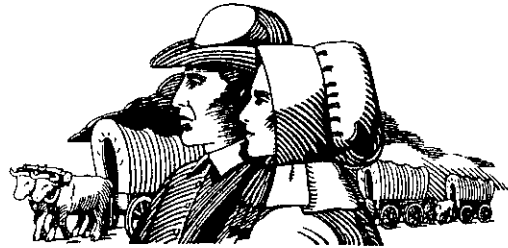


# CITY OF OREGON CITY

## PLANNING COMMISSION

320 WARNER MILNE ROAD  
TEL (503) 657-0891

OREGON CITY, OREGON 97045  
FAX (503) 657-7892



## AGENDA

**City Commission Chambers - City Hall  
July 25, 2005 at 7:00 P.M.**

The 2005 Planning Commission Agendas, including Staff Reports and Minutes, are available on the Oregon City Web Page ([www.orcity.org](http://www.orcity.org)) under PLANNING.

### PLANNING COMMISSION MEETING

1. **CALL TO ORDER**
2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**
3. **HEARING:**

**VR 05-01 (*Quasi-Judicial Hearing*)**, Applicant: Brett and Lori Kelly. A Planning Commission Variance to increase the maximum fence height in front of the front facade of a single-family dwelling from 3.5 feet to 6 feet. Located at 13913 La Rae Road and identified as Clackamas County Map 2-2E-20DD, Tax Lot 2900

4. **ADJOURN PLANNING COMMISSION MEETING**

NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

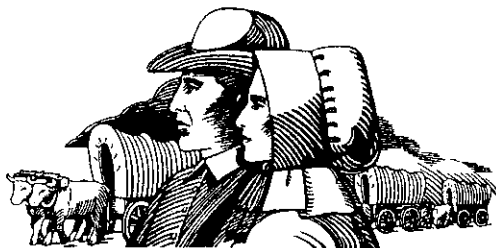


# CITY OF OREGON CITY

## Planning Division

320 WARNER MILNE ROAD  
TEL (503) 657-0891

OREGON CITY, OREGON 97045  
FAX (503) 722-3880



## STAFF REPORT

### VARIANCE

Date: July 18, 2005

**FILE NO.:** VR 05-01

**HEARING DATE:** Monday, July 25, 2005  
7:00 p.m., City Commission Chambers  
320 Warner Milne Road  
Oregon City, Oregon 97045

**OWNER/APPLICANT:** Brett and Lori Kelly  
13913 La Rae Road  
Oregon City, Oregon 97045

**LOCATION:** A parcel located at 13913 La Rae Street and identified as Clackamas County Map 2-2E-20DD, Tax Lot 2900 (0.77 acres, zoned R-8 Single-Family Dwelling District).

**REQUEST:** The applicant is seeking a Variance Hearing before the Oregon City Planning Commission to increase the maximum fence height in front of the front facade of a single-family dwelling from 3.5 feet to 6 feet.

**RECOMMENDATION:** **DENIAL**

**REVIEWERS:** Christina Robertson-Gardiner, Associate Planner

**PROCESS:** The Planning Commission shall make the decision on all Type III permit applications. Once the Planning Commission makes a decision on the Type III application, that decision is final unless appealed to the City Commission in accordance with Section 17.50.190. If appealed, the City Commission decision is the City's final decision on the Type III application.

**SITE MAP:** Exhibit 1

**BACKGROUND:**

The applicant is seeking a Variance Hearing before the Oregon City Planning Commission to increase the maximum fence height in front of the front facade of a single-family dwelling from 3.5 feet to 6 feet. The subject parcel is located at 13913 La Rae Road and identified as Clackamas County Map 2-2E-20DD, Tax Lot 2900 (0.77 acres, zoned R-8 Single-Family Dwelling District). A small portion of the northwest corner of the property is sloped over 25%. The remainder of the property is either flat or falls under the 10-25% slope category

The applicant constructed the fence in September of 2004. An anonymous Code Enforcement complaint was lodged with Nancy Busch on April 15, 2005. A Notice of Violation was sent the property owners on April 20, 2005 (Exhibit 4). The application for the Variance request was submitted to the city on May 23, 2005.

The current fence code, adopted in June of 2004, can be found below. The previous code allowed fences in the front yard to be 5 feet tall (60 inches).

*17.54.100 Fences--Setback and height limitations.*

*A fence may be located on the property or in a yard setback area subject to the following:*

*A. Generally--Fence, Hedge or Wall.*

*1. Any fence, hedge or wall located in front of the front façade of the building or within the front yard setback shall not exceed forty-two inches in total height.*

**Surrounding Uses/Zoning:** The site is completely surrounding by R-8- Single Family Dwelling District properties. Most of the of the neighboring properties are located on lots larger than 8,000 square feet. Park Place Elementary School is located directly east of the site.

**Comments:** Notice of the proposal was sent to property owners within three hundred feet of the subject property and the Park Place Neighborhood Association. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

Two public comment letters were received for this application, one indicating support for the fence and one indicating opposition. The Park Place Neighborhood Association (PPNA) additionally submitted comments. The Land Use Committee members voted 5-0 in opposition to the request for a Variance. PPNA also submitted a panoramic photo of the site. (Exhibit 3)

**DECISION-MAKING CRITERIA:****Municipal Code Standards and Requirements**

**Title 17, Zoning:** Chapter 17.10, R8-Medium Density Dwelling District  
Chapter 17.50, Administration and Procedures  
Chapter 17.54.100, Supplemental Zoning-Fences--Setback and Height Limitations.  
Chapter 17.60, Variances

2004 Oregon City Comprehensive Plan

**ANALYSIS:**

Section 17.60.020 *Variances—Grounds* states that a variance may be granted if the applicant meets six approval criteria:

**That the literal application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the surrounding area under the provisions of this title; or extraordinary circumstances apply to the property which do not apply to other properties in the surrounding area, but are unique to the applicant's site;**

The applicant has failed to show how extraordinary circumstances apply to the property. The configuration of the site, slope, and location of the house are very typical to the area. Tall front yard fences in the front yard setback are not prevalent to the area and do not constitute a right commonly enjoyed by other properties.

