

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

May 28, 2013 Date:

To: Interested Person

Rachel Whiteside, Land Use Services From:

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.

We need to receive your written comments by 5 p.m. on June 27, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-142423 LDP, in your letter. It also is helpful to address your letter to me, Rachel Whiteside.

CASE FILE NUMBER: LU 13-142423 LDP

Applicant/Owner: Andrew Dryden

7606 SE Maple Ave

Vancouver, WA 98664-1737

Site Address: 715 NE 62ND AVE

Legal Description: BLOCK 1 LOT 2, BARRETTS ADD

Tax Account No.: R055800020 State ID No.: 1N2E31AD 04000

Quarter Section: 2936

Neighborhood: North Tabor, contact Nicole Davenport at 661-965-9602.

Business District:

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

Plan District: None

Zoning: R1 - Multi-Dwelling Residential

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 existing 5,000 square foot site into two lots. The site is a through lot with frontage on NE 61st Place to the west and NE 62nd Avenue to the east. The lot is flat and has no significant topographical or vegetative features. The existing single-family

home oriented towards NE 62nd Avenue is proposed to remain on Parcel 1. An existing accessory dwelling unit (ADU) sits on the west half of the site and will be converted to a single-family residence with the creation of Parcel 2.

Public sanitary sewer and water service are available in both NE 61st Place and NE 62nd Avenue. The existing house and ADU utilize splash blocks for stormwater management. No alteration to either public street frontage is proposed.

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 April 23, 2013, and determined to be complete on May 24, 2013. This application relies upon a change in zoning (from R5 to R1) that was approved on May 21, 2013, but has not yet been recorded.

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.

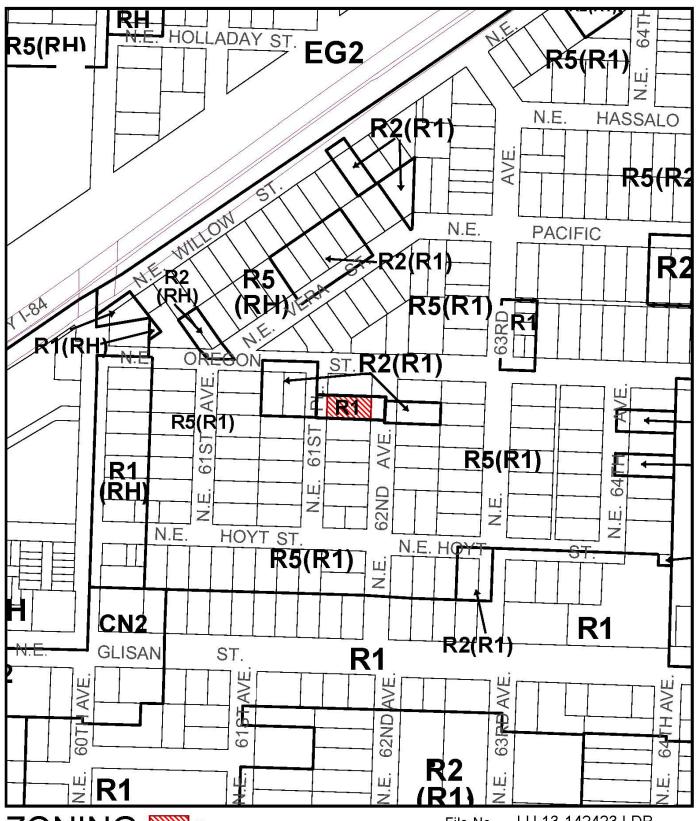
APPEAL PROCESS

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, Existing Conditions and Proposed Land Division Plan



ZONING Site

PROPOSED*

NORTH

*Tentative zoning approved 05.21.2013 via LU13-111303, not yet recorded. Once recorded, R5 to R1 Zoning change will be effective.

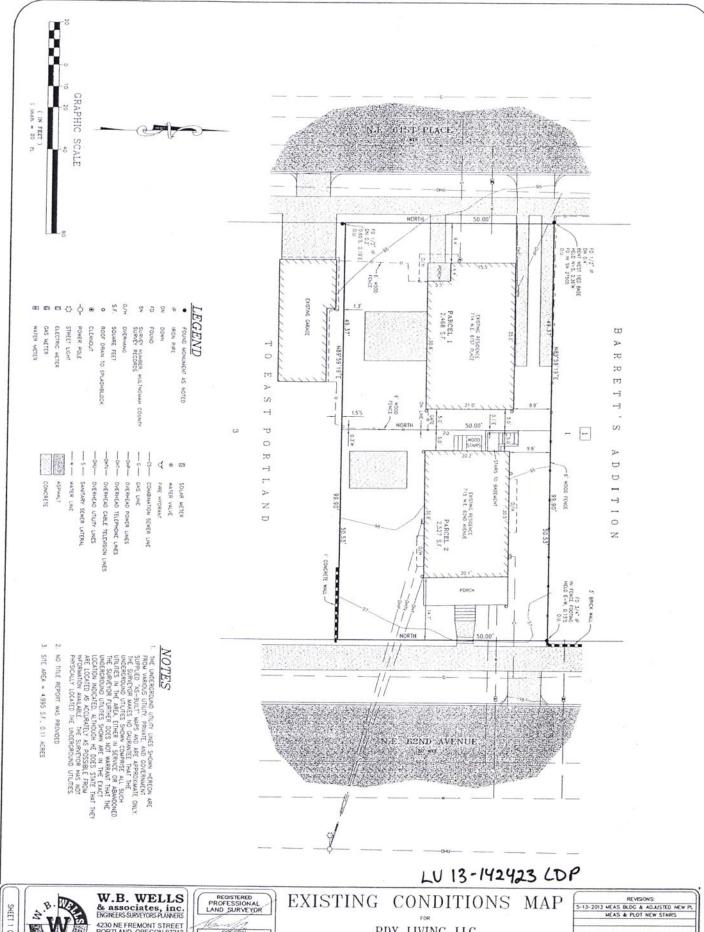
File No. LU 13-142423 LDP

1/4 Section 2936,2937

Scale 1 inch = 200 feet

State_Id 1N2E31AD 4000

Exhibit B (May 24,2013)





4230 NE FREMONT STREET PORTLAND, OREGON 97213 PHONE (503) 284-5896 FAX (503) 284-8530 e-mail address: info@wbwells.com



PDX LIVING LLC

714 N.E. 61ST PLACE & 715 N.E. 62ND AVENUE

LOT 2, BLOCK 1 OF "BARRETTS ADDITION TO EAST PORTLAND"

LOCATED IN THE NE 1/4 OF SECTION 31, TIN, R2E, WM., CITY OF PORTLAND, MULTINOMAN COUNTY, DRECON

REVISIONS:	
-13-2013 MEAS BLDG	& ADJUSTED NEW PL
MEAS & PLO	T NEW STAIRS
	DRAWN BY: DTM
ATE: 2-28-2013	SCALE: 1"=10"
PRAWN BY: AMJ PATE: 2-28-2013 PLOT DATE: 5-13-2013	SCALE: 1"=10"