



# NOTICE OF MINOR DEVELOPMENT APPLICATION

**Date of Notice: September 12, 2016**

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**File No.:** LU 15-0047

**Owners/Applicants:** Robert and Salumeh Loesch, 3240 Upper Drive, Lake Oswego, OR 97035

**Location of Property:** 3240 Upper Drive (Tax Lot 2800 of Tax Map 2 1E 08DB)

**Description of Proposed Development:** The applicants are requesting approval of a Residential Infill Design for an exception to the flag lot height standard in order to construct additions to a single family dwelling.

The applicants are also requesting the removal of one tree to construct the improvements.

**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 September 26, 2016**, at the following address:

Planning & Building Services Department  
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 is available for review at the above address, and copies may be obtained at cost. The City staff person assigned to this application is **Leslie Hamilton, AICP, Senior Planner**, phone 503-635-0290, email [lhamilton@lakeoswego.city](mailto:lhamilton@lakeoswego.city).

**APPLICABLE APPROVAL CRITERIA**

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

LOC 50.04.001.1	R-10 Zone Standards
LOC 50.04.002.5	Special Street Setbacks
LOC 50.05.003.1	Lake Grove R-7.5/R-10 Overlay District
LOC 50.06.001.2	Structure Design – Residential
LOC 50.06.002	Parking
LOC 50.06.004.2	Fences
LOC 50.06.006.1	Weak Foundation Soils
LOC 50.06.006.3	Drainage
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 of Approval
LOC 50.07.003.7	Appeal of Minor Development Decision
LOC 50.07.003.14	Review Criteria for Minor Developments
LOC 50.07.007.2	Flag Lots
LOC 50.08.003	Design Variance - Residential Infill Design

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 Code (LOC Chapter 55):

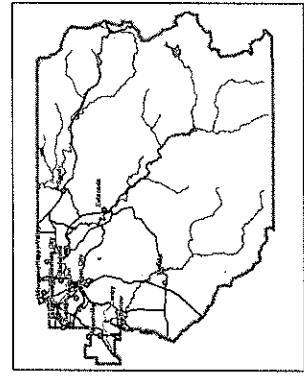
LOC 55.02.010-130	Tree Removal
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2 1 E 08DB  
 LAKE OSWEGO  
 N.W.1/4 S.E. 1/4 SEC.8 T.2S. R.1E. W.M.  
 CLACKAMAS COUNTY  
 1" = 100'

