

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 18, 2013

To: Interested Person

From: Rachel Whiteside, Land Use Services

503-823-7605 / Rachel.Whiteside@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 17, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-118267 LDP, in your letter. It also is helpful to address your letter to me, Rachel Whiteside.

CASE FILE NUMBER: LU 13-118267 LDP

Applicant: Kevin Partain,

Urban Visions

223 NE 56th Avenue Portland, OR 97213

Owner: Fanqing Zeng

1845 SE Elliott Ave

Portland, OR 97214-4813

Site Address: 2505 SE 70TH AVE

Legal Description: BLOCK 4 INC PT VAC ST LOT 1, PARKDALE ADD

Tax Account No.: R645800370 **State ID No.:** R52E08BA 02900

Quarter Section: 3337

Neighborhood: South Tabor, contact Jamison Cavallaro at 503-232-5265.

Business District: Not active at this time.

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

Plan District: None

Zoning: R2.5a – Single-Dwelling Residential with an Alternative Design Density

Overlay Zone

Case Type: LDP – Land Division (Partition)

Procedure: Type I – an administrative decision with appeal to the Oregon Land Use

Board of Appeals (LUBA).

Proposal:

The applicant proposes to divide the site into two parcels that are 5,642 and 3,705 square feet in size. The site is currently developed with a single-family residence that is proposed to remain on Parcel 1. Parcel 2 is intended for development with a detached, single-family home.

Sanitary sewer and water mains both exist within SE 70^{th} Avenue. Stormwater from the proposed lot will be disposed of in a drywell, while the existing house on Parcel 1 has downspouts that drain onto the ground or to an existing drywell. There is only one tree on the site and it is below the threshold for preservation.

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 proposes to create two parcels.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are: 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 February 20, 2013 and determined to be complete on **March 14, 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 Ave., 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.

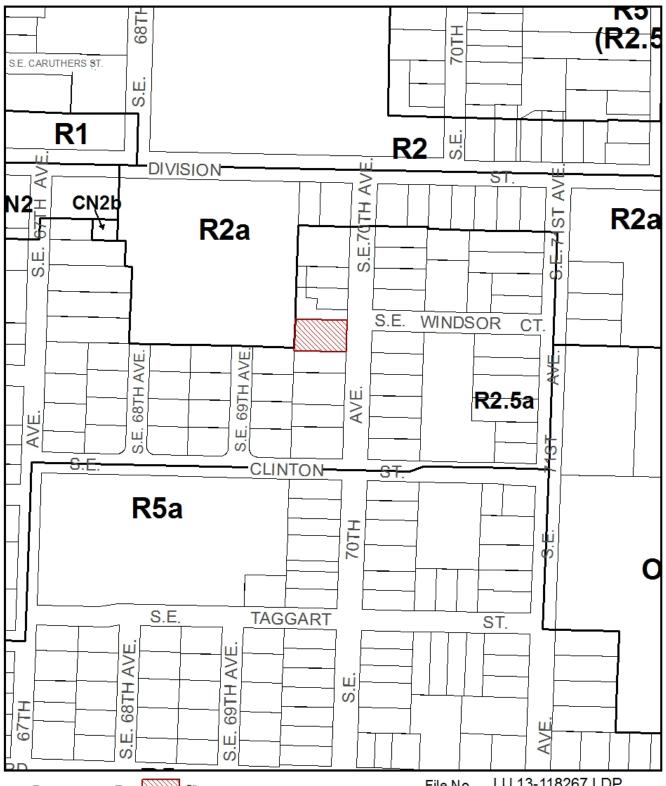
APPEAL PROCESS

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 Site Plan



ZONING

Site

File No. LU 13-118267 LDP

1/4 Section 3337

Scale 1 inch = 200 feet

State_Id 1S2E08BA 2900

Exhibit B (Feb 26,2013)



