



NOTICE OF LAND USE APPLICATION

LU 2023-016 VAR
21003 SW Pacific Highway
Class B Variance

Public Notice is hereby given that the **City of Sherwood** Planning Director's decision on an application at 23000 SW Pacific Highway (LU 2023-016 VAR) shall be made after consideration of public comments, but without a public hearing. The decision will be made no earlier than **October 26, 2023**, to allow adequate time for the submittal of public comments.

Proposal: An application for a Class B Variance to reduce a required 10-foot landscape buffer to 9 feet, a 1-foot reduction. The subject property is zoned Retail Commercial (RC) 0.16 acres in size, and located at 21003 SW Pacific Highway (Washington County Assessors Map and Tax Lot Number: 2S130AD1500).

Case File No. LU 2023-016 VAR

Tax Map/Lots: 2S130AD1500

Applicant: Steven Farnsworth
10225 NW Lee Street
Portland, OR 97229

Site Address: 21003 SW Pacific Highway

Owner: Brett Paul
Sherwood Equity Group, LLC
745 McClintock Drive, Suite 305
Burr Ridge, IL 60527

Staff Contact: Erika Palmer, Planning Manager, 503-625-4208 PalmerE@SherwoodOregon.gov

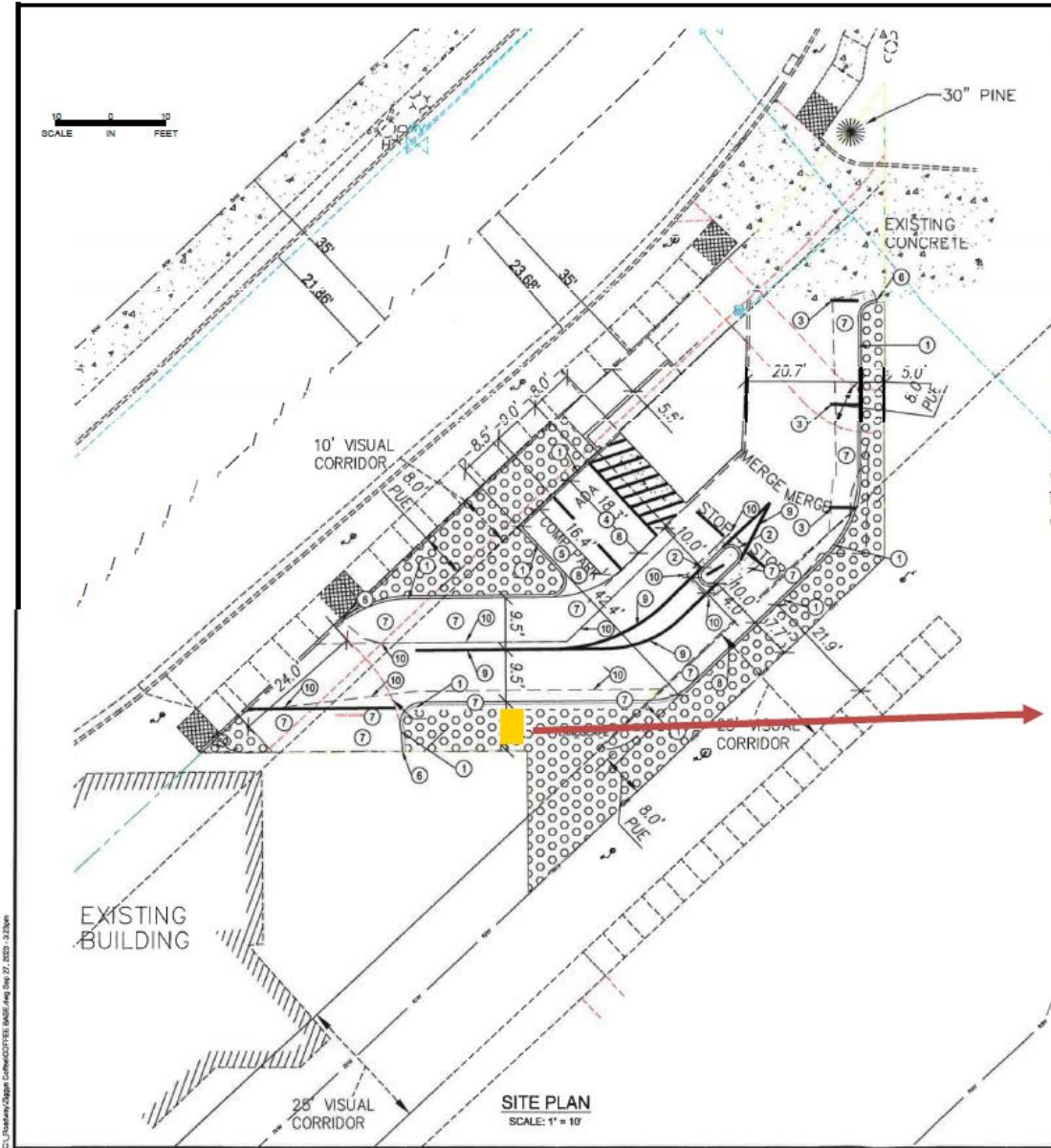
Find out about the project: The application materials are available on the website at <https://www.sherwoodoregon.gov/planning/project/lu-2023-016-var-ziggys-coffee>

