

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: November 15, 2012

File No.: VAR2012 0025

Lenart C Ceder Revocable Trust
15332 South Highland Road
Oregon City, OR 97045

Application For: Variance to D-1 zone standards for minimum lot depth, width, area, front and side setbacks, and combined access to roadway to allow a two-lot subdivision.

Legal Description: Lena Cove Unit 3 & 4

Property Address: 17105 & 17125 Glacier Highway

Parcel Code No.: 8-B34-0-102-001-3 & 001-4

Hearing Date: November 13, 2012

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 8, 2012, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. At the time of final plat, a plat note and deed restriction will be recorded stating that no additional dwellings, including accessory apartments, will be allowed on these two parcels.

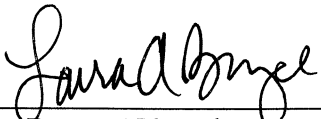
Attachment: November 8, 2012, memorandum from Laura A. Boyce, AICP, Community Development, to the CBJ Board of Adjustment regarding VAR2012 0025


This Notice of Decision does not authorize construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain the required building permits.

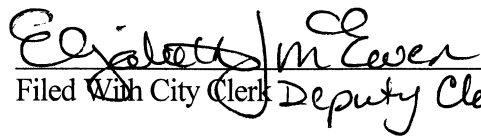
This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Board of Adjustment shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Effective Date: The permit is effective upon approval by the Board, November 13, 2012

Expiration Date: The permit will expire 18 months after the effective date, or May 13, 2014, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: 
Laura Boyce, AICP, Planner
Community Development Department


Dennis Watson, Vice-Chair
Planning Commission

 11/16/2012
Filed With City Clerk Deputy Clerk Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.