



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: October 17, 2013
To: Interested Person
From: Douglas Hardy, Land Use Services
503-823-7816 / Douglas.Hardy@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood which 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 28 days, **we need to receive your written comments by 5:00 pm on November 7, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-212003 AD, in your letter. It also is helpful to address your letter to me, Douglas Hardy.

CASE FILE NUMBER: LU 13-212003 AD

Applicant: Matthew McCune
McCune Design
2812 NE 8th Avenue
Portland, OR 97212

Property-Owner: Bethany McCraw
2036 NW 21st Place
Portland, OR 97210

Site Address: 2036 NW 21st Place

Legal Description: Block 11 N 33 1/3' of W 67' of Lot 7, Blackstones Add
Tax Account No.: R080300880
State ID No.: 1N1E28CA 01900
Quarter Section: 2827

Neighborhood: Northwest District, contact John Bradley at 503-313-7574
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Plan District: Guilds Lake Industrial Sanctuary
Zoning: IG1 General Industrial 1

Case Type: Adjustment (AD)
Procedure: Type II, Administrative decision with appeal to Adjustment Committee

PROPOSAL

The applicant is proposing to establish an Accessory Home Occupation (a hair salon) in the basement level of the existing single-dwelling house on the site. A portion of the basement was historically used as a garage (8'7" in width by 21' in depth), and accessed from NW Wilson Street. The garage entrance is set back 8' from the property line along NW Wilson Street. As part of the proposal, the carriage doors that accessed the garage will be replaced by a door and a window. The driveway will be converted to a patio area, and the curbcut closed.

The Zoning Code requires one on-site parking space for single-dwelling residences (no parking is required for an Accessory Home Occupation). The applicant is requesting an Adjustment to waive the one required on-site parking space.

RELEVANT APPROVAL CRITERIA

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F, below, have been met:

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and
- D.** City-designated scenic resources and historic resources are preserved; and
- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

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 October 2, 2013 and determined to be complete on October 17, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

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.

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.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

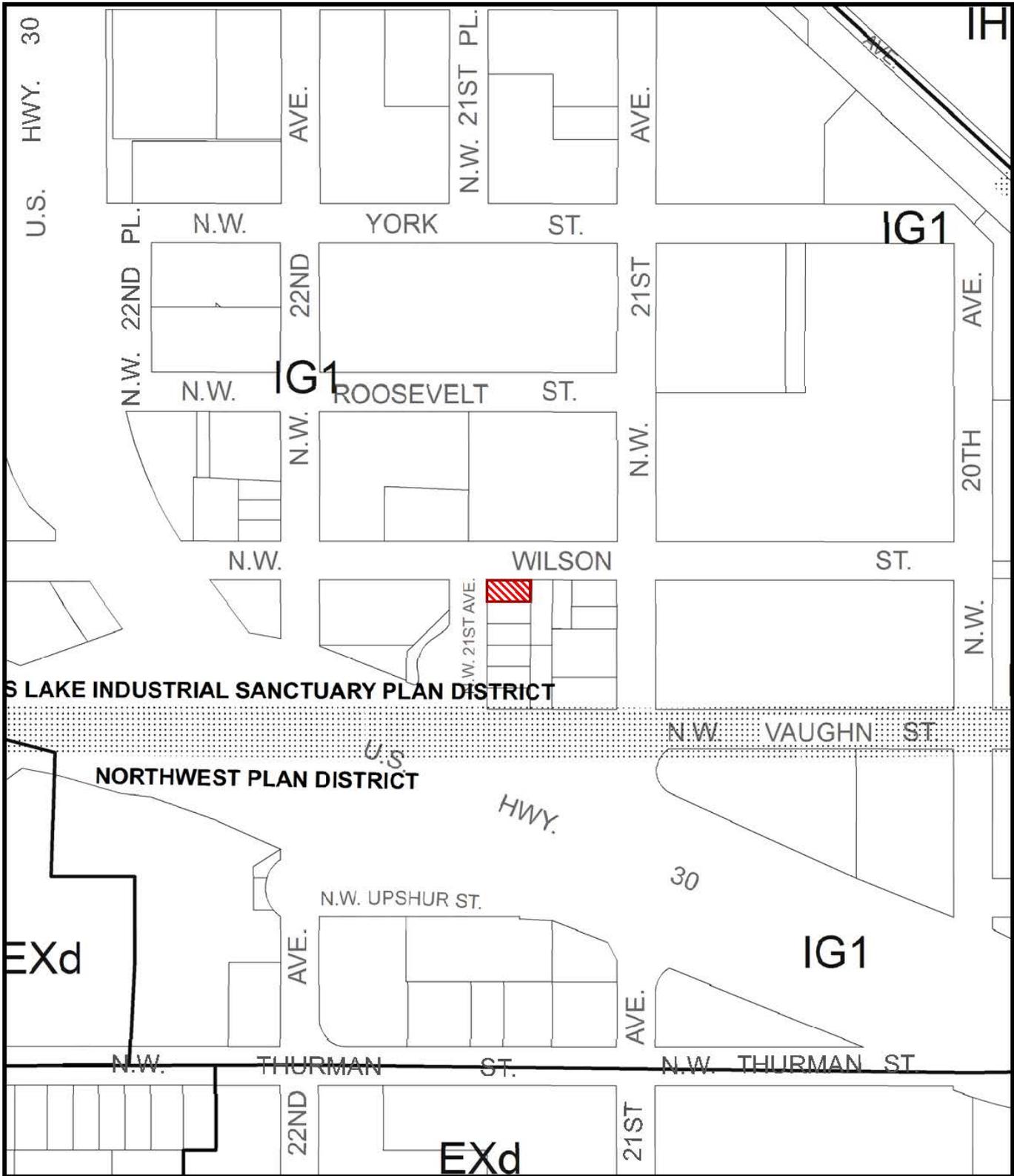
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed 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 that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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
Floor Plan



