



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
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**Date:** November 9, 2016  
**To:** Interested Person  
**From:** Diane Hale, Land Use Services  
503-823-7705 / [Diane.Hale@portlandoregon.gov](mailto:Diane.Hale@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 December 9, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-213788 LC and/or LU 16-213793 LC, in your letter. It also is helpful to address your letter to me, Diane Hale. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBERS: LU 16-213788 LC; LU 16-213793 LC**

**Applicant** Shawn Sullivan, Winkler Development Corporation / 210 SW Morrison St. Ste. 600 / Portland, OR 97204 / (503) 225-0701

**Owner:** James and Jordan Winkler, Gabriel 45 LLC / 210 SW Morrison St #600 Portland, OR 97204-3150

**Site Address:** 6737 SW 45TH AVE; 6825 SW 45TH AVE  
**Legal Description:** BELLA VISTA, BLOCK 1 LOT 8 EXC N 11 FT, LOT 9 EXC N 11 FT & EXC PT IN ST, LOT 10 EXC PT IN ST;  
BELLA VISTA BLOCK 2 LOT 1-3 EXC PT IN ST, LOT 4 EXC PT IN ST, LOT 5 EXC PT IN ST, LOT 6

**Tax Account No.:** R113785; R113786  
**State ID No.:** 1S1E19AA 300; 1S1E19AA 400  
**Quarter Section:** 3724  
**Neighborhood:** Maplewood, contact Virginia Bowers at 503-823-4592.  
**Business District:** None  
**District Coalition:** Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.  
**Plan District:** None  
**Zoning:** R7 (Single Dwelling Residential, 7,000)  
**Case Type:** LC (Lot Consolidation)  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

#### **Proposal:**

This notice is for two separate proposals for the same site. The property located at 6737 SW 45<sup>th</sup> Avenue contains parts of 3 historic lots (lots 8 – 10, see attached proposal map for LU 16-213788). The applicant proposes to consolidate the parts of historic lots 8 and 10 located at this address into one parcel. The property located at 6825 SW 45<sup>th</sup> Avenue contains parts of 5

historic lots (lots 1 – 5) and historic lot 6 (see attached proposal map for LU 16-213793). The applicant proposes to consolidate lot 6 and the part of historic lot 10 located at this address into one parcel. The applicant has proposed to vacate the portion of SW Florida Street located between the two proposals in a separate process. The street vacation and future land use processes and development are not part of this review. Only comments related to the proposed lot consolidations can be addressed through this review.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are Zoning Code section 33.675.300, Lot Consolidation Standards.

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 July 29, 2016 and determined to be complete on November 4, 2016.

**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](http://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.

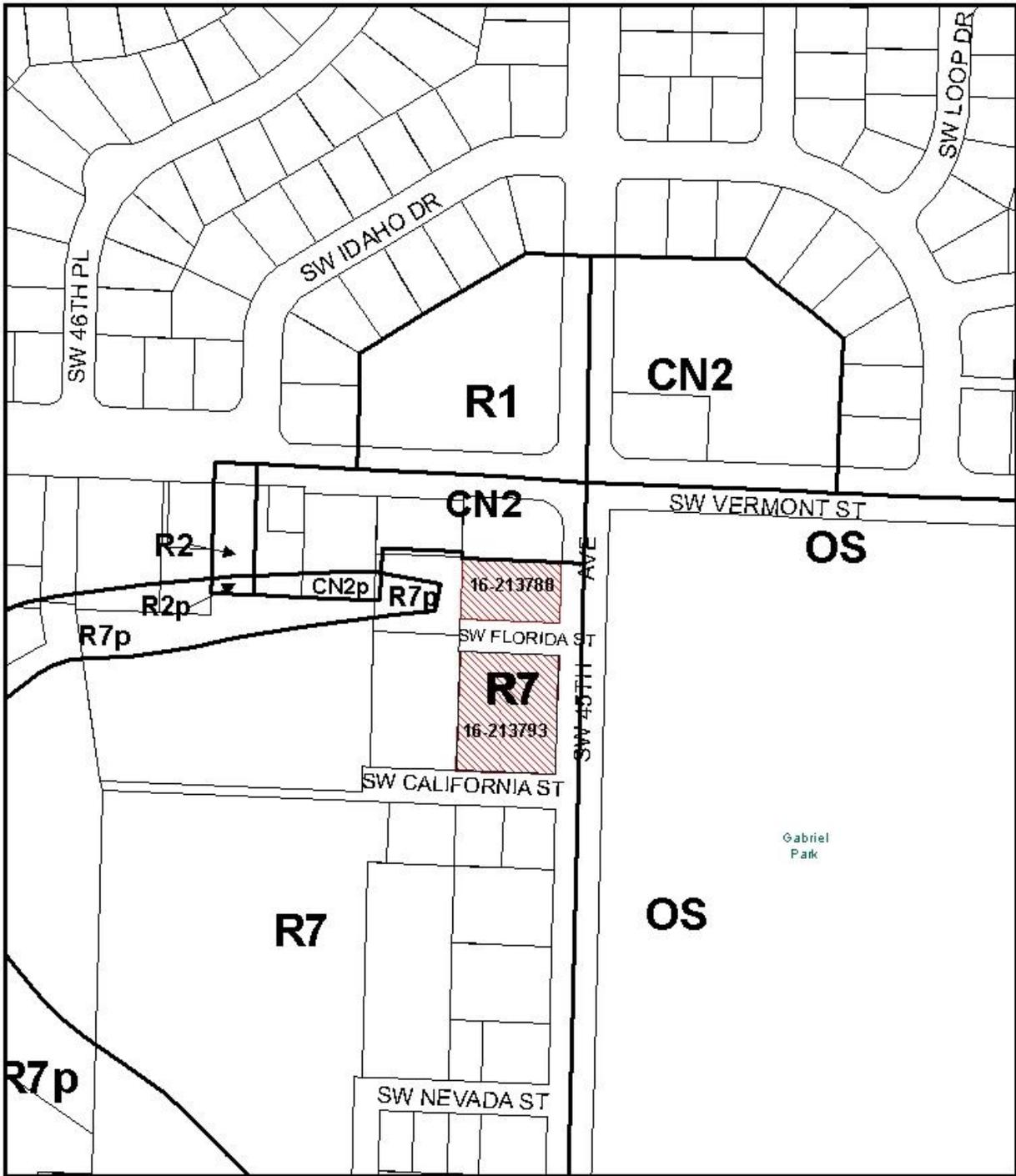
**APPEAL PROCESS**

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 / Proposal Maps (2)



# ZONING



 Site

File No. LU 16-213788 LC & LU 16-213793 LC

1/4 Section	3724
Scale	1 inch = 200 feet
State_Id	1S1E19AA 300
Exhibit	B (Nov 07, 2016)