Cancelled Taxlots  
 4916  
 4917  
 4918  
 4919  
 4920  
 4921  
 4922

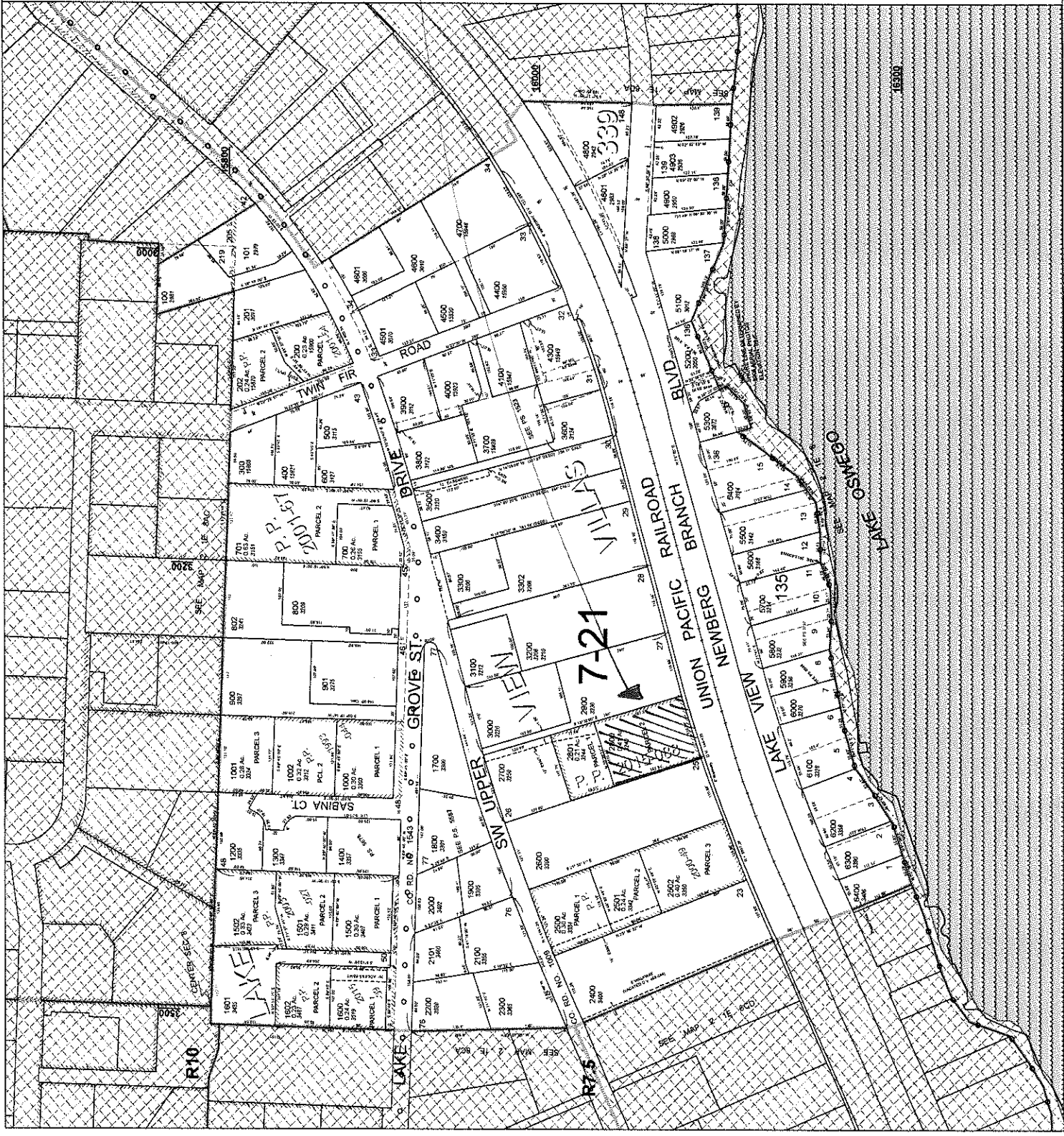
- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCadastral Lines
- Map Index
- Water Lines
- Land Use Zoning
- Pills
- Water
- Corner
- Section Corner
- 1/8th Line
- Govt Lot Line
- DCC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'

SITE



THIS MAP IS FOR ASSESSMENT  
 PURPOSES ONLY

2 1 E 08DB  
 LAKE OSWEGO



23'-5 1/2" PER  
(LOC 50.07.097.2  
(e)(H)(1)(b))

TAN VERTICAL  
SIDING W/DARK  
GREEN TRIM

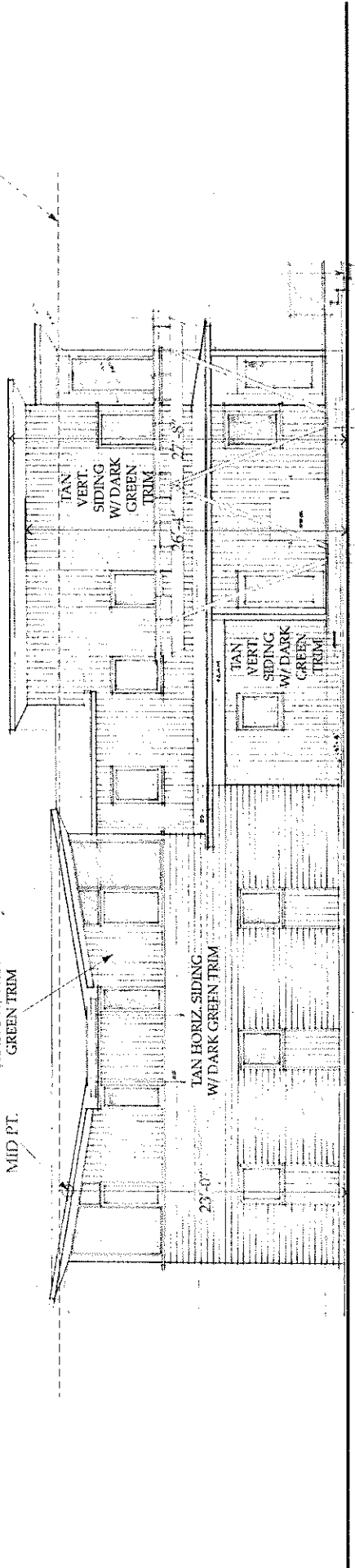
MID PT.

