



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: Tuesday, October 8, 2013
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-7538 | kate.marcello@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 October 29, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-207756 DZ, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 13-207756 DZ **New Mechanical Unit at St Johns Branch of Multnomah County Library**

Applicant: Chandra Robinson, Hennebery Eddy Architects | 503-542-1247
921 SW Washington Street, Suite 250 | Portland OR, 97205

Owner: Mike Di Blasi (Project Manager) | 503-988-4044
Multnomah County Facilities & Property Management
401 N Dixon Street | Portland OR 97227-1865

Site Address: 7510 N Charleston Avenue

Legal Description: BLOCK 2 INC PT VAC ST LOT 5-8, JERSEY ST ADD
Tax Account No.: R429000210
State ID No.: 1N1W12AB 10300
Quarter Section: 2122
Neighborhood: St. Johns, contact Jennifer Levy at jenniferlevy@stjohnspdx.org.
Business District: St. Johns Business Boosters, contact John Englund at 503-247-9113.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: St. Johns Plan District
Zoning: Residential 1,000 (R1) base zone; Design (d) overlay zone
Case Type: Design Review (DZ)
Procedure: Type II, which is an administrative decision with appeal to the Design Commission.

PROPOSAL: The applicant requests Design Review approval to install a new ground-mounted mechanical unit in the rear yard of the St Johns branch of Multnomah County Library. This new unit will replace an existing roof-mounted mechanical unit that is being removed.

The new unit will be located in the east portion of the rear yard, within a fully fenced area, atop a concrete slab about 0'-6" tall. The fence is 7'-0" tall, fully sight-obscuring, and made of metal. A gate in the northeast portion of the fence provides access to the mechanical unit. The fenced area is located about 13'-7" from the southeast property line and about 16'-4" from the northeast property line.

The new unit is about 3'-6" wide x 7'-6" long. It will not project above the surrounding fence. All mechanical piping, conduit, and ductwork for the unit will be concealed behind the fence.

The proposal is for non-exempt alterations to a site with design overlay zoning in the St Johns Plan District; therefore, Design Review is required prior to the issuance of permits.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33 (Portland Zoning Code). The relevant criteria are the *Community Design Guidelines*.

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 September 20, 2013 and determined to be complete on Friday, October 4, 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 Design Commission. 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 St. 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).

