



NOTICE OF PRELIMINARY DECISION AND OPPORTUNITY TO COMMENT

RESIDENTIAL INFILL DESIGN REVIEW

Preliminary Decision Date: (February 4, 2015)

File No.:	Location of Property:	Applicants:	Applicants' Address
LU 14-0069	17379 Canal Circle, Tax Lot 6500 of Tax Map 21E17BA (Map attached)	Chris and Roxann Mike	17379 Canal Circle, Lake Oswego, OR 97035
Proposed Development	A request for Residential Infill Design (RID) Review exceptions to lot coverage and the combined side yard setback standards in the R-7.5 zone.		
Preliminary Decision:	Approval , subject to the conditions set forth in the staff report. (If no comments are received prior to expiration of the Comment Period, the decision shall become final.)		
Expiration of Comment Period:	5 p.m. on February 18, 2015		
Staff Contact:	Leslie Hamilton, AICP Senior Planner	Phone: 503-635-0270 Email: lhamilton@ci.oswego.or.us	

Requested Exceptions to Zone Requirements: Applicants are requesting a Residential Infill Design Review (RID) approval for the following exceptions to the R-7.5 zone standards in order to expand a single family dwelling:

- An exception to reduce the combined side yard setback of 15 feet to 10 feet; and
- An exception to increase lot coverage from 28% to 31.1%.

General Statement of Procedure / Opportunity to Comment: To construct the proposed development, the applicant seeks exceptions to the R-7.5 zone requirements pursuant to the City's RID (LOC 50.08.007). City staff has reviewed and preliminarily determined that the zone requirements conflict with or prevent development that may otherwise be compatible with the character of the neighborhood and surrounding residential development. You may provide comments and evidence prior to the expiration of the Comment Period. Issues that may provide the basis for an appeal to the Land Use Board of Appeals shall be raised with sufficient specificity to enable the City to respond to the issue.

How to Obtain Further Information: The applicable approval criteria and method to obtain a copy of the criteria are attached. All evidence relied on by the applicants and the staff report are available for review at the Lake Oswego Planning & Building Services Department at the address below, and copies may be obtained at cost.

How to Submit Written Comments: Any person may submit written comments regarding the Preliminary Decision prior to expiration of the Comment Period 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

Decision-making Process: Based upon the material submitted by the applicants, staff has made a preliminary decision on the application, subject to the conditions set forth in the staff report.

- ❑ If no written comments are received prior to expiration of the Comment Period, then the preliminary decision will become final and no opportunity for appeal will exist. No additional notice of the final decision on this application will be provided.
- ❑ If written comments are received prior to expiration of the Comment Period, staff will consider the comments, make a Final Decision and send written notice of the decision to property owners within 300 feet of the site.

Appeal Process: Following issuance of the Final Decision (Decision), persons may file an appeal within 15 days of the date of the Notice of Decision by submitting a written Request for a Hearing with the City Recorder, P.O. Box 369, 380 "A" Avenue, Lake Oswego, OR 97034 (phone: 503-675-3984). The Request for Hearing must contain: the File Number; the date of Final Decision; a request that a hearing be held; the name, address, and signature of the appellant(s); and the filing fee. If appealed, the application will be heard at a noticed public hearing held by the Development Review Commission (DRC). Any person may appear and testify at the hearing. The DRC will render a final decision, which may then be appealed to the City Council.

APPROVAL CRITERIA – LU 14-0069

(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 50.04.001.1	Residential Low Density Zones Dimensional Standards
LOC 50.04.003.7	Oswego Lake Setback
LOC 50.05.011	Flood Management Area
LOC 50.06.001.2	Structure Design-Residential Zones
LOC 50.06.002	Parking
LOC 50.06.006.3.a; 50.07.004.1	Drainage Standard for Minor Development other than Partitions, Subdivisions and Certain Structures
LOC 50.06.007.2	Solar Balance Point
LOC 50.07.003.1	Application for Development, Burden of Proof
LOC 50.07.003.5	Conditions on Development
LOC 50.07.003.7	Appeals
LOC 50.07.003.14	Review Criteria for Minor Developments
LOC 50.08.007	Residential Infill Design Review Standards

B. City of Lake Oswego Streets and Sidewalks [LOC Chapter 42]:

LOC 42.03.130	Vision Clearance
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C. City of Lake Oswego Tree Chapter [LOC Chapter 55]:

LOC 55.08.010 - 040	Tree Protection
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D. Previous Cases:

VAR 28-84

NE 1/4 NW 1/4 SEC. 17 T.2S. R.1E. W.M.
GLACKAMAS COUNTY

2 IE 17BA
LAKE OSWEGO

This map was prepared for
assessment purposes only.

