

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

Date: November 29, 2012

To: Interested Person

From: Sylvia Cate, Land Use Services

503-823-7771 / Sylvia.Cate@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, we need to receive your written comments by 5 p.m. on December 20, 2012. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-206025 AD, in your letter. It also is helpful to address your letter to me, Sylvia Cate.

CASE FILE NUMBER: LU 12-206025 AD

Applicant: Mike Coyle, Main Contact / Faster Permits

14334 NW Eagleridge Lane / Portland, OR 97229

503 680-5497

Owner: Victor Remmers, / Everett Homes

735 SW 158th Ave, Suite 180 / Beaverton, OR 97006-4952

Engineer: Neil Fernando, Consulting Engineer / Emerio Design

6107 SW Murray Blvd #147 / Beaverton, OR 97008

Site Address: 420 NE 28TH AVE

Legal Description: BLOCK 8 S 25' OF LOT 1&2 N 1/2 OF LOT 11&12, HAWTHORNES

1ST ADD

Tax Account No.: R367800710

State ID No.: 1N1E36CB 00500

Quarter Section: 3033

Neighborhood: Kerns, contact Steve Russell at 503-784-8785.

Business District: East Burnside Business Association, contact Matt Bender at 503-803-

4224.

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

Zoning: R5, CS: Single Dwelling Residential 5,000 [south portion of site] and

Storefront Commercial [north portion of site]

Case Type: AD: Adjustment

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The site consists of two lots as shown on the attached zoning map. The north lot is zoned CS, the south lot, R5, and is developed with a house. The applicant proposes to demolish the existing house and replace it with a new dwelling on the southern lot, which is allowed by right. The applicant also proposes to develop a new single-dwelling detached dwelling, which is an allowed use in the CS zone. However, the new house to be built on the north lot is subject to the commercial development standards, which requires the proposed new house to be set back 8 feet from the abutting R5 lot, per 33.130.215.B and Table 130-4. The R5 zone requires a five foot setback. Therefore the applicant is requesting an Adjustment to reduce the 8-foot side setback required by the CS zone to 5 feet for a new single dwelling home. Attached to this notice are plans and a zoning map depicting the proposed Adjustment.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- **A.** Granting the adjustment will equally or better meet the <u>purpose</u> of the regulation to be modified; and
- **B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- **C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and *(not applicable)*
- **D.** City-designated scenic resources and historic resources are preserved; (not applicable)
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- **F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; (not applicable)

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 November 15, 2012 and determined to be complete on November 27, 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.
- 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.

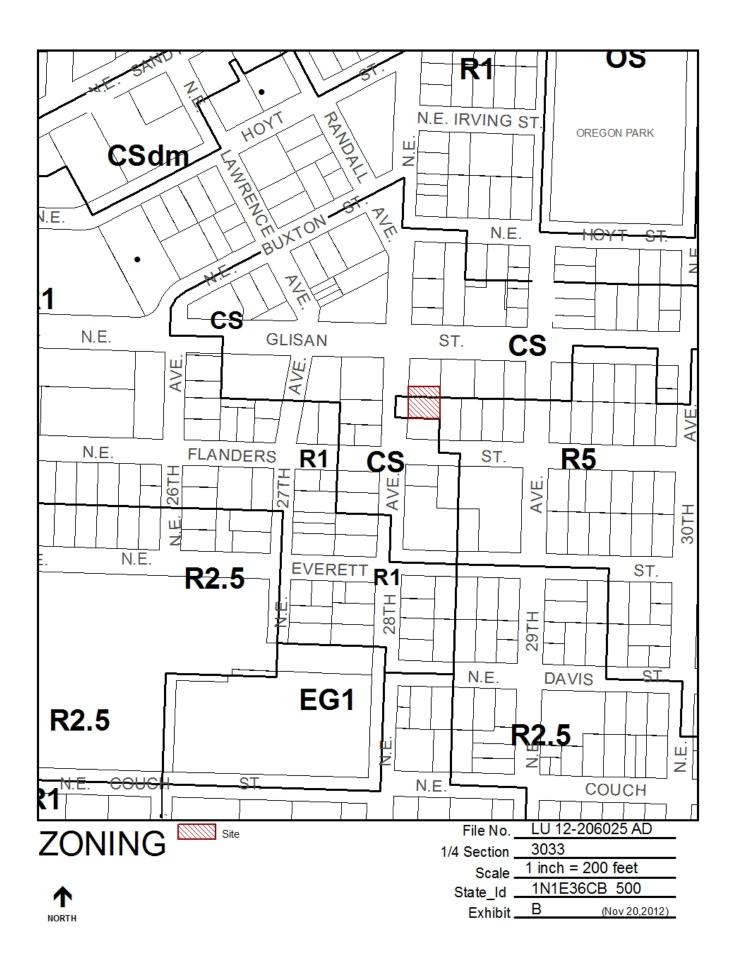
APPEAL OF THE FINAL CITY DECISION

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



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