



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

Date: February 3, 2014
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010 / Andrew.Gulizia@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 February 24, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-106796 AD, in your letter. It also is helpful to address your letter to me, Andrew Gulizia.

CASE FILE NUMBER: LU 14-106796 AD

Applicant/Owner: Timothy G. Meier
1612 SE 55th Ave
Portland, OR 97215

Site Address: 1612 SE 55th Ave

Legal Description: LOT 29, NIXON TERR & PLAT 2 & 3
Tax Account No.: R606300640
State ID No.: 1S2E06DB 08200
Quarter Section: 3236
Neighborhood: Mt. Tabor, contact Stephanie Stewart at 503-230-9364.
Business District: Hawthorne Blvd. Bus. Assoc., contact Hilda Stevens at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: None
Zoning: R5 – Single-Dwelling Residential 5,000
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant proposes to reconstruct an existing attached garage and construct a new second-story addition above it. The wall of the reconstructed garage and second-story addition would be four feet from the south side property line, and the eave would be three feet from the south side property line. As the Zoning Code would require a minimum five-foot setback from the property line to the wall, and a minimum four-foot setback to the eave, the applicant is requesting approval of an Adjustment to reduce the minimum required south side setback.

Attached to this Notice are a site plan and building elevations depicting the proposal.

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 approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria have been met. The relevant criteria are:

- 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 January 17, 2014 and determined to be complete on **January 29, 2014**.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and do one of the following:

- 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.