ZONING



Site



This site lies within the:
GUILD'S LAKE INDUSTRIAL SANCTUARY PLAN DISTRICT

File No. LU 13-212003 AD
 1/4 Section 2827
 Scale 1 inch = 200 feet
 State_Id 1N1E28CA 1900
 Exhibit B (Oct 09,2013)

General Notes

- All work is to comply with the latest adopted version of the building code and any applicable State, County or Local regulations.
- The Contractor is responsible to check the plans and notify the designer immediately of any errors or omissions prior to the start of construction. Any work done will be at contractors risk.
- Written dimensions have precedence over scaled dimensions. Notify the Designer of any conflicts.
- The Electrical, Mechanical and Plumbing systems have not been engineered. The design, engineering, fabrication and construction of these systems are the complete responsibility of the respective sub-contractor. Coordination is to be by the general contractor.
- This structure is to comply with the minimum insulation guidelines of prescriptive path No. 1, as follows:
 - Ceilings (Vaulted): R-38
 - Ceilings (Flat): R-38
 - Walls (Interior): R-21
 - Walls (below Grade): R-15
 - Under Floor: R-20
 - Slab on Grade: R-15
 - Window Glass: U=0.35
- Each bedroom to have an egress window. Minimum opening of 5.7 SF (5.0 in basement bedrooms) with a min. width of 20", and sill no more than 44" above finish floor.
- All smoke detectors to be installed by electrical contractor. To be hardwired and interconnected.
- All windows within 18" of floor, 24" of door or in a hazardous location to be of safety glass. Indicated by "T" on plans
- All bathing or Spa rooms to be vented to the outside, with a min. capacity of 80 cfm intermittent - Toilet and Utility at 50cfm.
- Cabinetry shop drawings to be submitted to the designer for approval prior to fabrication.
- All new stairs to be constructed in accordance with current code guidelines - see plans for specific dimensions (minimums below):
 - Treads: 9" Minimum
 - Risers: Maximum
 - Maximum Clearance: 6" 8"
 - Width: 3'-0"
 - 1 1/2" Dia. Handrail: 34"-38" finger holding
 - Guardrails: 36" High w/ min. openings: 4"
 - Winder Treads: 6" Min. at narrowest point

