

Date of this notice: January 31, 2025

We are interested in your comments on a proposed adjustment.

We are mailing you information about this rear yard setback adjustment because you own land within 300 feet of the property listed below. We invite you to send any written comments regarding the proposals within 14 days from the date of this notice. Comments received after the 14-day notice period will not be considered during review of this land use application.

Project Name: Fry Covered Patio Setback Adjustment
Address(s): 37350 Sockeye Street
Application File Number: 25-003 ADJ
Map and Tax Lot Number: 24E23AB Tax Lot 5000
Legal Description: Lot 50 of Shaylee Meadows Subdivision
Applicant/Property Owner: Patrick Fry
Property's Comprehensive Plan Designation: Low Density Residential
Property's Zoning Designation: Single Family Residential (SFR)

Adjustments and variances are procedures to vary development standards normally applied to a particular district. The applicant, Patrick Fry, submitted an application on January 23, 2025, requesting an adjustment to the rear yard setback requirement for a proposed 400 square foot covered patio. The adjustment is to Section 17.74.20.A, Projection Building Features (footnote 3), which states that a covered patio, "Must maintain a minimum rear yard setback from rear property line of ten feet." The applicant requests to build the new covered patio eight (8) feet from the rear property line. According to the survey, the existing house is setback approximately twenty-eight (28) feet from the rear yard property line.

Sec. 17.66.10. Adjustments.

Adjustments are a Type II procedure that provide a means to vary the quantifiable development standards applied in a particular district or design standard. This option exists for those circumstances where uniform, unvarying rules would prevent a more efficient use of a lot. An example is permitting a structure to be located closer to a lot line than allowed by the zoning district regulations. Adjustments apply only to individual lots. Except in the case of a nonconforming development or use, the Director may grant or deny an adjustment if the request involves only the expansion or reduction by not more than 20 percent of one or more quantifiable provisions of this Code. The applicant is proposing a 20 percent adjustment.

It is important to note that this application for an adjustment is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 or the subsequent resolutions because this adjustment would not allow for any new sanitary sewer connections.

How to provide comments

You can submit written comments either by mail or email. Attached to this notice is a comment sheet you can write on and mail to City Hall. The mailing address is:

Sandy City Hall: Development Services Department
39250 Pioneer Boulevard
Sandy, Oregon 97055

Alternatively, you can email your comments to planning@ci.sandy.or.us.

What to comment on

Because of state and federal laws, the City of Sandy can only consider specific elements of the Sandy Municipal Code when deciding to either approve or deny this application. Therefore, the most helpful comments are those which reference the Code. The following Code chapters are being considered as part of the review of this application:

Chapters 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.34 Single-Family Residential (SFR); 17.66 Adjustments and Variances; and 17.74 Accessory Development.
You can access the Sandy Municipal Code at library.municode.com/or/sandy/codes/code_of_ordinances.

How to get more information

You can review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 9:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of any application materials, a reasonable fee may be required to cover the cost of paper and staff time.

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed in this notice. The Development Services Director or Senior Planner will review the application and make a decision. The Director or Senior Planner may approve, approve with conditions, or deny the application based on the applicable approval criteria, the materials submitted with the application, and other information in the record.

Appeal Standing: Prior to the close of the record, if you do not raise a specific issue related to why the application should or should not be approved or fail to provide statements or evidence to allow staff to respond to the issue, you will not be able to appeal the applicable decision based on that particular issue. A notice of the final decision will be mailed to those who submit comments. The notice of decision will also include information regarding your right to appeal the decision.

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VICINITY MAP



