City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: May 28, 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.

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 13-142418 LDP, in your letter. It also is helpful to address your letter to me, Rachel Whiteside.

CASE FILE NUMBER: LU 13-142418 LDP

Applicant: Robert Hawthorne,
PDX Living LLC
616 NE 61st Pl
Portland, OR 97213

Owner: Tatiana Moller
616 NE 61st Pl
Portland, OR 97213

Site Address: 616 NE 61ST PL

Legal Description: BLOCK 1 LOT 6, BARRETTS ADD
Tax Account No.: R055800060, R055800060, R055800060
State ID No.: 1N2E31AD 04400, 1N2E31AD 04400, 1N2E31AD 04400
Quarter Section: 2936

Neighborhood: North Tabor, contact Nicole Davenport at 661-965-9602.
Business District: None
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 61st Place, is proposed to remain on Parcel 1 along with a shed and off-street parking space. A detached garage will be demolished in the area of future Parcel 2.

Public sanitary sewer and water service are available in both NE 61st Place and NE 62nd Avenue. The existing house utilizes a soakage trench for stormwater management, as will future development on proposed Parcel 2. 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.

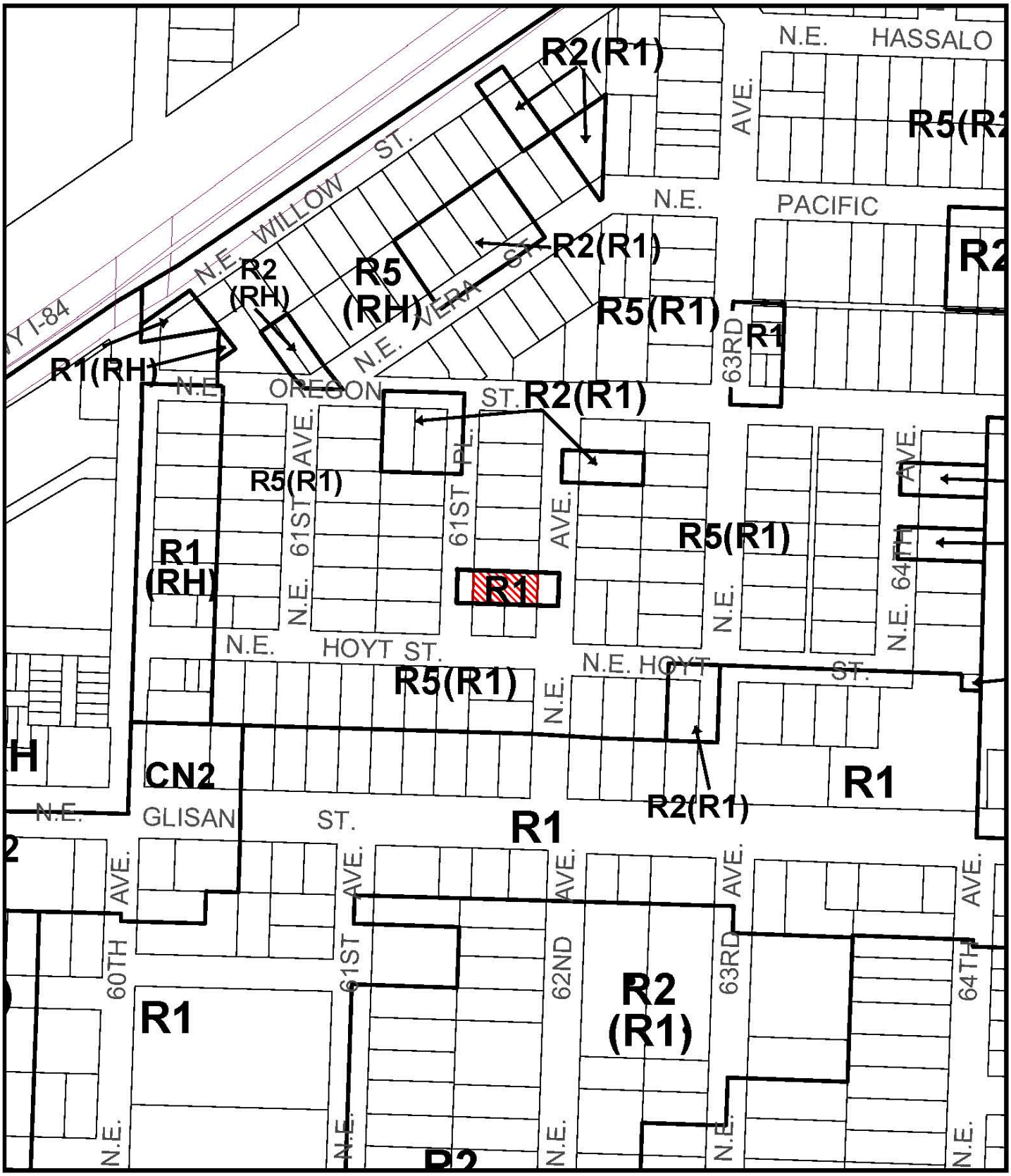
APPEAL PROCESS

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, Proposed Improvement and Utility Plan



