



## NOTICE OF MINOR DEVELOPMENT DECISION

Date of Decision: March 21, 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 Proposal:** 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.

**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 (503) 635-0290.

**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 April 7, 2008**, 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 \$ 494.00.