



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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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 18, 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 p.m. on December 9, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-224678 AD, in your letter. It also is helpful to address your letter to me, Douglas Hardy.

CASE FILE NUMBER: LU 13-224678 AD

Applicant: Lorraine Guthrie
Lorraine Guthrie Architect
2748 SW Patton Court
Portland, OR 97201

Property-Owners: Martha Johnson and Luis Ponce De Leon
1220 SE 40th Avenue
Portland, OR 97214

Site Address: 1220 SE 40th Avenue

Legal Description: Block 14, N 40' of Lot 1 & 2, Sunnyside Add
Tax Account No.: R810501390
State ID No.: 1S1E01AD 16600
Quarter Section: 3134

Neighborhood: Sunnyside, contact Paul Loney at 503-233-8265
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010

Plan District: None
Zoning: R2.5 Single-Dwelling Residential 2,500

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

PROPOSAL

The applicant is proposing a one-story, 439 square foot addition to the rear of the existing one and one-half story single-dwelling residence on the site. The addition will be set back four feet from the north side lot line (reflecting the side setback of the existing house), five feet from the rear lot line, and 20.5 feet from the south side lot line.

On a site of this size in the R2.5 zone, buildings are allowed to cover up to 1,661 square feet of the site. The existing house covers 1,383 square feet, with the addition bringing the total building coverage to 1,822 square feet. The applicant is therefore requesting an Adjustment to increase the maximum allowed building coverage on the site from 1,661 square feet 1,822 square feet.

RELEVANT APPROVAL CRITERIA

In order to be approved, this proposal must comply with the Adjustment Review approval criteria of Chapter 33.805.040.A-F of the Portland Zoning Code.

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 November 5, 2013 and determined to be complete on November 18, 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.

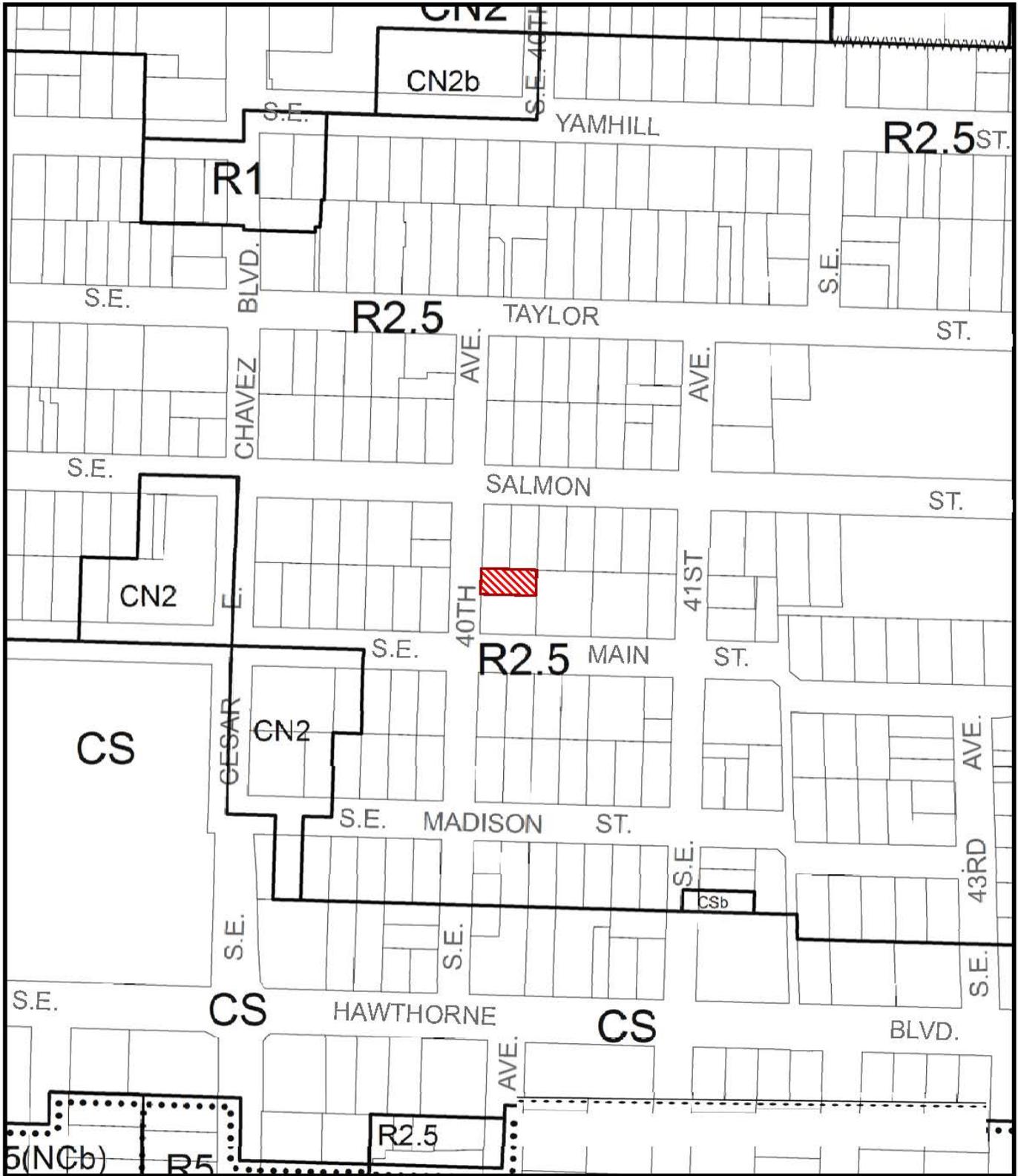
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St. NE, Suite 330, 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
Building Elevations



