



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Partition / Class 2 Adjustment Case No. PAR-ADJ21-12
PROPERTY LOCATION:	892 Edina Ln NE, Salem OR 97301
NOTICE MAILING DATE:	July 30, 2021
PROPOSAL SUMMARY:	A two lot Partition and Class 2 adjustment to the lot depth.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, August 13, 2021</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Kyle Kearns, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2313; E-mail: kkearns@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: johnson.ian.patrick@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.005(d) – Partition; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	David Tan
APPLICANT(S):	Robert Carter
PROPOSAL REQUEST:	<p>A tentative partition plan to create two parcels, with Parcel 1 consisting of approximately 4,850 square feet and Parcel 2 consisting of approximately 4,591 square feet. The existing single-family dwelling would remain on Parcel 1, and Parcel 2 would consist of vacant land for future development. The application also includes a Class 2 adjustment request to:</p> <p>1) Reduce the minimum lot depth of Parcel 2 from 70 feet to 52.83 feet</p>
APPLICATION PROCESS:	<p>The subject property is approximately 0.22 acres (9,441 square feet) in size, zoned RS (Single Family Residential), located at 892 Edina Lane NE (Marion County Assessor map and tax lot number(s): 073W24DC / 06900).</p> <p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 21 112421, 21 112423</p>

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.
TTD/TTY telephone 503-588-6439 is also available 24/7*

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Partition / Class 2 Adjustment Case No. PAR-ADJ21-12

PROJECT ADDRESS: 892 Edina Ln NE, Salem OR 97301

AMANDA Application No.: 21-112421-LD, 21-112423-ZO

COMMENT PERIOD ENDS: August 13, 2021

SUMMARY: A two lot Partition and Class 2 adjustment to the lot depth for ftParcel 2ft at 892 Edina Lane NE; associated tree conservation plan: 21-112424-NR.

REQUEST: A tentative partition plan to create two parcels, with Parcel 1 consisting of approximately 4,850 square feet and Parcel 2 consisting of approximately 4,591 square feet. The existing single-family dwelling would remain on Parcel 1, and Parcel 2 would consist of vacant land for future development. The application also includes a Class 2 adjustment request to:

- 1) Reduce the minimum lot depth of Parcel 2 from 70 feet to 52.83 feet

The subject property is approximately 0.22 acres (9,441 square feet) in size, zoned RS (Single Family Residential), located at 892 Edina Lane NE (Marion County Assessor map and tax lot number(s): 073W24DC / 06900).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, August 13, 2021, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Kyle Kearns, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2313; E-Mail: kkearns@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
 Address: _____
 Phone: _____
 Email: _____
 Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

