



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: February 25, 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 March 18, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-115653 AD, in your letter. It also is helpful to address your letter to me, Andrew Gulizia.

CASE FILE NUMBER: LU 14-115653 AD

Applicant: Paul McKean / Paul McKean Architecture, Inc.
4039 N Mississippi Ave #306 / Portland, OR 97227
(503) 784-3236

Property Owners: Martin Lotti and Linda Mai-Lotti
8404 NW Thompson Rd / Portland, OR 97229

Site Address: 8404 NW Thompson Rd

Legal Description: BLOCK 1 LOT 2, SKYLINE SUMMIT
Tax Account No.: R773950230
State ID No.: 1N1W25BC 01100
Quarter Section: 2721
Neighborhood: Northwest Heights, contact Charles Clark at 503-297-6159.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest Hills – Skyline Subdistrict
Zoning: R10 – Single-Dwelling Residential 10,000
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant proposes to construct a new upper story on the single-family house on this site. On lots such as this one, which slope downhill from the street (NW Thompson Road) at an average slope of 20% or more, Zoning Code Section 33.110.215.D.1 allows a maximum building height of 23 feet measured from the average grade at the street lot line. The applicant is

requesting an Adjustment to this standard to allow the roofline of the addition to be 31 feet above the average grade at the street lot line along NW Thompson Road. Attached to this Notice are a site plan and building elevations depicting the proposal.

The site is within the Skyline Subdistrict of the Northwest Hills Plan District. However, the associated regulations do not affect the Adjustment request.

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 February 12, 2014, and determined to be complete on February 20, 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.

