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AUG 14 2019  
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Clackamas County Planning and Zoning Division  
Department of Transportation and Development

Development Services Building  
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us  
www.clackamas.us/planning

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**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date:** 08/07/2019  
**Permit Number:** Z0342-19  
**Application:** Nonconforming Use - Alteration/Verification  
**From:** Clackamas County Planning and Zoning  
**Notice Mailed To:** Property owners within 500 feet  
Community Planning Organizations (CPO)  
Interested Citizens and Agencies

**Application Proposal:**

An Alteration of a Nonconforming Use, an existing single family dwelling with portions of the structure within the current required front and side yard setbacks of 30 and 10 feet, respectively, to permit construction of additions to the front and westerly side of the structure that will be no closer to the north and west property lines than the existing structure. The setback from the existing structure to the west, side lot line, varies from 2'-10" to 4'-1". The proposed enclosure of the carport (as a garage and laundry room) and addition off the rear (for master bedroom of the home), will be no closer than the existing structure.

**Property Owner:** HAMBY KATHARINE EILEEN JOHNSON  
14707 N HAZARD RD  
SPOKANE, WA 99208

**Applicant:** BALLARD, CARA & WILLIAM  
5132 TIMBERGROVE  
LAKE OSWEGO, OR 97035

**Address:** 2108 MOSSY BRAE RD  
WEST LINN, OR 97068

**Location:** 2108 SW Mossy Brae Rd., West Linn, OR

**Legal Description:** 21E21CB02600 **Acres:** .44

**Zone:** RRRF5-RESIDENTIAL RURAL FARM FOREST

**Staff:** Rick McIntire 503-742-4516 **E-mail:** rickmci@co.clackamas.or.us

**How to Comment on this Application:**

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

**Permit Number:** Z0342-19

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beavercreek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

**Community Planning Organization:** The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement Office at (503) 655-8552.

STAFFORD TUALATIN VALLEY CPO  
SCHABER 503-707-9792  
19919 SW SCHABER LN  
TUALATIN OR 97062

**Decision Process:** In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

202, 316, 1206 & 1307 of the ZDO.

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at [www.clackamas.us/planning/zdo.html](http://www.clackamas.us/planning/zdo.html). You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/> within five days of the date of this notice, or at our office during weekday lobby hours, 8:00 am to 4:00 pm, Monday through Thursday and 8:00 am to 3:00 pm Friday.

A decision on this proposal will be made and a copy will be mailed to you. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250 appeal fee.

Comments:

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Your Name/Organization

Telephone Number

*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email [DRenhard@clackamas.us](mailto:DRenhard@clackamas.us).*

503-742-4696: ¿Traducción e interpretación? |Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?