

CITY OF CARLTON

NOTICE OF EXPEDITED LAND PARTITION REVIEW & Minor Variances

NOTICE IS HEREBY GIVEN that the City of Carlton is currently reviewing the following application:

REQUEST: To amend the previously approved Adelaide Subdivision in order to partition 2 duplex lots into 3 single dwelling lots and to approve a minor variance to reduce the lot widths from the 75' minimum to 73' wide and the lot size from 7500 SF to 7191 SF.

PROPERTY LOCATION: Harrison, 2nd and 3rd streets, Carlton OR 97111
Tax Lots: R3422BC 4300-4301

APPLICANT: Blake Zumwalt of Blake Zumwalt Designs

OWNERS: Low Density Residential (R-1)

REVIEW CRITERIA: Carlton Development Code Section 17.172.060

FILE NUMBER: PAR 2019-01, VAR 19-01 and 19-02

HOW TO PARTICIPATE: Anyone interested in commenting on this request may do so in writing before the city issues a decision on the proposed request. Written comments regarding the application must be submitted to City Hall by **4:00 pm May 24, 2019**. Please address comments to: City of Carlton, 191 East Main Street, Carlton, OR 97111. The application and all supporting documents submitted by the applicant are available for review at no cost at City Hall, 191 East Main Street during regular business days (8am-4pm). Copies of these materials may be obtained for a reasonable cost.

The City's decision will be based on compliance with zoning requirements of Section 17.144.020 Type 1 Review Procedure, Section 148.040 Minor Variance approval criteria and Section 17.172.060 Expedited Land Partition approval criteria, as well as letters from the public. Notice of the decision shall be sent to the applicant and to those persons submitting comments and providing a return address. A party to the application may appeal the City decision to the Carlton Planning Commission for their consideration.

Please be advised that any issue that is intended to provide a basis for appeal must be raised in writing prior to the expiration of the comment period with sufficient specificity to enable the city and the parties an opportunity to respond to the issue. Failure to raise an issue on the record with sufficient specificity and accompanied by statements or evidence sufficient to afford the City to respond to the issue will preclude an appeal on that issue.

For more information, please contact the City Planner Carole Connell, at connellpc@comcast.net or Aimee Amerson at aamerson@ci.carlton.or.us.