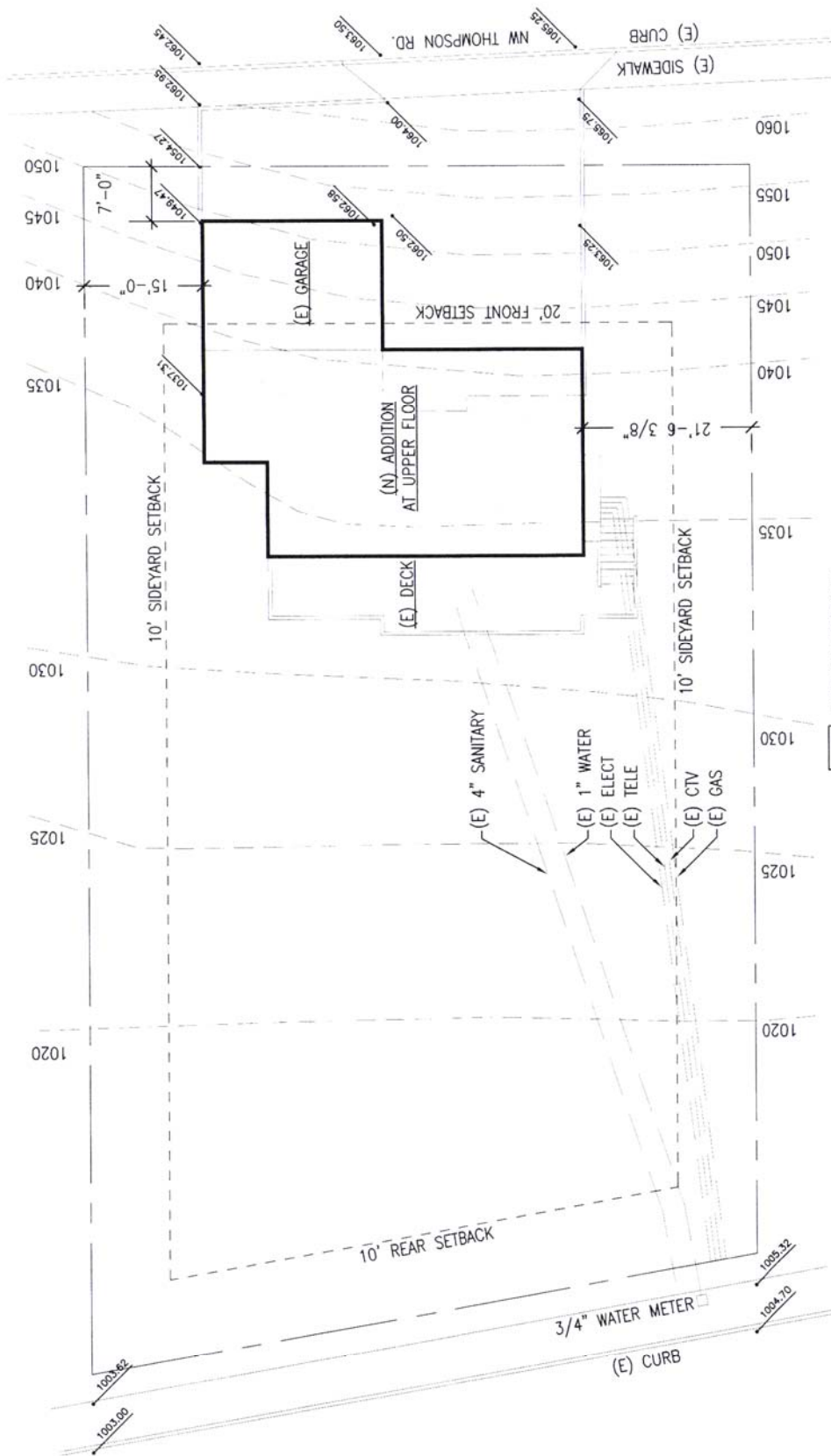
APPEAL OF THE FINAL CITY DECISION

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
Building Elevations



AVG. SLOPE CALCULATION (CHAPTER 33.930.060)