4000

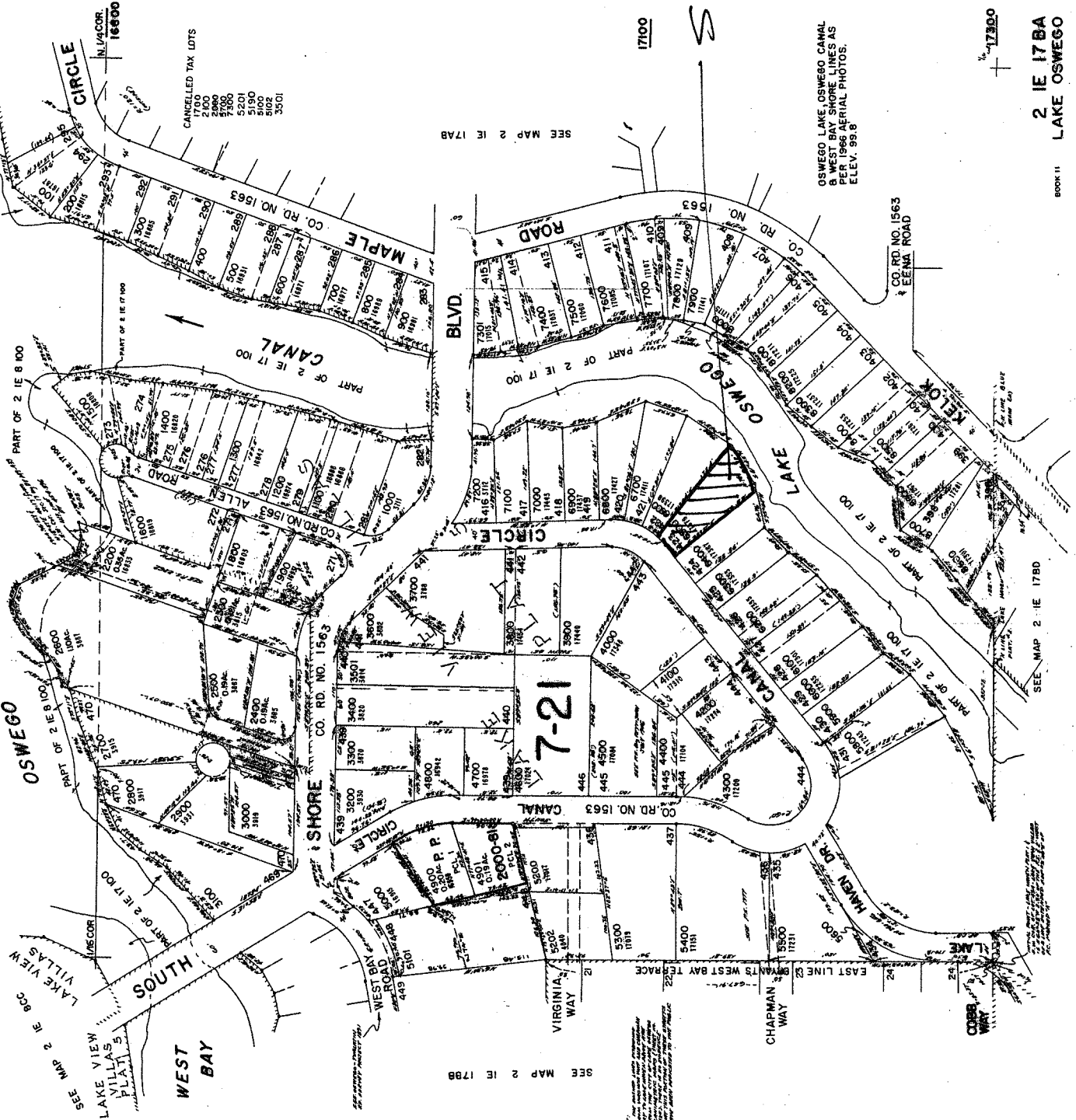
1"=100'

