



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: July 12, 2012
To: Interested Person
From: Douglas Hardy, Land Use Services
503-823-7816 / Douglas.Hardy@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood that 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 August 2, 2012.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-155958 AD, in your letter. It also is helpful to address your letter to me, Douglas Hardy.

CASE FILE NUMBER: LU 12-155958 AD

Applicant: Corner Stone Community / c/o Pastor Johnson
2216 NE Killingsworth Street / Portland, OR 97211

Representative: Dave Spitzer / Dms Architects
2106 NE Mlk Blvd / Portland OR 97212

Site Address: 2216 NE Killingsworth Street

Legal Description: Block 10, Lot 1 Exc. Pt in St., Lot2 2, N 18' of Lot 3, Vernon
Tax Account No.: R860702010
State ID No.: 1N1E23AA 02800
Quarter Section: 2532

Neighborhood: Concordia, contact George Bruender at 503-287-4787
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321
District Coalition: Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-823-4575

Zoning: R2 Multi-Dwelling Residential
R2.5 Single-Dwelling Residential
Alternative Design Density ("a") overlay zone
Aircraft Landing Zone ("h") overlay zone

Case Type: Adjustment Review (AD)
Procedure: Type II, Administrative decision with appeal to Adjustment Committee

PROPOSAL

The applicant proposes constructing a one-story, 300 square foot addition on the south side of the existing church building on the site. The addition will be located within two feet of the south property line, and be set back approximately five feet from the six foot high masonry wall located on the adjacent property to the south. The owner of the adjacent property has agreed to sign a no-build easement stating that no development will occur on their lot within eight feet of the property line.

The portion of the site where the addition is proposed is located in an R2.5 Single-Dwelling zone. In the Single-Dwelling zones, a building addition of the size proposed is required to be set back a minimum of 15 feet from all property lines. The applicant is therefore requesting an Adjustment to reduce the minimum required setback from the south property line from 15 feet to two feet for the proposed addition.

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 June 28, 2012 and determined to be complete on **July 12, 2012**.

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.

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.

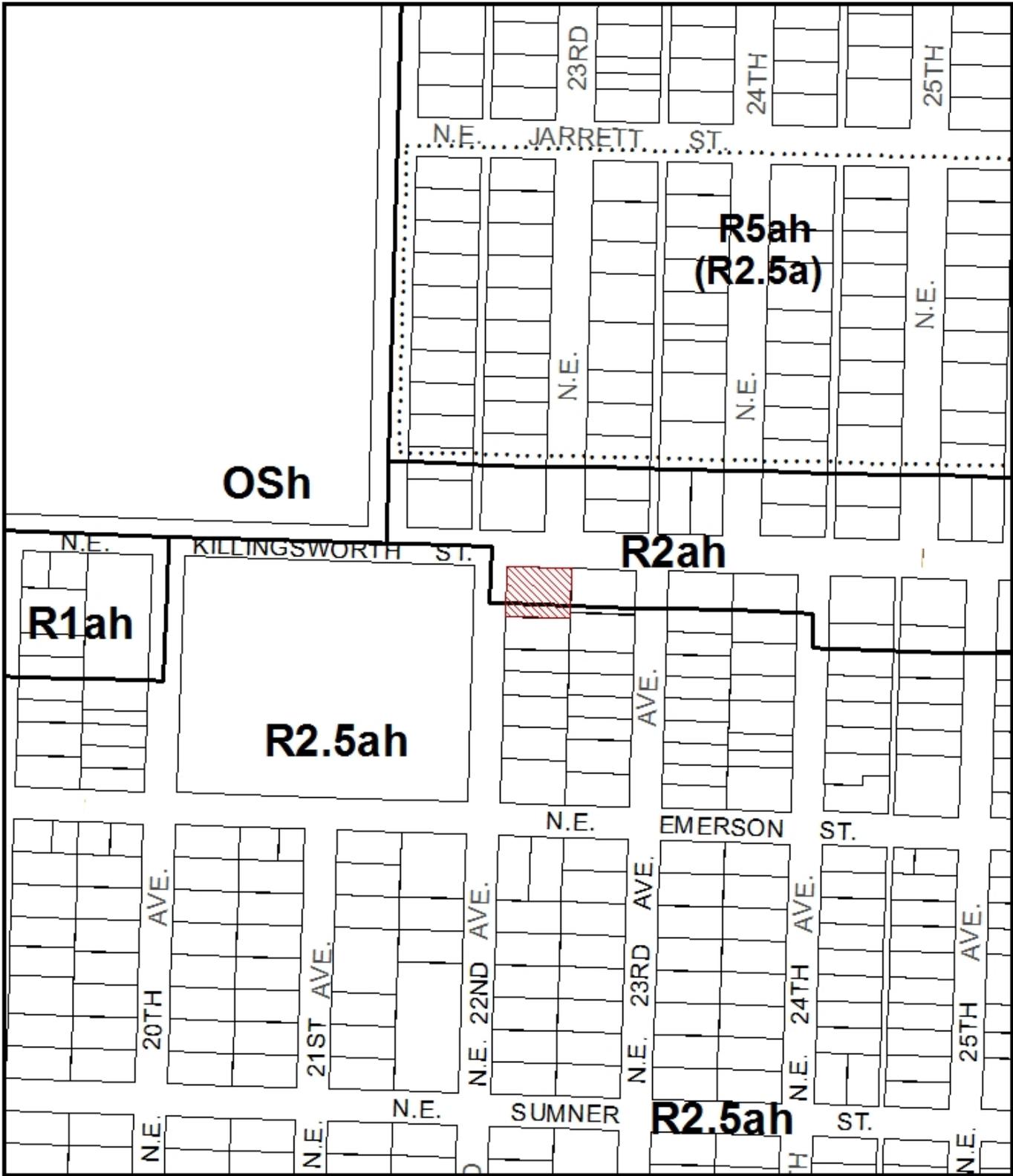
APPEAL OF THE FINAL CITY DECISION

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 Elevations



ZONING



File No.	LU 12-155958 AD
1/4 Section	2532
Scale	1 inch = 200 feet
State Id	1N1E23AA 2800
Exhibit	B (Jun 29, 2012)