$$\frac{((1065.5 + 1062.95)/2) - ((1005.32 + 1003.62)/2)}{((153.28' + 138.39')/2)}$$

$$\frac{1064.23 - 1004.47}{145.84}$$

= 41% AVG. SLOPE

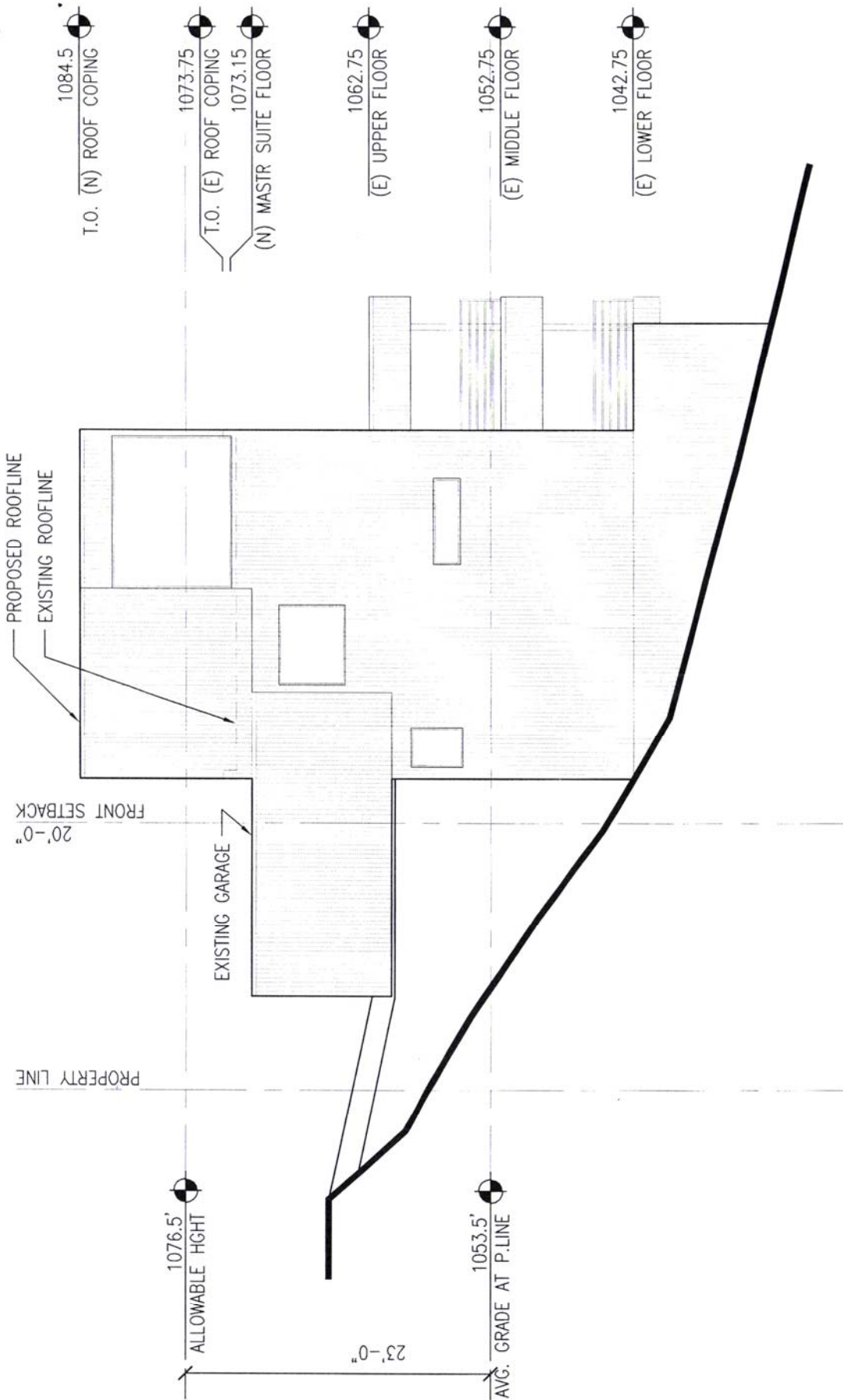
- EXISTING FOOTPRINT
- UPPER FLOOR ADDITION



