

Jordan Sparks
3311 Marietta St SE
Salem, OR 97317
503-910-0557
jordan@opendental.com

September 26, 2022

Jamie Donaldson
Salem Planning
555 Liberty St SE, Room 305
Salem, OR 97301

RE: 22-119636 Class 3 Site Plan Review Application Written Statement

Ms. Donaldson:

As part of this SPR, I would like to explain ownership of the property, request two adjustments, and provide documentation of neighborhood association contact.

Marietta Bluff, LLC is the owner of both lots. Jordan Sparks is the sole member of Marietta Bluff, LLC.

Sec 806.075 - Amount of off-street loading.

Two loading spaces are required:

13,500 sf of space used for daycare requires 1 space, 12' x 30'.

27,000 sf of space used for office requires 1 space, 12' x 19'.

In both cases, I request an adjustment to use off-street parking spaces in place of the required loading spaces. Neither activity requires a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building.

Sec 551, Table 551-4 Zone-to-zone Setbacks

Abutting zone IC, vehicle use areas: 5ft setback with Type A landscaping.

Many areas of the abutting property lines are existing shared driveways with adjacent properties. I request an adjustment to allow zero setback in these areas.

Sec 300.100 Class 3 SPR requires neighborhood association contact. No open house is required.

Sec 300.310 Neighborhood association contact.

This property is located in SEMCA.

The following email was sent to these two email address:

robosushi@robosushi.com; arasmussen@modernbuildingsystems.com

---beginning of email---

Date: 8/20/2022

To: Cory Poole and Alan Rasmussen

I will be submitting an application for a Class 3 Site Plan Review. The project will be a 40,500 sf building and associated parking. The first floor of the building will be a day care for 100 kids. The second and third floors will be additional office space for my existing company, Open Dental Software. Here is my contact information:

Jordan Sparks

503-910-0557

jordan@opendental.com

The address of the subject property is:

3365 Marietta St SE

Salem, OR 97317

(that's just east of 3311 Marietta)

Site plan of the development is attached.

---end of email---

The email above meets the requirements of this section.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jordan Sparks". The signature is written in a cursive, flowing style.

Jordan Sparks