

WRITTEN STATEMENT

For: Montgomery Construction Group
3200 Pheasant Ave SE
Salem, Oregon 97302

September 18, 2024

City of Salem Permit Application Center
555 Liberty St SE
Salem, OR 97301

Re: Class 2 Zoning Adjustment

To whom it may concern:

We have a proposed two parcel partition located at 3200 Pheasant Ave SE. This property has a zoning designation of RS. Per SRC 511.010(b) Table 511-2, the proposed lot depth of 145 feet exceeds the maximum allowed. The maximum is 300% of the average lot width (proposed 40 feet). This would set the maximum allowed lot depth at 120 feet.

We are requesting approval to deviate from said development standard in said zoning designation because our proposed parcel line divides the frontage equally. Due to the existing property dimensions any proposed parcel line would exceed the maximum lot depth. The proposed development has one driveway and a shared access easement. This equally meets the intent of the development standard outlined in the RS designation. The proposed equally divided property with one driveway does not detract from the livability of appearance of the surrounding area.

Please consider our request to allow our proposed development. Thank you for your time in this matter.

Respectfully Submitted,

Chad Montgomery