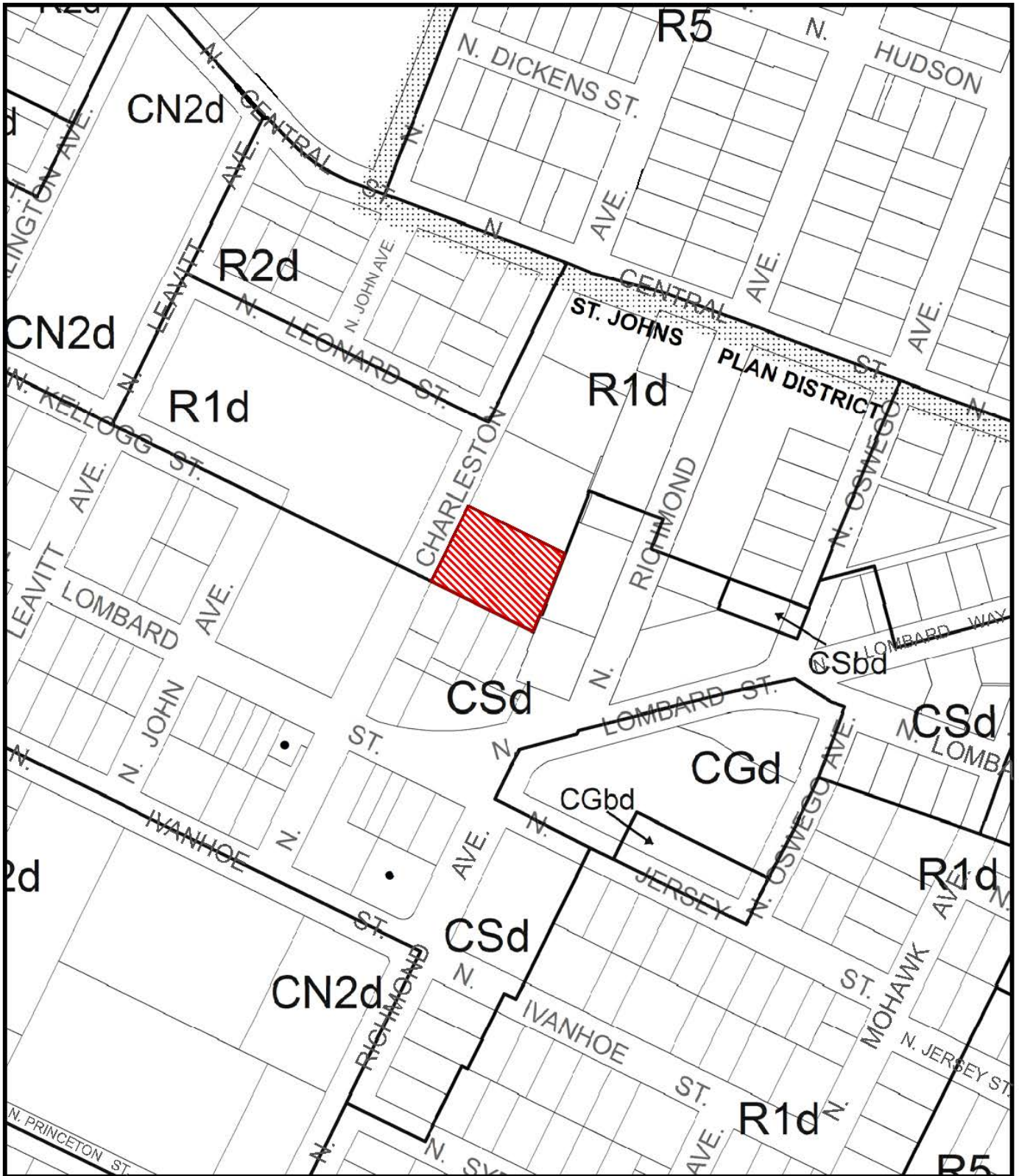
Enclosures:

Zoning Map

Site Plan

Enlarged Site Plan

Enlarged Elevation Drawing



ZONING



Site

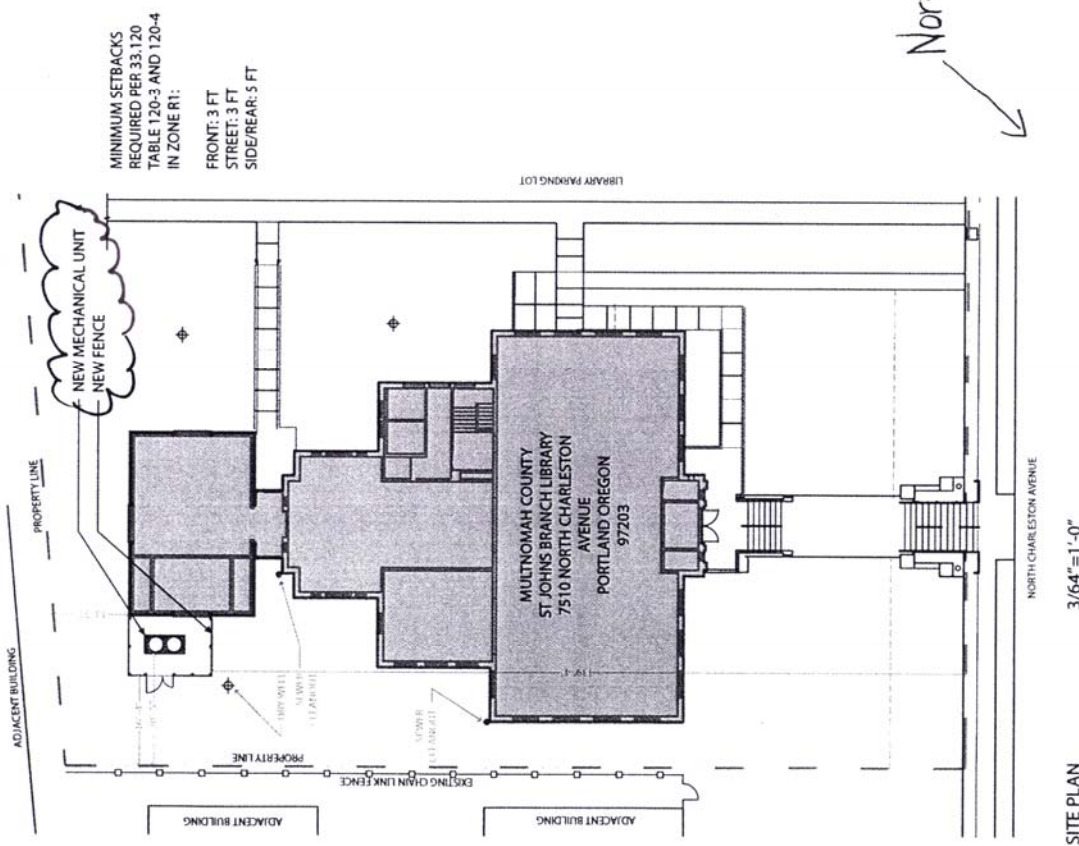


Historic Landmark

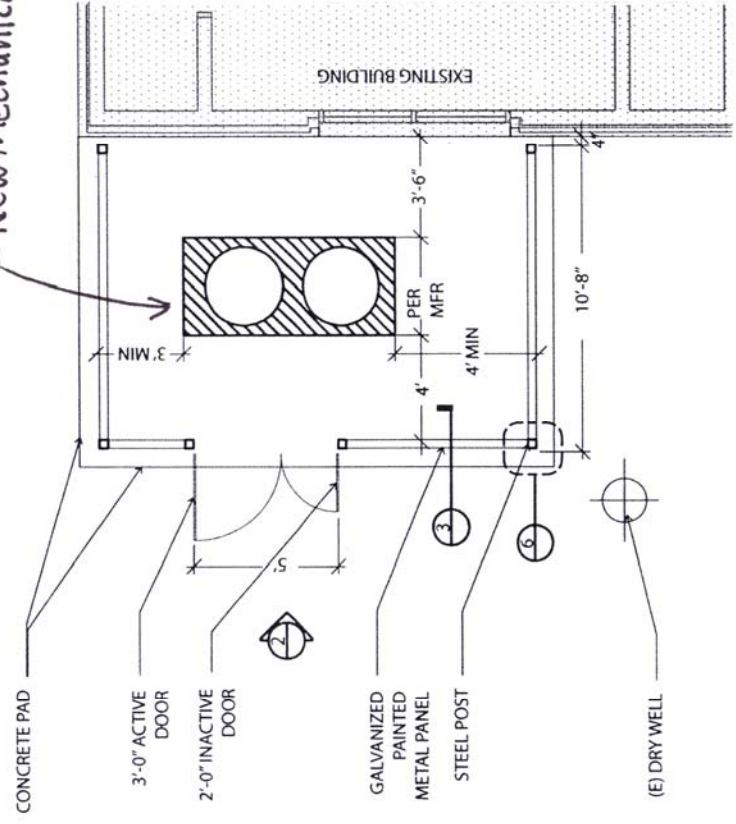


This site lies within the:
ST. JOHNS PLAN DISTRICT

File No.	<u>LU 13-207756 DZ</u>
1/4 Section	<u>2122</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1W12AB 10300</u>
Exhibit	<u>B (Sep 25, 2013)</u>



New Mechanical Unit



MINIMUM SETBACKS
REQUIRED PER 33.120
TABLE 120-3 AND 120-4
IN ZONE R1:
FRONT: 3 FT
STREET: 3 FT
SIDE/REAR: 5 FT

North

ENLARGED PLAN 1/4" = 1'-0"

SITE PLAN 3/64" = 1'-0"