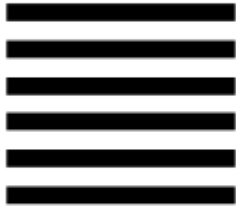


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

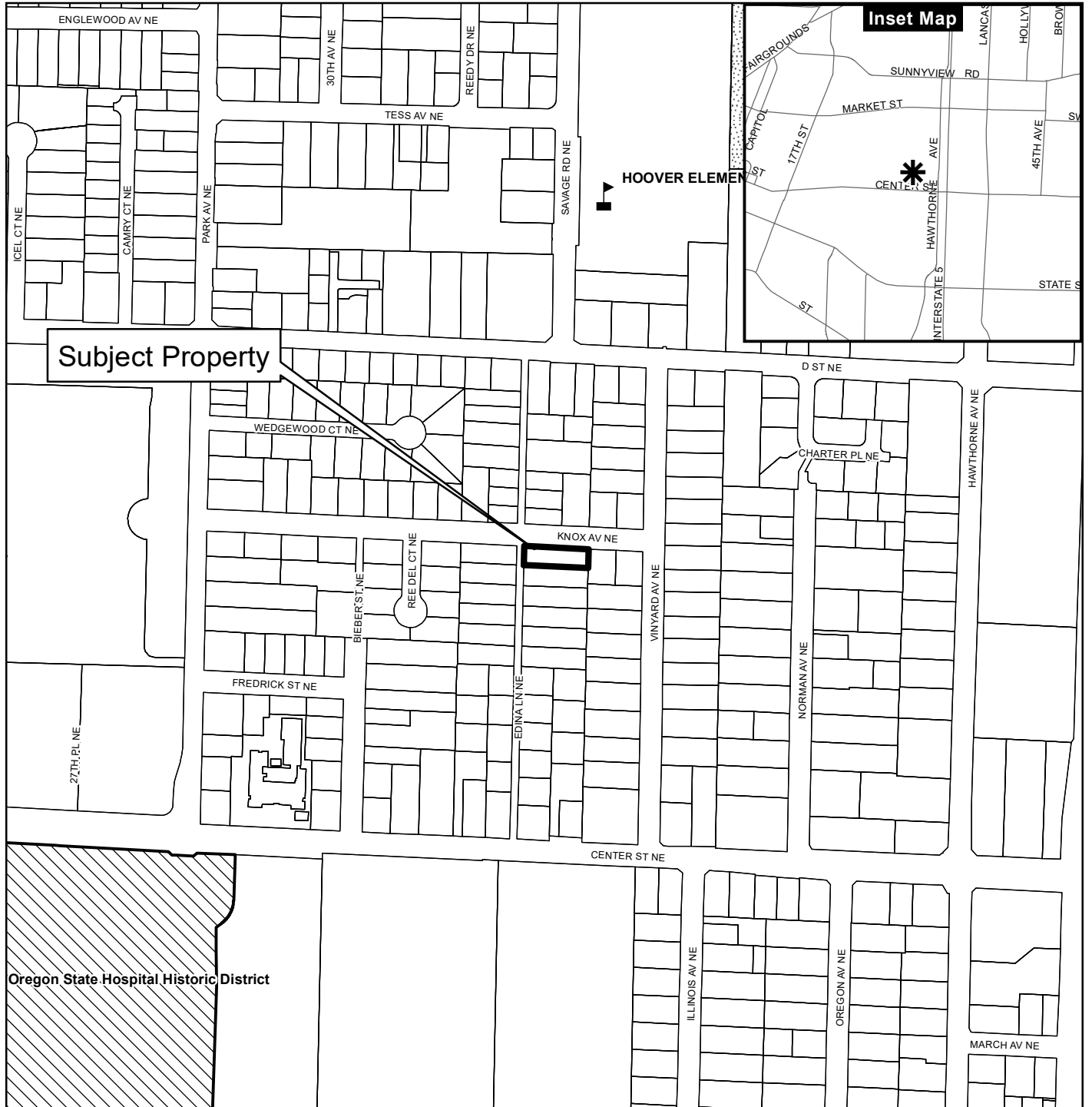
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 892 Edina Lane NE










