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: May 22, 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 June 12, 2014** . Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-153473 AD, in your letter. It also is helpful to address your letter to me, Amanda Rhoads. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 14-153473 AD

Applicant: Mary Hogue / MKM Architecture
3304 SE 52nd Ave / Portland OR 97206

Owners: Walter and Patricia Robertson
7601 SE 28th Ave / Portland, OR 97202

Site Address: 7601 SE 28TH AVE

Legal Description: BLOCK 3 N 10' OF LOT 19 LOT 20, EASTMORELAND
Tax Account No.: R231500770
State ID No.: 1S1E24BD 14100
Quarter Section: 3733
Neighborhood: Eastmoreland, contact Clark Nelson at clark@pbsenv.com
Business District: None
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: Eastmoreland
Zoning: R5 – 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 relocate the main entry to the center of the east-facing façade of the existing house. The new entry would have an 11-foot by 5-foot covered front porch with a 6-foot by 4-foot concrete landing. The proposal also removes the existing entry at the northeast corner of the home with its associated roof addition and concrete landing, as well as the original rear entry landing on the south side of the east façade, which had been converted into living space.

The Laurelhurst/Eastmoreland Plan District calls for a 25-foot front setback along SE 28th Ave. The east façade is located exactly 25 feet from the east property line; however, the various entries and stoops currently extend several feet into the front setback. The proposal would remove the existing encroachments but add the new entry, which would extend 5 feet into the front setback. The applicant requests an Adjustment to Zoning Code Section 33.540.030 to reduce the front setback from 25 feet to 20 feet for the area of the new east entry.

The steps at the entry are exempt from the setback standard as per Zoning Code Section 33.110.250.C.3.b(2).

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.

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 *(not applicable)*
- **D.** City-designated scenic resources and historic resources are preserved; *(not applicable)*
- **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; *(not applicable)*

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 May 7, 2014 and determined to be complete on May 20. 2014.
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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.

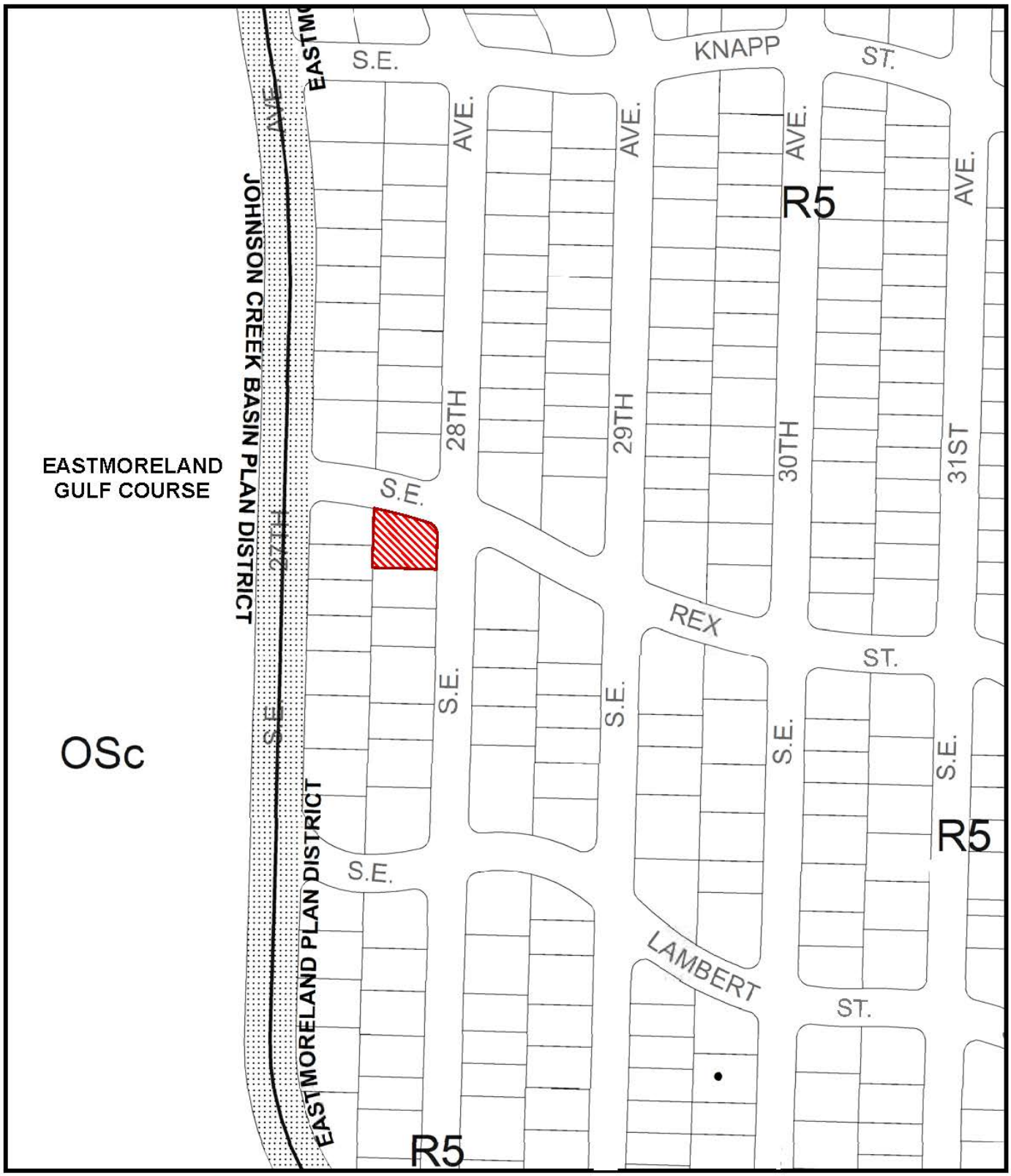
APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how 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



