



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 29, 2013  
**To:** Interested Person  
**From:** Douglas Hardy, Senior Planner  
503-823-7816 / [Douglas.Hardy@portlandoregon.gov](mailto:Douglas.Hardy@portlandoregon.gov)

## **NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood that 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 5:00 pm on May 20, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-137515 AD, in your letter. It also is helpful to address your letter to me, Douglas Hardy.

## **CASE FILE NUMBER: LU 13-137515 AD**

**Applicant:** Corey Omev  
Ernest R. Munch Architecture/Urban Planning  
111 SW Oak Street, Suite 300  
Portland, OR 97204  
503.224.1282

**Property-Owners:** Heather and Justin Abbott  
11575 SW 16th Drive  
Portland, OR 97219

**Site Address:** 11575 SW 16<sup>th</sup> Drive

**Legal Description:** Lot 12, Aldercrest  
**Tax Account No.:** R013300790  
**State ID No.:** 1S1E33BD 00700  
**Quarter Section:** 4127

**Neighborhood:** Arnold Creek, contact Liz Marantz at 503-823-3161  
**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592

**Zoning:** R20cp Single-Dwelling Residential 20,000 with an Environmental Conservation and Environmental Protection overlay

**Case Type:** Adjustment (AD)  
**Procedure:** Type II, Administrative decision with appeal to Adjustment Committee

**PROPOSAL**

The applicant is proposing to demolish the existing manufactured dwelling on the site, and construct at a future date a new two-story residence generally in the same location as the existing dwelling. In order to allow the residents to continue to live on the site while the new dwelling unit is being constructed, the applicant also proposes constructing a new Accessory Dwelling Unit (ADU) with garage/shop in the southeast corner of the site. The ADU will be constructed before the manufactured dwelling is removed from the site.

The design standards that apply to ADUs require the exterior of the ADU to match the appearance of the existing primary dwelling on the site for such architectural elements as exterior finish materials, roof pitch, trim, windows, and depth of eaves. Additionally, the ADU is required to be placed 60 feet from the front lot line, or six feet behind the primary dwelling on the site. Though the ADU will match the exterior appearance of the proposed two-story dwelling, it will not match the exterior finish materials, roof pitch, trim, windows or eave depth of the existing manufactured dwelling. The applicant is therefore requesting an Adjustment to allow the exterior finish materials, roof pitch, trim, windows and depth of eave for the ADU to differ from that of the existing manufactured dwelling. The applicant is also requesting an Adjustment to allow the proposed ADU to be closer than 60 feet from the front (south) lot line, and in front of the primary dwelling on the site. This last Adjustment allows the ADU to be located outside the Environmental Conservation and Environmental Protection areas that are mapped on the site.

**RELEVANT APPROVAL CRITERIA**

In order to be approved, this proposal must comply with the Adjustment Review approval criteria of Chapter 33.805.040.A-F of the Portland Zoning Code.

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 April 9, 2013 and determined to be complete on April 29, 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; or
- 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](http://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.

