



June 5, 2023

Deanna Garcia, Chair  
Dennis Will, Land Use Chair  
North Lancaster Neighborhood Association (NOLA)  
Salem, OR 97301

**RE: Proposed Two-Partition Partition - 2195 Vaughn Avenue NE, Salem, OR 97305**

Dear Chairpersons and Members of the North Lancaster Neighborhood Association

Udell Engineering and Land Surveying, LLC, on behalf of Jensen Consulting & Consulting Development, LLC will soon be submitting a tentative partition plat and class 1 adjustment application to the City of Salem. The tentative partition plat is to divide one existing 0.23-acre property into two parcels. The adjustment is to allow the lot depth of the proposed parcels to be 65.5 feet as opposed to the minimum of 70 feet.

The subject property is approximately 0.23-acres in size, zoned RS (Single Family Residential), and located at 2195 Vaughn Avenue NE (Marion County Assessor's Map No. 072W19BB Tax Lot 2600). The site is located southwest of the June Avenue NE and Vaughn Avenue NE intersection.

As shown in enclosed tentative lot layout the following are anticipated to be included in the application submittal:

- Retention of the existing dwelling
- Proposed Parcel 1 consisting of 5,084 square feet and Parcel 2 consisting of 4,746 square feet.

Enclosed is the tentative lot layout. Please feel free to reach out should you have any questions or comments about the proposed development.

Sincerely,

*Laura LaRoque*

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Enclosure