



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

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 17, 2017
To: Interested Person
From: Shawn Burgett, City Planner
503-823-7618 / shawn.burgett@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 4/17/2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-120732 LDP, in your letter. It also is helpful to address your letter to me, Shawn Burgett. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-120732 LDP

Applicant: Jason Overstreet
Faster Permits
14334 NW Eagleridge Ln
Portland, OR 97229

Owner: Ryan Nieto
Green Canopy Homes
721 NW 9th Ave, Suite 228
Portland, OR 97209

Site Address: 4332 SE MADISON ST

Legal Description: BLOCK 16, LOT 3, GLENCOE PK
Tax Account No.: R321701570
State ID No.: 1S2E06BC 17900
Quarter Section: 3135
Neighborhood: Sunnyside, contact Neil Heller at board@sunnysideneighborhood.com
Business District: Hawthorne Blvd. Bus. Assoc., contact Greg Moon at gmoon@westernseminary.edu
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: R2.5 (Single Family Residential 2,500 sq. ft.)
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 2-lot land division on the site for attached dwelling units. The applicant is also proposing attached Accessory Dwelling Units (ADU) in the rear of each parcel.

The proposed parcels will measure between 2,951 sq. ft. and 2,955 sq. ft. in area. The existing house on the site will be demolished.

Relevant Approval Criteria:

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

- **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 February 13, 2017 and determined to be complete on March 9, 2017.

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.

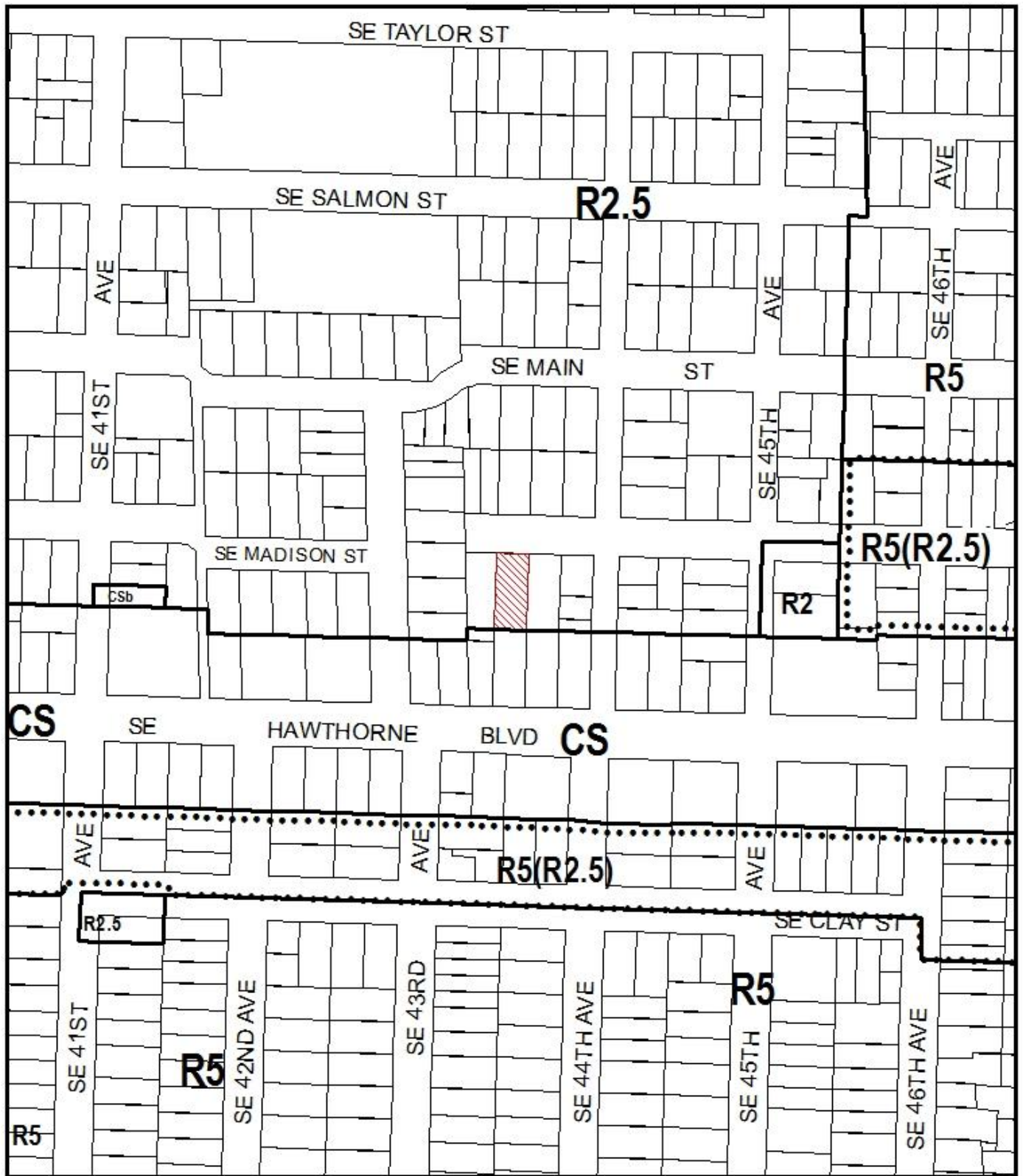
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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 17-120732 LDP
 1/4 Section 3135
 Scale 1 inch = 200 feet
 State_Id 1S2E06BC 17900
 Exhibit B (Feb 16, 2017)

