

# TYPE I APPLICATION -- 2019 (ADMINISTRATIVE REVIEW)

File #: DR120-0002

**TYPES -- PLEASE CHECK ONE:**

- Code Adjustment
- Final Plat
- Minor Design Review ADU
- Property Line Adjustment

- Property Line Consolidation
- Type I Extension or Type I Minor/Major Modification
- Type II or Type III Extension or Minor Modification
- Other: (Explain) \_\_\_\_\_

**APPLICANT INFORMATION:**

APPLICANT: ROGER JENNIFER SHARP  
 ADDRESS: 612 DONALD CT NEWBERG  
 EMAIL ADDRESS: RJSHARP96@GMAIL.COM  
 PHONE: 443 553 7855 MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 OWNER (if different from above): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 ENGINEER/SURVEYOR: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

**GENERAL INFORMATION:**

PROJECT NAME: SHARPS ADU PROJECT LOCATION: 612 DONALD CT  
 PROJECT DESCRIPTION/USE: ADU PROJECT VALUATION: \_\_\_\_\_  
 MAP/TAX LOT NO. (i.e. 3200AB-400): \_\_\_\_\_ ZONE: R1 SITE SIZE: 8800 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: \_\_\_\_\_ TOPOGRAPHY: FLAT  
 CURRENT USE: \_\_\_\_\_  
 SURROUNDING USES:  
 NORTH: RESIDENTIAL SOUTH: "  
 EAST: " WEST: "

**SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED**

General Checklist:  Fees  Current Title Report  Written Criteria Response  Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

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Final Plat .....	p. 6
Minor Design Review .....	p. 10
Property Line Consolidation.....	p. 11
Property Line Adjustment.....	p. 12

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Roger Sharp 2-8-2020  
 Applicant Signature Date

Roger Sharp 2-8-2020  
 Owner Signature Date

ROGER SHARP  
Print Name

ROGER SHARP  
Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists

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FEB 20 2020

Initial: \_\_\_\_\_

**Roger & Jennifer Sharp  
612 Donald Ct, Newberg**

### **15.445.260 Development Standards**

#### **A. Location**

1. The ADU will be a detached residence in the backyard. See site plan for details.

#### **B. Limitations**

1. An accessory dwelling unit may be created within the interior or as an addition to an attached or detached residential structure or freestanding accessory building.
  - ADU will be a detached residential structure.
2. An accessory dwelling unit may not exceed 50% of the size of the primary unit, up to a maximum of 1,000 sq ft.
  - The main unit is 1465 sq ft, and the ADU will be 360 sq ft.
  - It will be under 50% and below 1,000 sq ft.
3. The number of residence permitted to inhabit the accessory dwelling unit is regulated by the current edition of the Oregon Residential Specialty Code.
  - No more than two (2) individuals will be living in the ADU.
4. Owner occupancy of the primary unit or accessory dwelling unit is not required.
  - We (the owners) will be living in the primary dwelling, but understand that it is not conditional for the ADU approval.
5. An accessory dwelling unit cannot be partitioned or subdivided from the parcel of the primary unit if there is a shared water and wastewater lines.
  - We do not intend to subdivide as it is not possible; our lot size is under the minimum lot size allowable for subdivision.
6. There shall be compliance with all development standards established in the base zone.

**612 Donald Ct, Newberg**  
**Roger & Jennifer Sharp**

**15.220.050 Criteria for design review:** A. Type 1. The following criteria are required to be met on order to approve a Type 1 design request:

1. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.
  - **15.415.010:** The residence on the lot consists of a main building and a detached accessory dwelling. Building shall be used as a residence.
  - **15.415.020:** The residential building does not exceed 30 ft in height. Main house is 25' 3", and the ADU will be 15' in height.
  - **15.415.030:** There are no architectural features that are exempt from these height restrictions.
  - **15.415.040:** The residence will not block any public access.
  - **15.415.050:** The residence will have an ADU on the premises, not a single family attached dwelling.
  - **15.415.060:** N/A - There will not be a business on the premises.
  - **15.405.010: Lot area - Lot areas per dwelling unit**
    - A. The lot in question is not being subdivided and is in a R-1 district
    - B. The unit in question is 8800 square feet which is greater than the minimum 5,000 square feet and is in a R-1 district.
    - C. The lot in question does not include any land listed.
    - D. Lot is not being subdivided.
  - **15.405.020: Lot area exceptions**
    - A. The lot recorded is in congruence with the mandated lot size range for a R-1 district.
  - **15.405.030: Lot dimensions and frontage**
    - A. The lot in question is smaller than the minimum 15,000 square foot limit, and is therefore exempt
    - B The lot area size in question does not include area contained in public or private streets.
    - C. N/A - There are no frontage roads near the lot in question.
  - **15.405.040: Lot coverage and parking requirements**
    - 1. Maximum Lot Coverage
      - A. R-1: 40 percent, or 50 percent if all structures on the lot are one story.
        - Lot coverage is 1825 square feet, which is under the maximum lot coverage of 40%.

- 2. Maximum Parking Coverage R-1, R-2, R-3, and RP: 30 percent
  - The parking coverage will be 756 square feet of the driveway in the park, which is under the maximum allowance of 30%
- 3. Combined Maximum Lot and Parking Coverage
  - a. R-1, R-2 and RP: 60% maximum
    - Combined maximum lot and parking coverage (1260 square feet), which is under the 60% maximum.
- **15.410.010: General Yard Regulations**
  - 1. The yard for the lot in question complies with this code, and only serves this one residence in a R-1 district.
- **15.410.020: Front Yard Setback**
  - 1. AR, R-1 and R-2 district shall have a front yard of not less than 15 feet. Said yard shall be landscaped and maintained.
    - The proposed home will be set back 79ft from the front lot line which exceeds the minimum 15ft setback.
  - 2. The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least 20 feet from the nearest property line of the street to which access will be provided . However, the foregoing setback requirement shall not apply where the garage or carport will be provided with access to an alley only.
    - The garage will be set back 41 feet from the front property line which exceeds the 20ft minimum of setback from the front property line.
- **15.410.030: Interior yard setback**
  - A. Residential
    - 1. All lots or development sites in the AR, R-1, R-2, and R-3 districts shall have interior yards of not less than five feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a yard no less than the width of the easement
      - The ADU will be set back at least 5ft from the side property line on both sides and at least 5 ft from the rear, all of which meets the 5ft setback minimum.
- **15.410.040: Setback and yard restrictions as to schools, churches, public buildings**
  - The lot in question is exempt because it is a R-1 district single family home, and not a school, church, or public space.
- **15.410.050: Special setback requirements to planned right-of-way**

- The lot in question is exempt because it does not abut partial or future streets.
- **15.410.060: Vision clearance setback**
  - The lot in question is exempt because there are no intersections near this property to require said vision clearance setback.
- **15.410.070: Yard exemptions and permitted intrusions into required yard setbacks**
  - There are no private streets that lead to the lot in question.
  - The fence for the lot will not exceed 8 feet height.

3. Landscape requirements: The proposal shall comply with NMC 15.420.010 dealing with landscape screening.

- There is landscaping on the lot. See site plan for details.
- The single-family home on the premises will have a front yard of approximately 2292 square feet, and a rear yard of approximately 2992 square feet, totalling 5284 square feet. This exceeds the minimum of 48 square feet for a R-1 district housing for a single-family home.

4. Signs: Shall comply with NMC 15.435.010 et seq. Dealing with signs.

- We are not proposing any signs.

5. Zoning District Compliance: The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020.

- ADU 's are permitted by right in R-1 zoning district.

**15.305.020 Zoning use table - Use districts**

- Single-family homes and accessory dwelling units are permitted by right within the R-1 zoning district.

**15.305.010 Lot area: Lot area per dwelling unit.**

A. In the following districts, each lot or development site shall have an area show below except as otherwise permitted by this code:

1. In the R-1 district, each lot or development site shall have a minimum area of 5,000 square feet or as may be established by a subdistrict. The average size of lots in a subdivision intended for a single-family development shall not exceed 10,000 square feet.
  - The lot is 8,800 square feet which is larger than the 5,000 square foot minimum lot requirement.