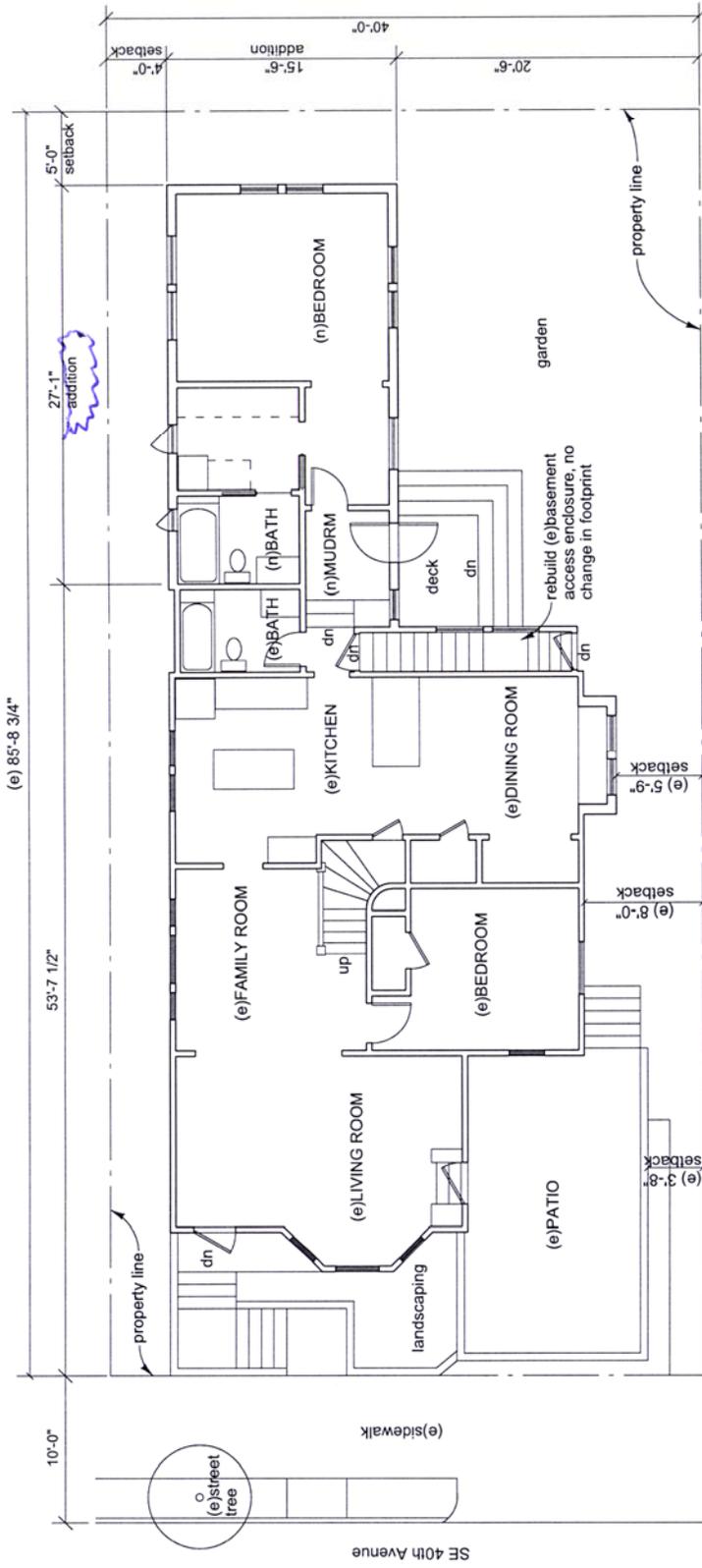
ZONING



Site



File No. LU 13-224678 AD
 1/4 Section 3134
 Scale 1 inch = 200 feet
 State_Id 1S1E01AD 16600
 Exhibit B (Nov 06, 2013)