ZONING PROPOSED*

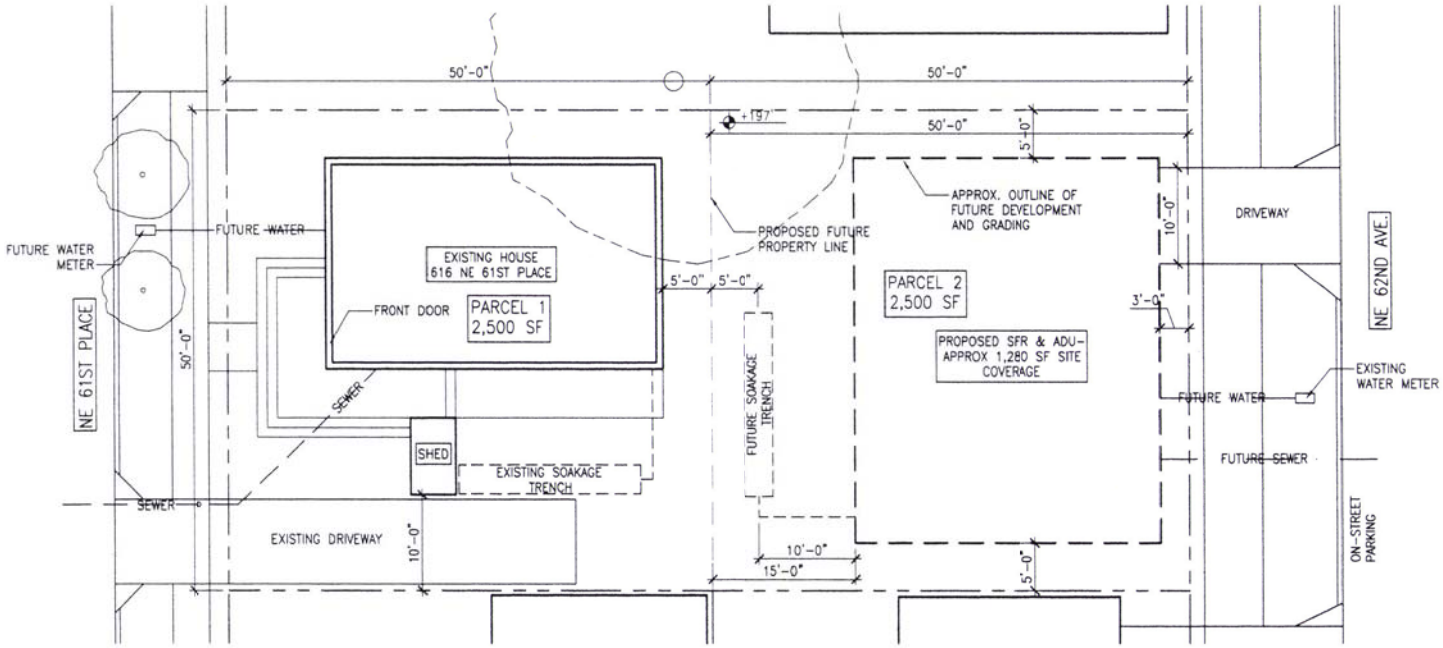
Site

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 13-142418 LDP
1/4 Section	2936,2937
Scale	1 inch = 200 feet
State_Id	1N2E31AD 4400
Exhibit	B (May 24,2013)

LU 13-142418 LDP



1 PROPOSED IMPROVEMENT AND UTILITY PLAN

1" = 10'

PROJECT:

616 NE 61ST PLACE

PORTLAND, OR 97213

CASE FILE:

SHEET TITLE: PROPOSED IMPROVEMENTS PLAN

SHEET NO: C 101

DATE: 9 APRIL 2013

LAND DIVISION

ROBERT HAWTHORNE, AIA