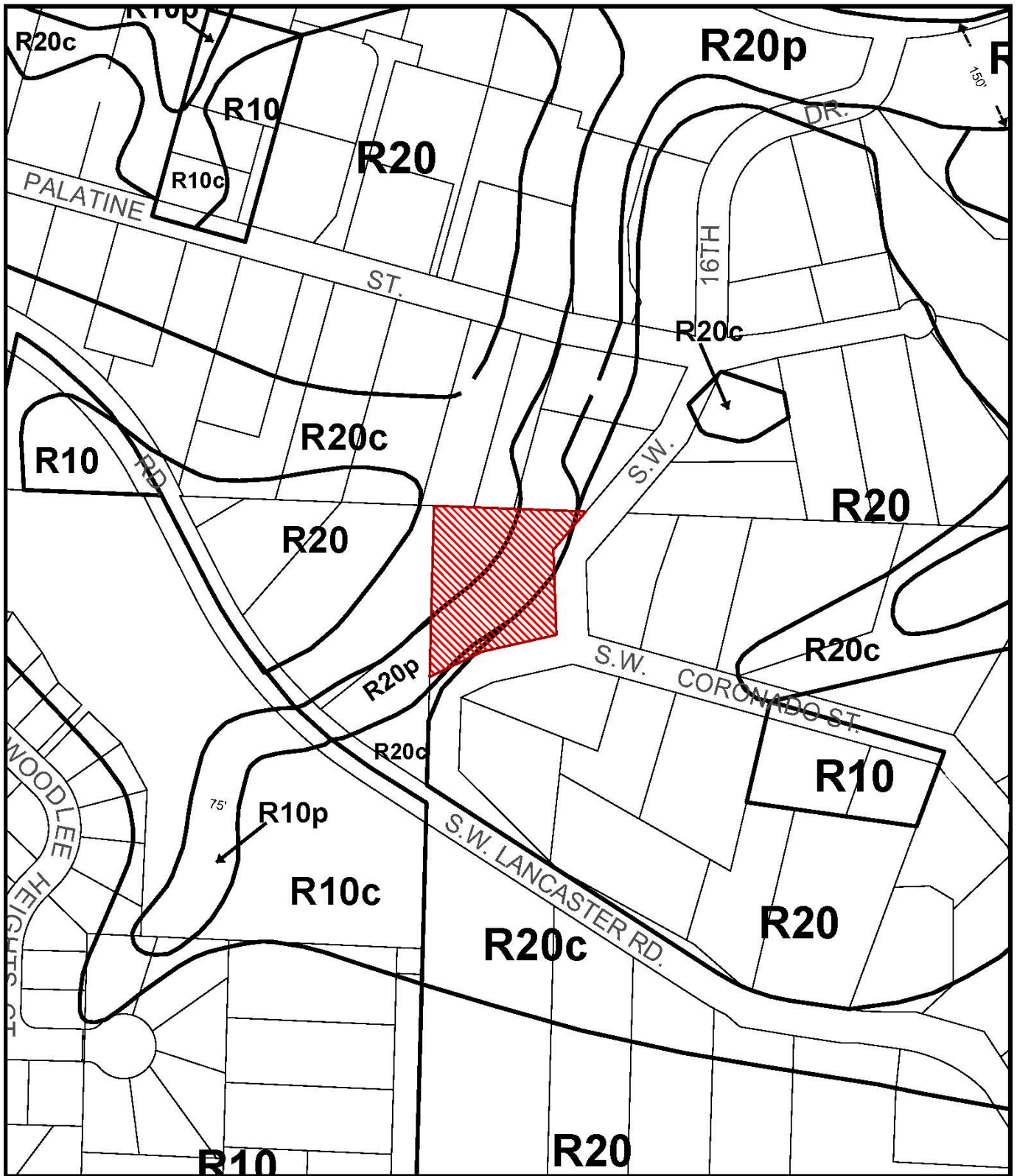
**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol Street NE, Suite 235, Salem, OR 97301. 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  
Floor Plans  
Building Elevations



# ZONING

 Site



File No. LU 13-137515 AD  
 1/4 Section 4127  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E33BD 700  
 Exhibit B (Apr 11, 2013)



ERNEST R. MUNCH  
 ARCHITECTURE • URBAN PLANNING, LLC  
 111 SW OAK ST STE 300  
 PORTLAND, OREGON 97204  
 PHONE: (503) 224-1242  
 FAX: (503) 224-9181

