

# REVISED HEARING TIME

## NOTICE OF PUBLIC HEARING

### DEVELOPMENT REVIEW COMMISSION

Date of Notice: March 8, 2012

On **Monday, March 19, 2012, at 6:00 p.m.**, the City of Lake Oswego Development Review Commission will hold a public hearing in the Council Chambers at City Hall, 380 "A" Avenue, Lake Oswego, Oregon to consider the following development application.

**File No.:** LU 12-0005

**Applicant:** John Benjamin Chessar

**Location of Property:** 1125 Maple Street [Tax Lot 3800 of Tax Map 21E10 CA]

**Nature of Application and Use or Uses which could be Authorized:** The applicant is requesting approval of a Development Review Permit in order to remodel and construct an addition to an existing single family dwelling, designated as an historic landmark. The project requires a major alteration to an historic landmark.

**Applicable Approval Criteria:** Please see attached list.

**Conduct of the Hearing:** The Chair will open the public hearing and describe the hearing procedure, and staff will present its report. The Chair will then open the hearing for public testimony. Testimony begins with the applicant, followed by persons in favor of the application, persons opposed to the application, persons who are neutral on the application, and concludes with rebuttal by the applicant. Before closing the hearing, the Chair will ask whether any person who testified desires a continuance to submit new evidence or testimony. If no continuance is requested, the Chair will ask whether any party desires the record to be left open for at least seven days for submittal of additional evidence. Unless a continuance is granted or the record is left open, the Chair will close public testimony and return the matter to the table for deliberation and decision.

**How To Testify:** All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will be given 5 minutes for rebuttal. The Development Review Commission may modify these time limits, however, depending on the

circumstances. In order to be considered and become part of the record, written comments or testimony must be submitted to the Development Review Commission at the hearing or must be received by 5:00 p.m. on the date of the hearing at the following address:

Planning & Building Services Dept.  
City of Lake Oswego  
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. The City Staff Report will be available ten days prior to the date of the hearing at the above address. Copies of all of these documents may be obtained at cost. The City staff person assigned to this application is **Debra Andreades, Senior Planner**, phone: 503-635-0290, and email: [dandreades@ci.oswego.or.us](mailto:dandreades@ci.oswego.or.us)

**NOTE: Failure to raise an issue in a hearing, in person or by letter, accompanied by statements or evidence sufficient to afford the Development Review Commission an opportunity to respond to the issue precludes appeal to the City Council and the Oregon Land Use Board of Appeals (LUBA) based on that issue.**



VICINITY MAP

## APPLICABLE REGULATIONS

(The Lake Oswego Community Development Code and other code sections may be reviewed online at: <http://www.codepublishing.com/or/lakeoswego/>, or is also available at the City Library and Lake Oswego Planning & Building Services Department.)

A. City of Lake Oswego Community Development Code (Chapter LOC 50):

LOC 50.08.005 - 50.08.055	R- 7.5 Low Density Zone Description
LOC 50.40.005 - 50.40.030	Drainage Standard for Minor Development
LOC 50.43.005 - 50.43.035	Hillside Protection
LOC 50.55.005 - 50.55.020	Parking
LOC 50.58.005 - 50.58.035	On-Site Circulation - Driveways and Fire Access Roads
LOC 50.64.005 - 50.64.035	Utilities
LOC 50.77.007	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	Tree Protection Plan Required
LOC 55.08.030	Tree Protection Measures Required

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

LOC 57.06.050 - 57.06.092	Solar Balance Point
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D. City of Lake Oswego Historic Preservation [LOC Chapter 58]:

LOC 58.02.005 - 58.02.165	Historic Preservation
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This map was prepared for assessment purpose only.