Therefore, the applicant does not satisfy this criterion.

**That the variance from the requirements is not likely to cause substantial damage to adjacent properties, by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;**

The six-foot fence does cause damage to adjacent properties. It obstructs the view of the street from the house and creates the feeling that the house is turning its back on LaRae Street. Public comments have been submitted that object to the fence height. It is anticipated that additional neighbors will be attending the Public Hearing to make additional public comment.

Therefore, the applicant does not satisfy this criterion.

**The applicant's circumstances are not self-imposed or merely constitute a monetary hardship or inconvenience. A self-imposed difficulty will be found if the applicant knew or should have known of the restriction at the time the site was purchased;**

The applicant's circumstances are clearly self-imposed. In their due diligence, they unfortunately contacted the wrong jurisdiction (Clackamas County) and received incorrect information. Through the Code Enforcement Process, city staff has worked with the applicant to remedy the non-compliant fence by either removing the fence, reducing the height to meet the adopted fence standard, or requesting a Variance to the height standard with the Planning Commission. The applicant has chosen to apply for the Variance request.

Therefore, the applicant does not satisfy this criterion.

**No practical alternatives have been identified which would accomplish the same purposes and not require a variance;**

The applicant does have practical alternatives to the Variance request. They can relocate, remove or reduce the height of the non-compliant fence. So far, the applicant has not chosen any of these options.

Therefore, the applicant does not satisfy this criterion.

**That the variance requested is the minimum variance which would alleviate the hardship;**

This Variance request is for an approval of an existing non-compliant fence. If the Variance is granted, it would be for the existing height of six feet, which is the minimum Variance which would alleviate the condition.

Therefore, the applicant satisfies this criterion.

**That the variance conforms to the comprehensive plan and the intent of the ordinance being varied.**

One of the primary goals of the 2004 Comprehensive Plan was to promote more pedestrian friendly environments in Oregon City. Codes were amended to promote development that created "eyes on the street". A shorter, forty-two inch, fence is not only more ascetically appealing, it attempts to engage residents with the world around them. The fence code was specifically amended in 2004 to conform to the Goals and Policies of the new Comprehensive Plan. The applicant has failed to show how a six-foot front yard fence can be compatible with the neighboring properties and meet the larger goals of the Comprehensive Plan.

Therefore, the applicant does not satisfy this criterion.

**STAFF RECOMMENDATION:**

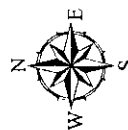
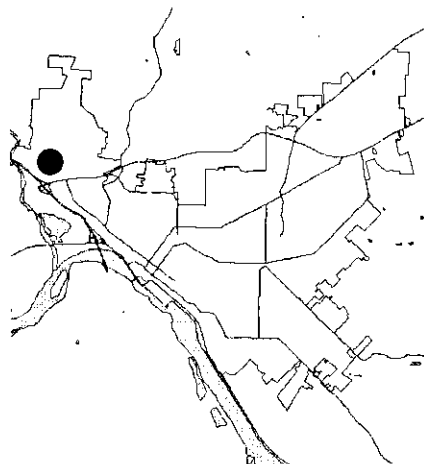
In conclusion, Staff has determined that the requested Variance before the Planning Commission, VR 05-01, from which the applicant is seeking to increase the maximum fence height in front of the front facade of a single-family dwelling from 3.5 feet to 6 feet cannot satisfy the Variance approval criteria in Chapter 17.60.

Therefore, Staff would recommend **Denial** of file VR 05-1 by the Planning Commission for the property located at 13913 LaRae Street and identified as Clackamas County Map 2-2E-20DD, Tax Lot 2900

**EXHIBITS:**

1. Site Map, Slope Calculation Map
2. Applicant's Submittal
3. Public Comments
4. Code Enforcement Notice of Violation
5. May 4, 2005 Photos Taken by Laura Butler, Planning Technician

13913 LaRae St.  
VR 05-01

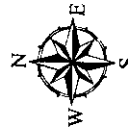
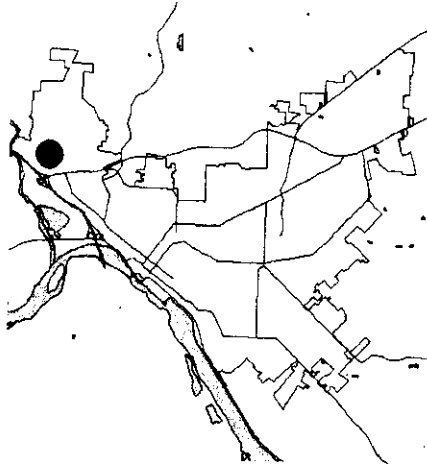


City of Oregon City  
P.O. Box 3040  
320 Warner Mine Road  
Oregon City, OR 97045

The data on this map is the best  
information available from the  
records of the City of Oregon City.  
Errors and omissions may exist.

