

May 7, 2008

**CITY OF HILLSBORO
NOTICE OF PUBLIC HEARING
VAR 4-08: BETANCOURT**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Hillsboro Planning Commission, at or shortly after 7:00 p.m., on Wednesday, May 28, 2008, in the auditorium of the Hillsboro Civic Center, 150 East Main Street, Hillsboro. At this hearing, the Commission will consider a request for variances from the lot standards for residential development in the SCR-OTC Station Community Residential – Orenco Townsite Conservation zone, as specified in Zoning Ordinance Section 140 of the Zoning Ordinance. Section 140.III.A. states that newly created lots in the SCR-OTC zone shall be 7,500 square feet in size, measure 50 feet in width by 150 feet in depth, and shall be platted in conformance with the platting, street and alley pattern of the original Orenco Townsite. The property owners and applicants are Criselda Cruz Betancourt and Ignacio Betancourt. The applicants' representative is Tara Sprague.

The applicant requests variances with respect to Lots 11 and 12 of Block 12, in order to reconfigure the lots, through a partition, for development of a single family residence on one lot and retention of an existing single family residence on the other. Specifically, the variances are to reduce the minimum lot size of both lots below the 7,500 square foot minimum, reduce the minimum lot depth to approximately 85 feet, and change the orientation of the lots from a north/south orientation on NW Elm Street to an east/west orientation where both lots would have frontage on NW 228th Avenue.

The subject site is located generally north of NW Elm Street, south of NW Dogwood Street, and west of NW 228th Avenue. The affected property can be specifically identified as Tax Lot 900 on Washington County Tax Map 1N2-34DA.

Zoning Ordinance No. 1945, Section 136.X.B.3, states that a Variance may be granted to any development regulation or design standard contained in Sections 137 through 142, excluding those regulations listed in paragraph 5 [of this section], provided the Planning Commission finds that by granting the Variance:

- a. The adjustment will equally or better meet the purposes of the Station Community Planning Area and of the regulation to be modified;
- b. The Variance or cumulative Variance adjustments results in a project which is still consistent with the overall purpose and intent of the district; and
- c. The Variance will not result in significant detrimental impacts to the environment or the natural, historic, cultural or scenic resources of the City.

The staff report on this matter will be available on Wednesday, May 21, 2008, at 4:00 p.m. The staff report, the application and all documents and evidence submitted by the applicant, and the applicable criteria are available for public inspection at no cost or can be provided at reasonable

cost. Materials can be reviewed from 8:00 a.m. to 5:00 p.m. weekdays, excluding holidays, in the Planning Department in the Civic Center Building, Fourth Floor, 150 East Main Street, Hillsboro, Oregon. Information may also be obtained by calling Jennifer K. Wells in the Planning Department at (503) 681-6214 or by email at jenniferw@ci.hillsboro.or.us.

All interested persons are invited to attend this meeting and will be given an opportunity to be heard concerning the proposal. Oral testimony will be taken in the following order: applicant, other proponents, opponents, and applicant's rebuttal. Oral testimony should avoid repetition of issues, and should be based on the application or on the approval criteria listed above. ORS 197.763 provides that under certain circumstances, the record may remain open or a continuance may be granted upon the request of a participant. If you are unable to attend the hearing, you may submit a written statement to the Planning Director on or before the hearing date. Telephone conversations cannot be accepted as testimony.

Pursuant to ORS 197.763, failure to raise an issue at the final evidentiary hearing, or by close of the record, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT

Vickie Ward
Deputy City Recorder

Enclosures



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REQUEST FOR VARIANCES FROM THE LOT STANDARDS OF THE SCR-OTC STATION COMMUNITY RESIDENTIAL - ORENCO TOWNSITE CONSERVATION ZONE FOR ONE PROPERTY APPROXIMATELY 0.29 ACRES IN SIZE.