NE 1/4 SW 1/4 SEC. 10 T.2S. R.1E. W.M.  
CLACKAMAS COUNTY

D.L.C.  
ALBERT DURHAM NO. 44  
F. A. COLLARD NO. 45

2 IE IOCA  
LAKE OSWEGO

1" = 100'

150

150

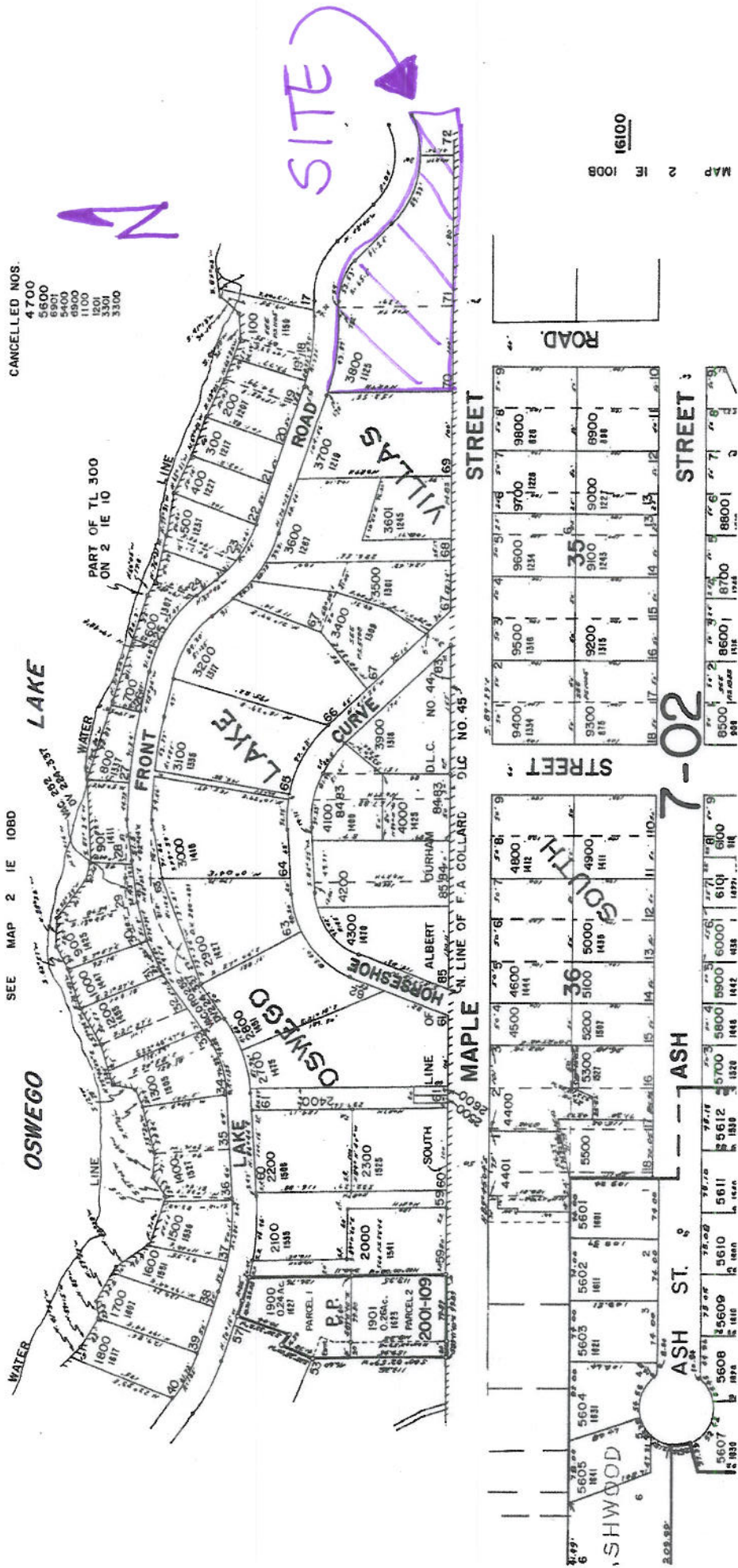
NOTE:  
BORING REFERRED  
BY THE PLANNING  
DEPARTMENT, 1974

SEE MAP 2 IE IOB0

CANCELLED NOS.