Exhibit: 1

# 13913 LaRae St. Slope Calculation

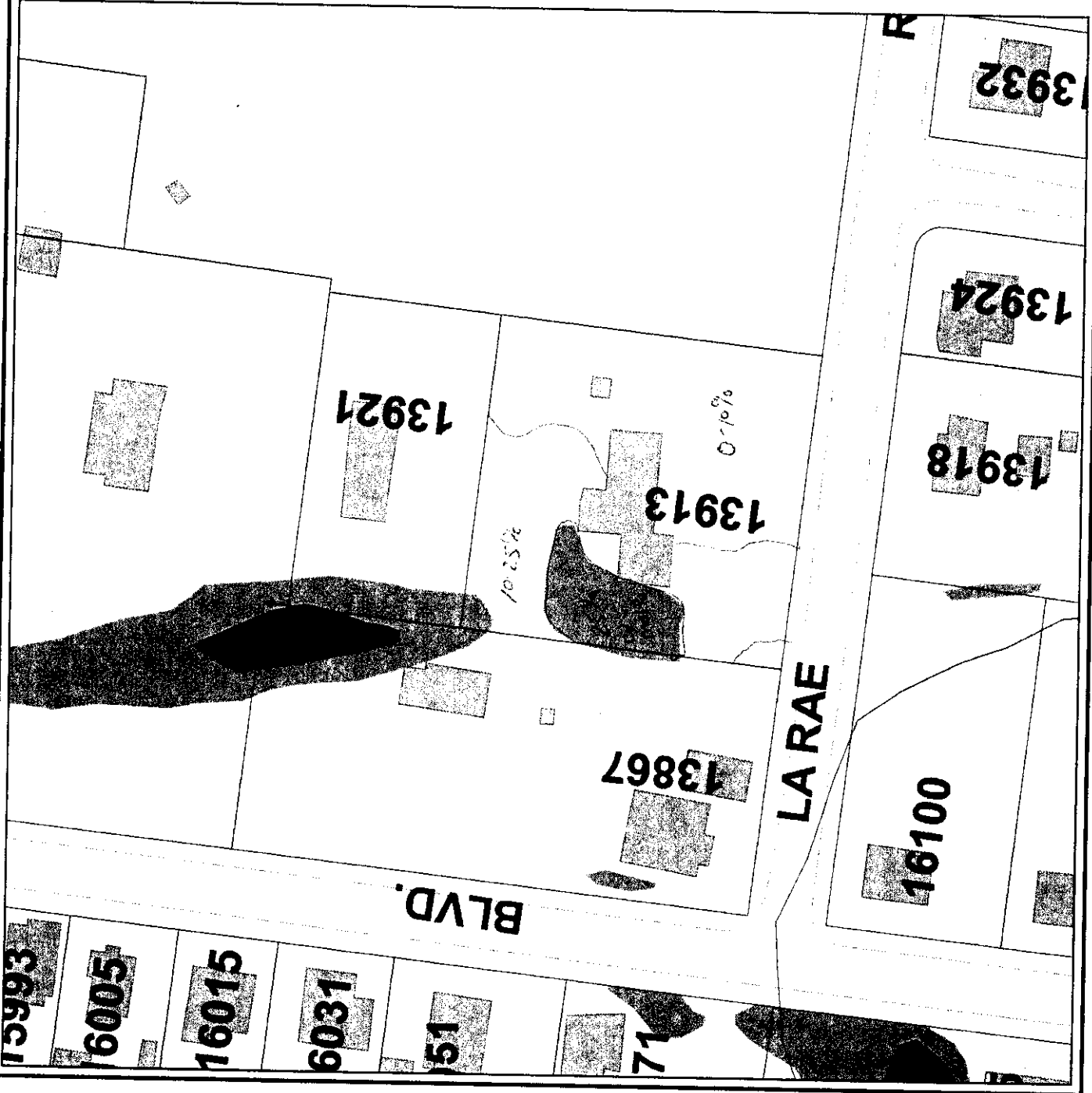


City of Oregon City  
P.O. Box 3040  
320 Warner Milne Road  
Oregon City, OR 97045

The data on this map is the best  
information available from the  
records of the City of Oregon City.  
Errors and omissions may exist.

Map created with OCMap 2005

07/19/2005





# CITY OF OREGON CITY

Community Development Department, 320 Warner Milne Road,  
P.O. Box 3040, Oregon City, OR 97045, (503) 657-0891 Fax: (503) 657-7892  
www.ci.oregon-city.or.us

## LAND USE APPLICATION FORM

### REQUEST:

- |  |  |   |
|--|--|---|
| Type II  | Type III                                     | Type III / IV                           |
| <input type="checkbox"/> Partition               | <input type="checkbox"/> Conditional Use     | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Site Plan/Design Review | <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Zone Change    |
| <input type="checkbox"/> Subdivision             | <input type="checkbox"/> Planned Development |   |
| <input type="checkbox"/> Extension               | <input type="checkbox"/> Modification        | Other                                   |
| <input type="checkbox"/> Modification            |  | <input type="checkbox"/> Annexation*    |

OVERLAY ZONES: ☒ Water Resources ☐ Unstable Slopes/Hillside Constraint

Please *print or type* the following information to summarize your application request:

APPLICATION # \_\_\_\_\_ (Please use this file # when contacting the Planning Division)

APPLICANT'S NAME: Brett Kelly

PROPERTY OWNER (if different): Brett & Lori Kelly

PHYSICAL ADDRESS OF PROPERTY: 13913 S LaRae Rd 97045

DESCRIPTION: TOWNSHIP: 2 RANGE: 2E SECTION: 2000 TAX LOT(S) 02900

PRESENT USE OF PROPERTY: Single family dwelling

PROPOSED LAND USE OR ACTIVITY: Variance for 6' fence in front of house

DISTANCE AND DIRECTION TO INTERSECTION:

145' West

CLOSEST INTERSECTION: Apperson

PRESENT ZONING: R8

TOTAL AREA OF PROPERTY: 133,541 sq. ft.

