

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:** T2-2018-9992

**Location:** 2940 NW Mill Pond Road, Portland  
Tax Lot 600, Section 26BC, Township 1 North, Range 1 West, W.M.  
Alt. Acct # R961260690 Property ID# R324564

**Applicant:** Dan Williams, Faster Permits

**Base Zone:** Rural Residential

**Proposal:** A request for an Adjustment to the side yards to allow the construction of a single family dwelling on the subject property. The 30-ft street side yard adjacent to Mill Pond Road will be reduced to 27.5 feet and the interior 10-ft side yard (east property line) will be reduced to 9 feet.



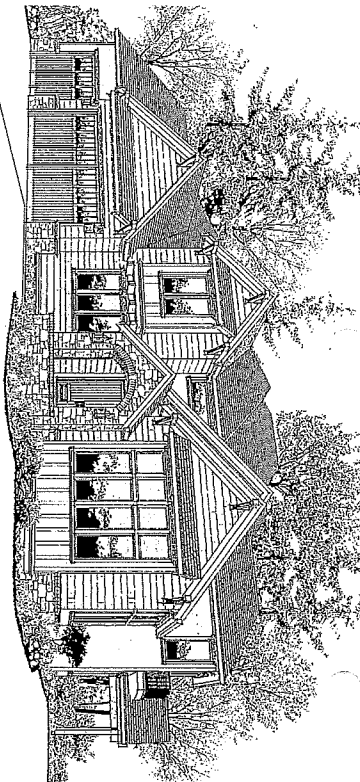
**Comment Period:** Written comments regarding this application will be accepted if received by **Monday, April 9, 2018 at 4 pm**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land 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 case planner, Lisa Estrin at 503.988.0167 or [lisa.m.estrin@multco.us](mailto:lisa.m.estrin@multco.us).

**Applicable Approval Criteria:** Multnomah County Code (MCC): *General Provisions:* MCC 37.0560 Code Compliance and Applications, MCC 33.0005 Definitions;  
*RR zone:* MCC 33.3120 Allowed Uses, (C) Residential use consisting of a single family dwelling..., MCC 33.3155 Dimensional Requirements and Development Standards, MCC 33.3170 Lot of Record, MCC 33.3180 Off-Street Parking...; and  
*Adjustments...*: MCC 33.7606 Scope, MCC 33.7611 Adjustment Approval Criteria.

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 33: West Hills Rural Plan Area*.

