



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 18, 2014
To: Interested Person
From: Matt Wickstrom, Land Use Services
503-823-6825 / Matt.Wickstrom@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 April 8, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-121707 CU, in your letter. It also is helpful to address your letter to me, Matt Wickstrom.

CASE FILE NUMBER: LU 14-121707 CU

Applicant/Owners: Ethan Knight and Grant Williams
710 N Alberta St
Portland, OR 97217-2604

Site Address: 710 N ALBERTA ST

Legal Description: BLOCK E 1/2 N LOT 6, M PATTONS & SUB
Tax Account No.: R520706910
State ID No.: 1N1E22BD 20600
Quarter Section: 2529

Neighborhood: Humboldt, contact Brian Murtagh at 503-962-9194
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321
District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030

Zoning: R2.5a (Residential 2,500 with an Alternative Design Density Overlay Zone)

Case Type: CU, Conditional Use
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicants request conditional use approval to operate a Bed and Breakfast (B&B) in the existing duplex. The proposed B&B will provide five rooms for guests. The applicants will host and operate the facility. One part-time housekeeping employee is proposed and no commercial meetings are proposed. Bed and Breakfasts are only allowed as accessory to an existing house.

Therefore, the duplex will be converted to a single-dwelling house with a second kitchen and one of the exterior entrances will be removed. A small sign, one square foot or less, will identify the house as a B&B. Check-in is planned for 2-4 PM, with quiet time from 10 PM-8 AM. Check-out time is planned for 11 AM. Guests will be encouraged to use public transportation or public taxis when arriving and departing. In addition, a variety of measures are proposed to promote travel by means other than personal automobiles during their stay.

Bed and Breakfast facilities are allowed in residential zones when the proposal meets the approval criteria and applicable standards. The regulations are intended to allow for a more efficient use of large, older homes in residential areas if the residential appearance and function is preserved. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential uses. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting.

Relevant Approval Criteria

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are as follows:

- 33.815.105, Conditional Use Approval Criteria for Institutional and Other Uses in a Residential Zone
- 33.212, Bed and Breakfast Facility Regulations

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 27, 2014 and determined to be complete on March 13, 2014.

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 Hearings Officer. 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.

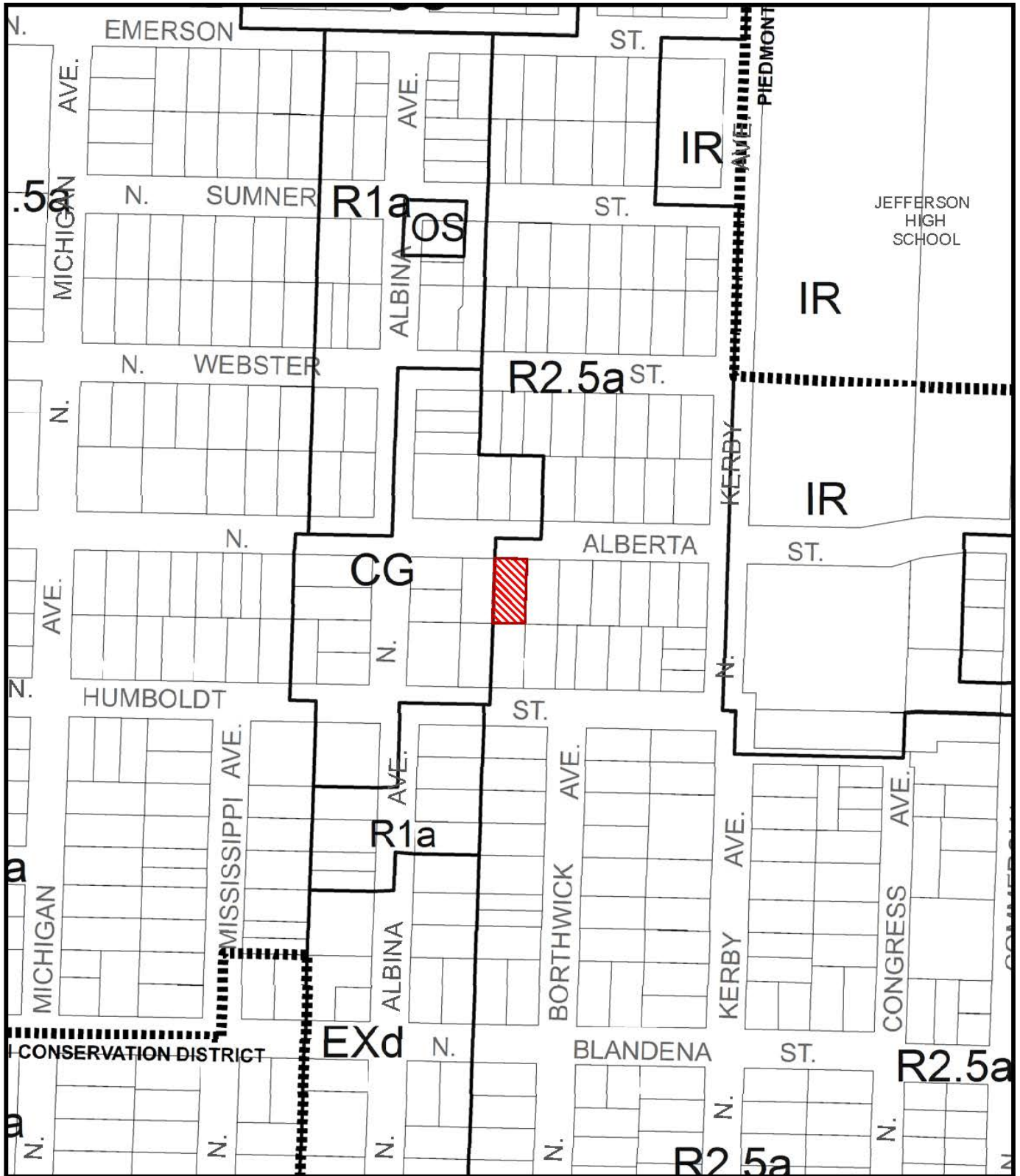
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan and Basement Floor Plan

