



Sunnybrook Service Center

Campbell Gilmour
Director

NOTICE OF LAND USE APPLICATION IN YOUR AREA

M 37-

Date: 05/16/2006

File Number: Z0357-06

Application: Variance

From: Clackamas County Planning Division

Notice Mailed To: Property owners within 300 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Explanation of this Notice:

APPLICANT IS SEEKING A LOT SIZE VARIANCE FROM THE REQUIRED 10,000 SQ. FT. LOT SIZE IN THE R-10 ZONING DISTRICT, REDUCING TO NO MORE THAN 10% UNDER 10,000 SQ. FT. BECAUSE A MAJORITY OF THE LOTS IN THE AREA ARE BELIEVED TO BE UNDER 10,000 SQ. FT.

Property Owner: TOLER RUTH M
4021 SE RISLEY AVE
MILWAUKIE, OR 97267

Applicant: TOLER RUTH M
4021 SE RISLEY
MILWAUKIE OR 97267

Location: 4021 SE RISLEY AVE.

Legal Description: (map & taxlot) **Acres:** 0.44
21E12AA-00500

Zone: R-10 Urban Low Density Residential

Staff: Gary Hewitt 503-353-4519 **e-mail:** GaryH@co.clackamas.or.us

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 15 days of the date of this notice.

- 2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the file number and address the information to the staff member handling this matter. In the event you choose e-mail, please limit your correspondence only to the issues of the application.
- 3. Return your mailed comments to: Clackamas County Planning Division, 9101 SE Sunnybrook Blvd, Clackamas, OR 97015; FAX to (503) 353-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement office at (503) 655-8552.

OAK LODGE CPO
 DICK JONES 503-652-2998
 3205 SE VINEYARD ROAD
 OAK GROVE OR 97267

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards in the Zoning and Development Ordinance, Section(s) 301, 1205

The Ordinance criteria for evaluating this application and all documents and evidence submitted regarding this application are available for inspection. Copies of the application may be purchased at the Planning Division Office during weekday office hours, 8:00am to 5:00pm. The Ordinance criteria are also available at this office or can be reviewed at the County's website at www.co.clackamas.or.us/dtd/zoning/.

A decision on this proposal will be made by the Planning Division. We will consider the criteria as well as any comments and either approve, approve with conditions, or deny this proposal. We will mail you a copy of the decision. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250.00 appeal fee.

Comments:

Your Name/Organization

Telephone Number

Address