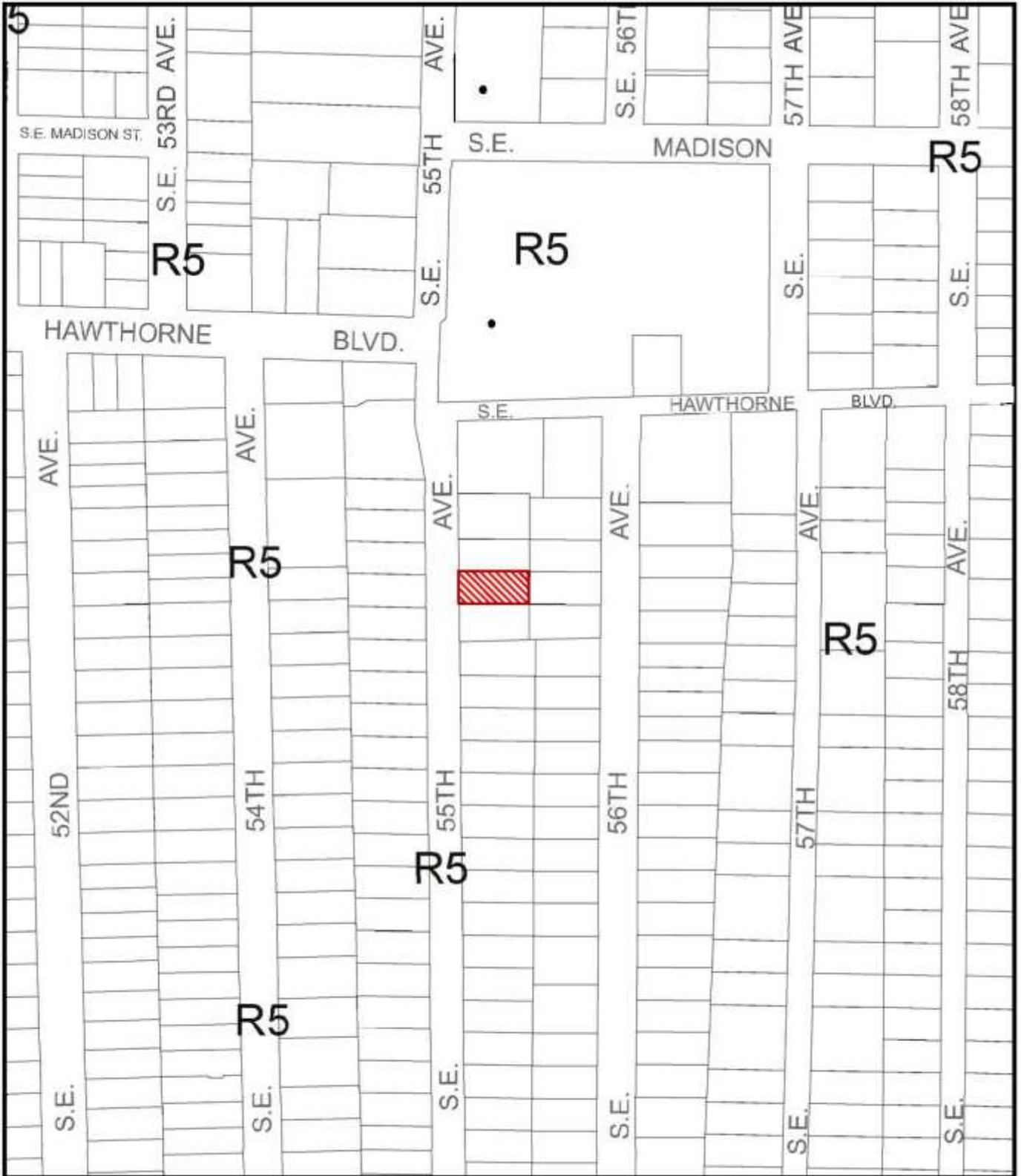
APPEAL OF THE FINAL CITY DECISION

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
Elevations



ZONING



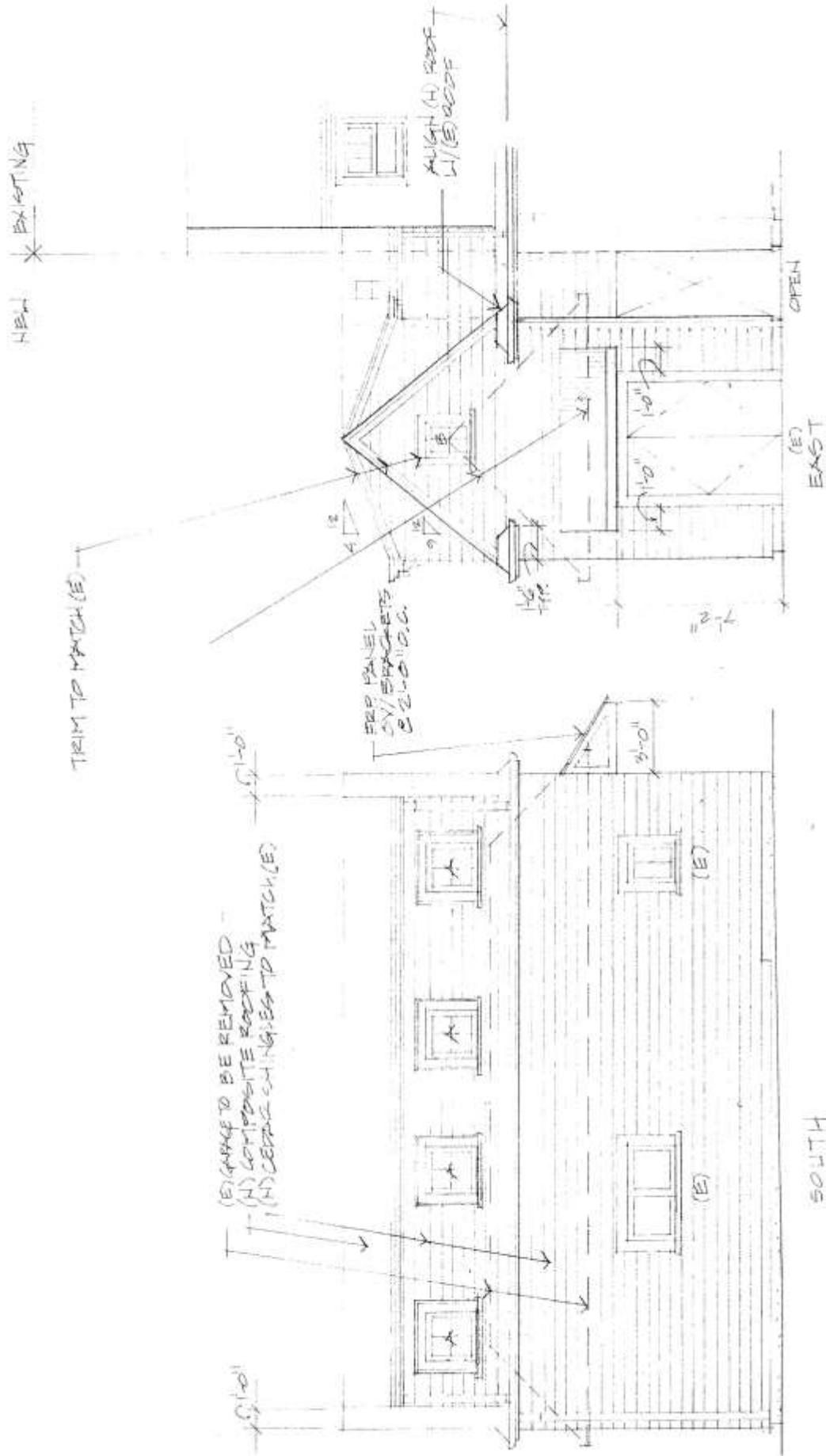
Site



Historic Landmark



File No. LU 14-106796 AD
 1/4 Section 3236
 Scale 1 inch = 200 feet
 State_Id 1S2E06DB 8200
 Exhibit B (Jan 27, 2014)



(E) GARGLE TO BE REMOVED
 (H) COMPOSITE ROOFING
 (H) CERRUS SILLINGIES TO MATCH (E)

FOR PANEL
 2x4 BRACKETS
 2x2-0" D.C.