Main and Upper Floor Plans



ZONING



Site

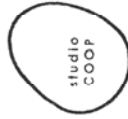


NORTH

File No. LU 14-121707 CU
 1/4 Section 2529
 Scale 1 inch = 200 feet
 State_Id 1N1E22BD 20600
 Exhibit B (Mar 04, 2014)

Proposed bed and breakfast
at 710 N Alberta. Existing
duplex to be converted to
single dwelling residence.

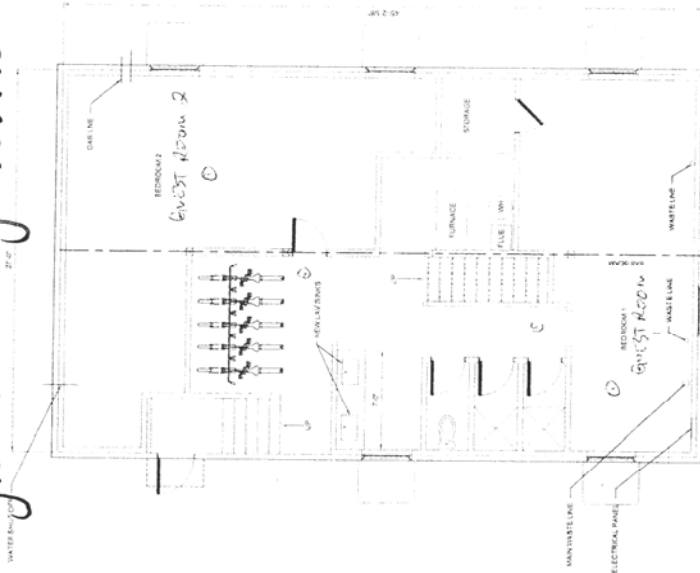
CARPE DIEM EDUCATION, INC
710 N ALBERTA ST
PORTLAND, OR 97217



STUDIO COOP
ARCHITECTURE, LLC
8401 N BERTHWICK
PORTLAND, OR 97217
503.752.9114

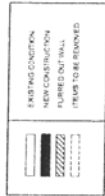
19	LUR SET
20	FRI. 27, 2014
21	CARPE-14097

SITE AND BASEMENT PLAN	
A3.1	



Basement Floor Plan

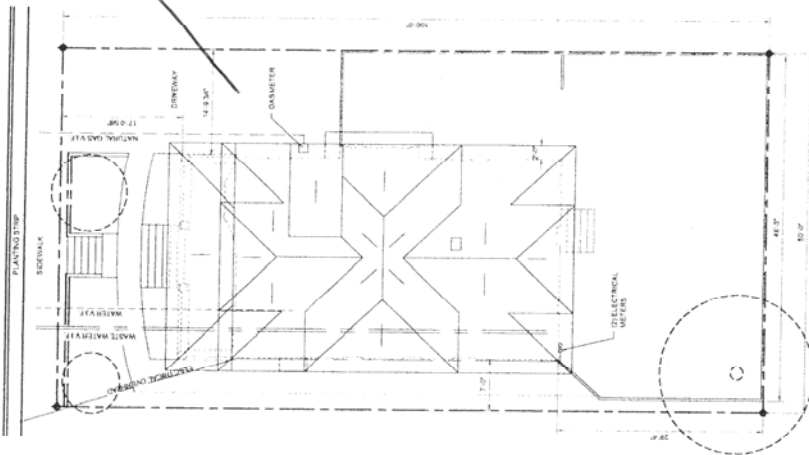
LOT AREA	5,505.52 FT ²
IMPROVEMENT AREA	548.50 FT ²
PAVED	488.50 FT ²
ROOF AREA	488.50 FT ²
INCLUDED IMPROVEMENTS	1,528.50 FT ²
TOTAL	2,986.50 FT ²
BUILDING COVERAGE	1,519.93 FT ²
FOOTING	1,279.50 FT ²
UPPER FLOOR	1,387.50 FT ²
TOTAL	2,677.00 FT ²