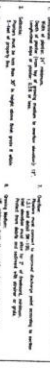
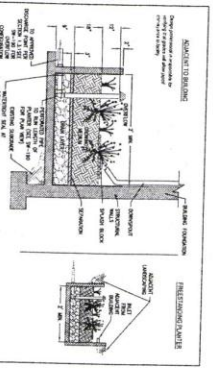
2 Townhouses @ 4332 SE Madison, Proposed Plans

Project Data:

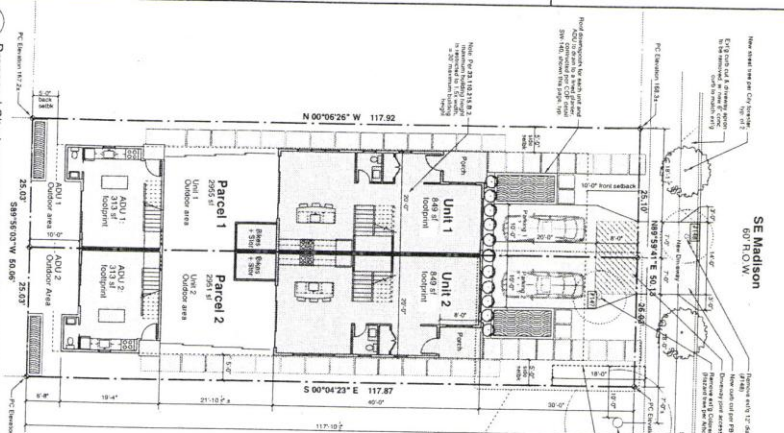
Project Scope: 2 Townhouses & 2 ADUs on 2 acre surplus lots with land
Location: 4332 SE Madison Street, Portland, OR 97215
Owner: GreenCo Properties, LLC
Parcel ID: R2.5
Tax Parcel ID: R2.5
Tract ID: R2.5
Tract Area: 5806 Sq. Feet
Map Coverage: Alameda, 50% of site area
Building Code: 2018 Oregon Residential Specialty Code
Zoning: Residential Single-Family (RS)

Project Team:

Owner/Developer: GreenCo Properties, LLC
Architect: eMzed Architecture LLC
Structural Engineer: BK Engineers, Inc.
General Contractor: GreenCo Properties
Surveyor: Survey Solutions