B. Lot or Development Site Area per Dwelling Unit.

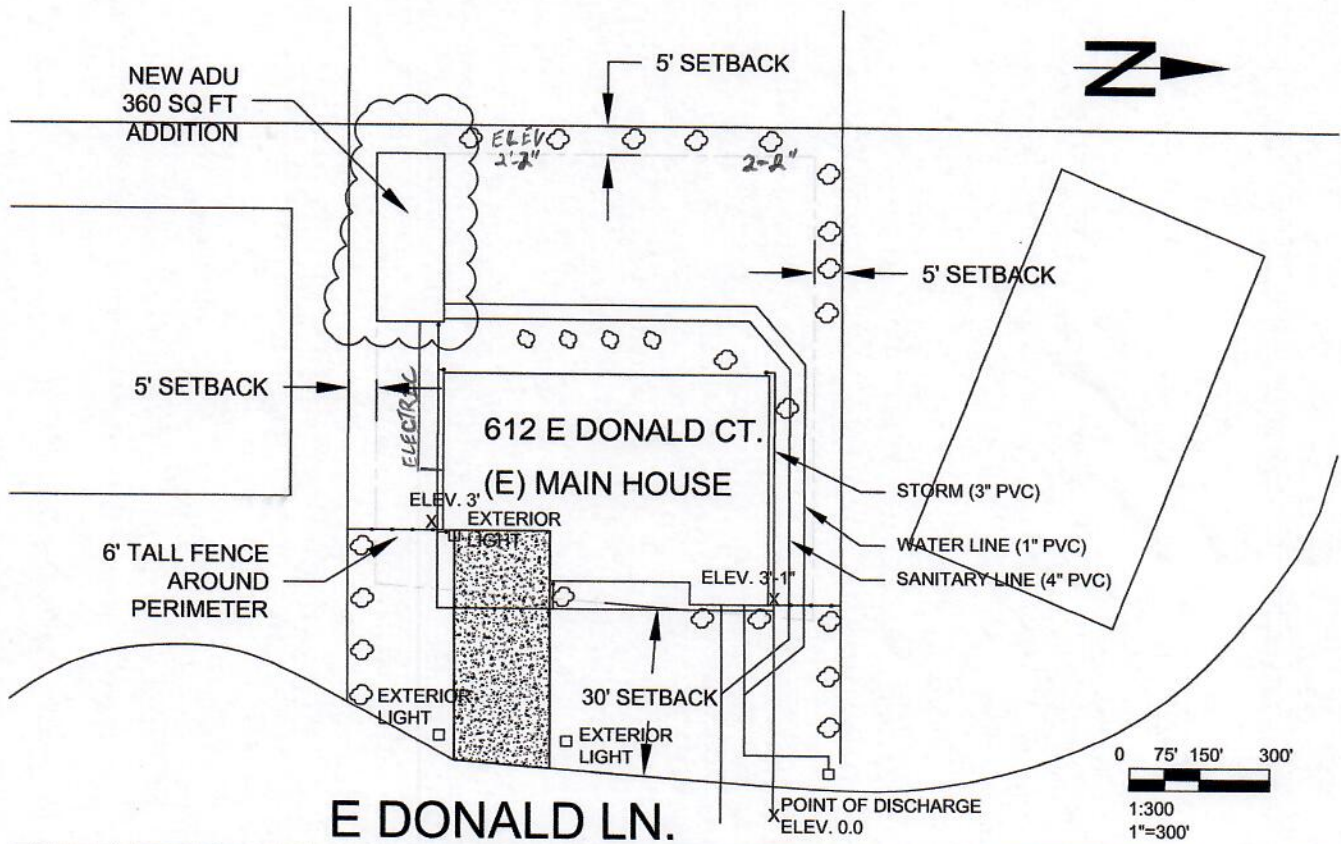
1. In the R-1 district, there shall be a minimum of 5,000 square feet per dwelling unit.