### Land Divisions

PROJECT NAME: \_\_\_\_\_

NUMBER OF LOTS PROPOSED: \_\_\_\_\_

MINIMUM LOT SIZE PROPOSED: \_\_\_\_\_

MINIMUM LOT DEPTH PROPOSED: \_\_\_\_\_

MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS  
CHAPTER 227 REQUIRES THAT IF YOU RECEIVE THIS  
NOTICE, IT MUST BE PROMPTLY FORWARDED TO  
PURCHASER

### VICINITY MAP

To be provided by the APPLICANT  
at the time application is submitted

See attached

\*Please See Separate Annexation Submittal Checklist

Exhibit: 2

## INSTRUCTIONS FOR COMPLETING LAND USE APPLICATIONS:

1. All applications must be either typed or printed (black ink). Please make the words readable.
2. The application must be submitted with the correct fee(s).
3. If you mail in the application, please check with the Planning Division to ensure that it was received and that all necessary fees and information are with the application form.
4. If you wish to modify or withdraw the application, you must notify the Planning Division in writing. Additional fees may be charged if the changes require new public notice and/or if additional staff work is necessary.
5. With the application form, please attach all the information you have available that pertains to the activity you propose.
6. Prior to submitting the application, you must make complete a Pre-Application meeting to discuss your proposal with members of the Planning Division and any other interested agencies. Applicant is then to provide all necessary information to justify approval of the application.
7. The front page of the application contains a brief description of the proposal and will serve as the public notice to surrounding properties and other interested parties of the application. This is why neatness is important.
8. Detailed description, maps, and other relevant information should be attached to the application form and will be available for public review. All applicable standards and criteria must be addressed prior to acceptance of the application. The content of the attached information may be discussed with the planner who conducted the Pre-Application Conference prior to submission of the application.
9. Incomplete applications will be returned.

APPLICANT'S SIGNATURE: Brett P. Kelly

MAILING ADDRESS: 13913 S LaBae Rd

CITY: Oregon City STATE: OR ZIP: 97045 PHONE: 503-539-0994

PROPERTY OWNER SIGNATURE(S): Brett P. Kelly Jori Kelley

MAILING ADDRESS: Same as above

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: (\_\_\_\_) \_\_\_\_\_

**If this application is not signed by the property owner,  
then a letter authorizing signature by an agent must be attached**

\*\*\*\*\*

DATE SUBMITTED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

## Narrative

We have lived at 13913 S La Rae Rd. since August 2000. On the .78 of an acre (33,541 sq. ft.), our house (1,600 sq. ft. ground coverage) sits back from the front property line 90 feet, and behind the house is approximately 50 feet of land. Our backyard has a deep ravine that makes the land unusable (see pictures). We are next door to the Park Place Elementary School.

In 2002 we were informed about the La Rae Rd./Park Place Elementary School project that would take place the summer of 2004. This project added a parking lot to the school, and widened the street by adding two sidewalks. A "right of way" was taken from our property which made our original property line somewhere in the middle of the sidewalk. In the front of our property in front of the house, we had to remove trees & shrubs to allow for this, taking away the natural privacy of our yard. These trees & shrubs were very thick & tall, and blocked more of the view of our house than our fence does now. We knew when we first saw the plans for this project that we would need to build a fence when it was completed. There was no sense starting the fence before the street project was completed, although we were planning it for as soon as possible. The street project was finished in September 2004.

Before starting construction of the fence that would enclose the front yard, we called the Clackamas County info line (503-655-8355 x 1876) to hear the rules about building fences. The info line clearly stated that a fence could not exceed 6 feet in height. There was no other information that led us to think there were more rules. We thought we were set, and so we built our fence. We set the fence posts four feet in from the edge of the sidewalk so visibility would not be hindered for people pulling out on the street (see pictures). We also angled the far corner of the fence providing even better visibility, plus it has given our neighbor a place to put their trashcan versus where it was on the sidewalk.

The code we are not in compliance with is 17.54.100. Our major violation is the fence is 6 feet high in front of the front façade of our house. This code went into effect in June of '04 in order to keep the neighborhood aesthetically pleasing. We feel our fence is very attractive, and have received positive feedback about it from many of our neighbors.

Following are our reasons for wanting this 6-foot tall fence in the front of our house:

- **Security** – We have had several things taken from our front yard and we do not want that to continue. The following items have been taken:
  - Propane Tank
  - Set of Rims and Studded Tires
  - 2 Hose Nozzles
  - Yard Art
  - Bags of Cans
- **Animals** - We would like to get a dog, but in order to do so we need a fence that will keep him/her in the yard & other dogs out. As stated above, the backyard is severely uneven & therefore unusable.
- **Privacy** – We enjoy being outside and appreciate our privacy. Also, during the summer quite a bit of sunbathing goes on in our yard. Being shielded from the street makes the sunbather feel much more secure that they are not being stared at by anyone who happens to pass by.
- **Summer pool** – we have a temporary pool to put up in the summer. To be in compliance with city code, we need a fence at least 4 feet high surrounding the premises. If we had to cut our fence down to the required 42", we would be breaking the swimming pool code. Plus, we feel 6 ft is the ideal height for our other reasons.
- **Children** – We would like to have children someday. Our dream for a secure area for them to play in had finally come true; until we found out we were violating 17.54.100.

We really hope you consider and grant the variance for our fence. This incidence has impressed upon us the importance of getting a hold of a person for code advice before making a major change to our property.

**Code Criteria Narrative**  
**17.60.030 Variance - Grounds**

Please consider and grant our variance on the following conditions:

A variance may be granted only in the event that all of the following conditions exist:

A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

**- One main argument for our case is that our fence is not hurting anything. We purposely set back the front of the fence 4 feet from the sidewalk vs. the 3 feet that we heard was required on the Clackamas County Info Line. We angled the far front corner to not only ease visibility, but to make room for our neighbor's trash cans so they do not have to be on the sidewalk which could hinder visibility.**

B. That the request is the minimum variance that would alleviate the hardship;

**- By granting this request for our 6-foot fence, it would completely alleviate the hardship.**

C. Granting the variance will equal or exceed the purpose of the regulation to be modified;

**- By granting this variance, the aesthetics of our neighborhood will not be compromised. Our fence is a beautiful piece of construction that we plan on staining to keep it looking fresh. If anything, it actually adds to the beauty of the neighborhood, and we have received very positive feedback from many of our neighbors.**

D. Any impacts resulting from the adjustment are mitigated;

**- There will be no impacts resulting from the adjustment due to the care we took in making sure the fence would not hinder anyone's view.**

E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

**- According to 17.54.100, "Any fence, hedge, or wall located in front of the front façade of the building or within the front yard setback shall not exceed 42-inches in total height." Based on this, the reasons we stated in our narrative, and the fact that the fence is already built, we require a variance to be able to keep our fence.**

F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.

