

## STAFF REPORT

PROPERTY LINE ADJUSTMENT: 41-96

APPLICANT: R. P. Cutter Jr. /Jessie Barb Swafford  
4217 Ferrier Ave.  
Klamath Falls, Or 97601

PROPERTY DESCRIPTION: A parcel of land located in portion of Section 13, of TS39, R 899, which includes lots 8 and 9 of Fairhaven Heights and more particularly located on east side of Green Springs Highway and north side of Ferrier Ave. See Map submitted by applicant, Ex B.

WHAT IS BEING ADJUSTED: The proposed lot line being adjusted will include lots as indicated above. (See map Ex B)

PARCEL SIZE: Parcel size after adjustment for parcel 1, Lot 9 will be approximately 7690 sq feet +-, and Parcel 2, will be approximately 7990 sq feet +-. (See map EX B)

ZONING: CN(Neighborhood Commercial): Both tax lots are below the minimum lot size of the CN zone. The lots were below the minimum lot size prior to application.

FACILITIES: PP&L Septic. Ind Sewer

ACCESS: off of Ferrier Ave/Massart St.

Exhibits: A. Staff Report  
B. PLA Map  
C. County Surveyor Recommendations: The Adjusted line must be surved and monumented in accordance with ORS Chapter 92.

## ORDER AND FINDINGS:

- A. In review of application and map, parcels being adjusted are contiguous with one another and do not create a new parcel.
- B. Parcels being adjusted will remain in existing use in the CN zone.
- C. The adjusted lots will have access and will not interfere with any other easements. (See Exhibit B)
- D. The adjustment of lot will not meet the minimum lot size requirement, however, the lots did not meet the required lot size due to the subdividing of the subdivision prior to Basically the change will be minimal.

E. By relocating the lot line, the new lot line does not relocate a parcel. (See Exhibit B)

CONCLUSIONS: Based on the above information and exhibits and findings and applying the criteria for a property line adjustment of Section 45.540 of the LDC, PLA Map 41-96 is approved.

Appeal of this decision may be appealed to the Board of Commissioners within 7 days of actual notice of the decisions set forth in Article 33 of the Land Development Code.

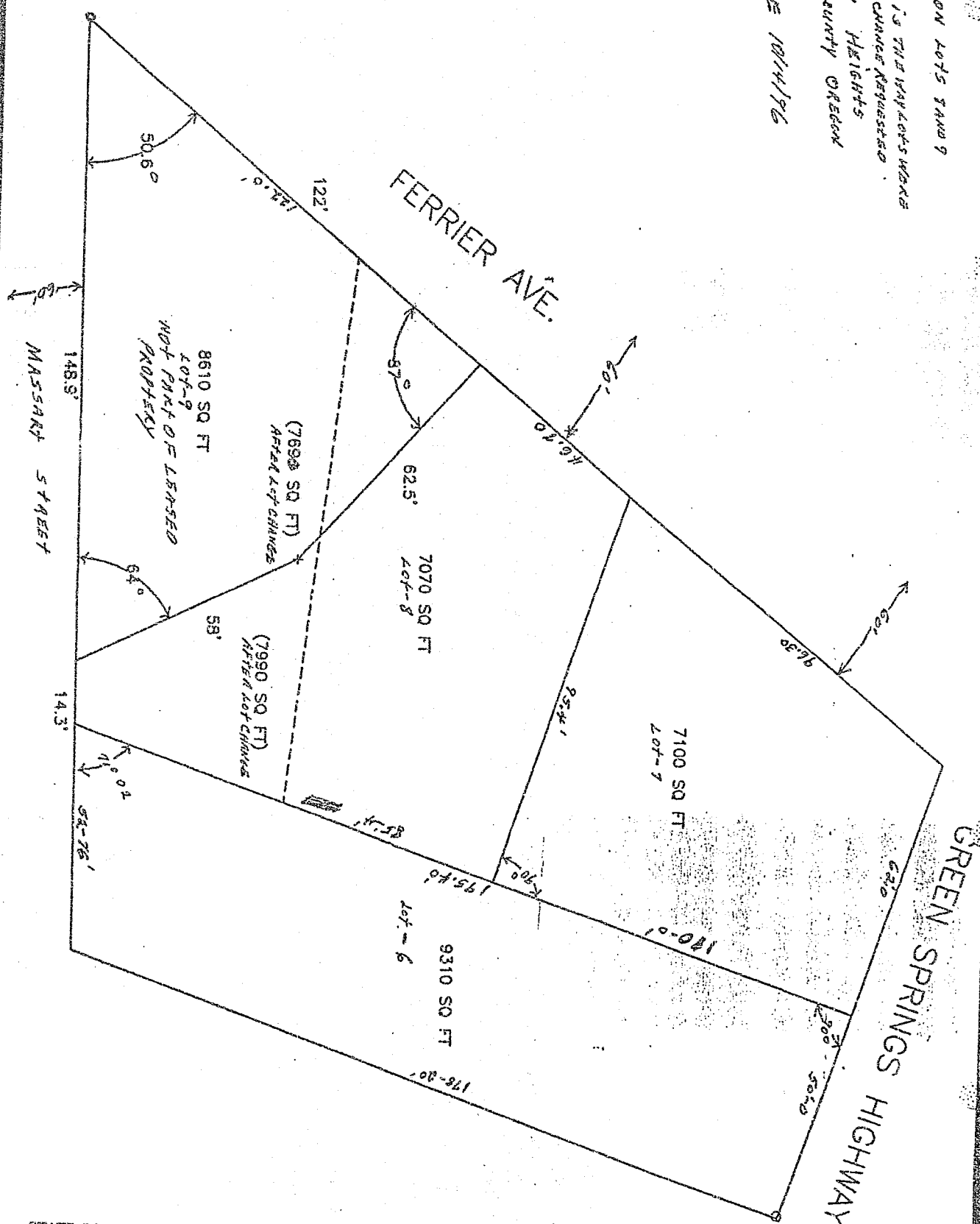
Carl Shuck, Planning Director/ Date

Carl Shuck 12/4/96



20479

LOT CHANGES ON LOTS 7 AND 9  
ONLY.  
BROKEN LINE IS THE WAYLINES WERE  
BEFORE LOT CHANGE REQUESTED.  
FAIRHAVEN HEIGHTS  
KLAMATH COUNTY OREGON  
BLOCK 8  
PLAN DATE 10/14/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Roy P. Cutter Jr. the 1st day  
of July A.D., 19 97 at 1:09 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 20475

FEE \$50.00

By Bernetha G. Letsch, County Clerk  
Rodden Ross