Subject Property

Inset Map

HOOVER ELEMEN

Oregon State Hospital Historic District

Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet

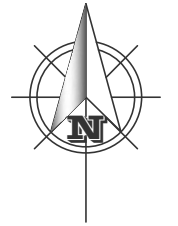


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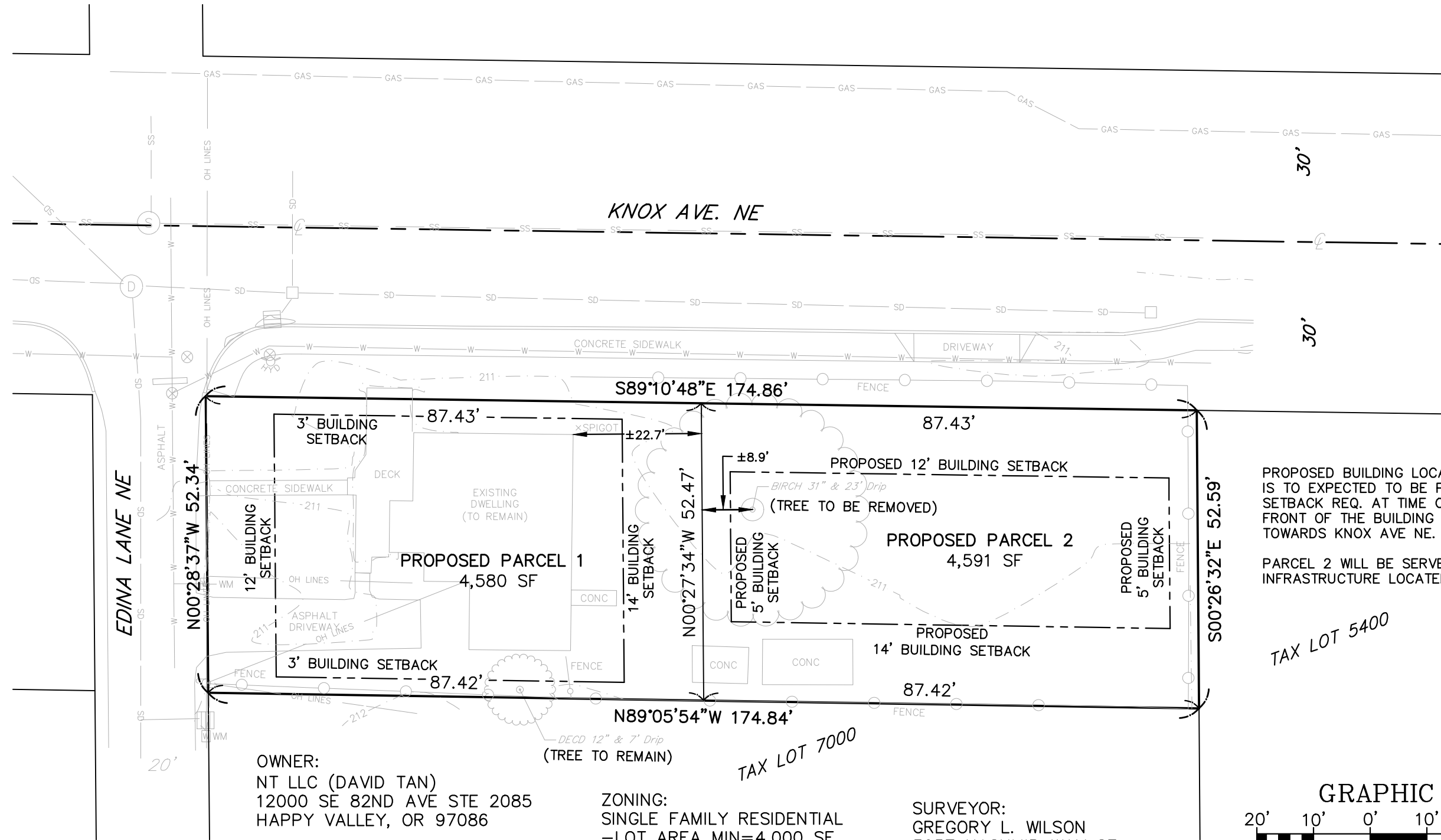


PARTITION TENTATIVE PLAN

LOCATED IN THE SE 1/4 SEC. 4, T. 7 S., R. 3 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON



DATE: 7/19/2021



PROPOSED BUILDING LOCATED ON PARCEL 2 IS TO EXPECTED TO BE PLACED WITHIN SETBACK REQ. AT TIME OF BUILDING, FRONT OF THE BUILDING SHALL FACE TOWARDS KNOX AVE NE.

PARCEL 2 WILL BE SERVED BY CITY INFRASTRUCTURE LOCATED ON KNOX AVE NE.

TAX LOT 5400

TAX LOT 7000

OWNER:
NT LLC (DAVID TAN)
12000 SE 82ND AVE STE 2085
HAPPY VALLEY, OR 97086

SITUS:
892 EDINA LN NE
SALEM, OR 97301
TAX LOT 073W24DC06900

TOTAL AREA=9,171 SF

ZONING:
SINGLE FAMILY RESIDENTIAL
-LOT AREA MIN=4,000 SF
-LOT WIDTH MIN=40'
-LOT DEPTH MIN=70'
(REQUESTED ADJUSTMENT)
-BUILDING HT MAX=35'
(CODE INFO PER SRC)

SURVEYOR:
GREGORY L. WILSON
3657 KASHMIR WAY SE
SALEM, OR 97317
GREG@BARKERWILSON.COM
(503)-588-8800

SUBJECT PROPERTY IS NOT LOCATED IN A FLOODPLAIN.

THERE ARE NO DRAINAGE PATTERNS OR COURSES.