**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.

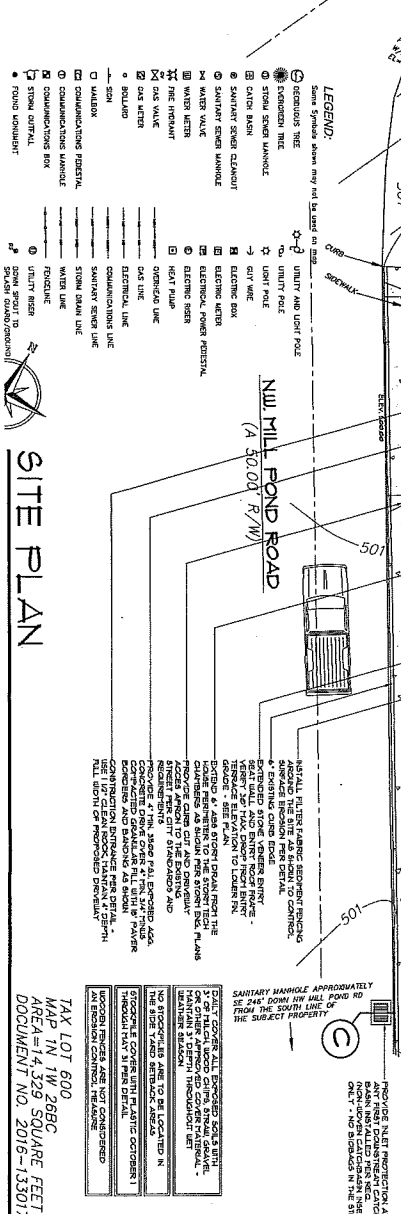
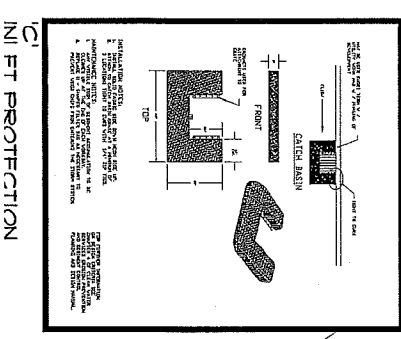
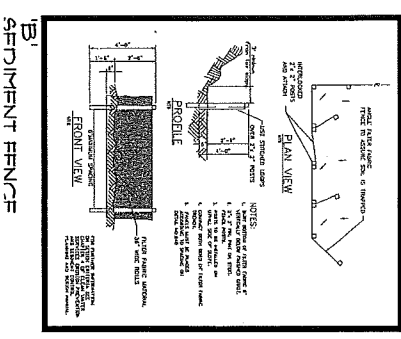
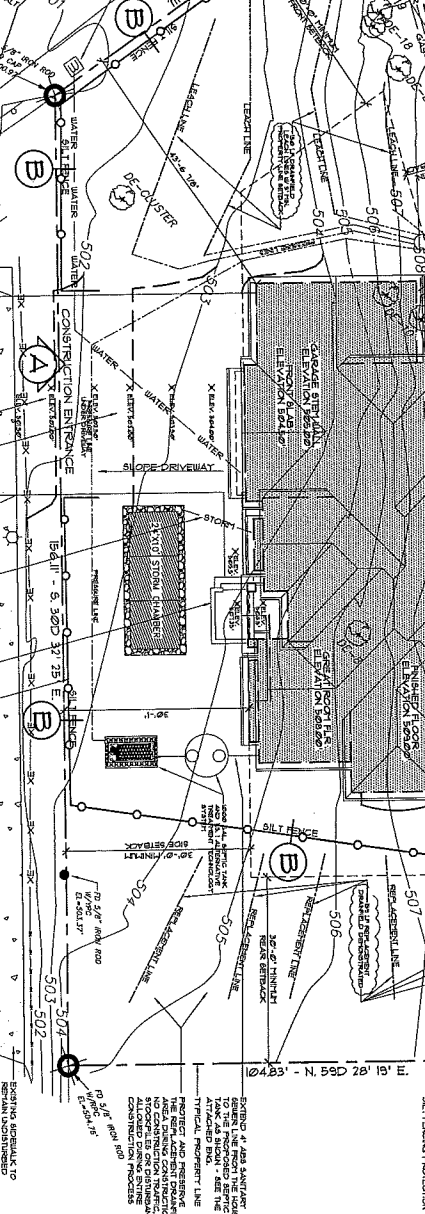
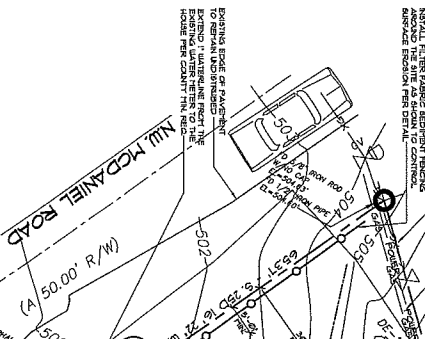
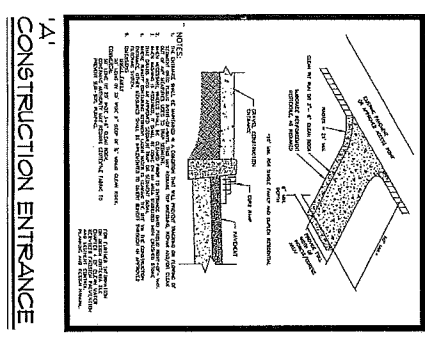
**Important Note:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.



2940 N.W. Mill Pond Rd.

REQUIREMENTS AND PERMITS TO CONSTRUCTION SHALL BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

Exhibit A.6



**White House**  
 DESIGN-BUILD CONTRACTOR  
 1000 N. W. MILL POND ROAD  
 PORTLAND, OREGON 97227  
 (503) 255-1111  
 WWW.WHITEHOUSEOR.COM

**DELTA RESIDENCE**  
 DREAMBUILDER CUSTOM HOMES - 16805 GASSNER LANE - LAKE OSWEGON, OREGON 97035  
 2940 N.W. MILL POND ROAD - PORTLAND, OREGON  
 PLAN NO. 3351  
 SITE PLAN

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TAX LOT 600  
 MAP 1W 1W 268C  
 AREA=14,339 SQUARE FEET  
 DOCUMENT NO. 2016-133017