- 4700
- 5600
- 6901
- 5400
- 6900
- 1100
- 3300
- 3300

15800



16100

MAP 2 IE IOB8

7-02

REMODEL / ADDITION FOR  
**CHESSAR**  
**RESIDENCE**  
 115 MAPLE ST.  
 LAKE OSWEGO, OR

CONTRACTOR:  
 STONERIDGE CUSTOM  
 DEVELOPMENT, LLC  
 480 17th ST  
 LAKE OSWEGO, OR 97034  
 (503) 281-5370  
 (503) 281-5334 (FAX)  
 C251 150179

SUBSET:  
 SHERMAN AND ASSOCIATES  
 14021 BOONVILLE ROAD  
 LAKE OSWEGO, OREGON 97035  
 (503) 636-1334

STRUCTURAL ENGINEER:  
 SHERMAN ENGINEERING, INC.  
 14021 BOONVILLE ROAD  
 LAKE OSWEGO, OREGON 97035  
 (503) 730-8816  
 (503) 726-4745 (FAX)

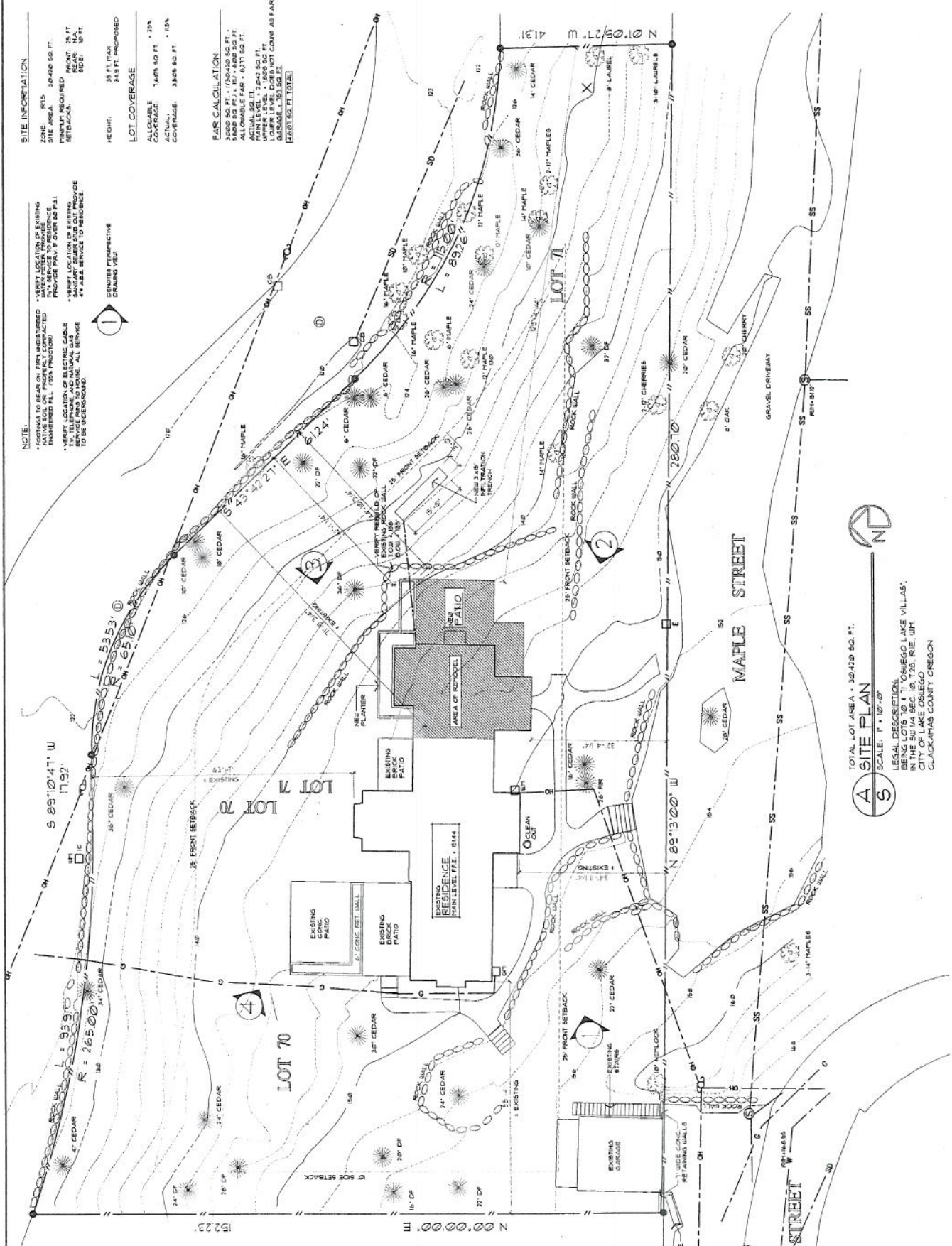
REVISIONS  
 DATE 07/16/17  
 DRAWN B.T.H.  
 CHECKED  
 SITE PLAN



**SITE INFORMATION**  
 ZONE: R15  
 SITE AREA: 50,420 SQ. FT.  
 PERMIT REQUIRED: YES  
 SETBACKS: FRONT: 15 FT.  
 REAR: N/A  
 SIDE: 10 FT.  
 HEIGHT: 35 FT. MAX  
 34.5 FT. PROPOSED  
**LOT COVERAGE**  
 MAXIMUM COVERAGE: 14.0% SQ. FT. • 70%  
 ACTUAL COVERAGE: 33.0% SQ. FT. • 15%

**FAS CALCULATION**  
 ALLOWABLE FAR: 0.211 SQ. FT.  
 ALLOWABLE FAR: 8,971 SQ. FT.  