11575 SW 16TH DRIVE  
 PORTLAND, OR, 97219

Abbott Home

04-05-2013

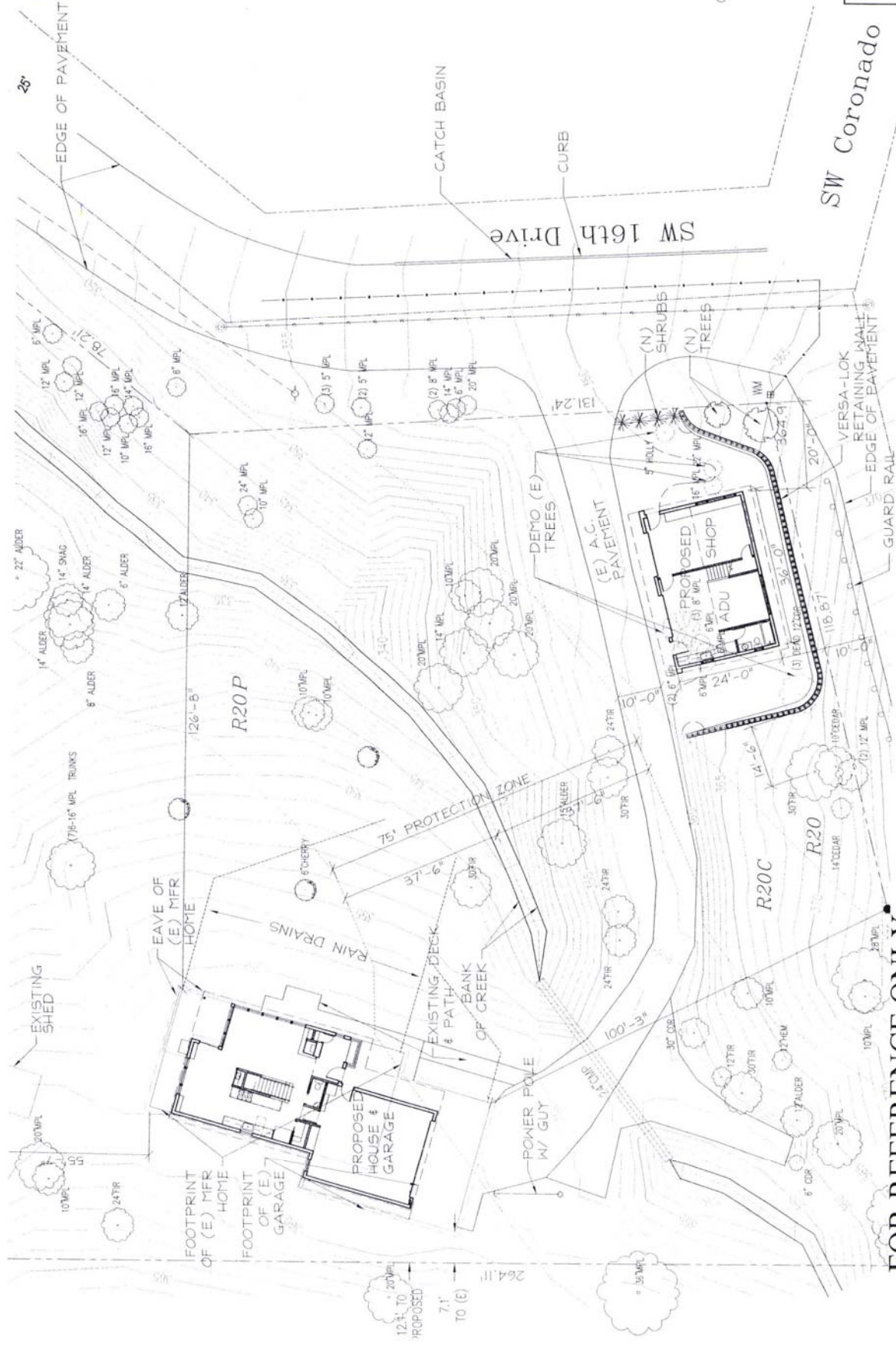
PRELIMINARY

1" = 20'



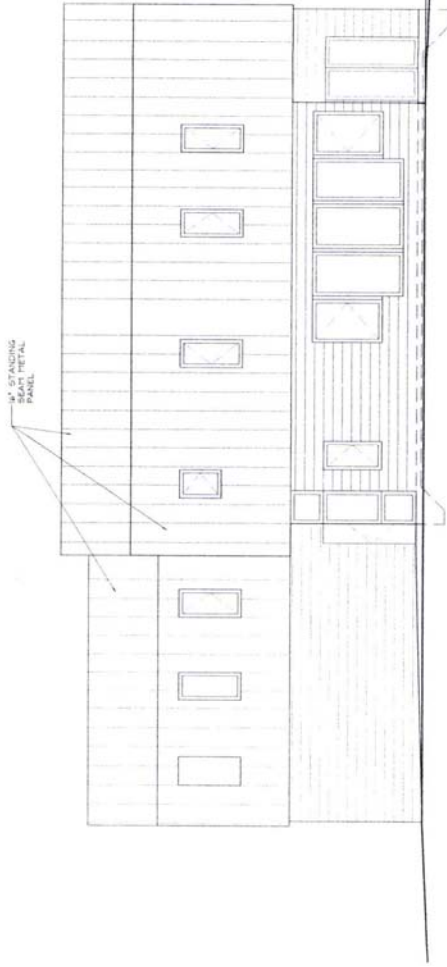
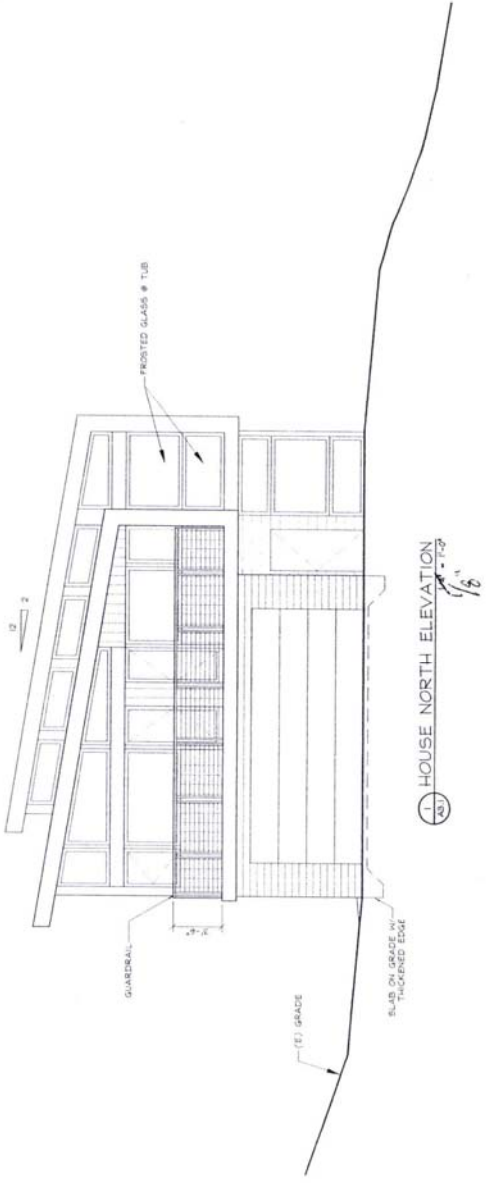
A0.1