List of Drawings

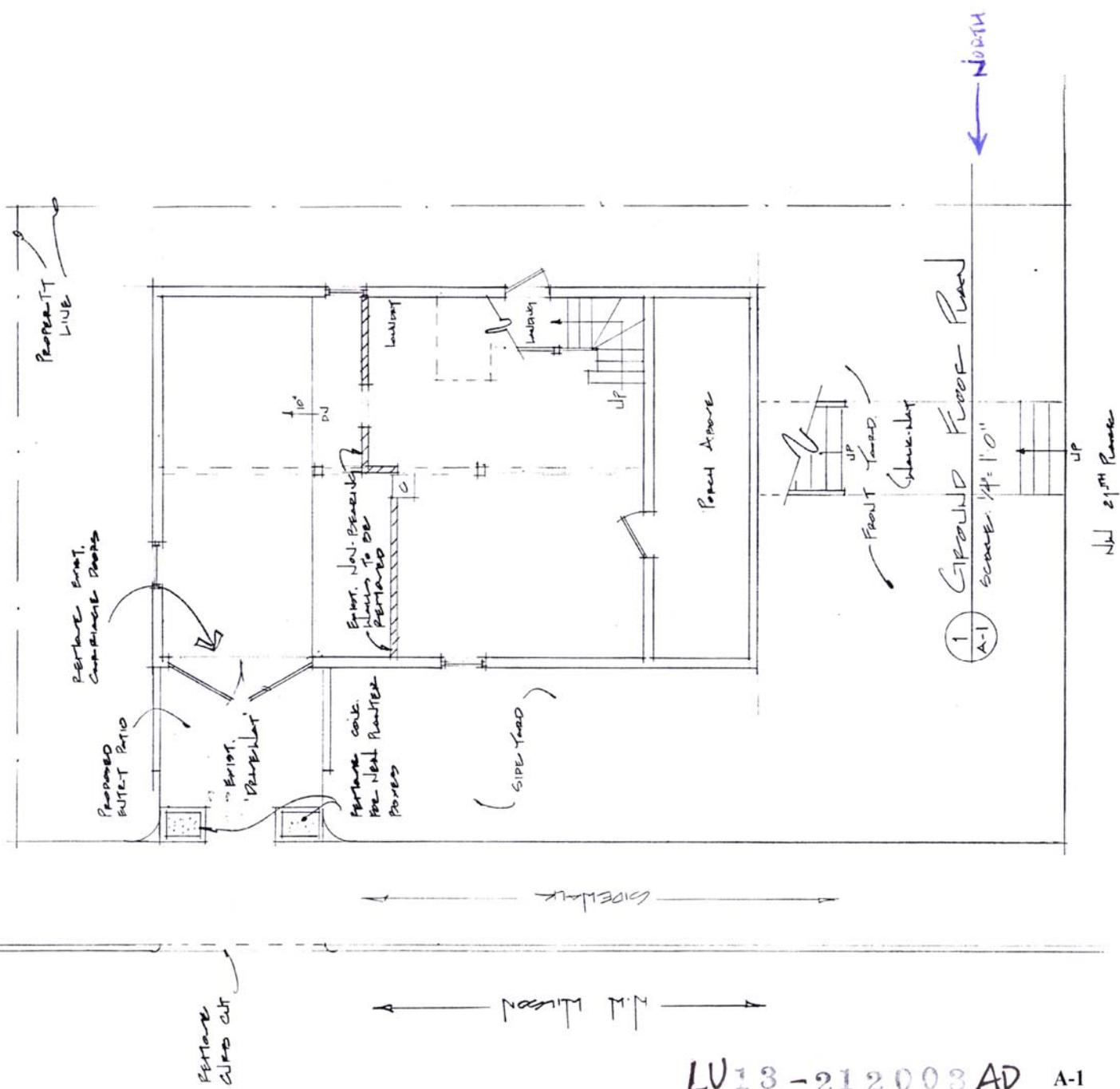
- A-1 Site Plan & General Notes
- A-2 Proposed Floor Plan
- A-2 Details

