

# **Oak Grove Subdivision**

Adjustment Class-2 Application  
Section 803.020(a)(2) (Designation of Lot Lines)

Sec. 800.020. - Designation of lot lines.

(a)Front lot line. The front lot line shall be designated as set forth in this subsection (see Figure 800-1.

(2)Corner lot. For a corner lot, the front lot line shall be the property line abutting a street designated by the building permit applicant; provided, however, that lot dimension standards are met.

## **Proposal:**

Per 800.020(a)(2), on corner lots, the front lot line shall be the property line abutting the street. Lots 9 and 12 are considered corner lots and therefore, the south property lines shall be designated as the front lot line. The applicant is requesting an adjustment to SRC 800.020(a)(2), to allow the west property lines of Lots 9 and 12 to be designated as the front lot lines.



## **Adjustment Criteria-SRC 250.005(d)(2) Criteria**

**(A) The purpose underlying the specific development standard proposed for adjustment is:**

- (i) Clearly inapplicable to the proposed development; or**
- (ii) Equally or better met by the proposed development.**

**(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.**

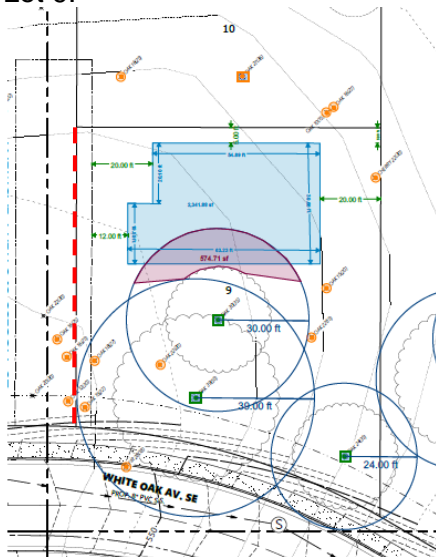
**(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.**

Applicant's Reasons:

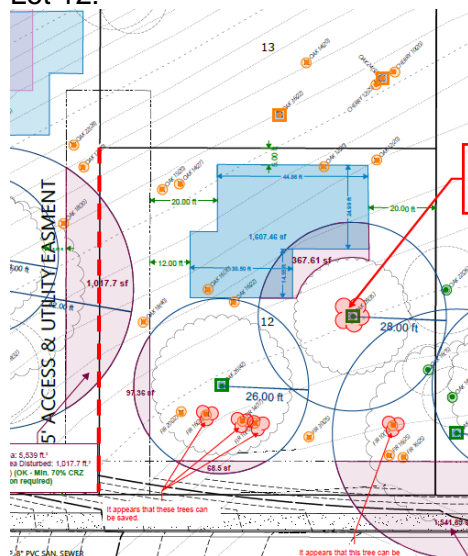
(A) The layout of the lots was taken into consideration at the time of design layout. Due to existing trees on the site, designation of the west property line as the front will help preserve trees on Lot 9 and 12.

This adjustment will allow the developer to retain trees, while maintain the front and rear yard setback requirements. Therefore, the proposed is better met by the property line redesignation, to allow the preservation of additional significant Oak trees.

Lot 9:



Lot 12:



- (B) The subject property is zoned RA and is located in a residential area. The surrounding properties to the north, east, west, and south are all zoned RA and RS.

The RA zone allows for this property to be subdivided and provided needed housing as defined under in the ORS. The applicant is requesting an adjustment to Section 800.020(a)(2), designation of lot lines. Due to all the existing trees on Lots 9 and 12, in order to preserve additional trees, the west property line needs to be designated as the front. As stated about, this will allow preservation of significant trees, and compliance with setback requirements at the time of development.

Therefore, the preservation of additional trees will enhance, not detract from the livability or appearance of the residential area.

The proposal will have little to no impact on the surrounding neighborhood.

Any conditions placed on the subdivision will require Code compliance, which will help ensure minimal to no impacts on the neighborhood.

- (C) The proposed adjustment will not affect surrounding existing or proposed development.