 MAIN LEVEL: 12,242 SQ. FT.  
 UPPER LEVEL: 1,600 SQ. FT.  
 LOWER LEVEL: 1,600 SQ. FT.  
 GARAGE: 1,333 SQ. FT.  
**TOTAL: 52,717 SQ. FT.**

**NOTE:**  
 FOOTINGS TO BEAR ON PERMITS-DISTURBED  
 SOILS. PROVIDE PERMITS FROM  
 ENGINEER PER 105A PROVISION.  
 VERIFY LOCATION OF EXISTING  
 UTILITY SERVICE TO RESIDENCE.  
 PROVIDE PLAN TO PERMITS  
 DIVISION.  
 VERIFY LOCATION OF ELECTRIC CABLE  
 AND TELEPHONE AND NATURAL GAS  
 SERVICE. PROVIDE PLAN TO  
 PERMITS DIVISION.  
 ALL SERVICE  
 4" X 4" AISI SERVICE TO RESIDENCE  
 TO BE UNDERGROUND.  
 ① DENOTES PERSPECTIVE  
 DRAWING VIEW



TOTAL LOT AREA: 50,420 SQ. FT.  
**A SITE PLAN**  
 SCALE: 1" = 10'-0"  
 LEGAL DESCRIPTION:  
 BEING LOTS 70 & 71, OSWEGO LAKE VILLAS,  
 IN THE SW 1/4 SEC. 12, T2S, R1E, UT1  
 CITY OF LAKE OSWEGO  
 CLATSOP COUNTY, OREGON



REMODEL / ADDITION FOR  
**CHESSAR**  
 RESIDENCE  
 125 MAPLE ST.  
 LAKE OSWEGO, OR

CONTRACTOR:  
 STONERIDGE CUSTOM  
 DEVELOPMENT, LLC  
 10000 N. 57th ST.  
 LAKE OSWEGO, OR 97034  
 (503) 387-5330  
 (503) 387-5334 (FAX)  
 CCB# 150739

