



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: October 12, 2016
To: Interested Person
From: Jason P. McNeil, Land Use Services
503-823-5398 / Jason.McNeil@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 November 14, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-239470 LDP, in your letter. It also is helpful to address your letter to me, JP McNeil. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-239470 LDP

Applicant: Kevin Partain
Urban Visions Planning Services Inc
223 NE 56th Avenue
Portland, OR 97213

Owner: Ferdinand and Elisa Weisgram
Po Box 243
Corbett, OR 97019

Site Address: 6632 SE 77TH AVE

Legal Description: BLOCK 1 LOT 8, HAVEN PK
Tax Account No.: R365900150
State ID No.: 1S2E20AA 14000
Quarter Section: 3738

Neighborhood: Brentwood-Darlington, contact David Messenheimer at triness@hotmail.com

Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: None
Zoning: R2.5a

Case Type: LDP – Land Division Partition
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing a two-parcel land division on this 6,295 square foot lot resulting in one 2,954 square foot lot (Parcel 1) and one 2,861 square foot lot (Parcel 2). The applicant will be required to dedicate 3 feet of right-of-way along the SE 77th Avenue and the SE Glenwood Street frontages. The existing home on Parcel 1 will remain. Parcel 2 will be available for a new single dwelling. The two evergreen trees located along the SE Glenwood Street are exempt from Tree Preservation Requirements due to their location within 10 feet of the existing dwelling. Both parcels are required to provide one off-street parking space.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create two lots. Therefore this land division is considered a partition.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are found in Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.

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 8, 2016 and determined to be complete on October 6, 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.

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.