SITE PLAN SYMBOL KEY

NOTE: CONTRACTOR TO VERIFY THE LOCATION OF ALL WORKING AND UNWORKED UTILITIES PRIOR TO CONSTRUCTION.
V.P. VENTURA FIELD

PROPERTY LINE	SYMBOL
ELECTRICAL	---
WASTE WATER	---
NATURAL GAS	---
WATER	---
CONTOURS	---
CABLE	---
PHONE	---



Site Plan

SITE PLAN
SCALE 1/8" = 1'-0"

W14-121707CU

CARPE DIEM EDUCATION, INC
 710 N ALBERTA ST.
 PORTLAND, OR 97217

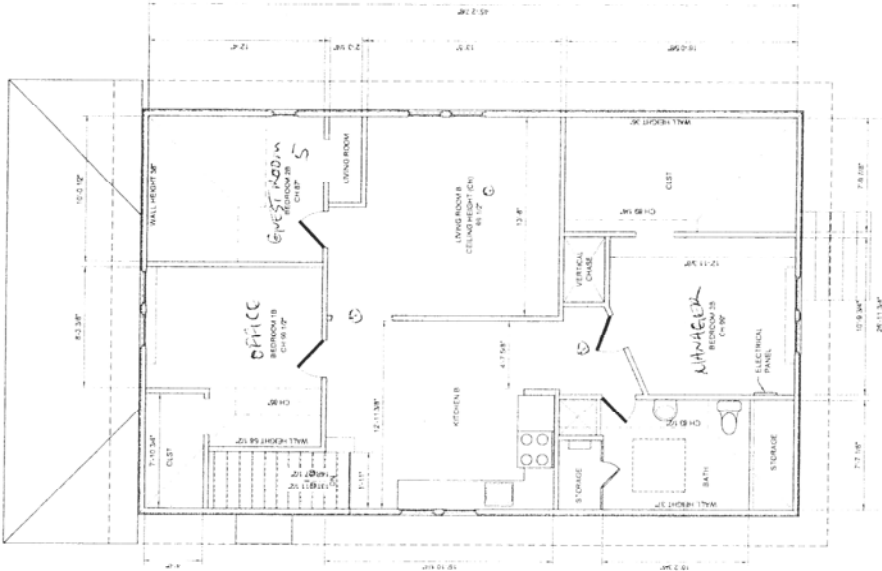


studio coop
 architecture, llc
 8901 N. Borwick
 Portland, OR 97217
 503.745.9114

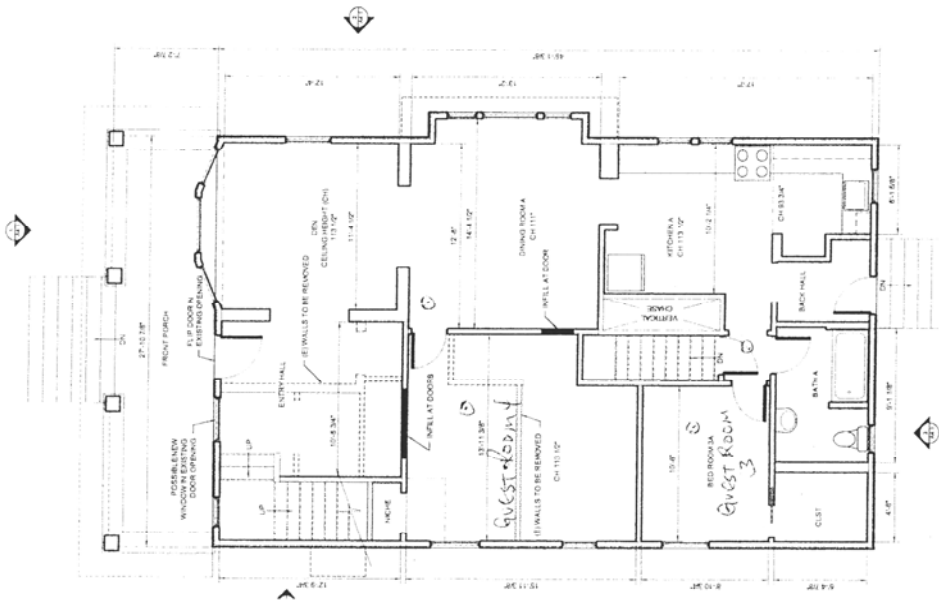
REV	LUR S&I
DATE	Feb. 27, 2014
JOB #	CARPE-14097

REV	
REV	
REV	

MAIN & UPPER LEVEL PLANS	
A3.2	



Upper Floor Plan



Main Floor Plan

[Solid Line]	EXISTING CONDITION
[Dashed Line]	NEW CONSTRUCTION
[Hatched Area]	WORK TO BE REMOVED

LV 14-121707CU