



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 28, 2013  
**To:** Interested Person  
**From:** Douglas Hardy, Land Use Services  
503-823-7816 / [Douglas.Hardy@portlandoregon.gov](mailto:Douglas.Hardy@portlandoregon.gov)

## **NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood which requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5:00 p.m. on March 21, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-116220 AD , in your letter. It also is helpful to address your letter to me, Douglas Hardy.

## **CASE FILE NUMBER: LU 13-116220 AD**

**Applicant:** Brett Schulz, architect  
Brett Schulz Architect  
1111 E. Burnside Street, Suite 303  
Portland, OR 97214

Dr Jim's Still Really Nice LLC, property-owner  
3435 NE 45th Avenue, Suite J  
Portland, OR 97213

**Site Address:** 3450 SE Alder Street

**Legal Description:** Block 9, E 16 2/3 ' of Lot 10, Lot 11&14, W 27 1/6' of Lot 15,  
Sunnyside & Plat 2 & 3

**Tax Account No.:** R810401390, R810401390, R810401390, R810401390, R810401390

**State ID No.:** 1S1E01AB 17500, 1S1E01AB 17500, 1S1E01AB 17500, 1S1E01AB  
17500, 1S1E01AB 17500

**Quarter Section:** 3134

**Neighborhood:** Sunnyside, contact Paul Loney at 503-233-8265

**Business District:** Belmont Business Association, contact Katie Meyer at 503-360-7814

**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010

**Plan District:** None

**Zoning:** R2.5 - Single-Dwelling Residential 2,500

**Case Type:** Adjustment Review (AD)

**Procedure:** Type II, Administrative decision with appeal to Adjustment Committee

**PROPOSAL**

The applicant proposes converting the existing nonconforming warehouse structure on the site to four dwelling units. All four units will be contained within the existing building on the site. As part of the proposal, the one overhead garage door on the building's north-facing façade (on SE Alder Street) will be replaced by an entry door, and two new overhead doors will be added to provide parking for two of the residences.

In the Single-Dwelling zones, garage entrances are required to be set back a minimum of 18 feet from the street property line. Because the building wall on which the new overhead doors are proposed is already built to the street property line, the applicant is requesting an Adjustment to reduce the setback for the proposed garage doors from 18 feet to zero feet.

**RELEVANT APPROVAL CRITERIA**

In order to be approved, this proposal must comply with the Adjustment Review approval criteria of Chapter 33.805.040.A-F of the Portland Zoning Code.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on February 14, 2013 and determined to be complete on February 28, 2013.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

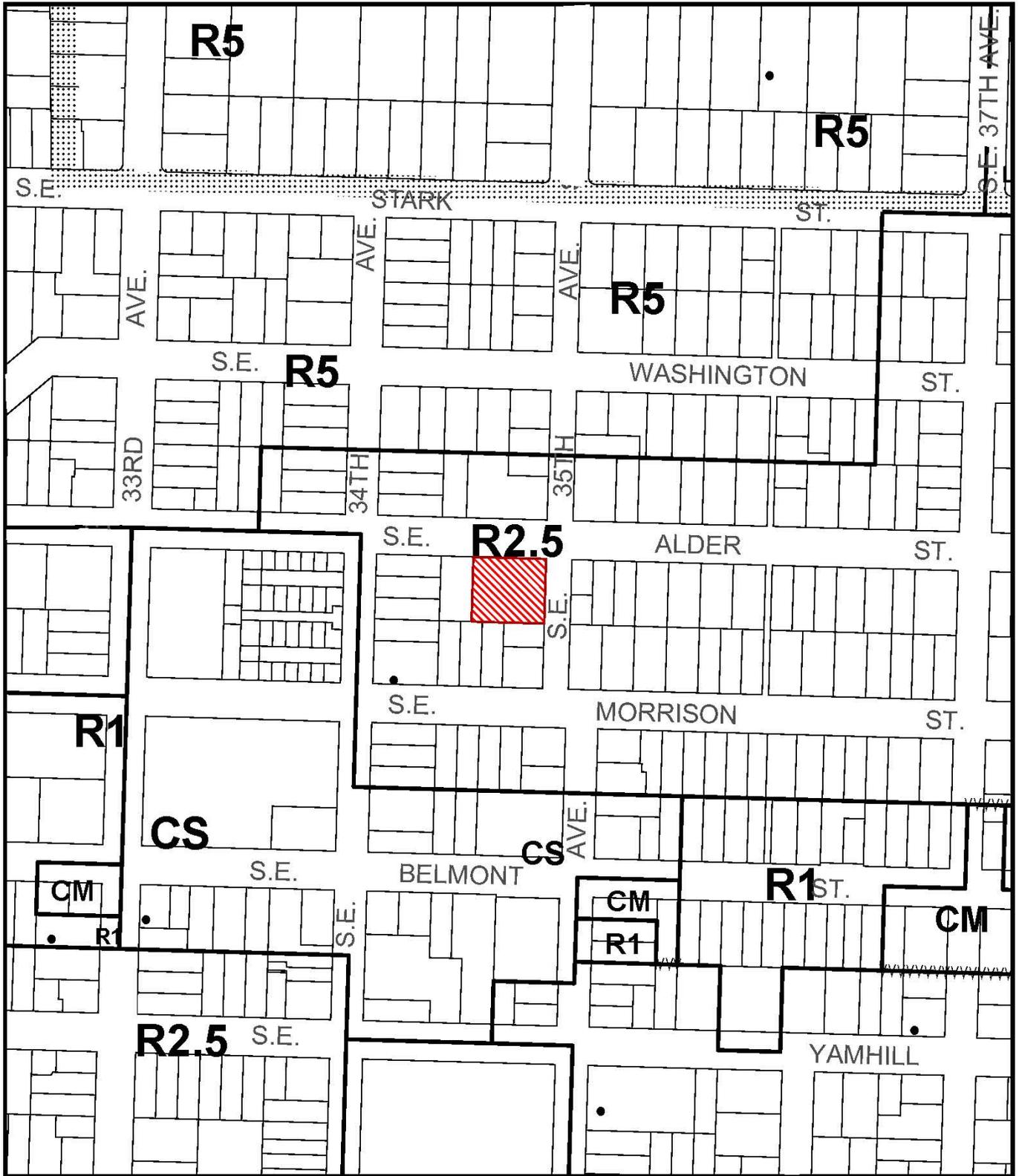
**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning Map  
Site Plan  
Building Elevation