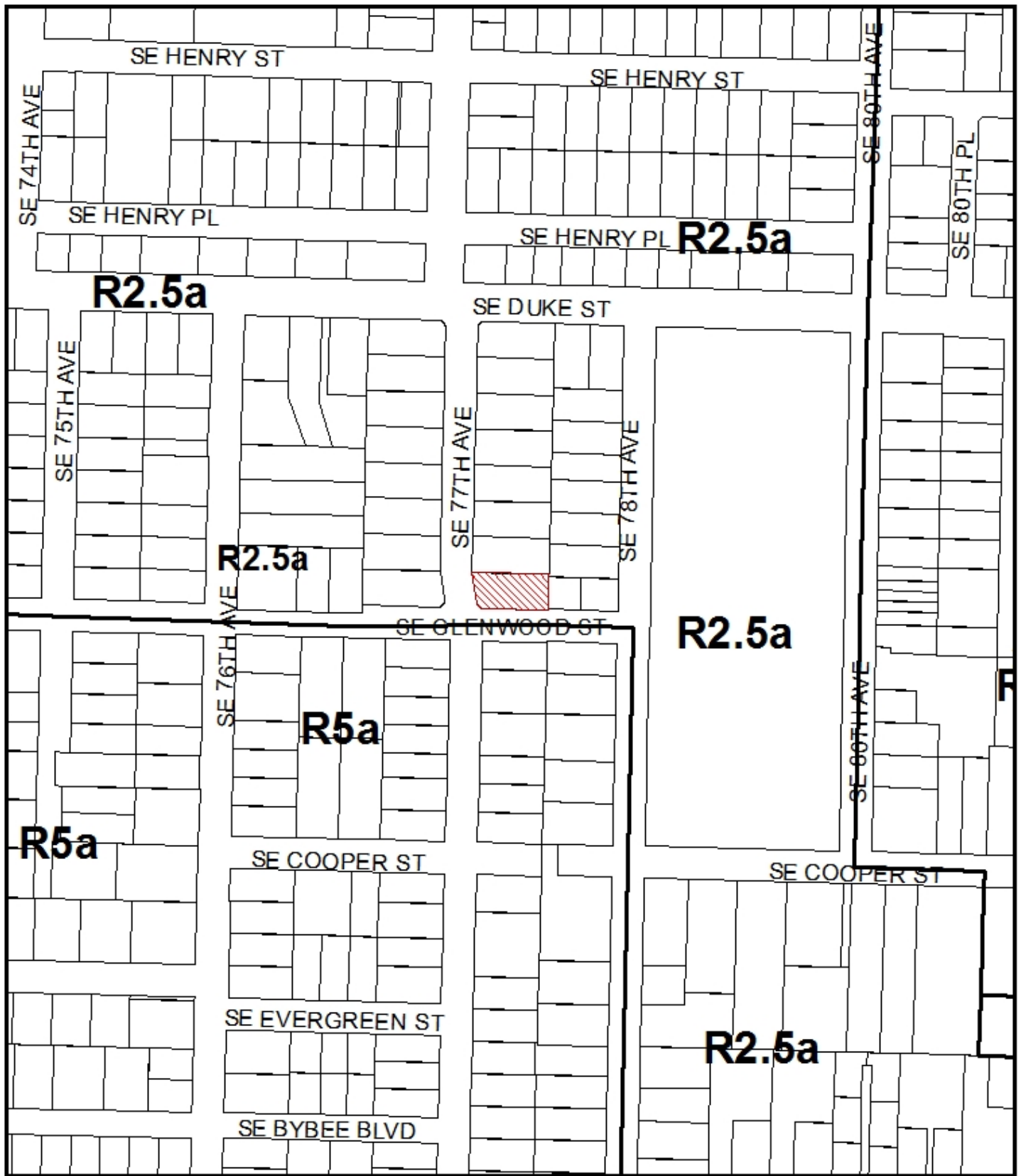
APPEAL PROCESS

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
Site Plan



ZONING

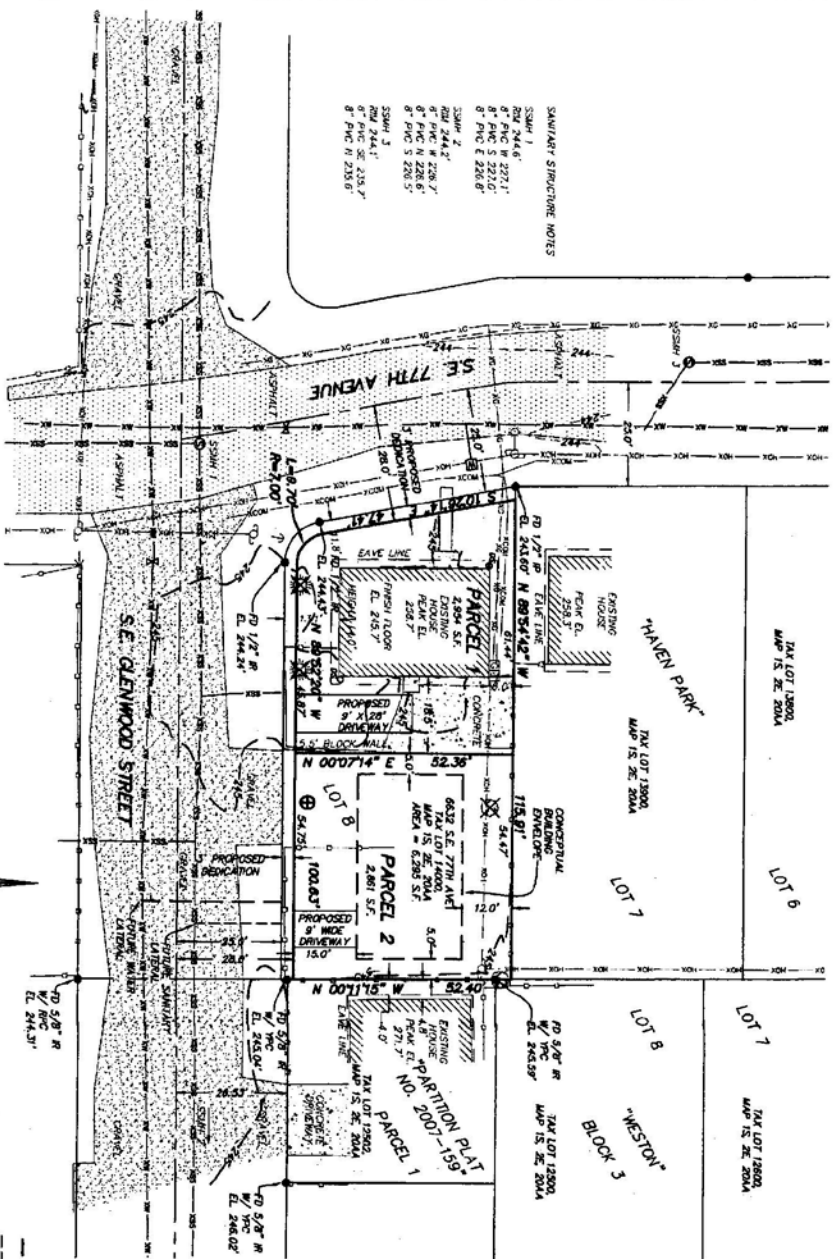
 Site



File No. LU 16-239470 LDP
 1/4 Section 3738
 Scale 1 inch = 200 feet
 State_Id 1S2E20AA 14000
 Exhibit B (Sep 12, 2016)