LU 14 - 106796 AD

SOUTH

BEDROOM ADDITION

ELEVATIONS

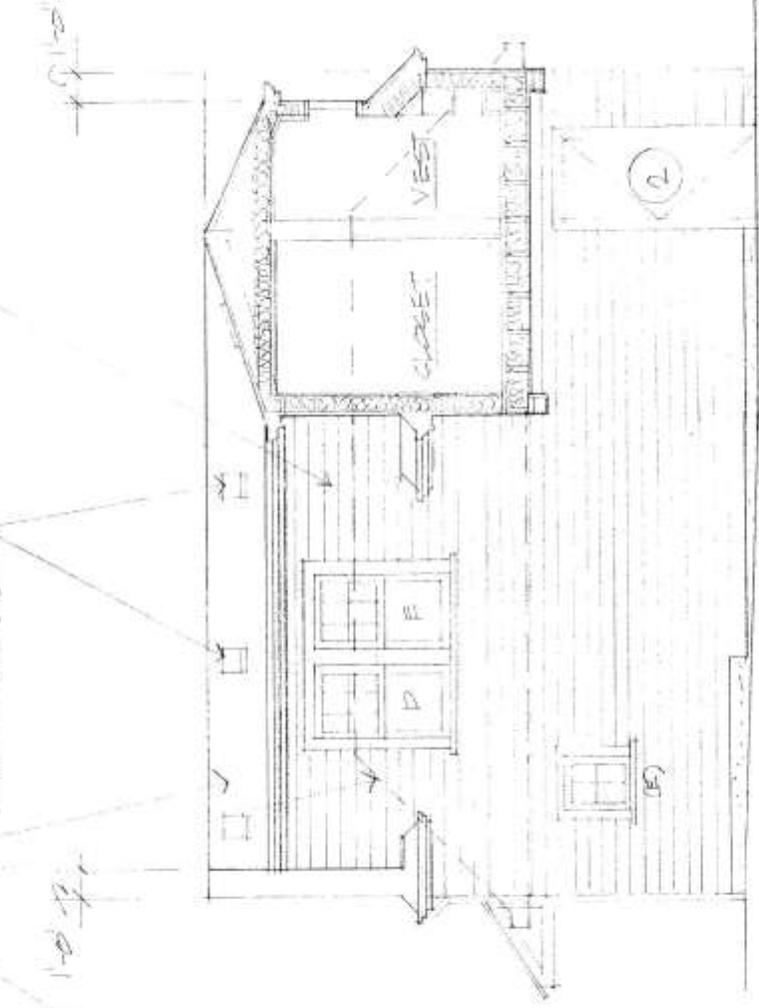
MEIER RESIDENCE

602 SE 55TH
 PORTLAND, OR

1/4" = 1'-0"

5

- (B) GUTTERS TO BE REMOVED
- (A) COMPLETE ROOFING
- (N) CEILING ANGLES TO MATCH (E)
- ROOF VENTS (A)



