



I. Summary

Cottages at Laurell LLC is seeking a property line adjustment to consolidate three legal lots into one at 2180 Laurel Avenue NE. This will require two property line adjustments to achieve this goal.

The application includes the application forms and a map showing the property line adjustment.

The proposal satisfies the applicable approval criteria for property line adjustments outlined in the Salem Revised Code (SRC) as described below.

II. Applicable Review Criteria

Salem Revised Code

Section 205.055—Property Line Adjustments

SRC 205.055(d)—Criteria. A property line adjustment shall be approved if all of the following criteria are met:

- 1) The property line adjustment will not create an additional unit of land

Response: The two property line adjustments will not create an additional unit of land. It will be consolidating three lots into one.

- 2) The property line adjustment will not create nonconforming units of land or nonconforming development, or increase the degree of nonconformity in existing units of land or existing development

Response: The two property line adjustments will not create any nonconforming units of land or nonconforming developments or increase the degree of nonconformity. The existing house on the lot will stay. The external boundaries of the three current lots will remain. Only the internal boundaries will be removed to create one lot.

- 3) The property line adjustment involves only units of land that were lawfully established, where the instruments creating the units of land have been properly recorded, or the property line adjustment involves the incorporation of excess right-of-way, acquired for street or other right-of-way purposes and subsequently sold by a public body, into a unit of land that was lawfully established



Response: The three properties are lawful units of land. Per a chain of title report, the instruments creating the units of land have been properly recorded since 1959.

4) The property line adjustment is not prohibited by any existing City land use approval, or previous condition of approval, affecting one or both of the units of land

Response: Per our knowledge the two property line adjustments are not prohibited by any existing land use approval or previous condition of approvals.

5) The property line adjustment does not involve the relocation or elimination of any public easement or right-of-way

Response: The property line adjustment will not involve relocation or elimination of any public easement or right of way.

6) The property line adjustment does not adversely affect the availability or access to public and private utilities or streets

Response: The purpose of the property line adjustment is to consolidate three lots into one. The owner is the same for all three lots and will be the same for the consolidated one lot. The two property line adjustments will not affect the availability or access to public and private utilities or streets. The existing driveway approach will remain for access and existing utilities will remain.