LAKE OSWEGO

SEE MAP 2 IE 8

SEE MAP 2 IE 17A

SEE MAP 2 IE 17B



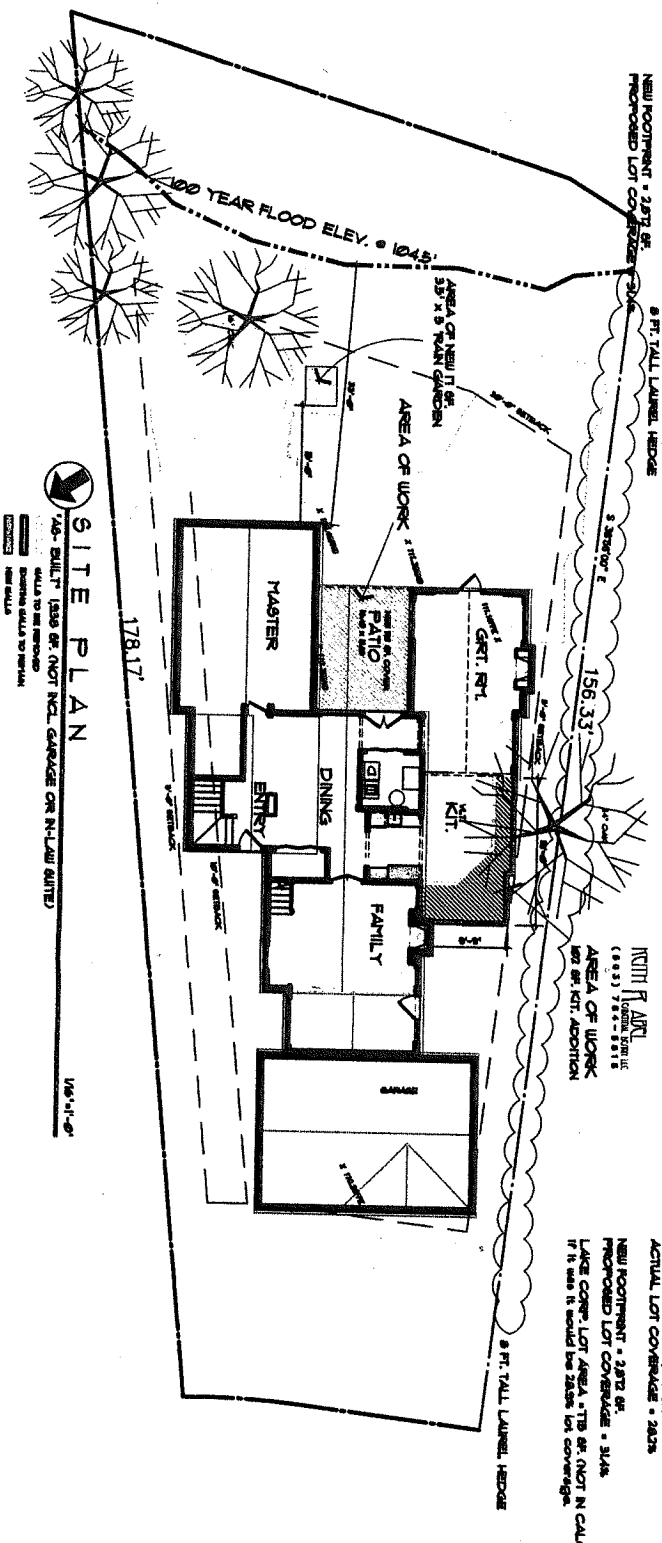
CANCELED TAX LOTS
 2100
 2094
 2090
 2086
 5201
 5191
 5180
 5170
 3301

