce the 30-foot rear yard setback to eight feet;
- Class 2 variance to reduce the 25-foot special lake setback to eight feet;
- Class 1 variance to increase the allowable lot coverage from 35% to 39.7%;
- Class 1 variance to reduce the 10-foot side yard setback on the north side to eight feet;
- Class 1 variance to reduce the 5-foot side yard setback on the south side to four feet; and,
- The removal of one tree in order to construct the dwelling.

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 **5:00 p.m. on February 6, 2008**, 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 applicant are available for review at the above address, and copies may be obtained at cost. The City staff person assigned to this application is **Jessica Sarver, Associate Planner**, phone 503-635-0290.

(OVER)

APPLICABLE APPROVAL CRITERIA

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

| | |
|---------------------------|--|
| LOC 50.08.005 - 50.08.055 | R-7.5 Zone Description |
| LOC 50.22.030 | Oswego Lake Special Setback |
| LOC 50.40.005 - 50.40.030 | Drainage Standard for Minor Development |
| LOC 50.44.005 - 50.44.035 | Flood Plain |
| LOC 50.55.005 - 50.55.025 | Parking Standards |
| LOC 50.58.005 - 50.58.035 | On-site Circulation – Driveways and Fire Access Roads |
| LOC 50.64.005 - 50.64.035 | Utilities |
| LOC 50.68.005 - 50.68.017 | Variances |
| LOC 50.77.005 | Application for Development |
| 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, Modifications |

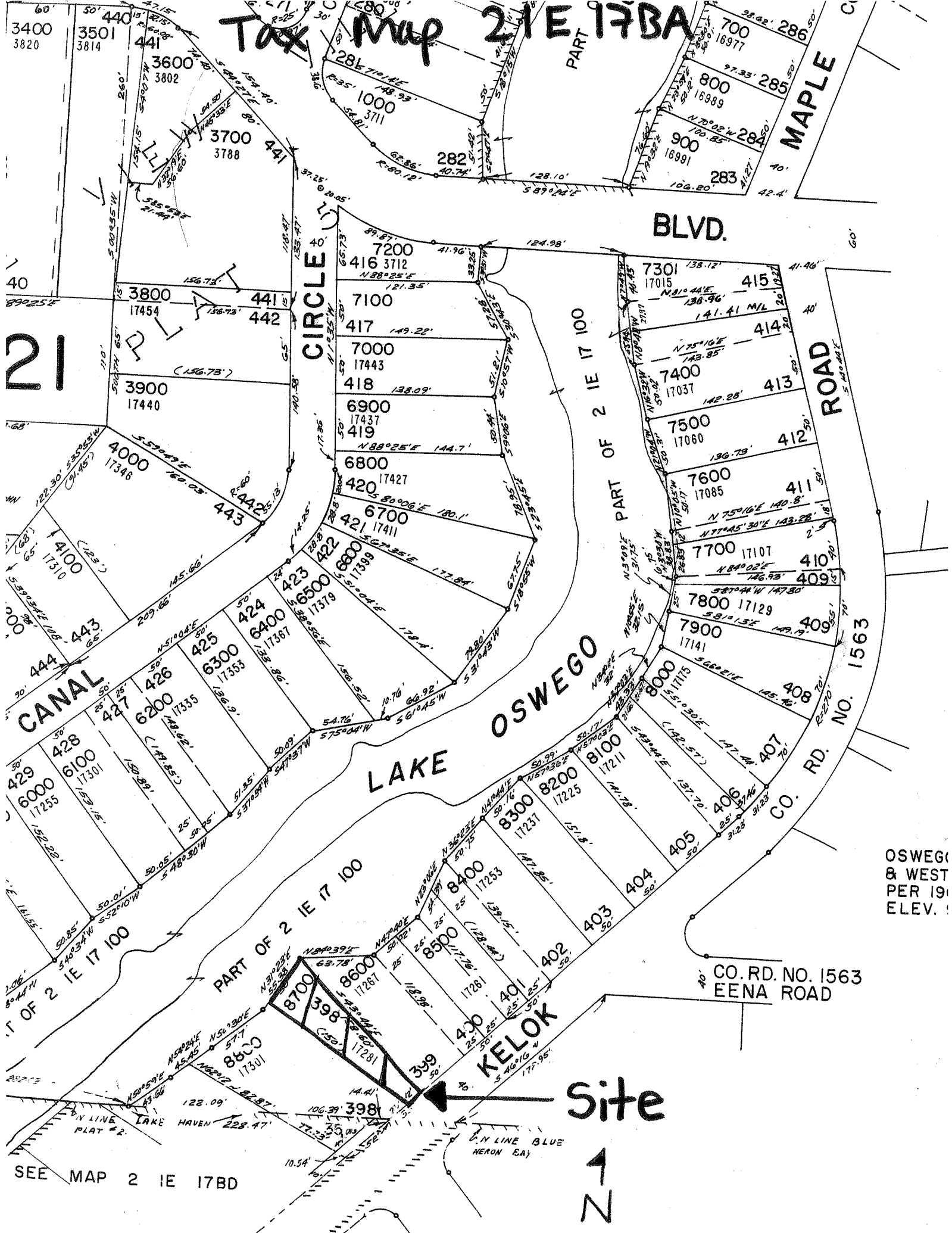
B. City of Lake Oswego Tree Chapter (LOC Chapter 55):

| | |
|---------------|---|
| LOC 55.02.035 | Tree Removal in Conjunction with Minor Dev. Permit |
| LOC 55.02.080 | Criteria for Issuance of Type II Tree Permits |
| LOC 55.02.084 | Mitigation Required |
| LOC 55.08.020 | Tree Protection Plan Required |
| LOC 55.08.030 | Tree Protection Measures Required |

