

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 22, 2013

To: Interested Person

From: Kathy Harnden, Land Use Services

503-823-7318 / Kathy.Harnden@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 22, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-116780 LDP, in your letter. It also is helpful to address your letter to me, Kathy Harnden.

CASE FILE NUMBER: LU 13-116780 LDP

Applicant/Owner: Peter Kusyk

Firenze Development INC 7110 SW Old Wilsonville Rd Wilsonville, OR 97070

Consultant: Bruce Vincent

Bedsaul/Vincent Consulting, LLC

416 Laurel Ave, No. 3 Tillamook, OR 97141

Site Address: 723 NE SKIDMORE ST

Legal Description: BLOCK 4 W 1/2 OF LOT 7&8, LINCOLN PK ANX

Tax Account No.: R497300590 **State ID No.:** 1N1E23CB 01600

Quarter Section: 2631

Neighborhood: King, contact Andrew Clarke at 503-863-7780.

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

388-5004.

Plan District: None

Other Designations:

Zoning: R2.5a – Residential 2500, with the Alternative Design Density (a) overlay

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 to create two parcels from the subject site, both fronting NE Skidmore Street. The existing dwelling will be removed. The site has 50 feet of frontage along NE Skidmore and is 100 feet deep, for a total lot size of 5,000 square feet. Each proposed new lot will be 2,500 square feet and will be developed with 3-story, attached houses with tucked under garages and driveways in front.

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 review (such as an Adjustment, Design, or Environmental) is requested or required (see 33.660.110).

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval 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 February 15, 2013 and determined to be complete on March 20, 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

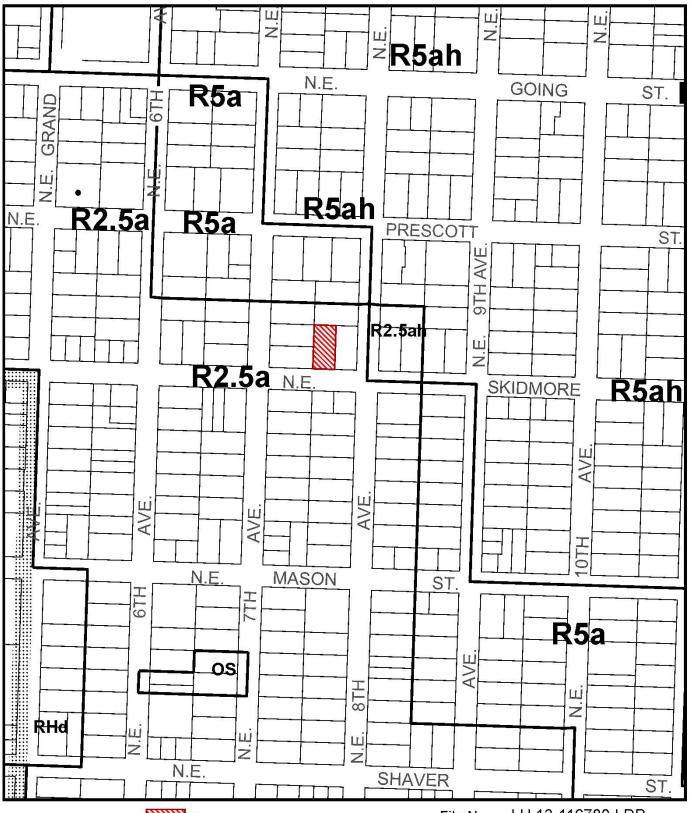
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues which

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

LU 13-116780 LDP File No. 2631 1/4 Section 1 inch = 200 feet Scale 1N1E23CB 1600 State Id В

Exhibit_

(Feb 15,2013)



FILE: K12106-SITE-3-6-13.DI REVISED: MAR. 13, 2013, DRIVEWAY LOCATION REPPETO & ASSOCIATES, INC. LAND SURVEYORS ## E CATCH BASIN | E SAUTIAN SEMER MANHOLE | SAUTIAN SEMER MANHOLE | SAUTIAN SEMER MANHOLE | SAUTIAN SEMER | WAN SEMER LINE | STORM DANIANGE LELEATION | WAN SEMER LINE | SAUTIAN SEMER LINE | SAUTIAN SEMER LINE | STORM DANIANGE LINE | STORM D Plaza 125, Building G 12730 SE Stark Street Portland, Oregon 97233 Phone: (503) 408–1507 Fox: (503) 408–2370 JOB NO. K12106 OREGON JULY 17, 1986 STEVEN P. BUCKLES 2231 RENEWS: 12/31/13 PROFESSIONAL LAND SURVEYOR oftwo f. Buchle DATE: JAN. 25, 2013 DRAWN BY: SPD LEGEND A PORTION OF LOTS 7 AND 8, BLOCK 4, LINCLON PARK ANNEX, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON PLAN BLOCK 5 ¥ X CB RW=188.66 E=186.87 PRELIMINARY SITE AND UTILITY ¥ × DATE: JANUARY 25, 2013 SCALE: 1"=20' FOR: PETER KUSYK NE 8TH AVE. MSO SERVICE LINE 1 107 (S' FROM PROPERTY LINES) EXISTING PROPERTY LINE 107 6 107 SEWER CSW .00.00.00 SANITARY S 91 TOJ ST. SF SKIDMORE DRIVE CONC. N 90'00'00" E 50.00 2500 SCAPAGE PROPOSED 3-STORY HOUSE PARCEL 1 NE 00.001 (S' FROW PROPERTY LINES) BLOCK 11 3 ,00,00.00 CSW W ...00.00.06 S 4-0S LINCOLY PARK MANEX 9 1. AN INDIVIDUAL 28 INCH DAMETER Y S FOOT EEP DEPWELL MIL BE MINSTALLED ON PARCELIS 1 AND 2 PEP BES STORMMER SPECIFICATIONS. SUID ORMWELL MILL MANAGE THE RUNGYF FROM EACH OF THE HOUSE SHOOD ORWELL MILL MANAGE THE RUNGYF FROM ESPICE AIREMAS WILL BE INSTALLED IN MESPALED IN A SPANCES. THE SENDER CHARLES MILL BE THEOLOGY A SEPARE PUBLIC MORN'S PERMIT SUID IN THE COMMEN OF THE COMMEN PUBLIC MILL OF THE COMMEN WILL OF THE CATALOGY BE SEEN OF THE MILL OF THE ATTACHED HOUSES MILL BE EN THE WERP PROPERTY LINE. 107 107 4 TO1 107 SD-WH #SS C9 RW=183.67 IE=181.61 X NE TTH AVE. GRAPHIC SCALE NOTES Z

ATTACHMENT A - Proposed Building Elevations