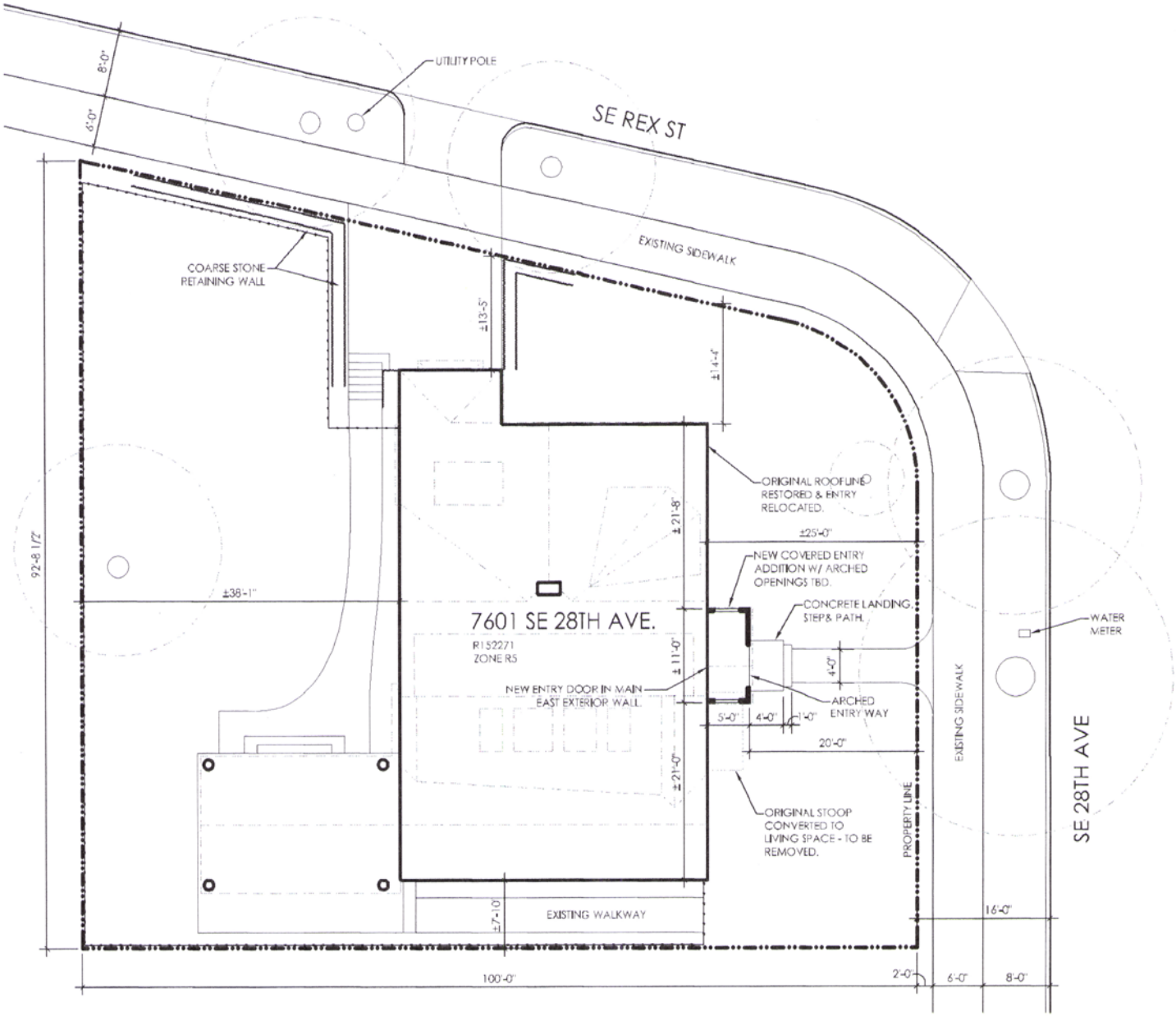
ZONING

Site

NORTH

This site lies within the:
EASTMORELAND PLAN DISTRICT

File No.	LU 14-153473 AD
1/4 Section	3733
Scale	1 inch = 200 feet
State_Id	1S1E24BD 14100
Exhibit	B (May 08,2014)



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PROPOSED SITE PLAN

Type II Adjustment Review
MkM Architecture

Robertson
7601 SE 28th Ave.
Portland, OR 97202

Scale:
1" = 20'-0"

05.07.14

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PROPOSED EAST / FRONT ELEVATION

Type II Adjustment Review
MkM Architecture

Robertson
7601 SE 28th Ave.
Portland, OR 97202

Scale:
1/8" = 1'-0"

05.07.14