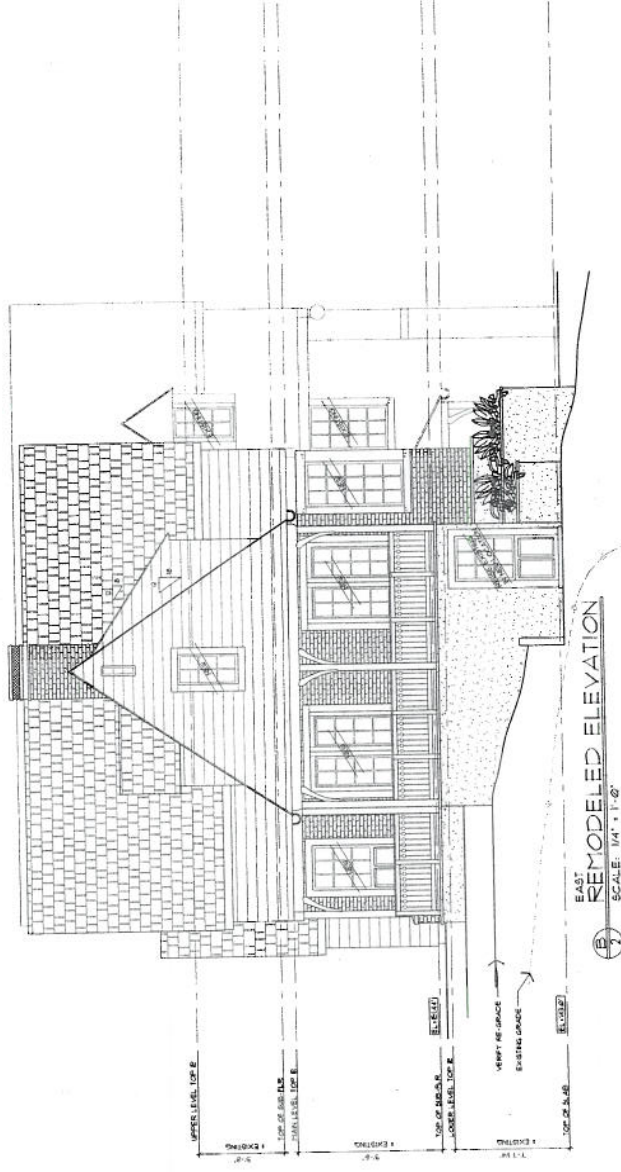
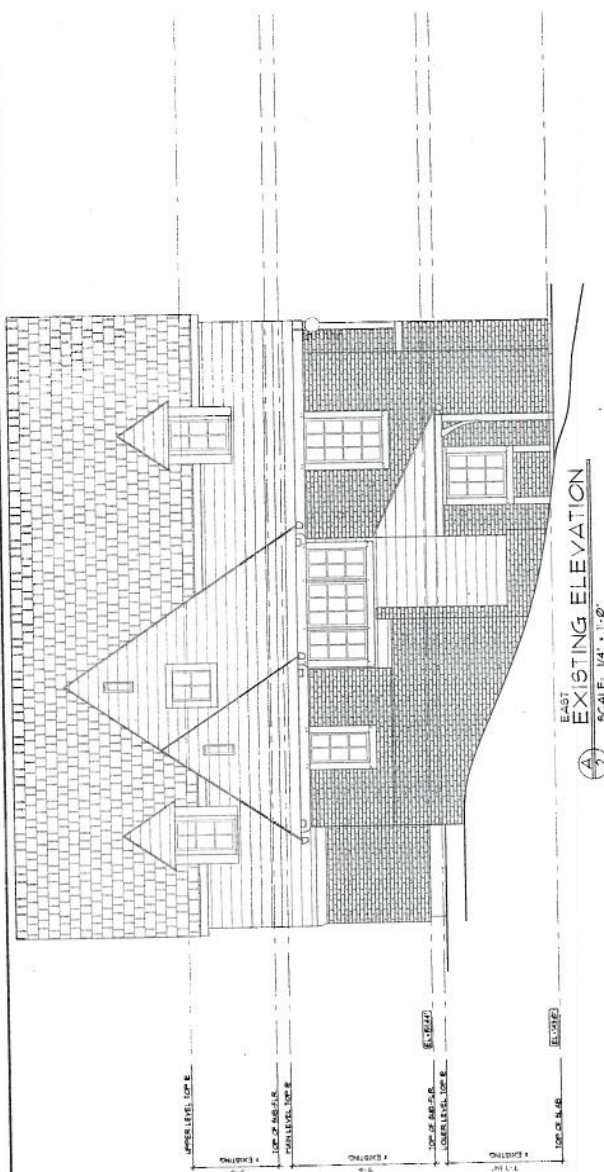
SUBSET:  
 ANDY PARIS AND ASSOCIATES  
 16051 BOONE FERNWOOD  
 PORTLAND, OREGON 97035  
 (503) 636-3341