PRELIMINARY PLAT MAP

TAX LOT 14000, MAP 1S 2E 2004
 LOCATED IN THE N.E. 1/4 SECTION 20, T1S, R2E, W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 AUGUST 30, 2016 SCALE 1"=20'



SMALLER STRUCTURE NOTES

SPRM 1
 8' PNC W 222.1'
 8' PNC S 222.0'
 8' PNC E 226.8'

SPRM 2
 8' PNC N 228.7'
 8' PNC W 228.5'
 8' PNC S 228.5'

SPRM 3
 8' PNC SE 235.7'
 8' PNC N 235.6'



SURVEY NOTES:

THE GENERAL DATA FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND RECORD MAP NUMBER 2004, BEING A PLAT FOR THE N.E. 1/4 SECTION 20, T1S, R2E, W.M., INTERSECTION OF SE DAVE STREET AND SE GRAND AVENUE. THE ELEVATION IS 253.27M, OR 831.00 FT.

A TRVERSE SURVEY MONUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS BEY MONUMENTS FOUND AND FIELD FOR THE PLAT OF "HAVEN PARK", RECORDS OF MULTNOMAH COUNTY.

THE PARAPHS OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF LOT 4, "HAVEN PARK" AND TO PROVIDE AN EXISTING CONDITIONS MAP.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNRECORDED TITLE SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITIES OR SERVICES. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE UTILITIES AS SHOWN. THE SURVEYOR FURTHER DOES NOT GUARANTEE THE DATE OF THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. UTILITIES NOT SHOWN ON THIS MAP ARE NOT PHYSICALLY LOCATED. THE UNDERGROUND UTILITIES SURVEYOR HAS DETERMINED TO BE NOT SHOWN ON THIS MAP AS THEY WERE NOT OBSERVED OR OTHERWISE CONFIRMED OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

LEGEND:

Some Symbols shown may not be used on map

- ⊙ OCCUPIOUS TREE W/ TREE TAGS
- ⊙ EXTERIOR TREE W/ TREE TAGS
- ⊙ STORM SEWER MANHOLE
- ⊙ CATCH BASIN
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ FINE HYDRANT
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ BELLMAN
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ COMMUNICATIONS MANHOLE
- ⊙ COMMUNICATIONS MANHOLE
- ⊙ COMMUNICATIONS BOX
- ⊙ STORM OUTLET
- ⊙ FOUND MONUMENT
- ⊙ DOWN SPOUT TO STORM SYSTEM
- ⊙ TREE TO BE REMOVED
- ⊙ PROPOSED DRIVEWAY
- ⊙ PROPOSED WATER CONNECTION
- ⊙ PROPOSED SANITARY CONNECTION
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC POWER FEEDSTICK
- ⊙ ELECTRIC RESER
- ⊙ HEAT PUMP
- ⊙ OVERHEAD LINE
- ⊙ GAS LINE
- ⊙ ELECTRICAL LINE
- ⊙ COMMUNICATIONS LINE
- ⊙ SANITARY SEWER LINE
- ⊙ STORM DRAIN LINE
- ⊙ WATER LINE
- ⊙ FENCELINE
- ⊙ UTILITY RESER
- ⊙ DOWN SPOUT TO SLASH BOARD/SOUND

SEALED ON: 08/31/16
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 13, 2004
 TERRY A. BOLDEN
 00317153

REVISED: DECEMBER 31, 2017

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 1937B KOKALLA AVE., SUITE 120
 OREGON CITY, OREGON 97145
 PHONE: 503.650.0188 FAX: 503.650.0189

PROJECT: [PROJECTS] WESSBOM-77TH AVE-SE-6632 [PRELIMINARY PLAT MAP.dwg]