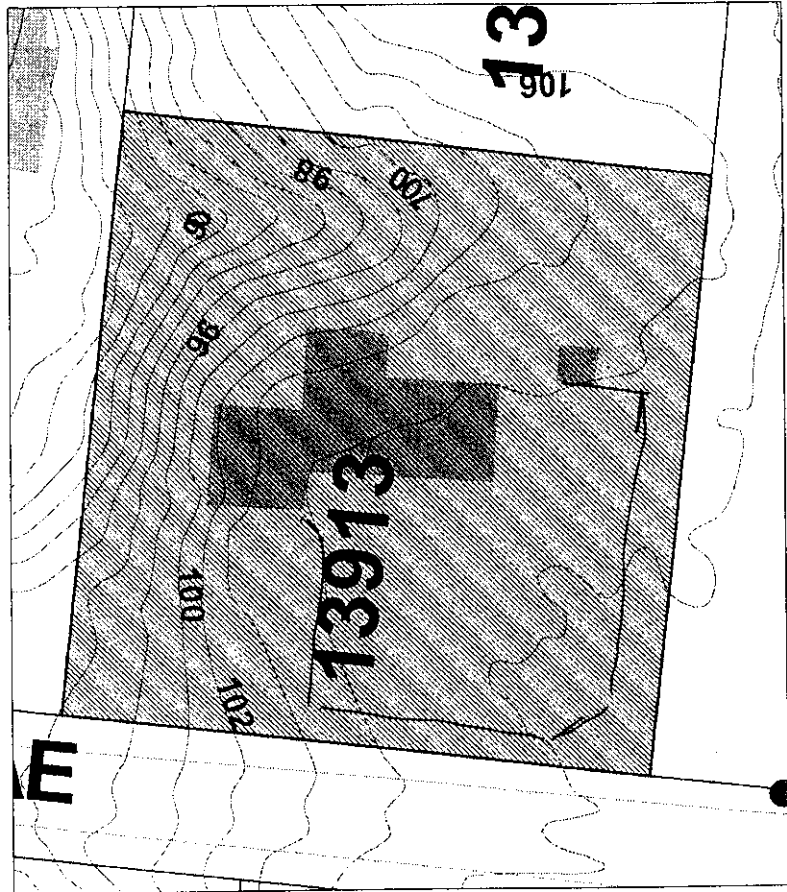
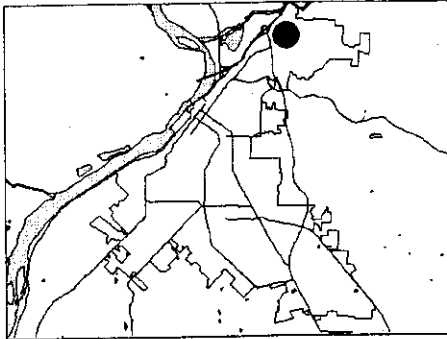
**- This variance would allow us to have a 6-foot cedar fence in the front of the front façade of our house. Code 17.54.100, which went into effect June of last year, was primarily due to protecting the aesthetics of the neighborhood. We put a lot of effort into our fence, and we feel it does nothing but add to the beauty of the neighborhood. Due to the structure of our piece of land, using our backyard for a fenced in area is not possible, and so the only usable land we have is in the front.**

# Oregon City Permit Submittal - Property Zoning Report

Printed May 2, 2005

Taxlot: 2-2E-20DD-02900

Site Address: 13913 LA RAE RD



## Taxlot Information

Taxlot Number: 2-2E-20DD-02900

Site Address: 13913 LA RAE RD  
OREGON CITY  
OR 97045

Parcel Area (acres - approx): 0.77  
Parcel Area (sq. ft. - approx): 33541

Twn/Rng/Sec: 02S 02E  
Tax Map Reference: 22E20DD

## Overlay Information

In Historic District? N  
In Willamette Greenway? N  
Geologic Hazards? Y  
In Water Resource Overlay District? Y  
In Floodplain? N

## Owner Information

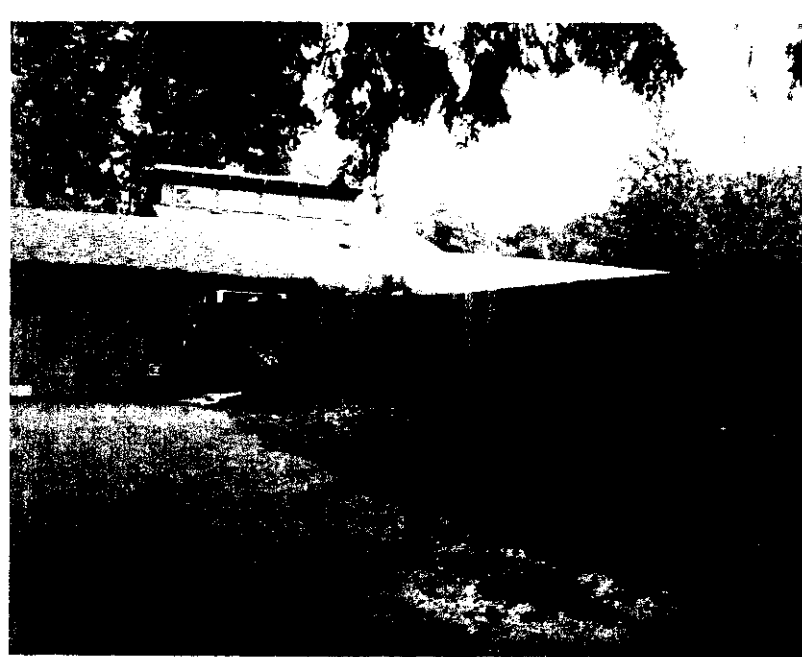
Last Name: KELLY  
First Name: BRETT P & LORI A  
Address: 13913 LA RAE RD  
OREGON CITY  
OR 97045