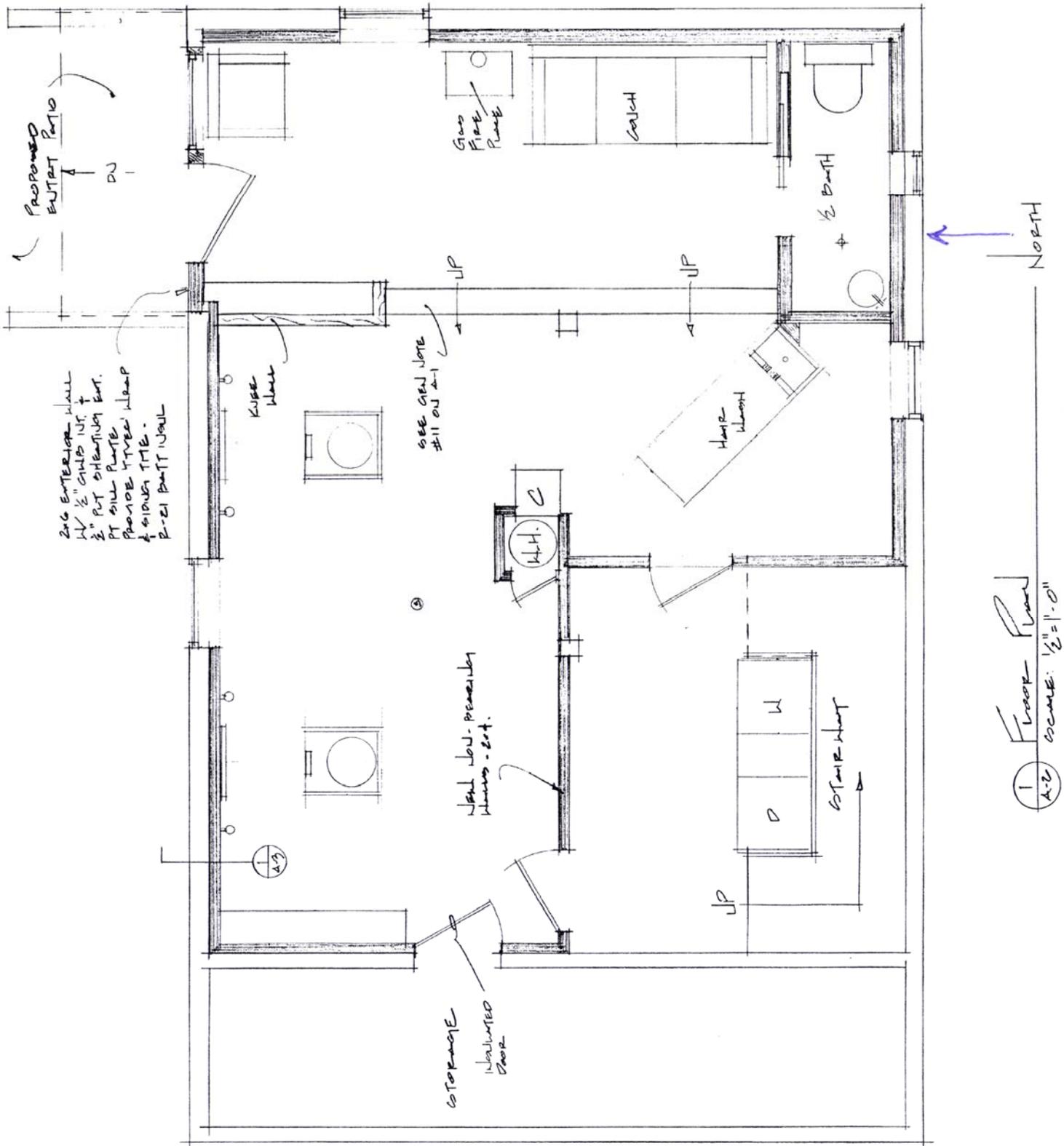
Dramatis Personae

Site: 2636 NW 21st Place
Portland, OR 97210

Client: Bethany McCraw
2036 NW 21st Place
Portland, OR 97210
503-756-5383

Designer: McCraw Designs, LLC
Matthew McCraw
2812 NE 8th Ave
Portland, OR 97212
503-789-5086
matt@mcrawdsgn.com





2x6 EXTERIOR WALL
 1/2" GIPS. INT. +
 3" PUT SHEATHING EXT.
 PT. GIP. PARTS
 PHONO. TRUSS' W/LEAP
 4" SIGNA. TIRE.
 2-21 BATT WALL

SEE GEN NOTE
 #11 ON A-1

WALL W/OUT PROVISIONS - EXT.

STAIR WENT
 WALL W/OUT
 PROVISIONS

Proposed Floor Plan

LV13-212003AD

A-2