SITEPLAN
 1
 1" = 20'-0"

LU 14-115653 AD

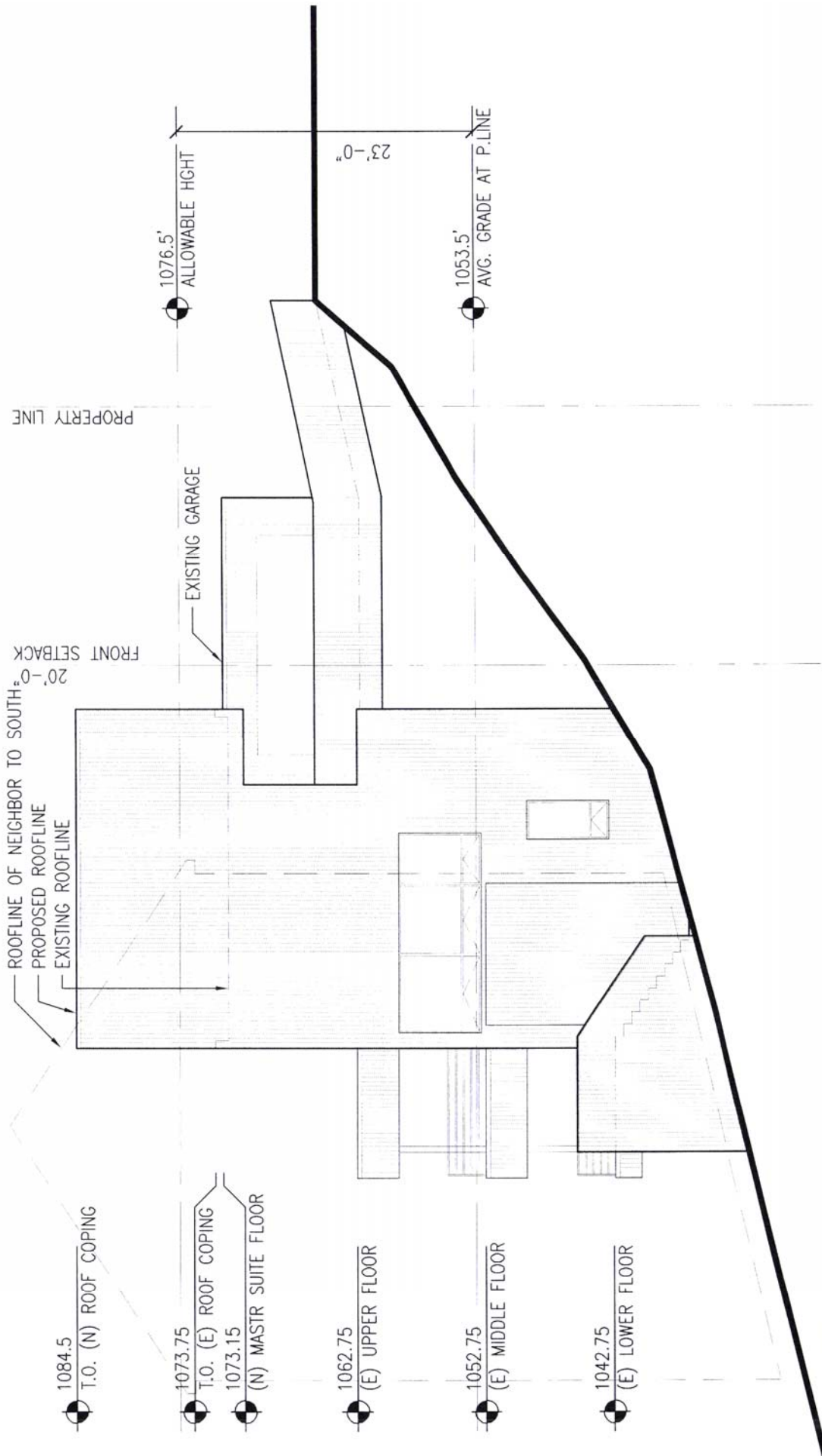
Structural Engineer	ARCHITECT	Owner	Project	ZONING ADJUSTMENT	Sheet Title
	Paul McKeon aia Paul McKeon architecture llc 2505 se 11th ave, suite 328 Portland, Oregon 97202 USA Mobile 503.784.3236 Fax 877.350.7159	MARTIN & LINDA MAI LOTTI	LOTTI RESIDENCE 8404 NW THOMPSON RD. Portland, OR 97229		SITE PLAN
					Drawing No.
					A11
					Scale 1" = 4'-0"
					Date 02-10-2014
					full size 8.5"x11"
					Project No. 1401



