



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

FROM CONCEPT TO CONSTRUCTION

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

Date: March 7, 2013
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@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 8, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-110865 LDP, in your letter. It also is helpful to address your letter to me, Kate Green.

CASE FILE NUMBER: LU 13-110865 LDP

Applicant: Mike Coyle, Faster Permits
14334 NW Eagleridge Lane
Portland OR 97229
Vlad Rudnitsky, Stratance LLC
PO Box 1251
Clackamas OR 97015

Property Owner: John Olson/KDO Enterprises LLC
PO Box 8065
Portland OR 97207

Site Address: 4120 SE 54TH AVENUE
Legal Description: BLOCK 3 LOT 11, ARCHER PL
Tax Account No.: R033700430
State ID No.: 1S2E07DC 03100
Quarter Section: 3436
Neighborhood: Creston-Kenilworth Tyler King at 503-735-5818
Business District: None
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010
Zoning: Single Dwelling Residential 5,000 (R5)
Case Type: Land Division-Partition (LDP)
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)

Proposal: The applicant proposes a **Land Division-Partition** to divide an approximately 5,135 square foot property into 2 parcels for attached houses. Each parcel will be approximately 2,593 square feet. In order to redevelop the site, the existing house and 2 sheds will be removed.

This partition is reviewed through a Type I land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use

reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create 2 units of land (2 lots). Therefore this land division is considered a partition.

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 30, 2013 and determined to be complete on March 5, 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 Avenue, 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.

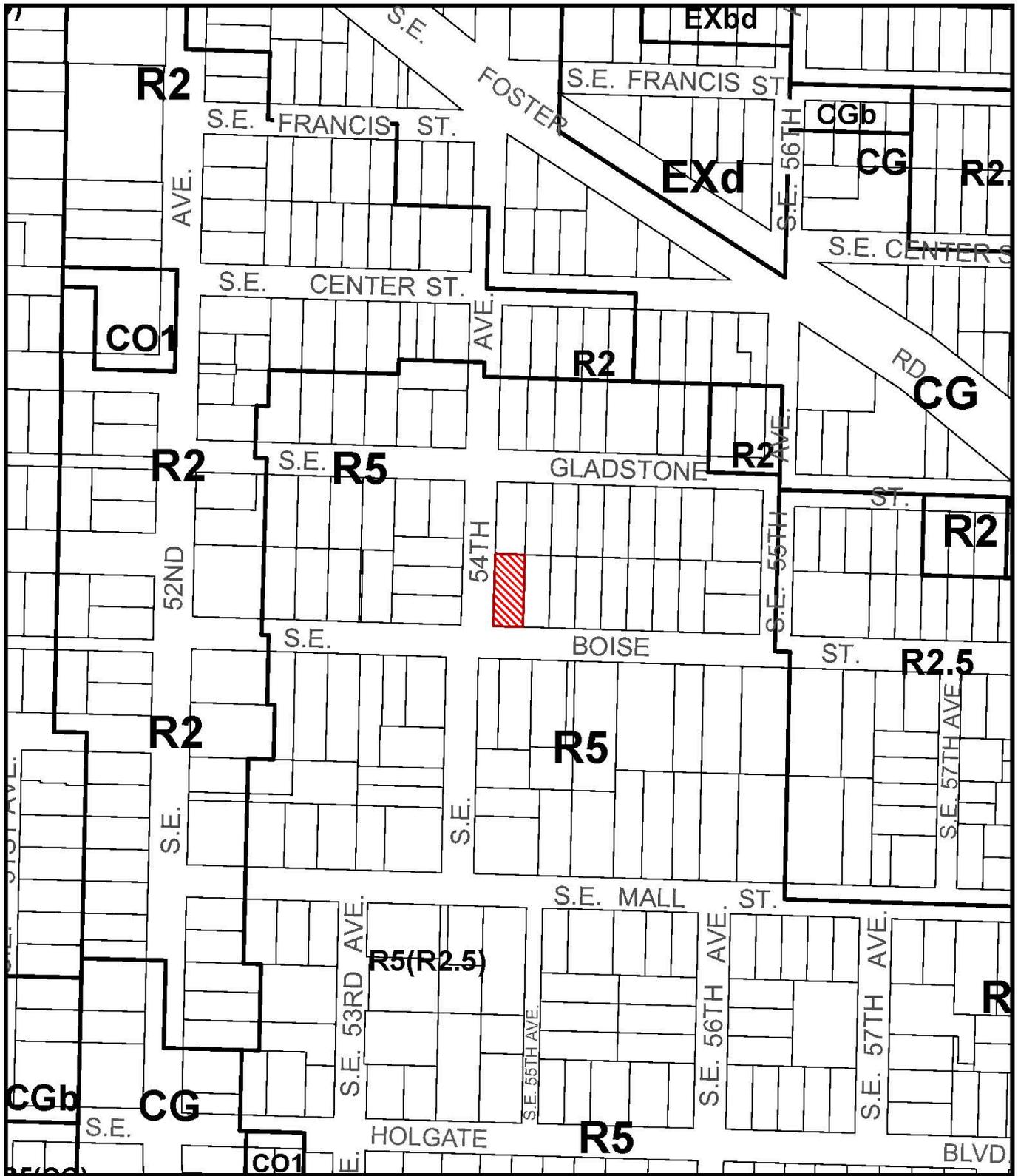
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file 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, Existing Conditions Site Plan, Preliminary Plat



