



NOTICE OF DEVELOPMENT REVIEW COMMISSION DECISION OF APPROVAL

Date: November 20, 2012

File No.: LU 12-0028

Applicant: Lakewood Center for the Arts, 368 S. State Street, Lake Oswego, OR 97034

Description of Proposal: The applicant is requesting approval of the following:

- A Conditional Use Permit to expand an existing institutional use;
- A Development Review Permit to construct a new 2,280 sq. ft. building (rehearsal hall);
- A Minor Alteration to a site containing a Historic Resource (the existing Lakewood Center is designated a Historic Landmark);
- Three Hardship Variances, two to the required front yard setbacks for the new building and one to the required 16-foot setback for the existing parking lot;
- A modification to an approved Development Permit's conditions of approval [CU 4-80/DR 31-80(Mod 3-89)]; and,
- The removal of three trees to accommodate the proposed development.

Location of Property: 368 S. State Street; (Tax Lots 10200, 10300, and 10400 of Tax Map 21E 10AD).

Description and Date of Decision: The Development Review Commission approved this application, with the exception of the Hardship Variance request to the 16-foot south side yard setback to retain existing parking, which is denied (as is the request to modify a condition of the approved Development Review Permit that imposed the setback [CU 4-80/DR 31-80(Mod 3-89)]). This decision is subject to the conditions set forth in the Findings, Conclusions and Order document dated on November 19, 2012. This decision will become final unless appealed as described below. For further information please contact Johanna Hastay, 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:

Planning and Building Services Department
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034
Phone: (503) 635-0290

Right to Appeal: This decision may be appealed to the City Council by filing a written Notice of Intent to Appeal within **fifteen calendar days** of the above noted Date of Decision. Please note only those persons who have participated in the process by submitting either oral or written testimony may appeal this decision.

(OVER)

A Notice of Intent to Appeal shall:

1. List the File Number and Date of Decision.
2. Contain a statement that demonstrates that the appellant is the applicant or appeared orally or in writing at the hearing.
3. Include name, address and signature of the appellant.
4. Be accompanied by payment of a filing fee, if applicable.
5. Describe the issues raised for Council's consideration and the specific reasons why the appellant believes the Development Review Commission's decision is incorrect or not in conformance with the applicable criteria. Failure to comply with these requirements can result in rejection of the appeal.

The Notice of Intent to Appeal must be filed by 5:00 p.m. on **December 4, 2012** with:

City Recorder
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034
Phone: 503-675-3984

The cost to file an appeal is \$4,666.

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