## Planning Designations

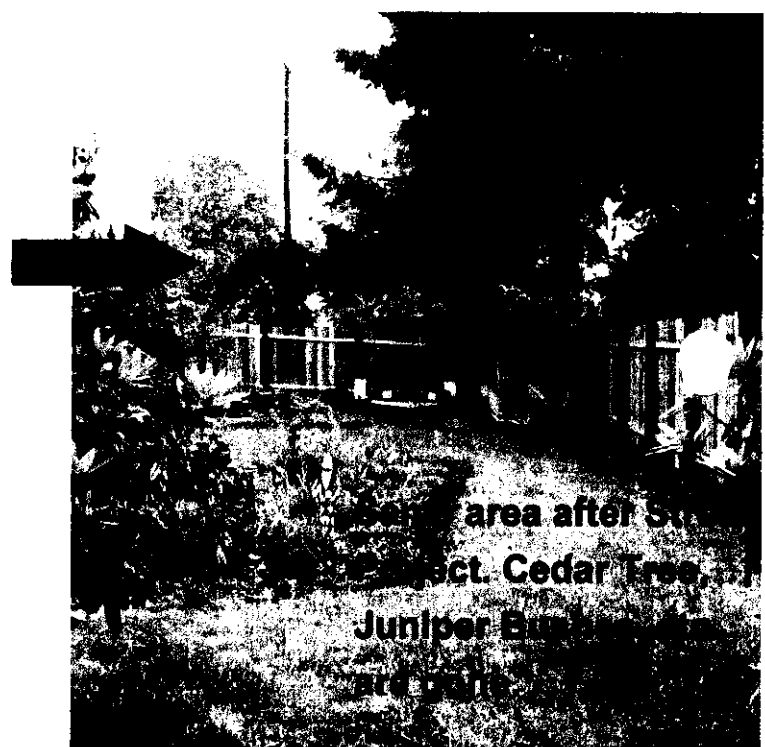
Zoning: R8  
- 8,000 SF/SFR dwelling unit  
Comprehensive Plan: Ir  
- Residential - Low Density

Subdivision: NONE  
Neighborhood Assn: Park Place NA  
Urban Renewal District:  
Historic District:





Before Street Paving  
note trees &  
overgrown



Same area after Street  
Paving. Cedar Tree,  
Juniper Bush, etc.  
are gone



View towards our house



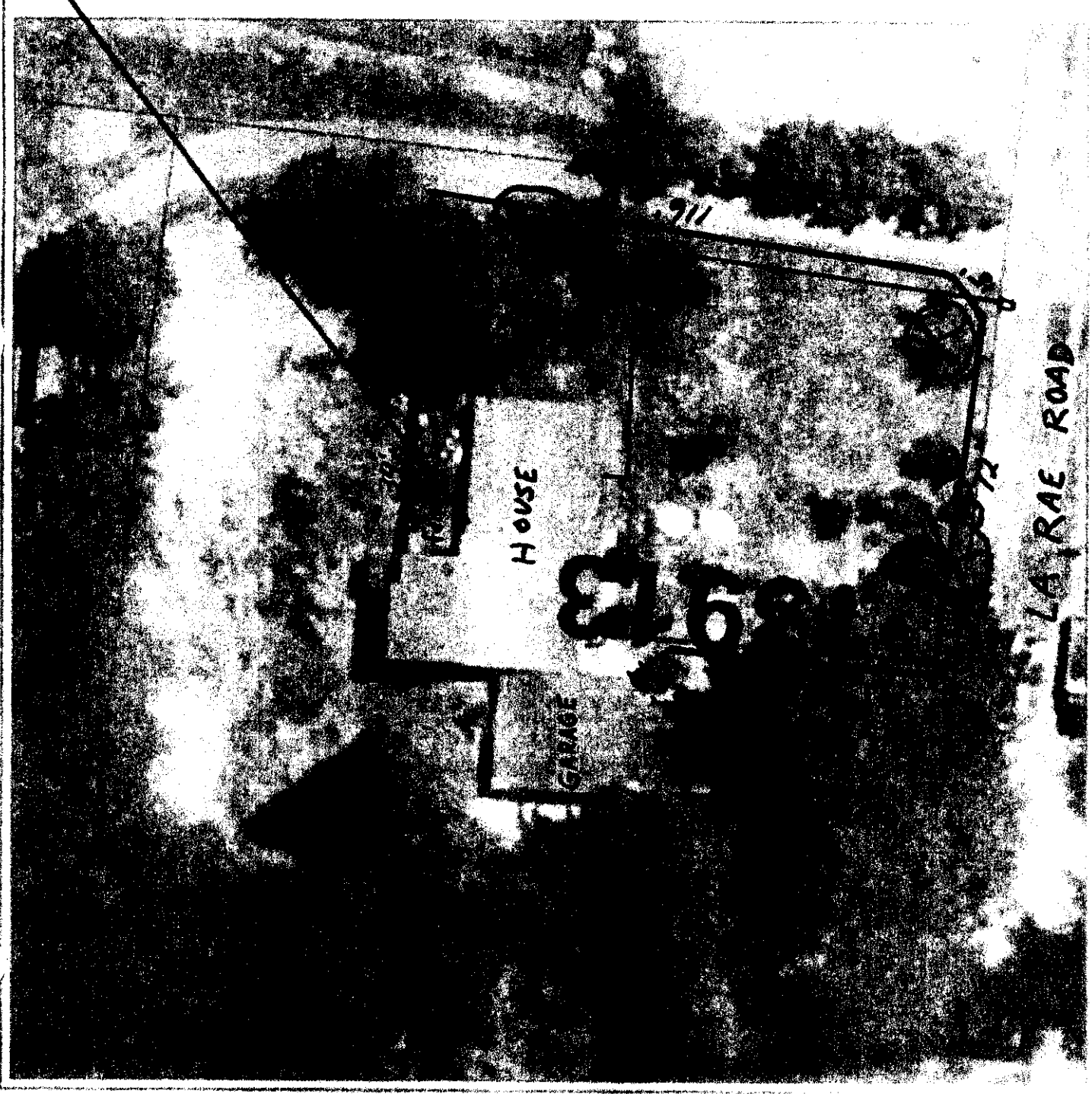
View from

⊗ - tree gone  
 — - water line 3/4"

