



City of Portland, Oregon Bureau of Development Services

Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: December 5, 2012, 1:00 pm – 2:30 pm

Location: 1900 SW 4th Avenue, 4th Floor, Room 4A

File Number: EA 12-204213

Proposal and Property Information

Location: 9347 SW 35th Avenue

Proposal: Pre-Application Conference for a Type III Conditional Use Review to

increase the number of residents in an existing elderly care (Group Living) facility. A Conditional Use Review was approved in 2001 (LUR 00-00430 CU) allowing an elderly care facility for 10 residents. The applicant is now proposing to convert space in the daylight basement to accommodate an additional five residents. No increase in the building footprint is proposed. A Type III Conditional Use Review is required as the approved number of residents is increasing by more than 10 percent.

Land Use Reviews Expected: Type III Conditional Use Review

Site Zoning: R7 Single-Dwelling Residential 7,000

Tax Account Number(s): R106601

Contacts

Applicant: Edward Radulescu, EPR Design, 503-679-2493

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Multnomah, contact Susan Rudloff at 503-358-2316

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592

Business District: None

Neighborhood within 1,000 feet: West Portland Park, contact Bill Dant at 503-244-0445

Markham, contact John Gibbon at 503-708-6708

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

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).