C. City of Lake Oswego Solar Access Chapter (LOC Chapter 57):

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

Tax Map 21 E 17 BA



21

PART OF 21 E 17 100

LAKE OSWEGO

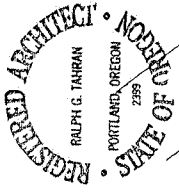
Site



OSWEGO & WEST PER 1911 ELEV. 100

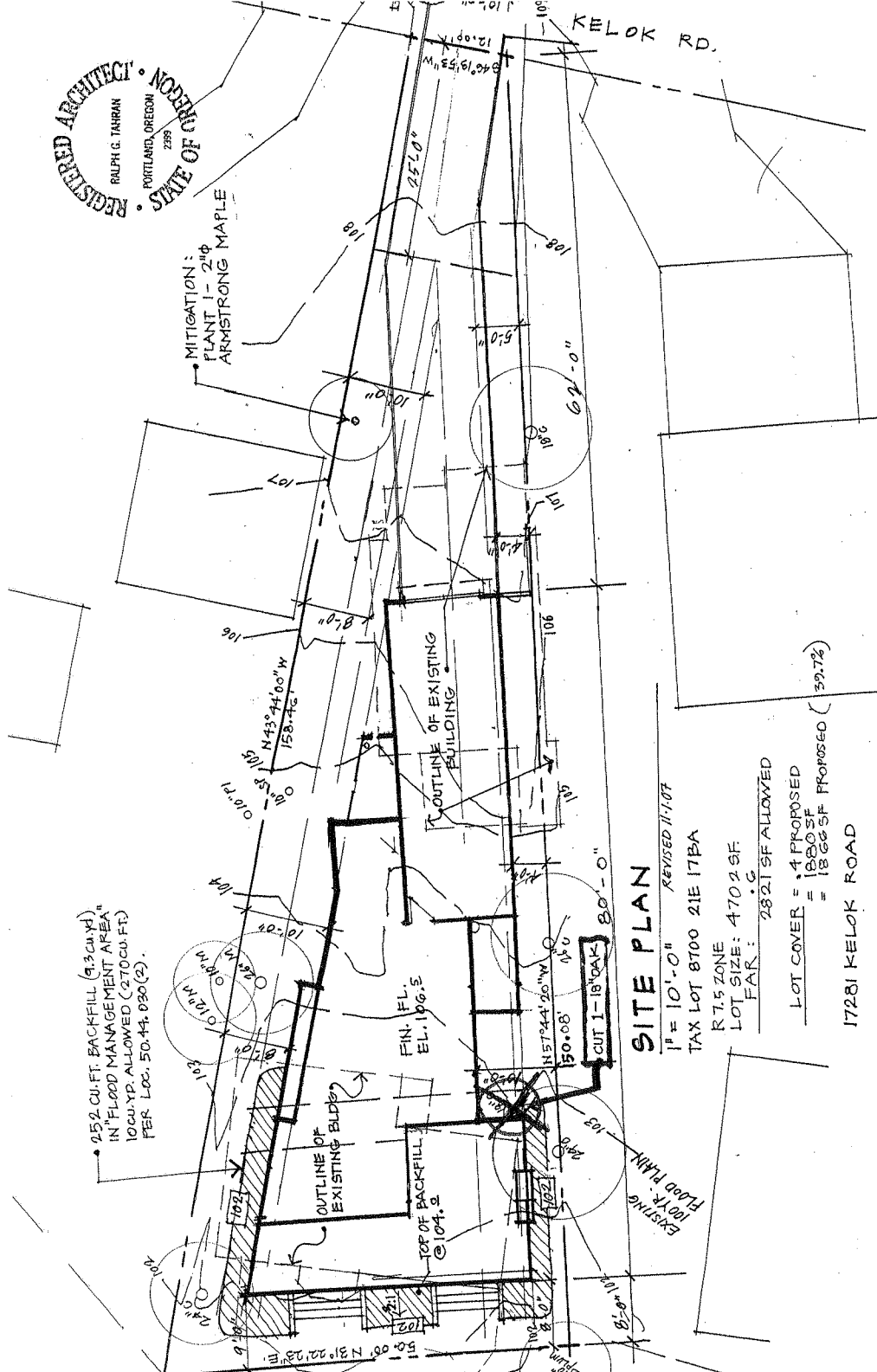
SEE MAP 21 E 17 BD

CO. RD. NO. 1563
EENA ROAD



MITIGATION:
PLANT 1 - 2"Ø
ARMSTRONG MAPLE

252 CU. FT. BACKFILL (9.3 CU. YD.)
IN "FLOOD MANAGEMENT AREA"
100 CU. YD. ALLOWED (2700 CU. FT.)
PER LOC. 50.44.030 (2).



SITE PLAN

1" = 10'-0" Revised 11-1-07
TAX LOT 8700 21E 17BA
R 7.5 ZONE
LOT SIZE: 4702 SF
FAR: 2821 SF ALLOWED

LOT COVER = 4 PROPOSED
= 1880 SF
= 1880 SF PROPOSED (39.7%)

17281 KELOK ROAD

RECEIVED
NOV 09 2007
CITY OF LAKE OSWEGO
Community Development Dept.