

1600 SE 190<sup>th</sup> Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

## 14 DAY OPPORTUNITY TO COMMENT

### Application for an Adjustment

This notice serves as an invitation to comment on the application cited and described below.

**Case File:** T2-2018-11140

**Location:** 32636 SE Hurlburt Rd.  
Tax Lot 1000, Section 04BB, Township 1 South, Range 4 East, W.M.  
Alternate Account #R994041190 Property ID #R341371

**Applicant:** Lorraine Newell

**Base Zone:** Springdale Rural Center (SRC)

**Overlays:** Significant Environmental Concern – Streams (SEC-s)

**Proposal:** The applicant requests an adjustment to the minimum side yard requirement (setback) for an existing shed. Granting the adjustment would reduce, by 40%, the minimum 10-ft. required west side yard for the existing shed.

#### Vicinity Map

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**Comment Period:** Written comments regarding this application will be accepted if received by 4pm on January 17, 2019. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased for

30-cents per page. For further information regarding this application, contact staff planner, Chris Liu at [chris.liu@multco.us](mailto:chris.liu@multco.us) or at 503-988-2964.

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 35.0005 Definitions - Lot of Record, MCC 35.3370 Lot of Record – Springdale Rural Center (SRC), MCC 35.3355 Dimensional Requirements, MCC 35.7601 – 35.7611 Adjustments

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at [multco.us/landuse/zoning-codes](http://multco.us/landuse/zoning-codes) under the link *Chapter 35: East of the Sandy River Rural Plan Area* and *Chapter 37: Administration and Procedures*.

**Decision Making Process:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

**Important Note:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

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<p><b>Notice to Mortgagee, Lien Holder, Vendor, or Seller:</b> ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.</p>
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