

708 4th Ave Design Advice

Proposed house exterior features (Window placement and front door placement) has been changed from the house approved a few months ago on 3rd Ave. The width of the house has been reduced from original concepts to fit closer to the width of neighboring houses next to and across the street on 4th Ave, (this house footprint and garage are the same size as the recently approved house on 3rd Ave also).

Even with the Lot size restraints, we believe we do not need to ask for any incentives for Lot line adjustment. With the toe of the hill behind the property as shown in the attached TOPO map, the GEO Tech Engineer would like to hold the house closer to the front of the lot. As you know, current Front setbacks here are 10', but we would like to keep the main house at 20' from the property line which overall puts the house back 30' from the paved road. This allows us only to dig into the toe to put in the foundation/retaining wall because most of the hill has previously been dug out.

Oregon City Developmental Services would like us to use the existing driveway from the 716 property than have another driveway access onto 4th Ave. We have received approval from both 712 and 716 homeowners to make this possible. Covenant and responsibilities will be documented, signed and recorded for this access. Developmental Services will also allow for access across the 12' ROW to the property. The ground cover access may be gravel so future City ROW needs are available (this will be discussed when we submit for the City pre-application meeting after HRB advice).