



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: December 12, 2013
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE Ix 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 January 13, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-218572 LDP, in your letter. It also is helpful to address your letter to me, Shawn Burgett.

CASE FILE NUMBER: LU 13-218572 LDP

Applicants: Christopher Perkins & Jingzi Zhao
2707 NE Flanders St
Portland, OR 97232

Site Address: 2707 NE FLANDERS ST

Legal Description: BLOCK 1 LOT 10, WYNKOOP VILLA
Tax Account No.: R931900310
State ID No.: 1N1E36CB 12700
Quarter Section: 3033
Neighborhood: Kerns, contact Steve Russell at 503-784-8785.
Business District: East Burnside Business Association, contact Matt Bender at 503-803-4224.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: R1 (Multi-Family Residential 1,000 square feet)
Case Type: LDP (Land Division Partition)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing a 2-lot land division. Proposed Parcel 1 will measure 1,690 square feet and will accommodate a future dwelling unit. The existing house on the site will be retained and located on proposed Parcel 2, which will measure 2,680 square feet. The applicant is proposing to preserve a 14" diameter Port Orford cedar located along the eastern property boundary as part of the proposed tree preservation plan.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant 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 October 18, 2013 and determined to be complete on December 6, 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.

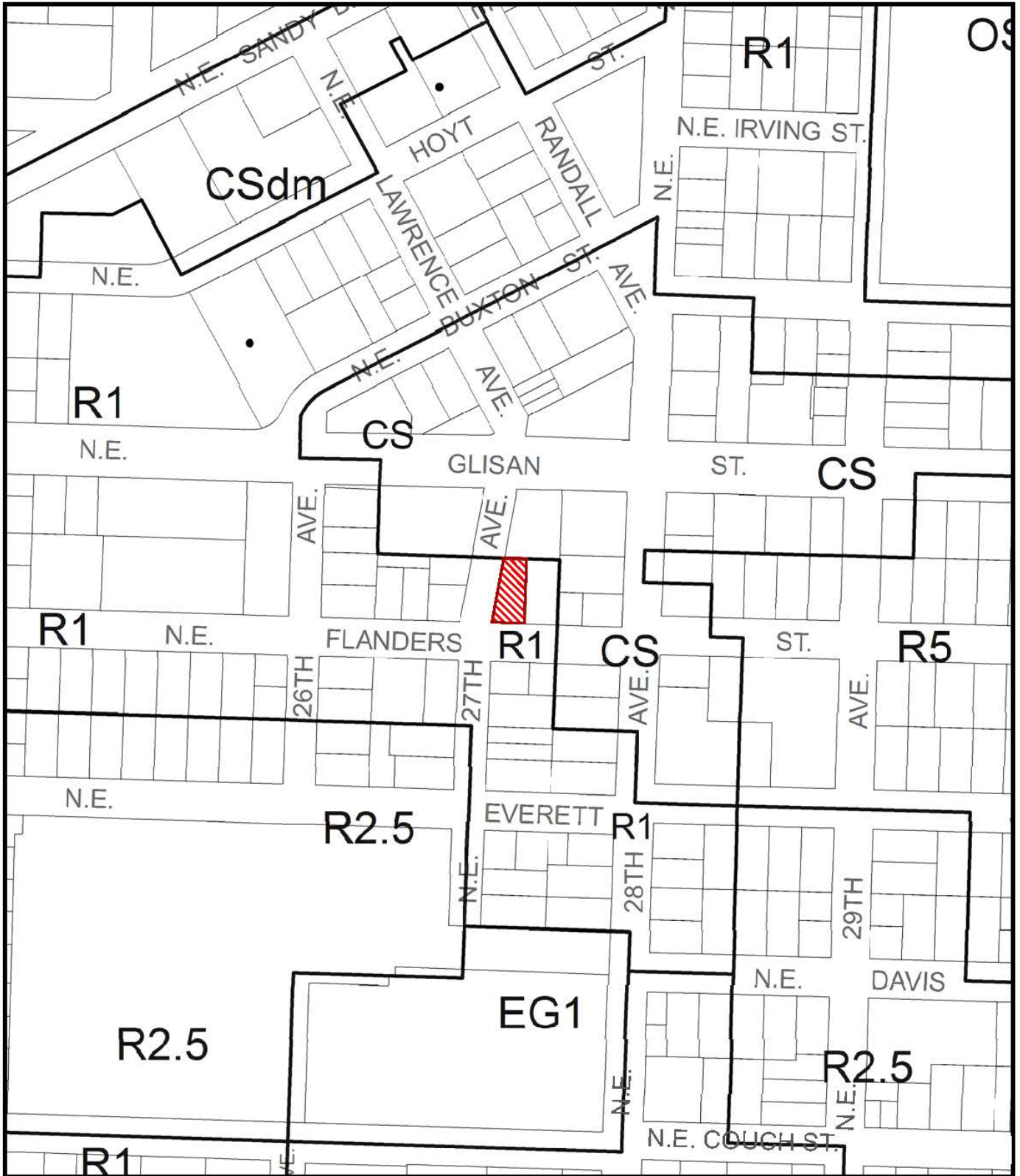
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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 775 Summer St NE, Suite 330, Salem OR 97301-1283. 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



Site



Historic Landmark



NORTH

File No. LU 13-218572 LDP
 1/4 Section 3033
 Scale 1 inch = 200 feet
 State_Id 1N1E36CB 12700
 Exhibit B (Oct 24, 2013)