— - gas  
 — - overhead  
 utilities

— - fence

Oregon City  
Public Works



THE PROPERTY  
 OF  
 OREGON CITY  
 PUBLIC WORKS  
 DEPARTMENT  
 IS HEREBY  
 IDENTIFIED  
 BY  
 THIS SURVEY  
 MAP  
 DATED  
 1972

**Park Place Neighborhood Association Land Use Committee  
15119 Oyer Drive  
Oregon City, OR 97045**

17 June 2005

TO: Christina Robertson-Gardiner, Associate Planner  
City of Oregon City

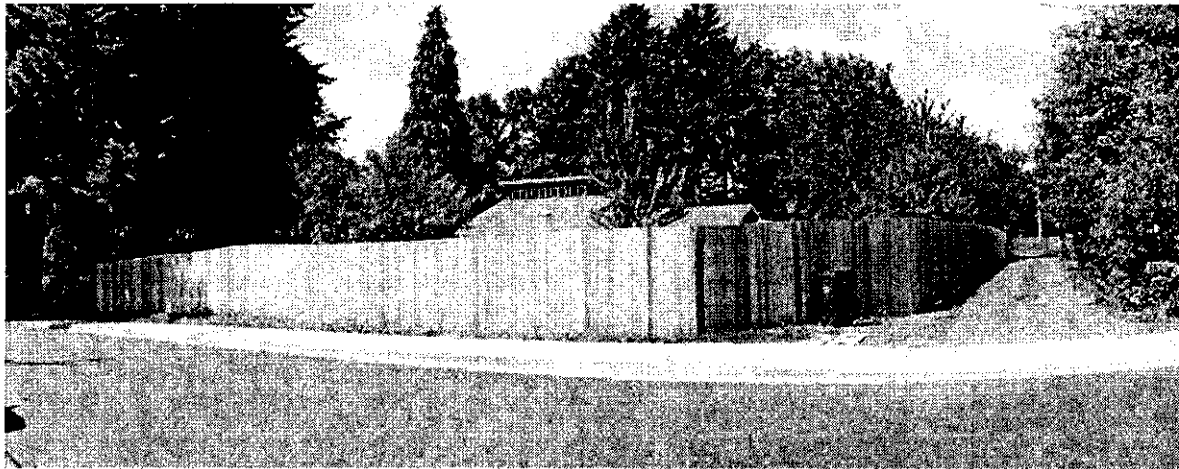
FROM: Ralph W. Kiefer, Chair  
PPNA Land Use Committee

SUBJ: VR 05-01: Variance to Fence Height

The Land Use Committee of the PPNA has been authorized by vote at a PPNA General Meeting, to act on behalf of the general membership in regard to land use decisions, and then to report on such activities at the next PPNA General Meeting.

The Park Place Neighborhood Association (PPNA) Land Use Committee met on 15 June 2005, with five of its seven members present. One of the items considered was VR 05-01, Variance to Fence Height at 13913 La Rae Road.

Several of the committee members had driven by the property. Everyone was shown the panoramic photo (below) taken at the site on June 12, 2005, by myself.



The Land Use Committee members present voted 5-0 against allowing this 6 foot-high fence. While sympathetic to the owner's plight, they feel that the fence is out of character with the neighborhood, and the owners should "follow the rules" and remove the front-yard portion of the fence or reduce its height to no more than 42 inches in order to meet the Oregon City Municipal Code.



05 JUN -8 AM 9:21

RECEIVED  
CITY OF OREGON CITY

13936 S. La Rae Road  
Oregon City, Ore. 97045  
June 4, 2005

In reply to: VR 05-01

Christina Robertson-Gardiner  
Oregon City Planning Division  
City Hall  
320 Warner Milne Road  
Oregon City, Oregon 97045  
Attention: Christina Robertson-Gardiner

To Whom It May Concern:

Subject: Variance to Fence Height

I am a neighbor of the Kelly's. I reside 3 doors down at 13936 S. La Rae road.

After reading your notice of public hearing and then walking down to inspect the property in question, I want to go on record that:

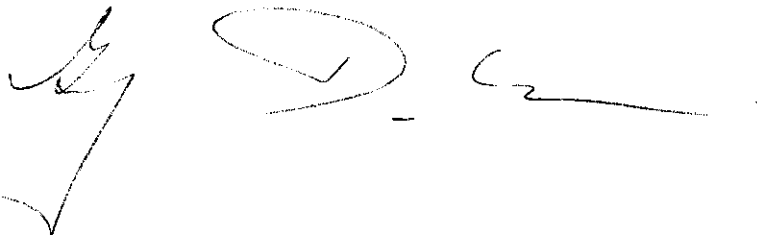
- Owing to the unique siting of the property, and
- Taking into account the grade of the road and terrain,

The height of the fence in front of the Kelly's home is in *no way* objectionable to me, nor do I feel that it damages the overall appearance of the neighborhood.

In addition, I see no evidence that it may obscure the visibility to anyone driving on La Rae.

To summarize, I believe the Kelly's should be granted a variance to fence height.

Thank you,  
Gary Meier  
GM

A handwritten signature in black ink, appearing to read 'Gary Meier', with a large, stylized initial 'G' and a checkmark-like flourish.