3
NORTH ELEVATION
3/32" = 1'-0"

LM 14-115653 AD

ZONING ADJUSTMENT	Project LOTTI RESIDENCE 8404 NW THOMPSON RD. Portland, OR 97229	Owner MARTIN & LINDA MAI LOTTI	ARCHITECT Paul McKeen aia Paul McKeen architecture llc 2505 se 11th ave. suite 328 Portland, OR 97202 USA Mobile 503.784.3236 Fax 877.350.7159
Sheet Title EXTERIOR ELEVATIONS	Structural Engineer		
Drawing No. A33			
Scale 1" = 4'-0"			
Date 02-10-2014			
full size 8.5"x11"			
Project No. 1401			



1 SOUTH ELEVATION
 3/32" = 1'-0"

1084.5
 T.O. (N) ROOF COPING

1073.75
 T.O. (E) ROOF COPING

1073.15
 (N) MASTR SUITE FLOOR

1062.75
 (E) UPPER FLOOR

1052.75
 (E) MIDDLE FLOOR

1042.75
 (E) LOWER FLOOR

1076.5'
 ALLOWABLE HIGHT

23'-0"

1053.5'
 AVG. GRADE AT P.LINE

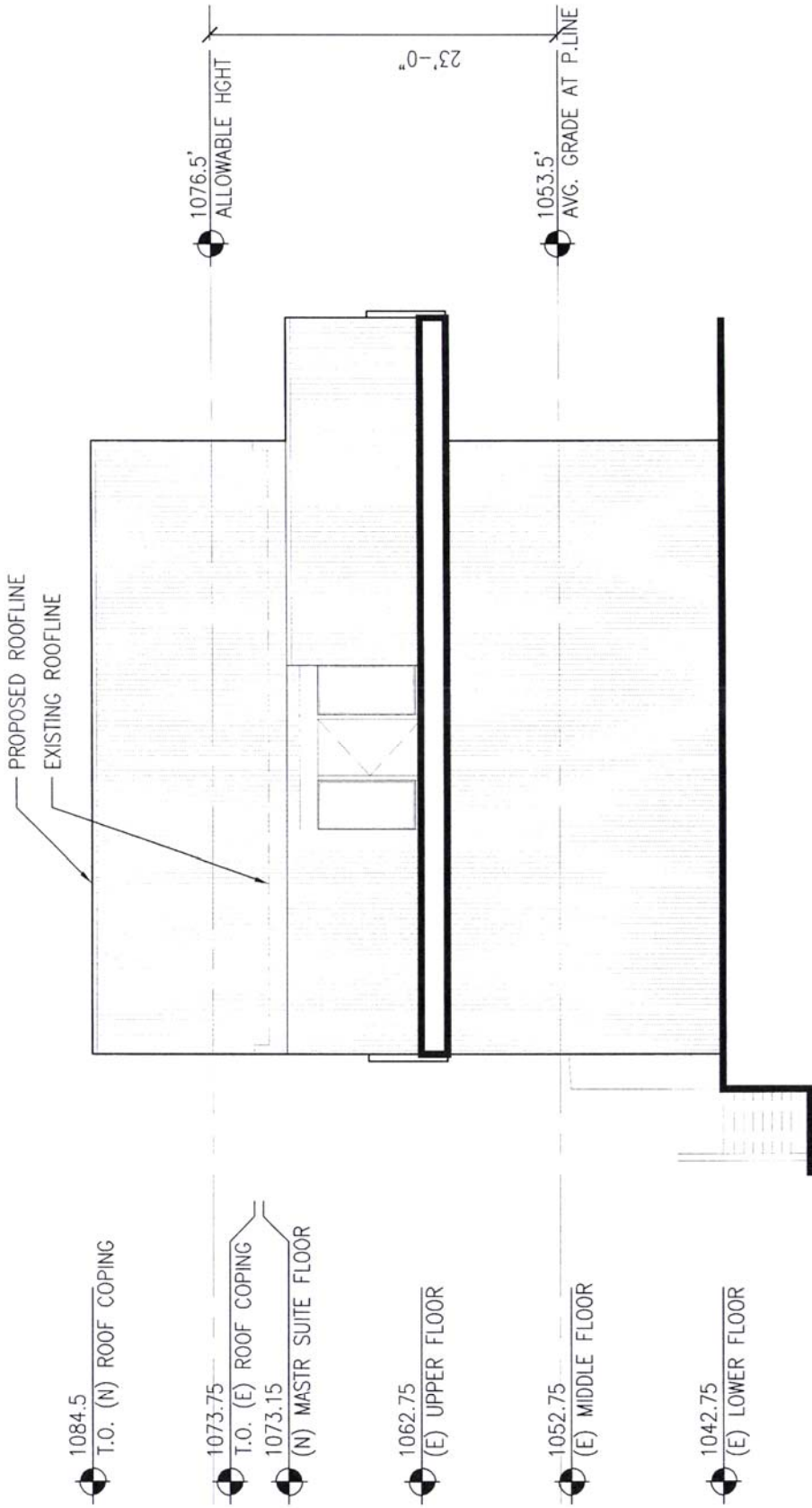
PROPERTY LINE

20'-0"
 FRONT SETBACK

EXISTING GARAGE

ROOFLINE OF NEIGHBOR TO SOUTH
 PROPOSED ROOFLINE
 EXISTING ROOFLINE

ZONING ADJUSTMENT	Project	ARCHITECT	Structural Engineer
Sheet Title	LOTTI RESIDENCE	Paul McKean aka Paul McKean architecture llc 2505 se 11th ave, suite 328 Portland, Oregon, 97202 USA Mobile 503.784.3236 Fax 877 350 7159	
EXTERIOR ELEVATIONS	Owner	MARTIN & LINDA MAI LOTTI	
Drawing No.	8404 NW THOMPSON RD. Portland, OR 97229		
A31			
Scale 1" = 4'-0"			
Date 02-10-2014			
full size 8.5"x11"			
Project No. 140			



2
EAST ELEVATION
3/32" = 1'-0"

ZONING ADJUSTMENT

Sheet Title
EXTERIOR
ELEVATIONS

Drawing No.

A32

Scale 1" = 4'-0"

Date 02-10-2014

full size 8.5"x11"

