

PROPOSED PROPERTY LINE ADJUSTMENT - WRITTEN STATEMENT

The proposed Property Line Adjustment must address how the proposal addresses Section 3.106.04 of the Keizer Land Development Code (KLDC). This proposal is to adjust a property line between Property A (a 17,850 square foot tract) and Property B (a 9,090 square foot Parcel) such that Property A is reduced in size to 9,564 square feet, and Property B is increased in size to 17,376 square feet. Both properties are zoned RS and designated LDR in the Comprehensive Plan. The developers response to the specific criteria to be addressed is as follows:

A. Criteria - The adjustment of lot lines results in no more parcels than originally existed.

Response - The number of parcels will remain the same. Two parcels currently exist and two parcels will exist after the property line adjustment.

B. Criteria - The proposed property line adjustment results in parcels that meet all area and dimensional standards of this Code.

Response-). Both proposed resultant parcels exceed the minimum lot size area of 4000 square feet required in the RS zone. The resultant lot depth to width ratio of each resultant parcel is less than the maximum 3.0 allowed in the RS zone.

C. Criteria - The proposed property line adjustment does not locate lot lines in violation of the setback and height provisions of the Code relative to existing structures and improvements.

Response- Existing homes exist on each resultant parcels. The front and side yard setbacks will not change and meet the existing Code provisions. The rear yard setback of Property A will decrease to 23.7 feet, still greater than the 14 foot setback required for a single story house in the RS zone. The rear yard setback of Property B will increase significantly.

D. Criteria - The property line adjustment involves only lots or parcels that have been lawfully created.

Response- Property A was created by deed, well in advance of law taking effect on September 1, 1977 that changed the rules on how property boundaries are created. Property B was created by a partition process in 1998.

E. Criteria - The property line adjustment by itself does not prohibit any property from accessing either a public right of way or an easement.

Response- In the resultant property line adjustment configuration, Property A will have access from Maine Avenue, and Property B will have access from an existing private 20 foot access easement.