

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

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

FROM CONCEPT TO CONSTRUCTION

To: February 28, 2013

To: Interested Person

From: Shawn Burgett, Land Use Services

503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE I PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development 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 45 days, we need to receive your written comments by 5 p.m. on April 1, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-102783 LDP, in your letter. It also is helpful to address your letter to me, Shawn Burgett.

CASE FILE NUMBER: LU 13-102783 LDP

Applicant: Mike Coyle

Faster Permits

14334 NW Eagleridge Lane

Portland, OR 97229 503-680-5497

Owner: Mark Wilde

Wilde Properties, Inc 3735 SE Clay St Portland OR 97214 503-593-1529

Site Address: 214 NE 57TH AVE

Legal Description: BLOCK 8 LOT 22-24, CAPITAN ADD

Tax Account No.: R133400120

State ID No.: 1N2E31DB 01500

Quarter Section: 3036

Neighborhood: North Tabor, contact Nicole Davenport at 661-965-9602.

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

R2 (Multi-Family Residential 2,000 square feet per unit)

Case Type: LDP (Land Division Partition)

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use

Board of Appeals (LUBA).

Proposal:

The applicant is proposing a 3-lot land division on the 9,000 square foot site for detached homes. The existing home on the site would be demolished. Proposed Parcels 1-3 measure between 2,876 square feet and 2,871 square feet. In addition, the applicant is currently proposing Accessory Dwelling Units on the lower floor of the future dwelling units on proposed Parcels 2 and 3. In order to meet the Zoning Codes tree preservation requirements (Zoning Code section 33.630), the applicant is proposing to protect a 20" diameter Shore Pine in rear of Parcel 1.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.

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 January 9, 2013 and determined to be complete on February 22, 2013.

DECISION MAKING PROCESS

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

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

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

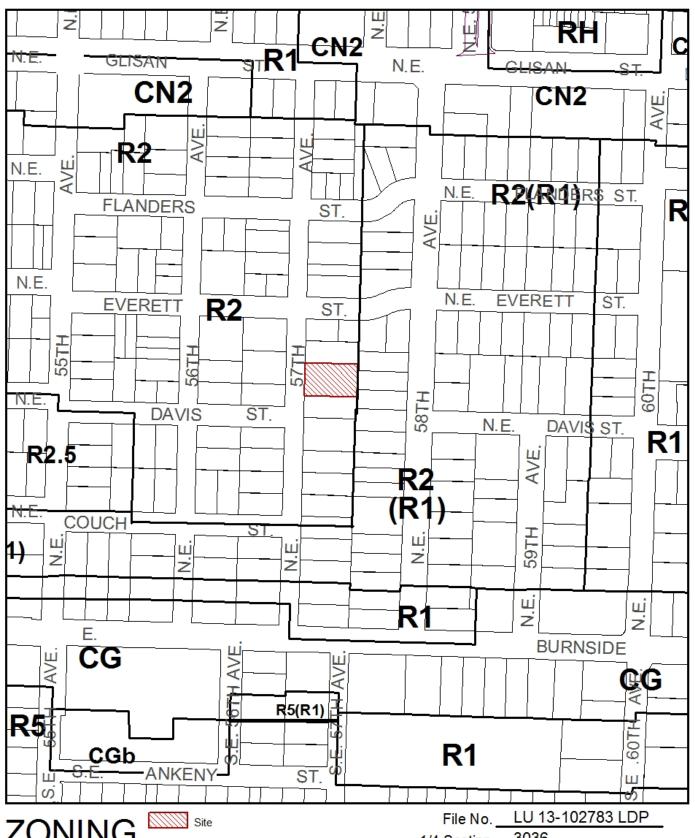
APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision 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 which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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



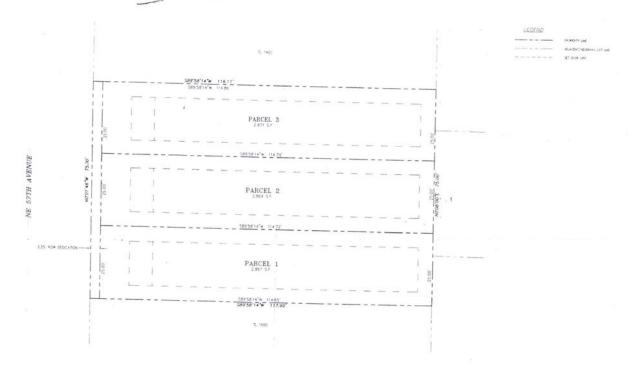
ZONING

3036 1/4 Section 1 inch = 200 feet Scale 1N2E31DB 1500 State_Id В (Jan 11,2013) Exhibit.





Lot Sizes Proposed.



Development proposed



