

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: January 10, 2013 **To:** Interested Person

From: Mark Bello, Land Use Services

503-823-7810 / Mark.Bello@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 January 31, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-218054 AD, in your letter. It also is helpful to address your letter to me, Mark Bello.

CASE FILE NUMBER: LU 12-218054 AD

Applicant: Melissa McCall

Mccall Design Llc 4336 NE 65th Ave Portland OR 97218

Contractor: Jason Siri

Siri Construction LLC 6816 SE Belmont Street Portland OR 97215

Owners: Jane Paulson

Helen White

1829 NE Stanton St Portland OR 97212

Site Address: 1829 NE STANTON ST

Legal Description: BLOCK 40 LOT 9&10, IRVINGTON

Tax Account No.: R420408640 **State ID No.:** 1N1E26AC 00600

Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321. **District Coalition:** Northeast Coalition of Neighborhoods, contact Chris Lopez at 503-823-

4575.

Zoning: R5 Residential 5,000

Case Type: AD Adjustment

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

Committee.

Proposal:

The applicants propose to construct a new 13'-0" deep x 18'-0" wide addition/extension to an existing one-story detached garage that is 21'-1 1 ½" deep x 18'-0" wide. The new garage extension will be built directly behind the existing garage and will maintain the same width, height and finishes as the garage.

This addition to a new garage is not subject to historic design review (see Section 33.445.320 A, When design review is required in a Historic District). However, the resultant 34'-1 1 ½" structure is subject to the minimum 5' setback on both the west and north property lines. So, the applicants request an adjustment to reduce the setback from 5'-0" to 0'-8" at the west property line and from 5'-0" to 2'-0" at the north property line.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

■ 33.805.040 [Adjustment] Approval Criteria

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 December 21, 2012 and determined to be complete on January 7, 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.
- 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.

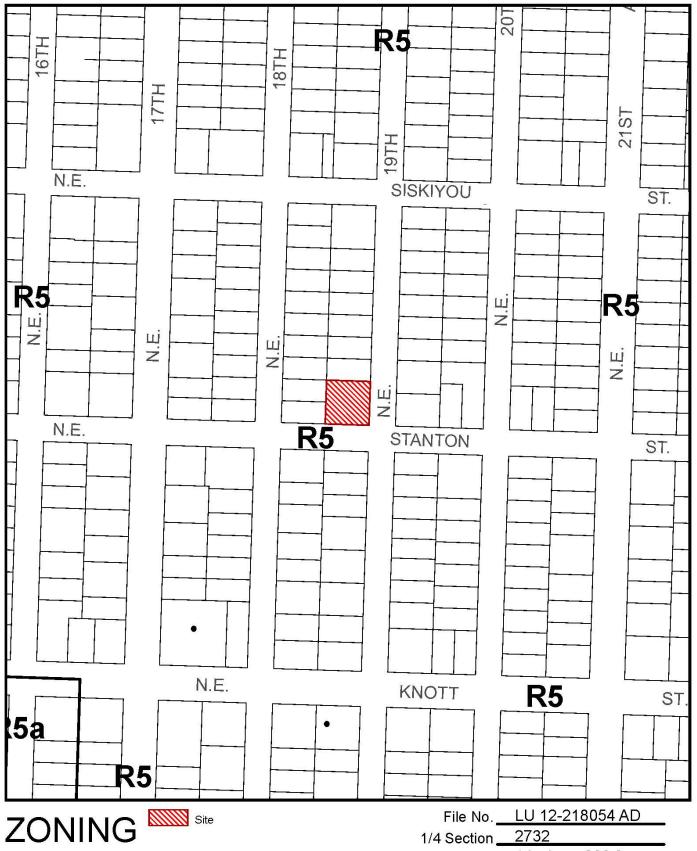
APPEAL OF THE FINAL CITY DECISION

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 Enlarged Site Plan New North Back Elevation and New East Side Elevation (A5)



File No.

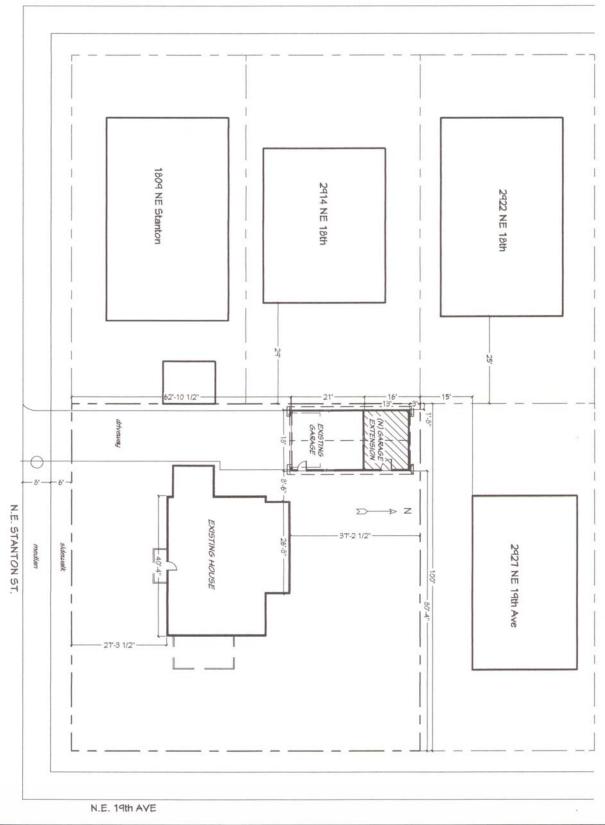
1/4 Section 2732

1 inch = 200 feet Scale. 1N1E26AC 600 State_Id

В (Dec 26,2012) Exhibit_

NORTH

ENLARGED SITE PLAN 1"=25'-0"



A2

ENLARGED SITE PLAN DATE: 12/12

REVISED:

DESIGNER: Melissa

PAULSON ADDITION 1829 NE STANTON ST PORTLAND, OR 97212

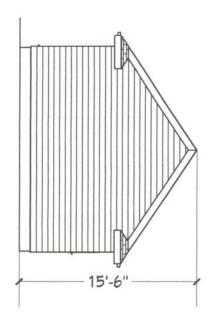
MeCall DESIGN 503.449.3878 1/8"=1'-0" NEW EAST SIDE ELEVATION

(E) GARAGE 21'-

(N) GARAGE ADDITION

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NOTE: PAINT ALL NEW MATERIALS TO ALL TRIM, WINDOWS, DOORS AND DETAILS OF NEW ADDITION TO MATCH EXISTING HOUSE. MATCH EXISTING.

ELEVATIONS

DATE:

NEW 3'-0" wide WOOD DOOR WITH 1/2 LITE GLASS

12/12

REVISED:

DESIGNER: Melissa

PAULSON ADDITION 1829 NE STANTON ST PORTLAND, OR 97212

LV

12-218054 AD DESIGN 503.449.3878