# ZONING



Site



Historic Landmark



File No. LU 13-116220 AD  
 1/4 Section 3134  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E01AB 17500  
 Exhibit B (Feb 14, 2013)

**BRETT SCHULZ**  
ARCHITECT

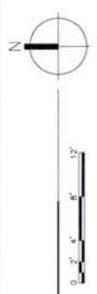
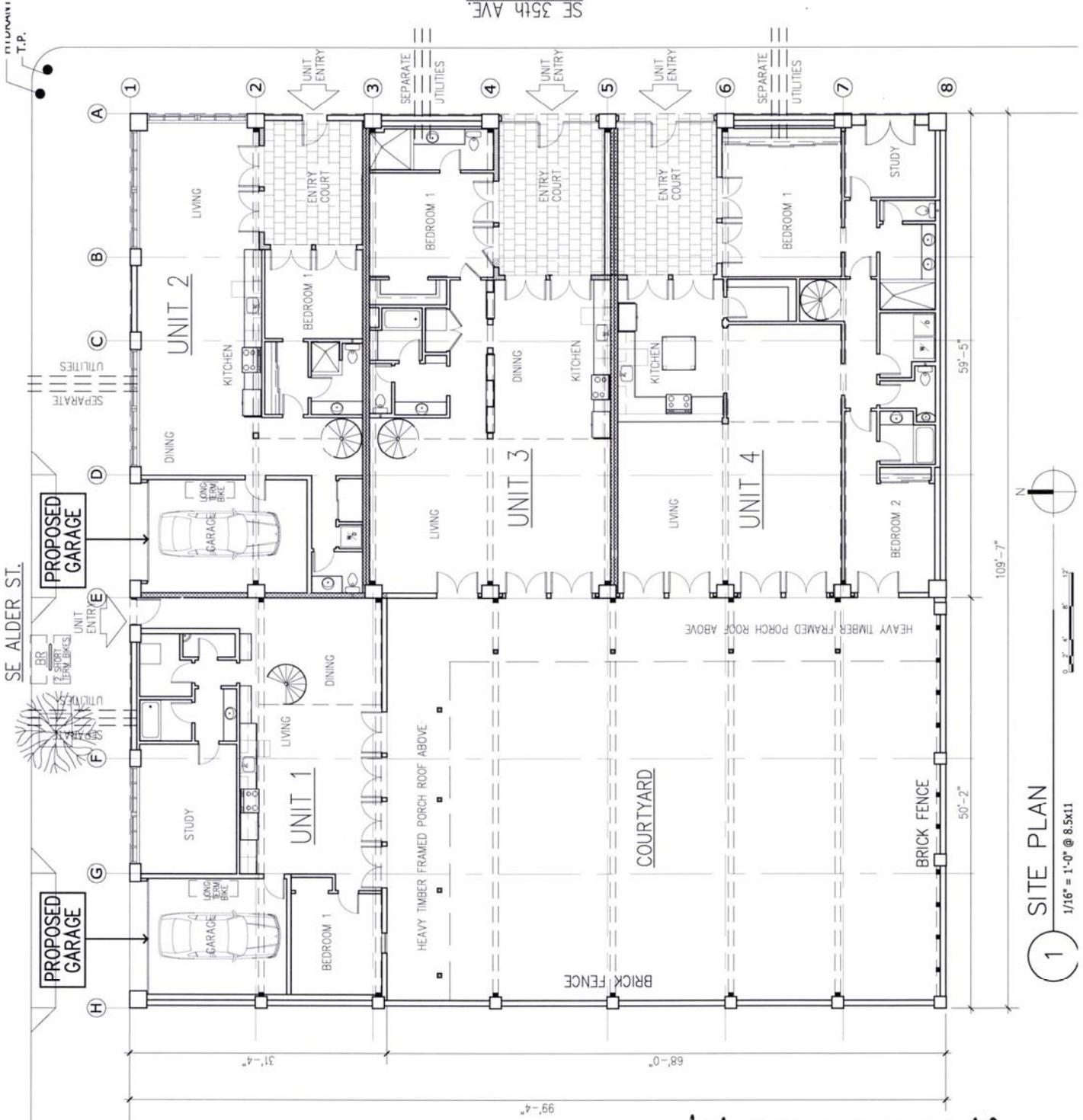
1111 E. Burnside, Ste. 303  
Portland, Oregon 97214  
503-222-9099