Project No. 1401

Project

LOTTI RESIDENCE

8404 NW THOMPSON RD.
Portland, OR 97229

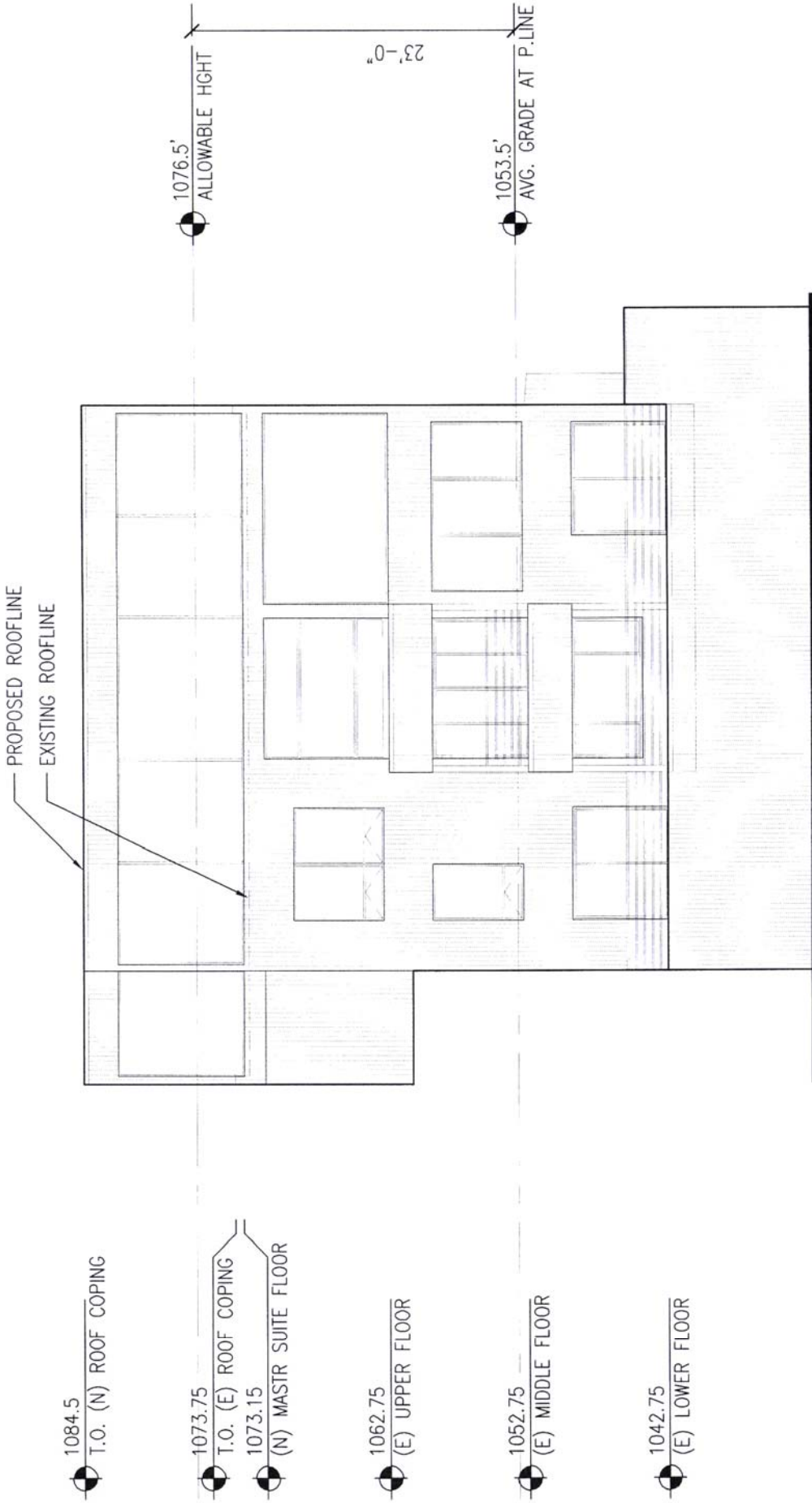
Owner

**MARTIN &
LINDA MAI LOTTI**

ARCHITECT

Paul McKeon aka
Paul McKeon architecture llc
2505 se 11th ave, suite 328
Portland, Oregon, 97202 USA
Mobile 503.784.3236
Fax 877 350 7159

Structural Engineer



4 WEST ELEVATION
 $\frac{3}{32}'' = 1' - 0''$

ZONING ADJUSTMENT	Project	ARCHITECT	Structural Engineer
Sheet Title EXTERIOR ELEVATIONS	LOTTI RESIDENCE 8404 NW THOMPSON RD. Portland, OR 97229	Paul McKeon aka Paul McKeon architecture llc 2505 se 11th ave, suite 328 Portland, Oregon, 97202 USA Mobile 503.784.3236 Fax 877.350.7159	
Drawing No. A34	Owner MARTIN & LINDA MAI LOTTI		
Scale 1" = 4'-0"			
Date 02-10-2014			
full size 8.5"x11"			
Project No. 1401			