Lot size: 3,428 sf
 Maximum coverage: 1,661 sf
 (1,500 + 37.5% of 429)
 Existing coverage: 1,383 sf
 Proposed additional coverage: + 439 sf
 Total proposed coverage: 1,822 sf

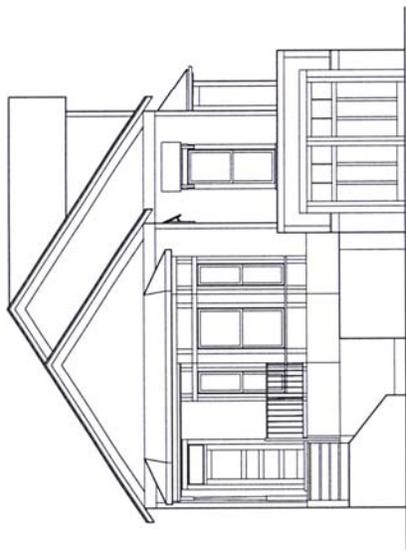
1 SITE / FIRST FLOOR PLAN



Title: Site Plan Scale: 1/8" = 1'-0"	
Date: 5 November 2013	
1	

Johnson • Ponce De Leon Residence
 1220 SE 40th Avenue, Portland OR 97214
 Lorraine Guthrie Architect, Inc, 2748 SW Patton Court, Portland, OR 97201
 503.804.5725

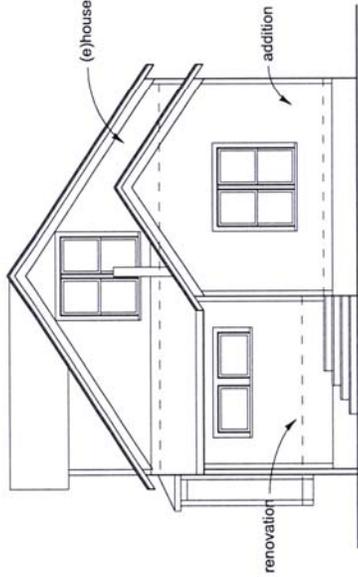
LN 13-224678 AD



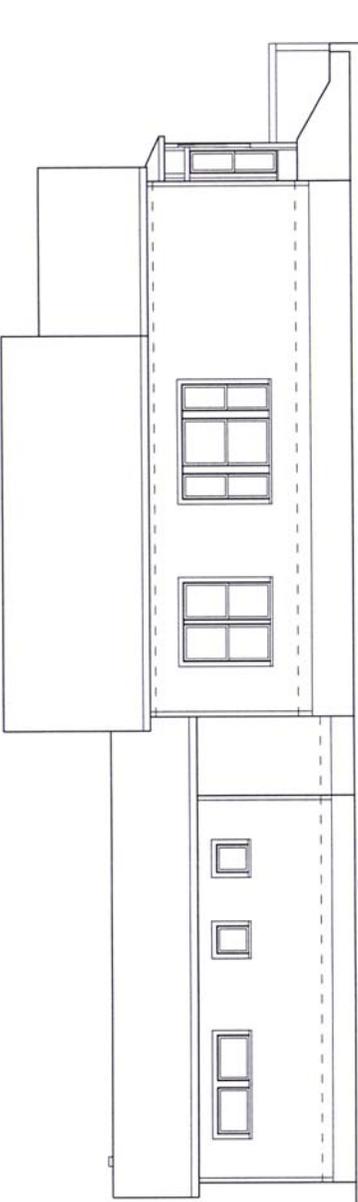
1 WEST ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION



<p>Johnson • Ponce De Leon Residence 1220 SE 40th Avenue, Portland OR 97214</p> <p>Lorraine Guthrie Architect, Inc. 2748 SW Patton Court, Portland, OR 97201 503.804.5725</p>	<p>Title: Exterior Elevations Scale: 1/8" = 1'-0" Date: 5 November 2013</p> <p style="text-align: center; font-size: 2em;">2</p>
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LN 13-224678 AD