brett@brettschulz.com  
www.brettschulz.com

Dr. Jim's  
Still Really Nice

Adaptive Re-Use at  
3450 SE Alder St.  
Portland, Oregon

DATE: February 14, 2013  
DRAWN:  
APPROVED: BIS  
PLOT DATE:  
REVISIONS:



1 SITE PLAN  
1/16" = 1'-0" @ 8.5x11

LN 13-116220 AD

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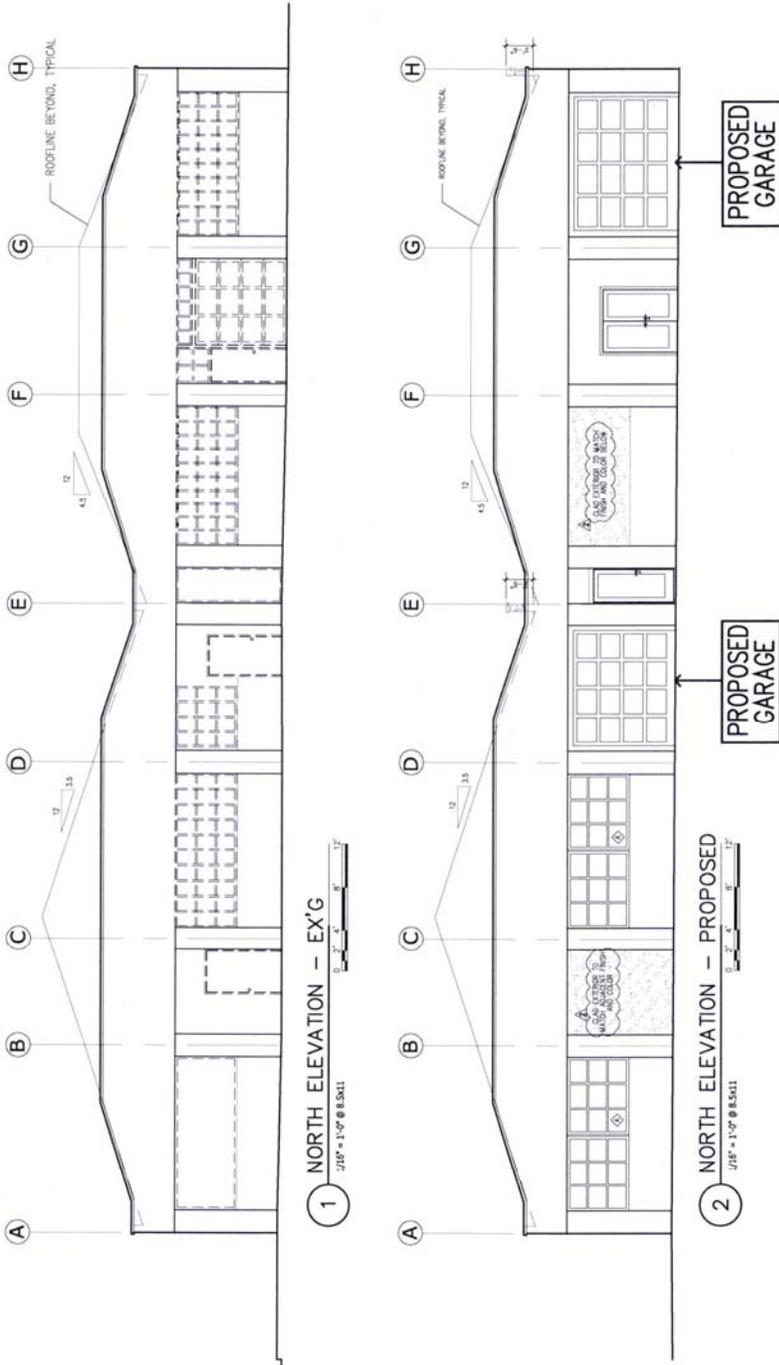
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