

Land Use Application: LU-0003-2024 VAR 1635 SW Hewitt Ave

News Release Date
03-22-2024

PROPOSAL: The Applicant is seeking a Type III Special Variance approval to allow an addition located partially within the 15-foot rear yard setback of their property. The applicant intends to use the space as a study room/ bedroom. A Type III Special Variance was requested by the applicant to waive the rear yard setback standard to allow the building footprint to extend approximately 15 percent into the rear yard setback (TDC 6.1330). No other site improvements are requested with this application.

ADDRESS: 1635 SW Hewitt Ave

TAX MAP & TAX LOT ID#: 1N3E35AD-08000 / R556943

DECISION MAKING PROCESS: This application will undergo a Type III quasi-judicial procedure which requires a public hearing prior to a decision being rendered[TDC 2.060]. The Planning Commission is the decision-making entity for this application. Nearby property owners, relevant review entities, and other stakeholders are hereby notified of the application.[TDC 2.075, 2.080, 2.085]

PUBLIC HEARING TIME & DATE: 7:00 p.m. on Wednesday, April 10, 2024 in the Kellogg Room of the Troutdale Police Community Center, located at 234 SW Kendall Court, as well as via Zoom. Please visit our website at troutdaleoregon.gov or contact us for an updated list of methods to view and participate in the hearing. The public hearing will be conducted by the City of Troutdale Planning Commission. The location of the hearing is accessible to citizens with disabilities. If you require any other accommodation, please contact the Planning Division at comdev@troutdaleoregon.gov or call 503-674-7229 at least one (1) week before the hearing.

HOW TO PROVIDE COMMENT: You may provide testimony on the proposal in the following ways:

1. In Writing: For your comments to be addressed in the staff report to the Planning Commission comments must be received by 5:00 p.m. PT on Tuesday, April 2, 2024, for inclusion in the Staff Report and may be submitted by any of these methods:

Email: comdev@troutdaleoregon.gov

Fax: (503)667-0524

Mail: Community Development Dept. City of Troutdale 219 E Historic Columbia River Hwy
Troutdale, OR 97060

Delivery(package/drop-off): Community Development Dept.City of Troutdale2200 SW 18thWay
Troutdale, OR 97060

Please note: Your written testimony is welcomed up to the time of the public hearing.

2. In Person: You may provide written or verbal testimony during the hearing in the Kellogg Room of the Troutdale Police Community Center, located at 234 Kendall Court. The location of the hearing is accessible to people with disabilities. If you require accommodations, please contact the Planning Division at comdev@troutdaleoregon.gov or call 503-674-7229 at least one week before the hearing date.

3. By Zoom: To provide testimony online during the hearing via Zoom please email comdev@troutdaleoregon.gov to request access credentials.

GENERAL INQUIRIES: For more information please contact Dakota Meyer at [dakota.meyer \[at\] troutdaleoregon.gov](mailto:dakota.meyer@troutdaleoregon.gov) or at 503-674-1249

Project Documents -- SEE SUPPORTING DOCUMENTS BELOW, FOR APPLICATION SUBMITTAL, STAFF REPORT and FINAL DECISION

Supporting Documents

LU-0003-2024 Public Notice 409.99 KB

Applicant Cover Sheet 510.22 KB

Applicant Form R 1.78 MB

Applicant Form V 150.71 KB

Applicant Tax Map 469.41 KB