ZONING



Site

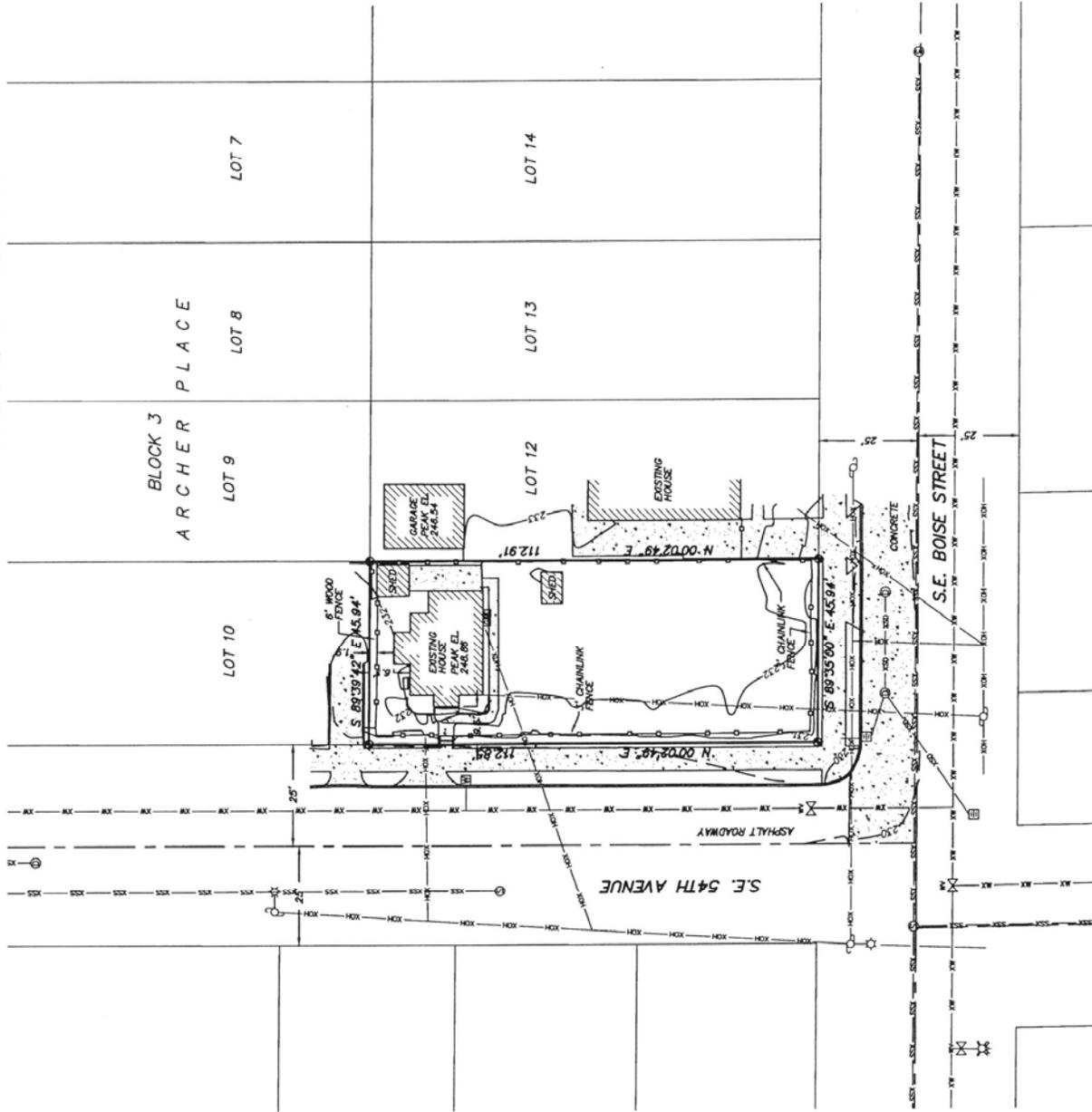


NORTH

File No. LU 13-110865 LDP
 1/4 Section 3436
 Scale 1 inch = 200 feet
 State_Id 1S2E07DC 3100
 Exhibit B (Jan 31, 2013)

EXISTING CONDITIONS MAP

4120 SE 54TH AVENUE
 TAX LOT 3100, MAP 1S 2E 7DC
 N.W. 1/4 SECTION 23, T.2S., R.3E., W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 NOVEMBER 26, 2012 SCALE 1"=20'



SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK NO. 814, BEING A STANDARD DISC AT THE INTERSECTION OF SE BOISE STREET AND S.E. 56TH AVENUE, ELEVATION= 237.314, COP DATUM.
 A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.
 THE BASIS OF REVISIONS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORDS OF SUBJECT, RECORDED UNDER PRIVATE SURVEY NUMBER 58074, RECORDS OF MULTNOMAH COUNTY.
 THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERMETER BOUNDARY OF THE SUBJECT PROPERTY TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.
 NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.

LEGEND

Some Symbols shown may not be used on map

- | | | | |
|--|-------------------------|--|------------------------|
| | EVERGREEN TREE | | TRAFFIC SIGNAL POLE |
