



Notice of Limited Land Use Action

Date: September 26, 2016

Comments Due: 5:00 p.m., Monday, October 10, 2016

Planning Case No.: 16-09-53

Location: 1552 S 2nd Street

Applicant: Ellis Stutzman

Assessor's Map & Tax No.: 12-2W-15AA-3200

Request: Administrative Review, Land Partition and Class II Variance

Request: The applicant is requesting approval to partition an existing 21,877 square foot parcel into two separate parcels: Parcel 1 = 8,327 square feet; Parcel 2 = 13,550 square feet. The applicant is also requesting an Administrative Review to allow multi-family on the newly created Parcel 2 and a Class II Variance to allow a reduction to the required minimum 30' wide driveway

Decision Criteria: Lebanon Development Code: Chapter 16.05 – Residential Land Use Zones; Chapter 16.20 – Review and Decision-Making Procedures; Chapter 16.22 Land Division; and Chapter 16.29 – Variances and Adjustments.

Notice: State and local laws require that the City give notice of the application to property owners within 100 feet of a proposed land use and/or development. We invite your comments on this application prior to the end of the *Comment Due Date*. They should be submitted to the Citizen Services & Development Center, 925 Main Street, Lebanon, OR 93755. While your comments should relate to the criteria identified below, all comments submitted will be considered any *may* be incorporated into conditions of approval. After the comment period closes, the Planning Official shall issue a decision. The decision will be mailed to the applicant and to anyone else who submitted comments or who requested a copy of the decision.



Appeals: Failure to raise an issue in the hearings, in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue. Please contact our office should you have any questions about the appeals process.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please contact City of Lebanon Community Development Department, 925 Main Street; phone 541-258-4906; email cdc@ci.lebanon.or.us.