NOT FOR CONSTRUCTION  
 LW 13-137515A0



FOR REFERENCE ONLY

NOT FOR CONSTRUCTION



FOR REFERENCE ONLY

ERNEST R. MUNCH  
ARCHITECTURE • URBAN PLANNING, LLC  
111 S.W. OAK ST. • SUITE 300  
PORTLAND, OREGON 97204  
PHONE: (503) 254-1242  
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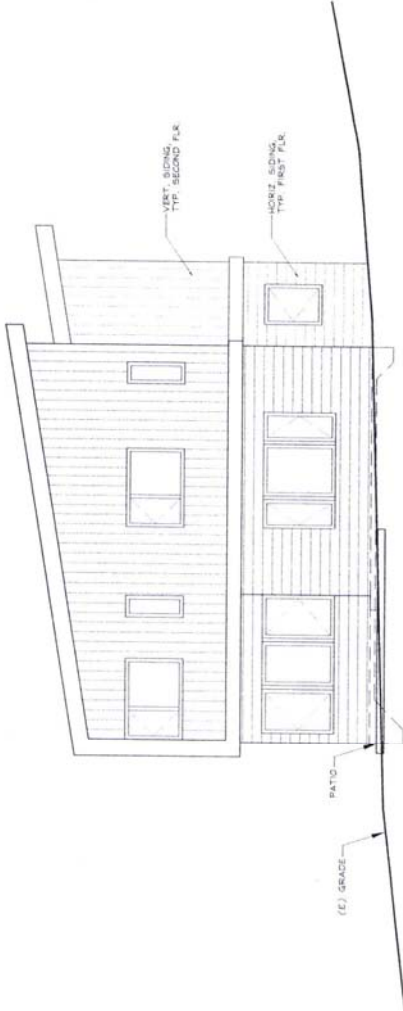
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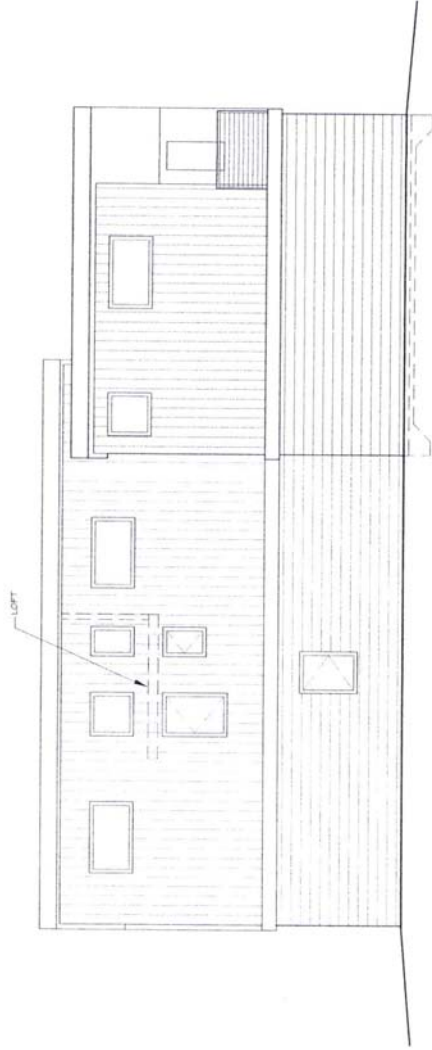
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PRELIMINARY