| | STORM SEWER MANHOLE | | SANITARY SEWER MANHOLE |
| | SANITARY SEWER CLEANOUT | | CATCH BASIN |
| | WATER VALVE | | WATER METER |
| | FIRE HYDRANT | | BOLLARD |
| | GAS VALVE | | GAS METER |
| | SIGN | | MAILBOX |
| | UTILITY POLE | | LIGHT POLE |
| | ELECTRIC METER | | ELECTRIC RISER |
| | UTILITY RISER | | FENCELINE |
| | OVERHEAD LINE | | GAS LINE |
| | ELECTRICAL LINE | | SANITARY SEWER LINE |
| | STORM DRAIN LINE | | WATER LINE |
| | GUY WIRE | | ELECTRIC RISER |
| | UTILITY AND LIGHT POLE | | UTILITY RISER |

SIGNED ON: 1-24-2013

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JAMES BURTON BROWN
 60378

VALID THROUGH DECEMBER 31, 2013



CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 729 MOLALLA AVE., SUITE 1 & 2
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189
 DRAWN BY: JBB CLIENT NAME: EMERIO
 M: PROJECTS\EMERIO-54TH SE 4120

1A 13-11096510P



LEGEND

- PROPOSED LNK
- ADJACENT/ADJOINING LOT LNK
- OTHER LNK ROW
- SET BACK LNK



SHEET
3
5

EMERIO
Design
6107 SW MURRAY BLVD. SUITE 147
BEAVERTON, OREGON 97008
PH: (503) 515-5528

REVISIONS	
NO.	DESCRIPTION

PRELIMINARY PLAT

4120 SE 54TH AVENUE
TAX MAP T1S R2E 07DC
TAX LOT 3100
MULTNOMAH COUNTY, OREGON