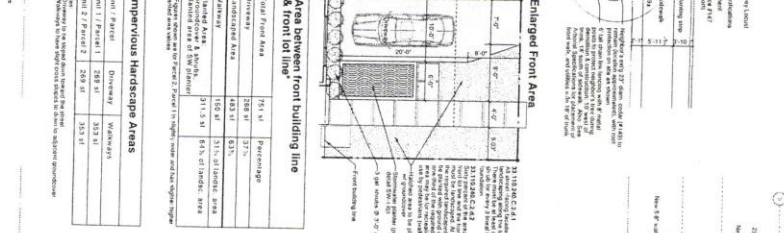


NOTES:
 1. Foundation shall be cast in place concrete with rebar.
 2. All foundation elements shall be finished with a minimum of 2" of 1500 psi concrete.
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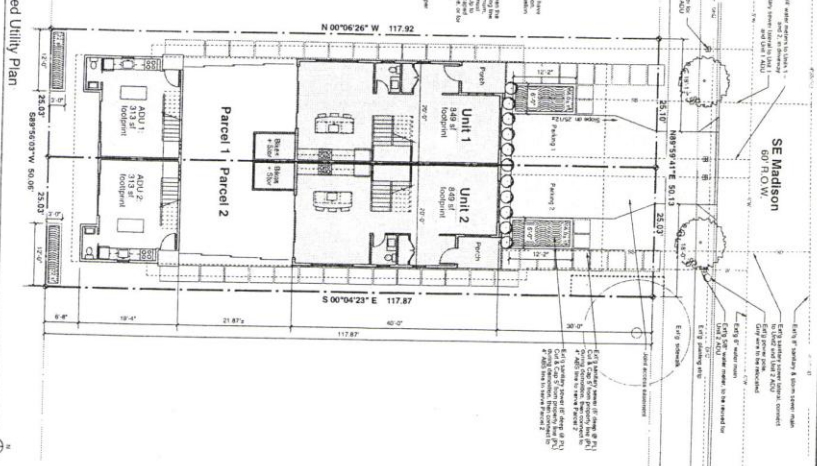
Unit / Parcel	Roof Area	Right of Way Area
Parcel 1 / Unit 1	673 sq ft	272.31 sq ft (40.32 x 6.73)
Parcel 1 / Unit 2	846 sq ft	342.61 sq ft (48.61 x 7.03)
Parcel 2 / Unit 1	757 sq ft	302.68 sq ft (42.41 x 7.14)
Parcel 2 / Unit 2	846 sq ft	342.61 sq ft (48.61 x 7.03)
Total	3122 sq ft	1260.21 sq ft

Unit / Parcel	Roof Area	Right of Way Area	Proposed Coverage
Parcel 1 / Unit 1	673 sq ft	272.31 sq ft	408.33 sq ft (149.24 x 2.73)
Parcel 1 / Unit 2	846 sq ft	342.61 sq ft	494.33 sq ft (174.81 x 2.82)
Parcel 2 / Unit 1	757 sq ft	302.68 sq ft	448.33 sq ft (162.61 x 2.75)
Parcel 2 / Unit 2	846 sq ft	342.61 sq ft	494.33 sq ft (174.81 x 2.82)
Total	3122 sq ft	1260.21 sq ft	1945.33 sq ft



Unit / Parcel	Distance	Width	Area
Unit 1 / Parcel 1	8.88 ft	33.01 ft	292.17 sq ft
Unit 2 / Parcel 1	8.88 ft	33.01 ft	292.17 sq ft
Unit 1 / Parcel 2	8.88 ft	33.01 ft	292.17 sq ft
Unit 2 / Parcel 2	8.88 ft	33.01 ft	292.17 sq ft
Total	35.52 ft	132.04 ft	1169.68 sq ft

Unit / Parcel	Distance	Width	Area
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Unit 2 / Parcel 2	8.88 ft	33.01 ft	292.17 sq ft
Total	35.52 ft	132.04 ft	1169.68 sq ft



Site & Utility Plan Notes:
 1. All utilities for Parcel 1 apply to Parcel 2 & vice versa unless noted.
 2. All utilities for Parcel 2 apply to Parcel 1 & vice versa unless noted.
 3. All utilities for Parcel 1 & Parcel 2 shall be installed in accordance with the City of Portland's Engineering Department's standards and specifications.
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A1
 Lead Design Application
 Proposed Plan
 Drawing Title
 Sheet Number: 02.14.17
 Sheet Date: 02.14.17

2 Townhouses @ 4332 SE Madison
 Green Canopy Homes
 721 NW 9th Avenue #228
 Portland, OR 97209

MZed
 Architecture LLC
 3200 SE Salmon Street
 Portland, OR 97214
 Phone: 503.460.2000
 Website: www.mzed.com

REGISTERED ARCHITECT
 eMzed Architecture LLC
 STATE OF OREGON