

Proposal Statement for Type 2 Fence Variance

Date: 06/06/2024

Property Owner: Roger and Debra Espinor

Property Address: 2122 SE Sparrow St, Milwaukie, OR 97222

1. The proposed variance, or the cumulative effect of multiple variances, has been meticulously considered to ensure it will not be detrimental to surrounding properties, natural resource areas, public health, safety, or welfare.

The proposed fence variance will adjust the height of a new chain link fence from 42" to 60".

2. The proposed variance will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan, such as the Transportation System Plan or Water Master Plan.

The proposed new fence is on the property line of the existing parking lot (Tax Lot 1S1E35DD05400) and the flag lot (1S1E35DD05501).

3. Where site improvements already exist, the proposed variance will sustain the integrity of or enhance the site.

The increased fence height will provide a higher barrier to keep the lot safe from people who have thrown their old junk and waste on the lot. We would like to keep cars from illegally parking in the lots. The chain link fence will attach to a gate to the property at 2122 SE Sparrow St.

4. Impacts from the proposed variance will be mitigated to the extent practicable. We have discussed the proposed new fence line with my neighbor across the street, and she favors a new fence for the property. We don't believe it will negatively impact our other neighbors or the surrounding community.