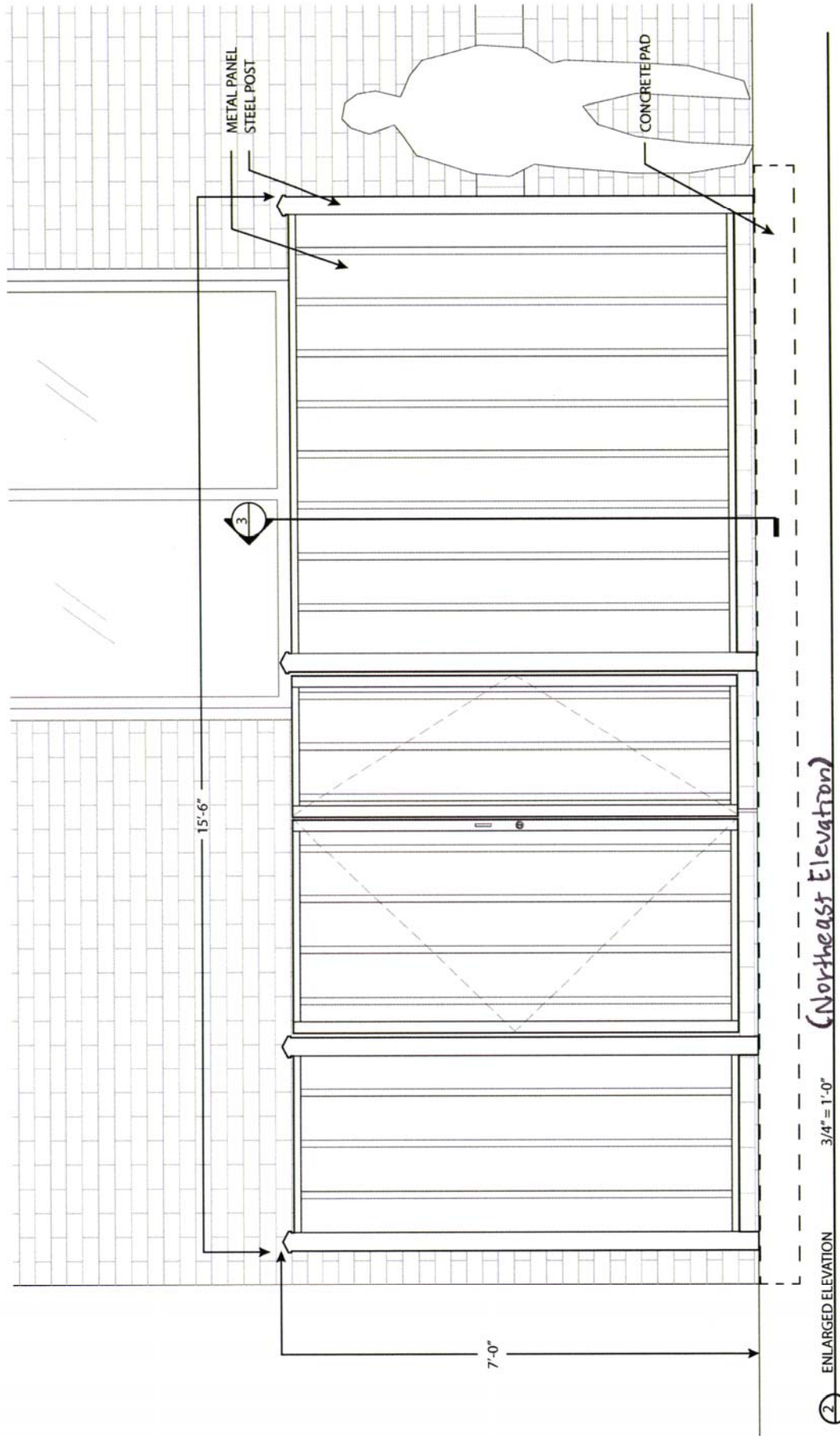
PROPOSED DESIGN DRAWINGS
Plan 1/4" = 1'-0"

Multnomah County | St. Johns Library Mechanical Upgrade | Design Review | 19 September 2013

Reduced sheet size.
7510 N. Charleston Avenue

Hennebery Eddy
Architects

case number: LU13-207756DZ



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PROPOSED DESIGN DRAWINGS
Elevation 3/4" = 1'-0"

Multnomah County | St. Johns Library Mechanical Upgrade | Design Review | 19 September 2013

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