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall located at 22560 SW Pine Street.

The applicable code criteria include: Sherwood Zoning and Community Development Code (SZCDC) Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.84 Variances; Chapter 16.92 Landscaping

Provide your comments in writing by October 26, 2023 by 5:00 pm. Written statements may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140 or emailed to the staff contact listed above. Public testimony should be limited to the applicable code criteria or other applicable City or State land use standards. Only those persons who submit written comments may appeal the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal on said issue to the Planning Commission.

Notice to mortgagee, lien holder, vendor or seller: The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.



SCALE IN FEET

CONSTRUCTION NOTES:

- 1 CONSTRUCT NEW VERTICAL CURBSEE DETAIL RD-21 SHEET C-8.
- 2 CONSTRUCT NEW VERTICAL CURB FOR ISLAND CURB. CURV RADIUS TO BE 2'. SEE DETAIL RD-21 SHEET C-8
- 3 PAINT 2 STANDARD PARKING STALLS 19' X 5'
- 4 CONSTRUCT 1HANDYCAP PARKING STALL WITH VAN ACCESSABILITY AT 2% MIN SLOPE.
- 5 CONSTRUCT 1 COMPACT PARKING STALL
- 6 TAPER CURB TO MATCH EXISTING GRADE.
- 7 INSTALL 3" ASPHALT CONCRETE OVER 8" CRUSHED ROCK. PAVE AT APPROX. 2% SLOPE TO NEW CURB UNLESS GRADING PLAN SHOWS A DIFFERENT SLOPE TO MAINTAIN.
- 8 CONSTRUCT PARKING PAD WITH 8" CONCRETE OVER 6" CRUSHED ROCK. OR 3" AG OVER 8" ROCK
- 9 PAINT STRIPING AS SHOWN
- 10 SAWCUT EXISTING SURFACING

* The yellow highlight indicates the Class B Variance request. A 10 ft. landscape buffer is required, the applicant is proposing 9 ft, which is a 10% reduction of the code standard.

The width of this area is 9 feet and not the required 10 ft per code. This 1 ft reduction is a Class B Variance.

REVISION INFORMATION	
SUBMITTAL	DATE
1ST SUBMITTAL	12/22/2020
2ND SUBMITTAL	12/22/2020
3RD SUBMITTAL	12/22/2020
4TH SUBMITTAL	12/22/2020

Roadway Engineering, Inc.
 SPECIALIZING IN CIVIL ENGINEERING
 1000 SW BIRCHMOUNT ROAD
 PORTLAND, OREGON 97205
 LICENSED IN CALIFORNIA, OREGON & WASHINGTON

**ZIGGY'S COFFEE STAND
 MODIFICATIONS TO DRIVE UP**
 21000 SW BIRCHMOUNT ROAD
 CITY OF SHERWOOD, OREGON

DATE	12/22/2020
DESIGNER	SEJ
CHECKER	SEJ
CHECK	SEJ
SCALE	1" = 10' HORIZ
PRELIMINARY	
C-4	

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