- The single-family home will be situated on a 8,800 square foot lot, which meets the 5,000 square foot minimum per dwelling unit.

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○ = FLOWER/BUSH

SITE PLAN

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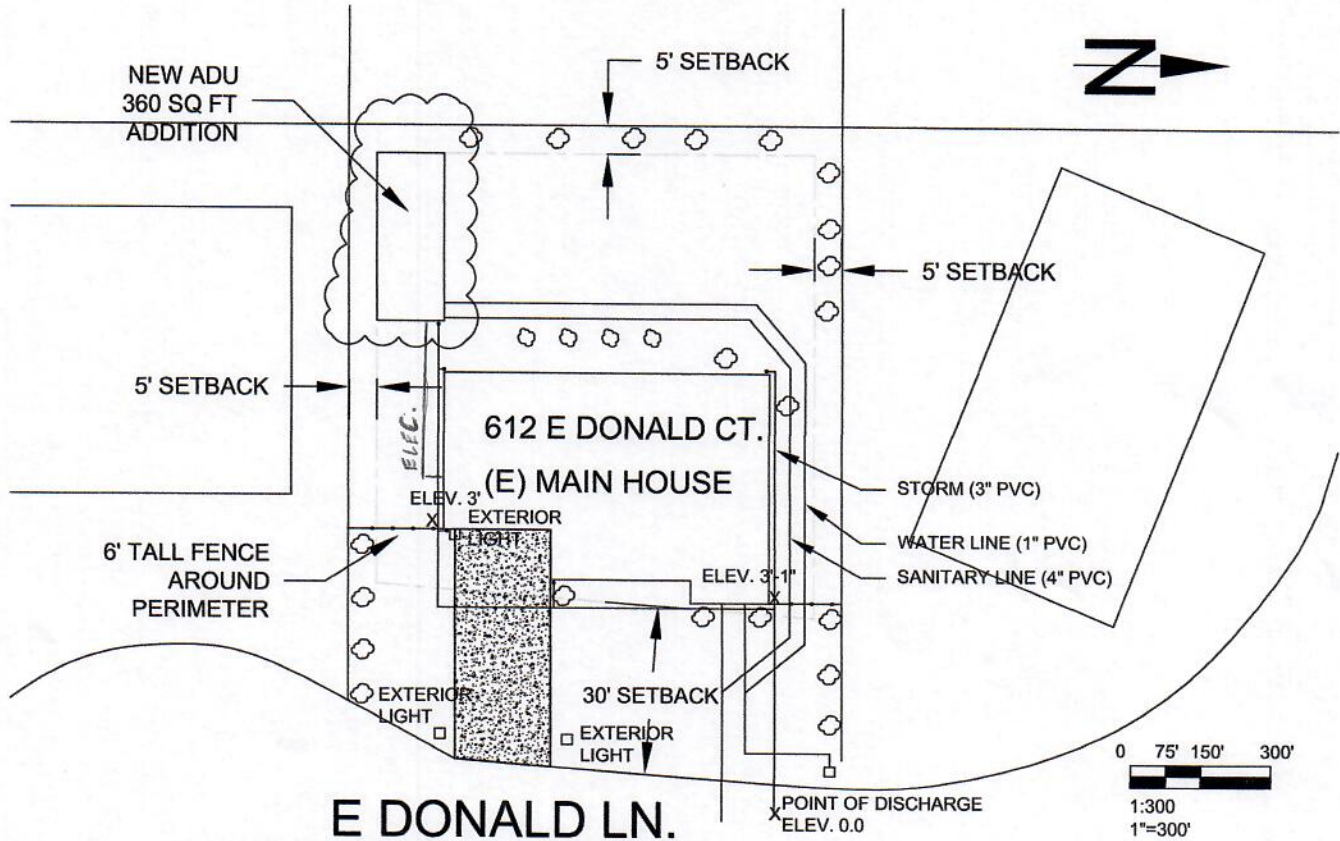
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**SITE PLAN**

**ADDRESS: 612 E DONALD CT. NEWBERG, OR.**

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