



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: January 3, 2014
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on January 24, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-237793 AD, in your letter. It also is helpful to address your letter to me, Amanda Rhoads.

CASE FILE NUMBER: LU 13-237793 AD

Applicant: Adam Christie
Christie Architecture
9532 SW 18th Pl
Portland, OR 97219

Owners: Hamish and Kara Murray
4627 SW Condor Ave Unit B
Portland, OR 97239

Site Address: 4627 SW CONDOR AVE

Legal Description: SUB OF LOT 2 BLOCK 10 LOT E&F, PORTLAND HMSTD
Tax Account No.: R669103100
State ID No.: 1S1E15BB 04000
Quarter Section: 3529
Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Plan District: None
Zoning: R2c, h – Multi-Dwelling Residential 2,000 with an “h” Aircraft Landing Zone Overlay. Part of site has the “c” Environmental Overlay Zone.

Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant proposes to replace a one-car attached, tuck-under garage with a two-car garage of similar design. The house sits up from the sidewalk so that the garage is at sidewalk level and stairs lead to the porch and main entrance 9.5 feet above. The current garage sits 17.5 feet in front of the house (11 feet in front of the porch) and measures 11 feet wide. The proposed garage will extend closer to the street and be larger. The front edge of the proposed garage will be 25 feet from the house (17.5 feet in front of the porch); it is 25 feet wide and has a rooftop deck that will serve as an expansion of the porch.

The applicant seeks Adjustment to the following two Zoning Code standards that are not met by the proposal:

33.120.283.E.3 The length of the garage wall facing the street may be up to 50% of the length of the street-facing building façade.

33.120.283.F.3 A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.

Zoning Code section 33.120.220.B.2.b. states that the required minimum front and street building setback and garage entrance setback may be reduced to zero where any portion of the site is in an Environmental Overlay Zone. This exception applies to the subject site, as part of it is within the “c” conservation overlay zone.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that the following relevant approval criteria of Section 33.805.040 have been met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified

33.120.283 Garages

Purpose: These Standards:

- Together with the window and main entrance standards, ensure that there is a physical and visual connection between the living area of the residence and the street;
- Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than the garage;
- Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
- Provide for a more pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
- Enhance public safety by preventing garages from blocking views of the street from inside the residence.

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
- 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 December 13, 2013 and determined to be complete on December 27, 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.
- 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.

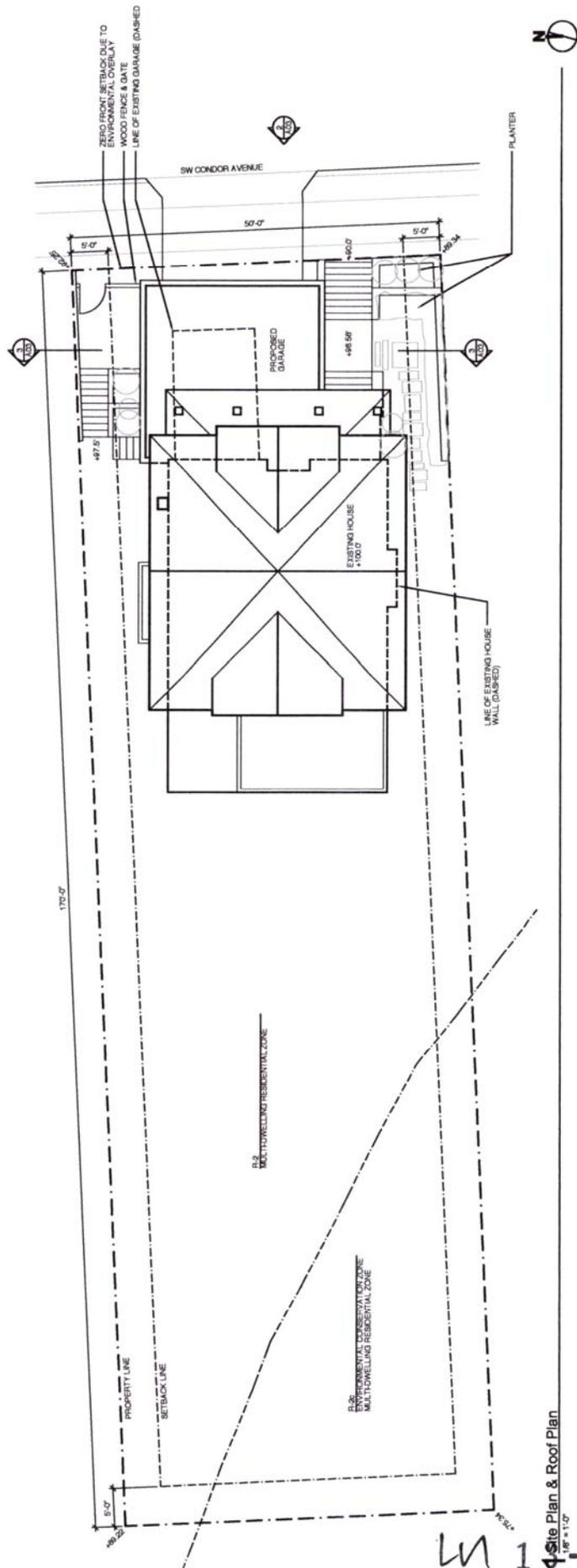
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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, Oregon 97301-1283. 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 East Elevation Rendering