STRUCTURAL ENGINEER:  
 BIERMAN ENGINEERING, INC  
 1410 NW KEARNEY ST., 517  
 PORTLAND, OR 97209  
 (503) 750-8816 (FAX)  
 (503) 750-4185 (FAX)

REVISION PERMIT  
 REVISION PERMIT

REVISED
DATED 01/26/12
DRAWN BY: M
CHECKED
ELEVATIONS

2



REMODEL / ADDITION FOR  
**CHESSAR**  
**RESIDENCE**  
 1125 MAPLE ST.  
 LAKE OSWEGO, OR

CONTRACTOR  
 STONERIDGE CUSTOM  
 DEVELOPMENT, LLC  
 4800 5TH ST.  
 LAKE OSWEGO, OR 97034  
 (503) 381-5332  
 (503) 381-5334 (FAX)  
 CCB# 150735

SURVEY  
 ANDY PARIS AND ASSOCIATES  
 16401 BOONS FERRY ROAD  
 LAKE OSWEGO, OREGON 97035  
 (503) 636-2341

STRUCTURAL ENGINEERS  
 STONERIDGE CUSTOM  
 DEVELOPMENT, LLC  
 4800 5TH ST.  
 LAKE OSWEGO, OR 97034  
 (503) 730-8876  
 (503) 726-4145 (FAX)