OSWEGO LAKE, OSWEGO CANAL
 & WEST BAY SHORE LINES AS
 PL. 1986 & AERIAL PHOTOS.
 ELEV. 99.8

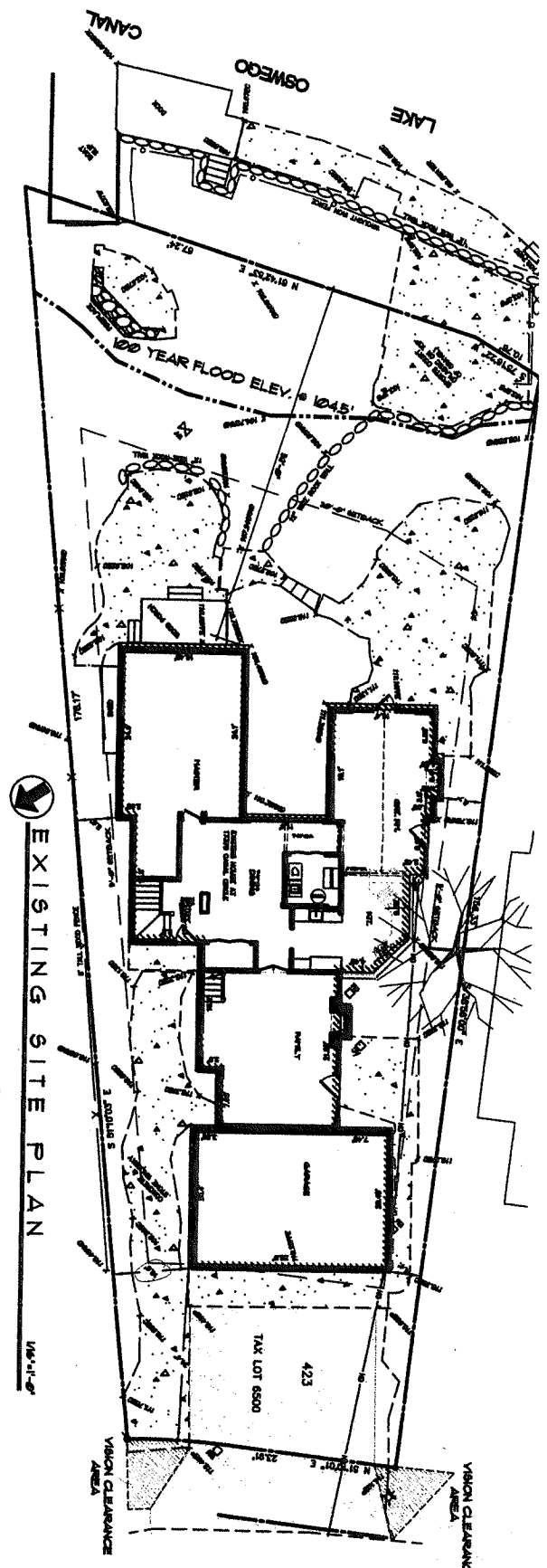
EXHIBIT E-1
 LU 14-0069

BOOK 11
 2 IE 17BA
 LAKE OSWEGO

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SITE PLAN
 7/26 - SPLIT 1563 SQ. (NOT INCL. GARAGE OR IN-LAW SUITE)
 ALL WALLS TO BE REMOVED
 EXISTING WALLS TO REMAIN
 NEW WALLS



EXISTING SITE PLAN

NOTE: F.A.M.
 (403) 788-5815
 AREA OF WORK
 156.33 SQ. FT. ADDITION

ZONE - R-15
 LOT AREA - 3148 SQ. FT.
 MAX LOT COVERAGE 25% - 787.1 SQ. FT.
 EX. FOOTPRINT - 2375 SQ. FT.
 ACTUAL LOT COVERAGE - 2425

NEW FOOTPRINT - 2375 SQ. FT.
 LANCE CORN LOT AREA - 718 SQ. (NOT IN CALC.)
 IF IT WERE IT WOULD BE 2825 SQ. FT. COVERAGE

NEW TOTAL L.V.L. - 2427 SQ. FT.
 EX. GARAGE AREA - 542 SQ. FT.
 NEW TOTAL F.A.S. - 4371 SQ. FT.
 MAX F.A.S. - 4328 SQ. FT. OK

NOT FOR CONSTRUCTION

KEITH R ABEL
 RESIDENTIAL DESIGN LLC
 keithabel @ comcast.net
 5757 RIBBCTOR CT. LAKE OSWEGO, OR. (503) 784-5815

MIKE ADDITION
 17379 CANAL CR. IN LAKE OSWEGO.
 DESIGNED FOR:
Chris & Roxann Mike
 (503) 788-0505

NEW TOTAL L.V.L. 2427 SQ. FT.
 EX. GARAGE AREA 542 SQ. FT.
 NEW TOTAL F.A.S. 4371 SQ. FT.
 MAX F.A.S. 4328 SQ. FT. OK

EXHIBIT E-4
 LU 14-0069