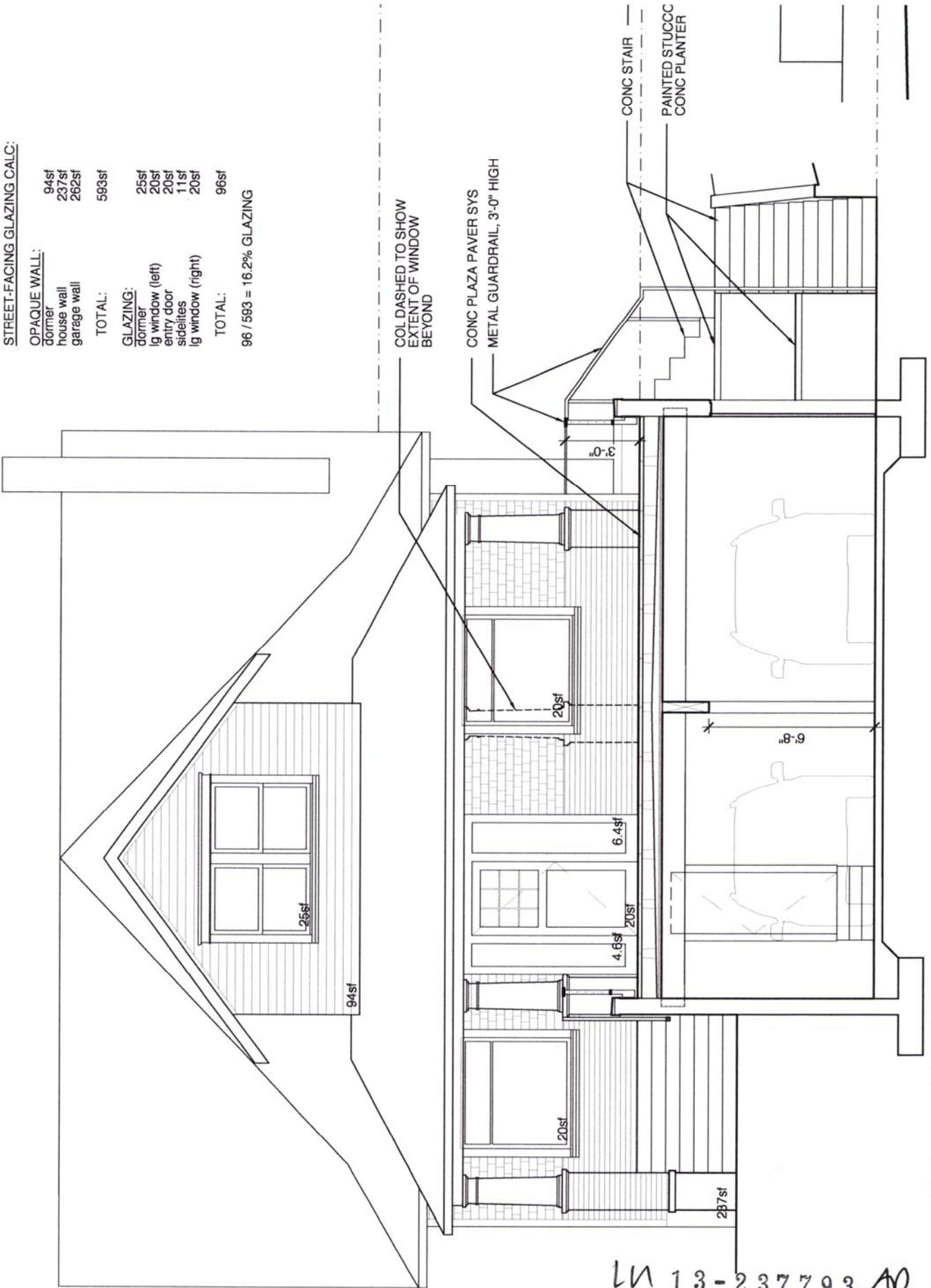
LM 1 4-237793 AD
 Site Plan & Roof Plan
 1/8" = 1'-0"