## CASCADE DESIGN

Fax

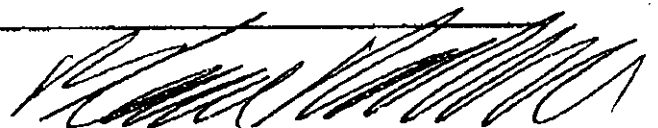
To: CHRISTINA ROBERTSON- From: BLAINE ROWLAND  
GARDINER  
 Fax: 503 722-3880 Fax: 503 723-8656  
 Phone: 503 657-0891 Phone: 503 888-8373  
 Date: 7-11-05 Pages:         
 Re: FENCE HEIGHT VARIANCE # VR 05-01  
AT 13913 LA RAE OREGON CITY

CHRISTINA:

JUST A NOTE FOR YOUR REPORT  
 THAT THE HOME OWNERS AT 16109 FRONT AVE.  
 + 16050, 16046 AND 16074 FRONT AVE. ARE ALL  
 AGAINST THE VARIANCE AS ARE THE OWNERS  
 AT 13938 AND 13940 LA RAE RD.

WE THINK THE FENCE IS TOO TALL, POORLY  
 BUILT AND WOULD SET A VERY BAD  
 PRECEDENT IF ALLOWED.

FORMAL LETTER WITH SIGNATURES WILL  
 BE SUBMITTED BEFORE THE HEARING  
 DATE. THANKS FOR YOUR ATTENTION  
 TO THIS MATTER.





TAX Lot # 2E-2000-02900

# NOTICE OF VIOLATION

## CITY OF OREGON CITY

### CODE ENFORCEMENT

P.O. Box 3040 - 320 Warner Milne Rd.

Oregon City, OR 97045

Phone: (503) 657-0891 - Fax: (503) 657-7892



### INSPECTION REPORT

Date Rec'd: \_\_\_\_\_

Inspection Time: 4-20-05 AM PMOwner/ Occupant: BRETT + LORI KELLY

Mon Tue Wed Thurs Fri

Location: 13913 LARAE RD.

Rec'd By: \_\_\_\_\_

YOU ARE HEREBY NOTIFIED TO REMOVE THE FOLLOWING VIOLATION(S) FROM THE ABOVE DESCRIBED PROPERTY WITHIN 03 07 10 20 (30) DAYS FROM RECEIPT OF THIS NOTICE, OR SHOW TO THE CODE ENFORCEMENT AGENCY OF THE CITY OF OREGON CITY THAT NO VIOLATION EXISTS.

\_\_\_\_ TALL GRASS; WEEDS; BRUSH  
 \_\_\_\_ SCATTERED RUBBISH; DEBRIS; JUNK  
 \_\_\_\_ ABANDONED/JUNK CARS; CAR PARTS  
 \_\_\_\_ BRUSH PILES; BLACKBERRIES  
 \_\_\_\_ HOUSEHOLD GARBAGE; OPEN CONTAINERS  
 \_\_\_\_ STAGNANT WATER / WATER POLLUTION  
 \_\_\_\_ ZONING

\_\_\_\_ ABANDONED / JUNK APPLIANCES  
 \_\_\_\_ ILLEGAL DUMPING ; GARBAGE  
 \_\_\_\_ NOXIOUS ODORS; FOODSTUFF  
 \_\_\_\_ INTERSECTION OBSTRUCTION  
 \_\_\_\_ SIDEWALK/STREET OBSTRUCTION  
☒ OTHER: Fences - Setbacks  
 \_\_\_\_ OTHER: \_\_\_\_\_

ORDINANCE # 17.54.100

CORRECTIONS / COMMENTS : Fence in front yard is in violation of city code and  
Needs to be brought into compliance. Please call with questions. Thanks.



ED A SEPARATE OFFENSE. A \$300.00 CIVIL PENALTY MAY  
 IREGON CITY MAY CORRECT THE VIOLATION AND CHARGE  
 ST THE ABOVE PROPERTY IF THERE IS FAILURE TO ABATE  
 IL CITATION.

SSARY EXPENSE AND UNDUE LIABILITY AND THEREFORE  
 NS AS QUICKLY AS POSSIBLE.

DATE: 4-26-05 TIME: 3:00 AM PM

TION PLEASE CALL

Exhibit: 4

PS Form 3800, June 2002 See Reverse for Instructions

Postage \$ 1.37  
 Certified Fee 2.30  
 Return Receipt Fee (Endorsement Required) 1.25  
 Restricted Delivery Fee (Endorsement Required) \_\_\_\_\_  
 Total Postage & Fees \$ 4.92

2005 APR 24 PM 3:20  
 CITY OF OREGON CITY  
 RECEIVED

Sent To 1001 3521 Kelly  
 Street, Apt. No.,  
 or PO Box No. 13913 La Rae Rd.  
 City, State, ZIP+4 O.C. OR 97045

Friday, April 15, 2005

File #:

3521

Status:

Investigation

Date Resolved:

Referred Date:

Location:

Larae Rd east of Apperson

Referred To:

Primary:

Fences/Setbacks

Secondary:

Fences-Setbacks/17.54.100

Additional:

Additional:

Fences-Setbacks/17.54.100

Complainant:

CONFIDENTIAL

1st lot east of Apperson, built a 6+ ft fence in front set back. Looks like a stockade and not appealing to neighborhood

Addr:

CONFIDENTIAL

City:

CONFIDENTIAL

Phone:

CONFIDENTIAL

Complainant request confidentiality: ☒ Yes ☐ No

Owner:

Phone:

Addr:

City:

Tenant:

Phone:

Addr:

City:

Officer:

Ryan Kersey

Signature:

Cert #1:

Date Mailed:

Returned:

Correction Date:

4/20/2005

Correction Date 2:

Court Date:

Trial Date:

Dates:

Assigned:

4/20/2005

Inspected:

Completed:

**13913 La Rae Street**  
*Pictures Taken on May 4, 2005*