DEVELOPER PERMIT  
 RENEW

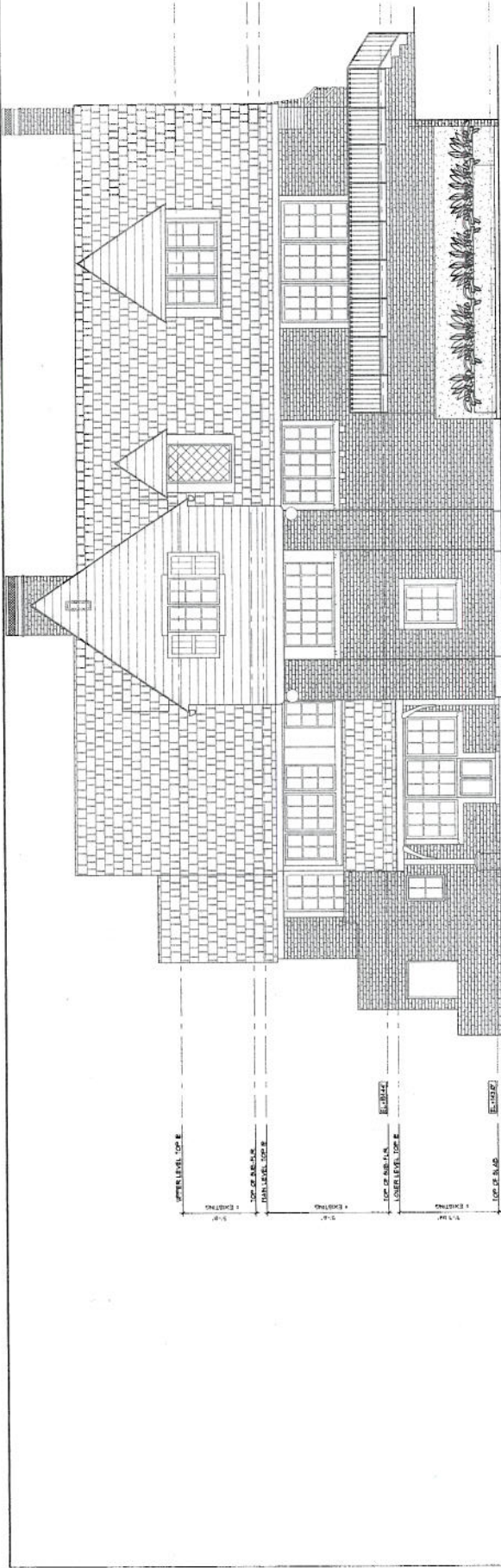
REVISED

DATED 01/25/12

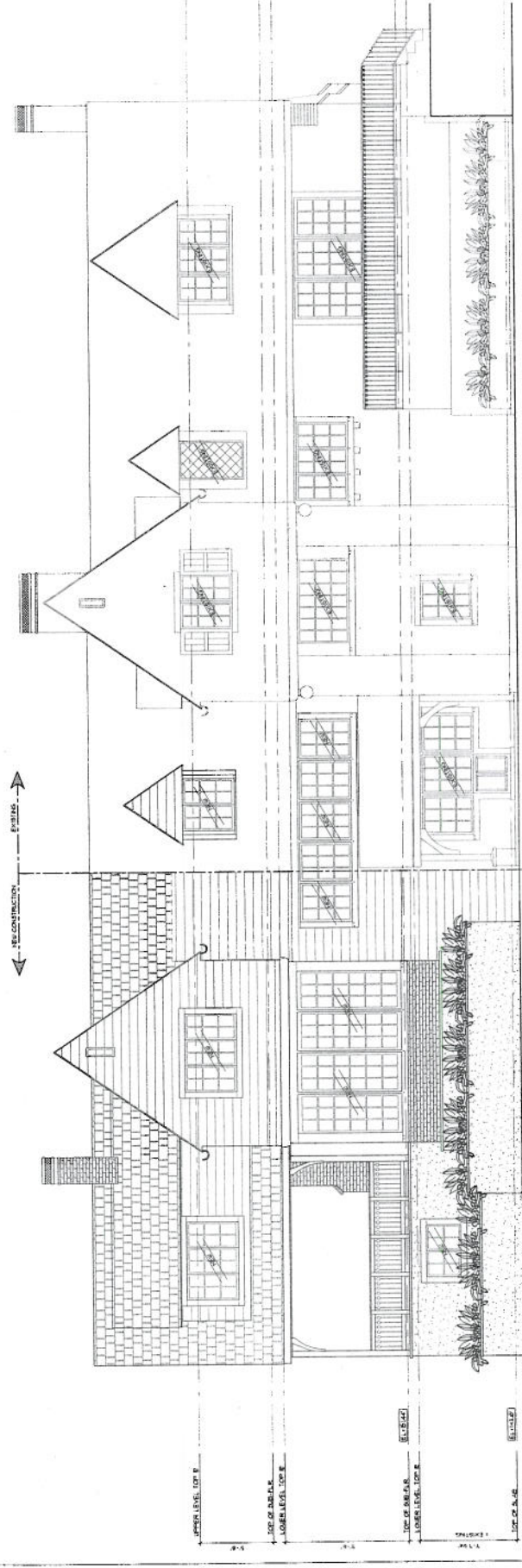
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ELEVATIONS



3 SOUTH EXISTING ELEVATION  
 SCALE: 1/4" = 1'-0"



3 SOUTH BUILDING ELEVATION  
 SCALE: 1/4" = 1'-0"