STREET-FACING GLAZING CALC:

OPAQUE WALL:
 dormer 94sf
 house wall 237sf
 garage wall 262sf
 TOTAL: 593sf

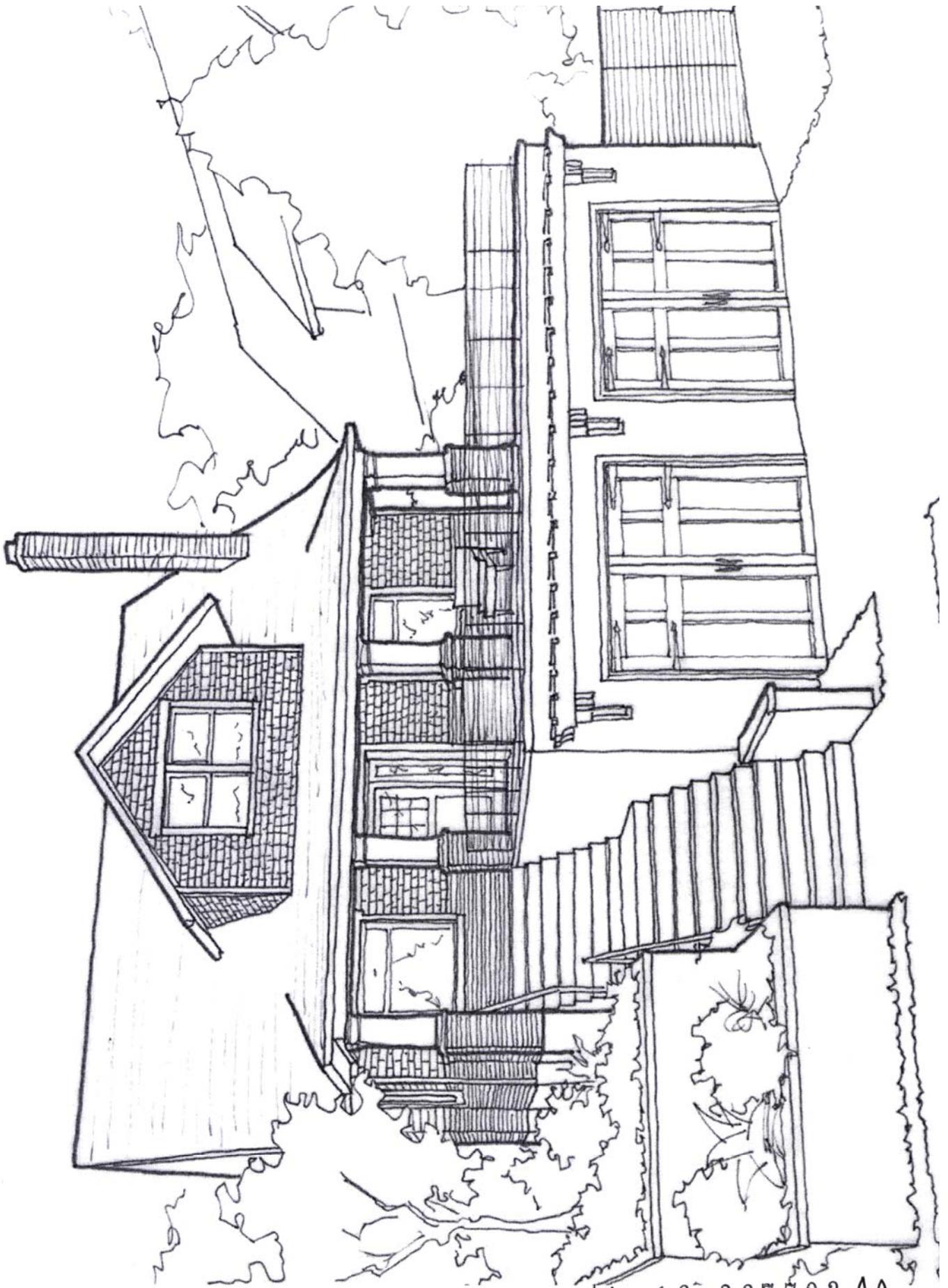
GLAZING:
 dormer 25sf
 lg window (left) 20sf
 entry door 20sf
 sidelites 11sf
 lg window (right) 20sf
 TOTAL: 96sf

96 / 593 = 16.2% GLAZING



LN 13-237793 AD

3 Garage Section
 1/4" = 1'-0"



LW 13-237793 AD