

**CITY OF WEST LINN
NOTICE OF UPCOMING PLANNING MANAGER DECISION
FILE NO. VAR-21-07**

The West Linn Planning Manager is considering a request to allow for a reduction to the front yard setback resulting in a 16 feet allowed by a Class I Variance (a 20% reduction of a 20' required setback is a 4' reduction) at 1497 Burns Street.

The decision will be based on the approval criteria in Chapters 13 and 75 of the Community Development Code (CDC). The approval criteria from the CDC are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

You have received this notice because County records indicate that you own property within 300 feet of this property (Tax Lot 02600 of Clackamas County Assessor's Map 22-E30BD) or as otherwise required by Chapter 99 of the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city website <https://westlinnoregon.gov/planning/1497-burns-street-class-1-variance> or copies may be obtained for a minimal charge per page.

A public hearing will not be held on this decision. **Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on August 20, 2021. Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline.** For further information, please contact Betty Avila, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 742-6057, bavila@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. **It is important to submit all testimony in response to this notice.** Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.