TAN HORIZ. SIDING  
W/DARK GREEN TRIM

23'-0"

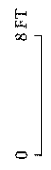
TAN  
VERT.  
SIDING  
W/DARK  
GREEN  
TRIM

TAN  
VERT.  
SIDING  
W/DARK  
GREEN  
TRIM



The northern part of the house meets the height limit. The southern portion exceeds the height limit by approximately four feet, but is still below 28'. This area is under the high end of a shed roof containing an attic space to provide mechanical service above the bathrooms. There is a covered deck which mitigates the bulk of the house behind. The neighboring house to the west is far from the property line and this area is heavily wooded; the impact is minimal.

EXHIBIT F-21 WEST ELEVATION



23'-5 1/2" PER  
 LOC 50.07.007.2  
 (c)(6)(1)(b)

TAN VERTICAL  
 SIDING W/ DARK  
 GREEN TRIM

MID PT.

TAN HORIZONTAL SIDING  
 W/ DARK GREEN TRIM

22'-8"

TAN  
 HARDIE  
 PANELS  
 W/ DARK  
 GREEN  
 TRIM

F.F.E. 138'-10"

24'-0"  
 T.O. WALL

CONCRETE

F.F.E. 130'-2"

EAST GARAGE + PLAY STUDY/DA

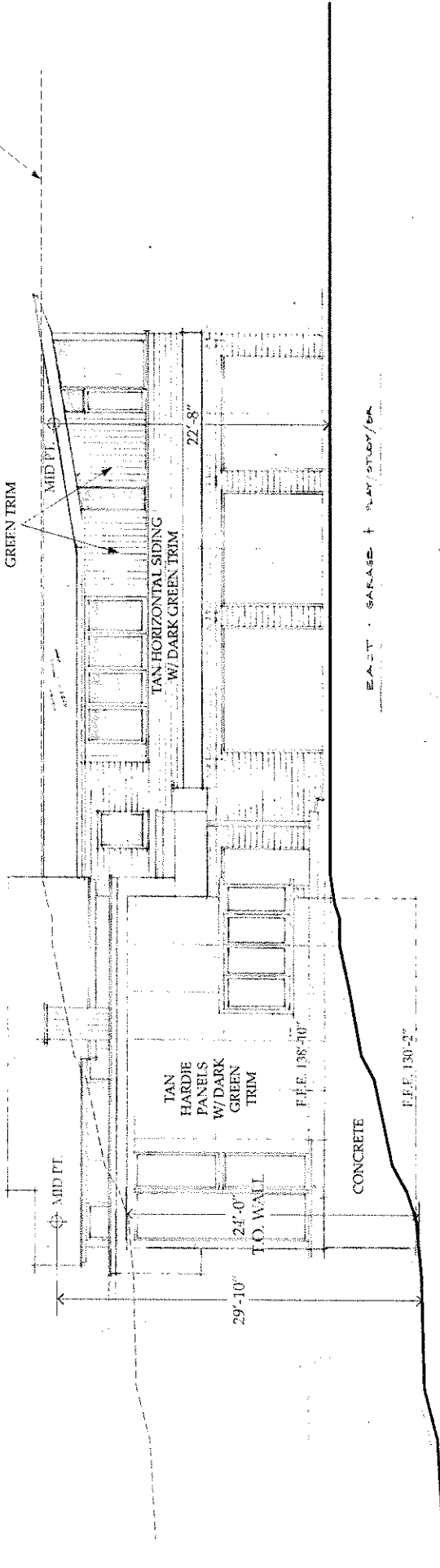
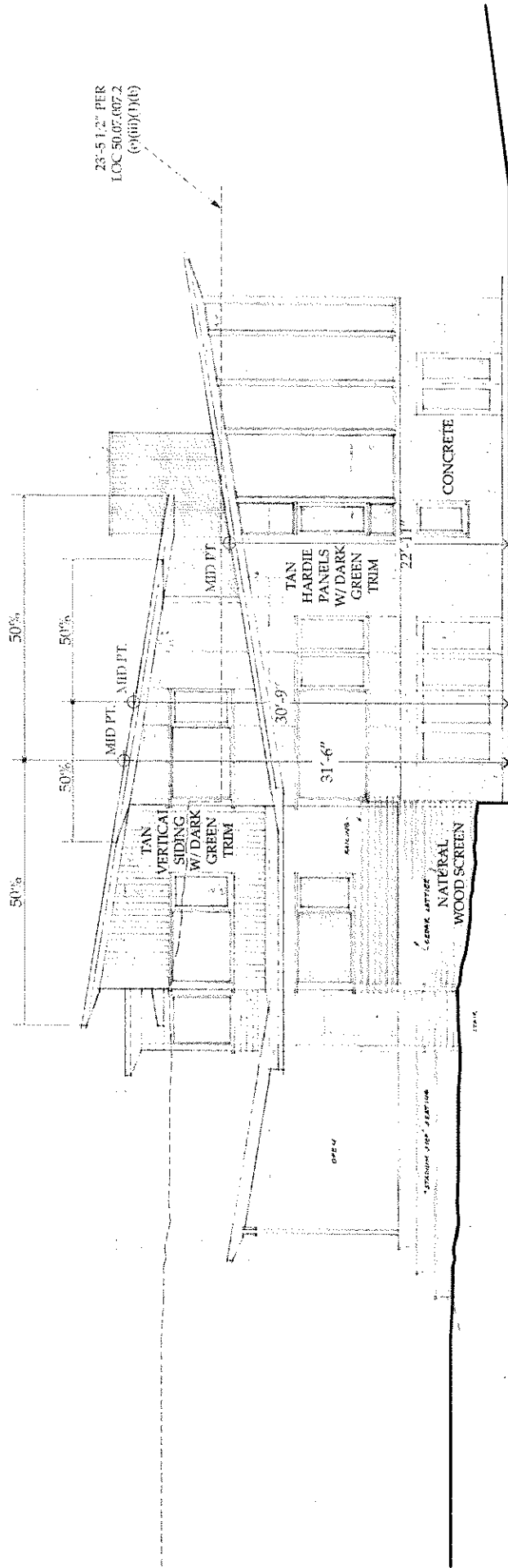


EXHIBIT F-41 EAST ELEVATION

0 8 FT

The single story portion facing east is closer to the neighboring lot and conceals the higher portion beyond when viewed from the adjacent property. The original house and its proposed replacement on the adjacent lot also have a day-lit basement configuration. The base height limit, slope adjustment, and roof averaging for the adjacent lot result in these two houses being very compatible. In addition there are many trees on or near the property line which screen the houses from each other. Impact on the neighbor to the east is minimal.



This facade has the day-it basement and therefore exceeds the height limit. The building is broken up into several volumes and roof forms to create a more interesting and lively composition. There is no neighbor on this side. There is a steep slope down to the railroad tracks and Lakeview Boulevard. The houses on Lakeview are quite far away and much lower in elevation. Building height on this side has no adverse impact on the south neighbors.

EXHIBIT F-31 SOUTH ELEVATION

0 8 FT