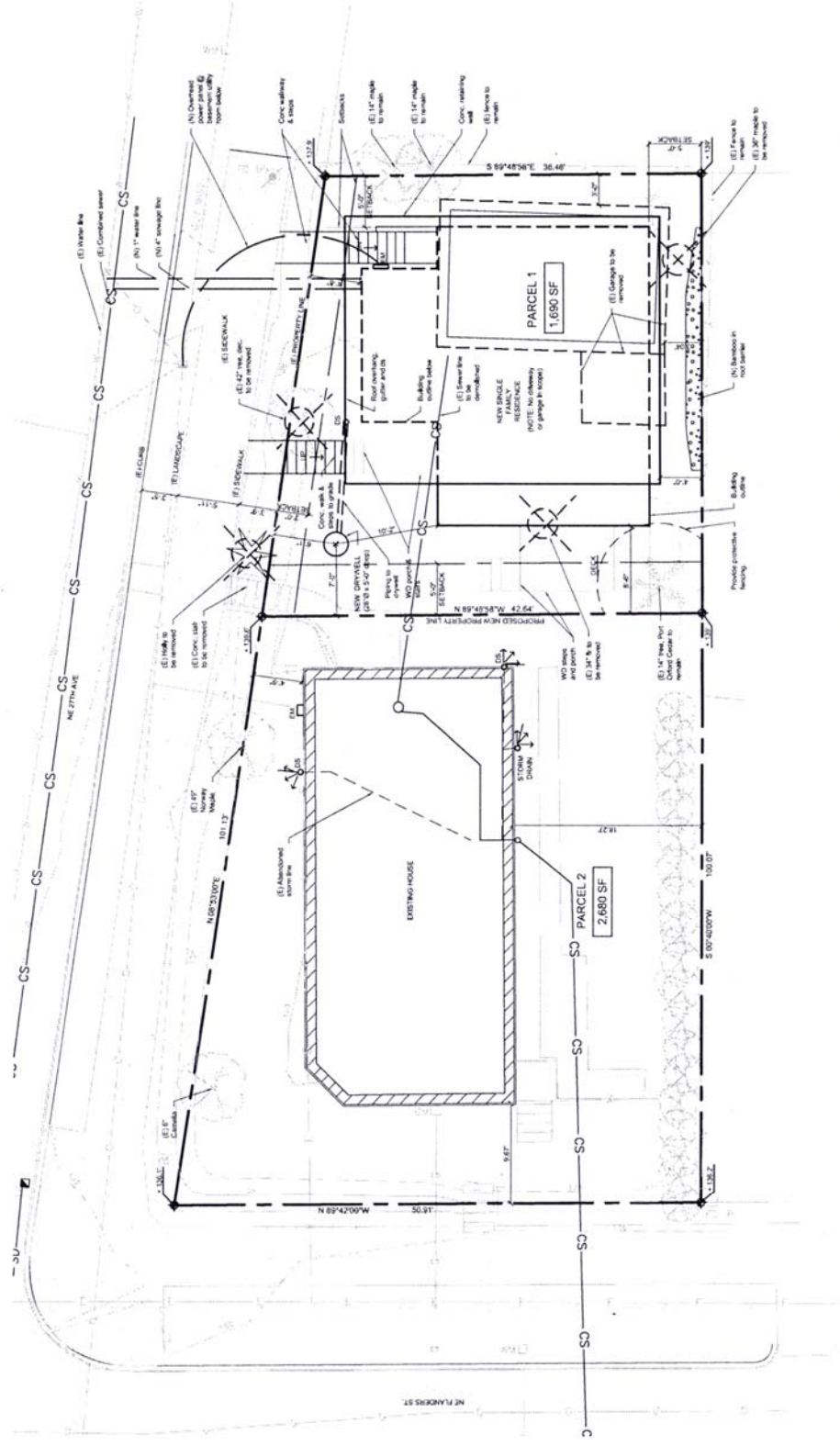


ZHAO-PERKINS RESIDENCE
 Design Development
 2707 NE Flanders Street,
 Portland, OR 97232

Project #: 1317.00
 File #: A1.0.dwg
 Date: 12.05.2013
 Revisions:

SITE PLAN

A1.0



PROPOSED IMPROVEMENTS PLAN
 SCALE: 1" = 10'-0"

SETBACKS REQUIRED (FEET)	MINIMUM (FEET)	MAXIMUM (FEET)	PROVIDED (FEET)
FRONT YARD	3 FEET	7 FEET	4'-8"
SIDE YARD	5 FEET	5 FEET	5'-0" / 4'-0"
REAR YARD	5 FEET	5 FEET	5'-0"

MIN. LOT DIMENSIONS FOR ZONE R1 DETACHED SINGLE FAMILY RESIDENCE	
REQUIRED	PROVIDED
LOT WIDTH	25 FEET
LOT DEPTH	N/A
LOT AREA	1660 SF
FRONT LOT LINE	25 FEET

ZONING SUMMARY
 ZONE: R1
 PROPERTY ID: R313681
 STATE ID: 1N1E3CB 12700
 ALT ACCOUNT #: R511900310
 TAX ID: WYKHOOP-VILLA; LOT 10 BLOCK1

PERVIOUS PAVING (DECK)
 69 SF

LOT AREA: 1690 SF
IMPERVIOUS AREA: 973 SF
DROWEWAY: N/A
CONC STEPS: 27 SF (INCLUDING OVERHANG)
ROOF AREA: 877 SF
PERVIOUS PAVING (DECK): 69 SF

BUILDING COVERAGE
 BUILDING FOOTPRINT 739 SF = 44%

MIN. LOT DIMENSIONS FOR ZONE R1 DETACHED SINGLE FAMILY RESIDENCE