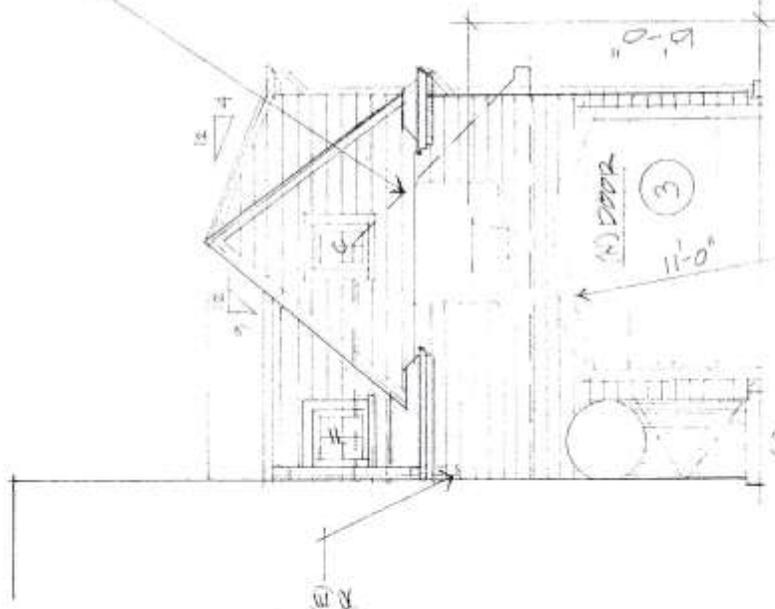
NORTH

MEIER RESIDENCE 62 SE 55TH PART AND 22

ELEVATIONS

BEDROOM ADDITION

4'-11-0" 4



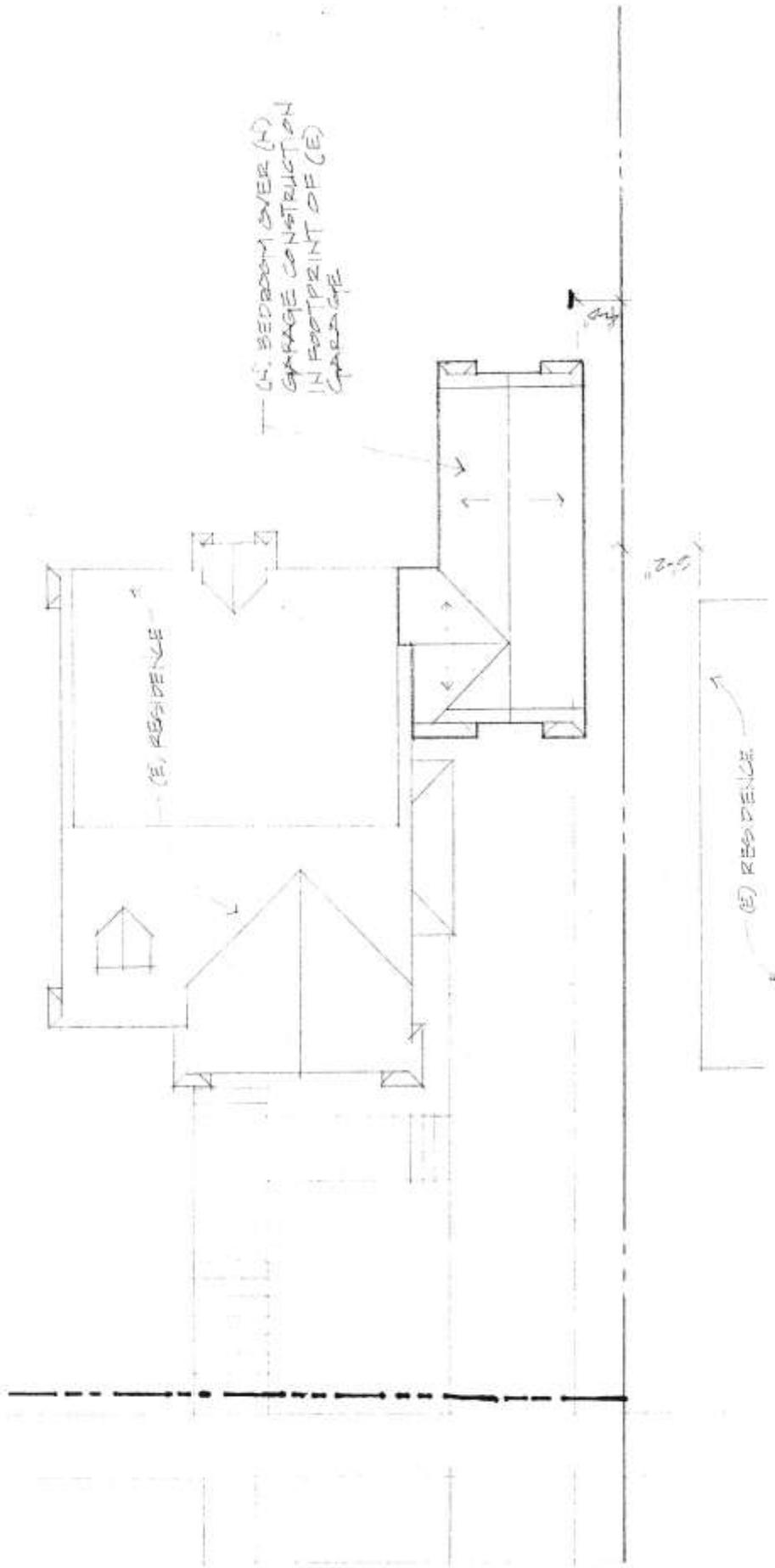
WEST

CONNECT D (E) SITTER OVER KITCHEN

LW 14-106796AD

SE 55TH AVE.

W 14-106796AD



4. BEDROOM OVER (A)
 GARAGE CONSTRUCTION
 IN FOOTPRINT OF (E)
 GARAGE

BEDROOM ADDITION	SITE PLAN	MEIER RESIDENCE	6'2" SE 55TH PORTLAND DR	10" = 1'-0"	
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