A3.2

NOT FOR CONSTRUCTION

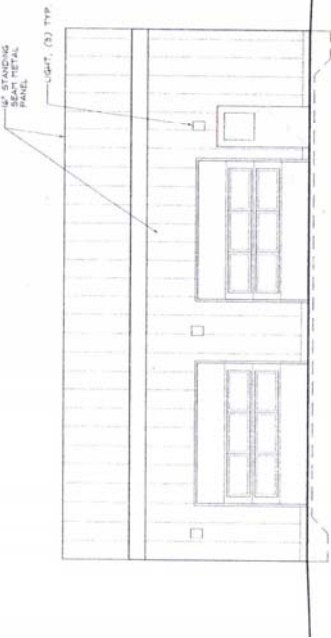


1 HOUSE SOUTH ELEVATION  
A3.2  
1/8"

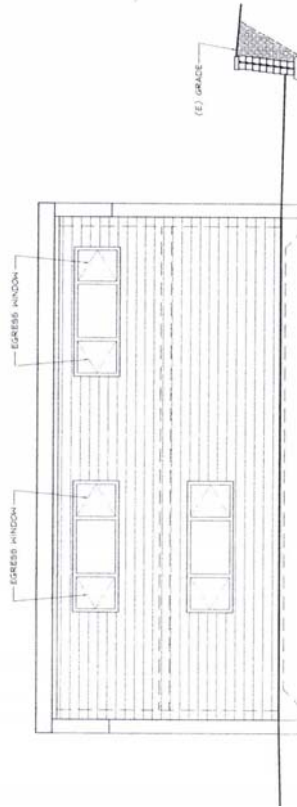


2 HOUSE WEST ELEVATION  
A3.2  
1/8"

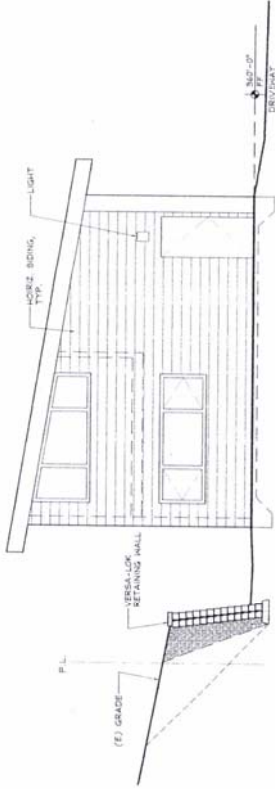
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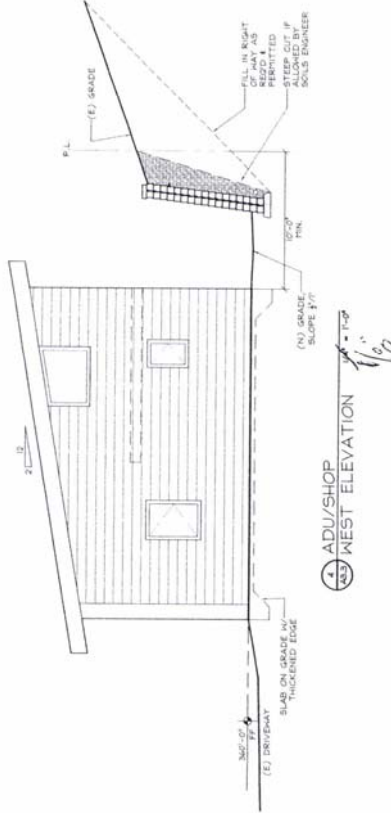
1. ADU/SHOP NORTH ELEVATION  $\frac{1/8" = 1'-0"$



2. ADU/SHOP SOUTH ELEVATION  $\frac{1/8" = 1'-0"$



3. ADU/SHOP EAST ELEVATION  $\frac{3/16" = 1'-0"$



4. ADU/SHOP WEST ELEVATION  $\frac{3/16" = 1'-0"$

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11575 SW 16TH DRIVE

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04-05-2013  
PRELIMINARY

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A3.3