



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 20, 2017  
**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 May 11, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-135548 AD, in your letter.

Please address your letter to me, Andrew Gulizia. You can also e-mail your comments to me at the e-mail address above.

## **CASE FILE NUMBER: LU 17-135548 AD**

**Applicant:** Suzannah Stanley  
Mackenzie  
1515 SE Water Ave., Ste. 100  
Portland, OR 97214  
(503) 224-9560

**Property Owner:** Portland Public Schools  
attn: Nick Sukkau  
501 N Dixon St.  
Portland, OR 97227

**Site Address:** 3111 SE Powell Blvd.

**Legal Description:** BLOCK 24 LOT 1-11 TL 4200, WAVERLEIGH HTS; BLOCK 25 INC VAC ST S OF & ADJ LOT 1-11 INC VAC ST N OF & ADJ LOT 12-22 SPLIT MAP R298959 (R885304500), WAVERLEIGH HTS; BLOCK 26 LOT 1-11 EXC PT IN ST INC VAC ST N OF & ADJ LOT 12-22 SPLIT MAP R298958 (R885304400), WAVERLEIGH HTS

**Tax Account No.:** R885304100, R885304400, R885304500  
**State ID No.:** 1S1E12BD 04200, 1S1E12BD 04000, 1S1E12CA 00200  
**Quarter Section:** 3333 & 3433  
**Neighborhood:** Richmond, contact Matt Otis at [matt.otis@gmail.com](mailto:matt.otis@gmail.com)  
**Business District:** Greater Brooklyn, contact David Weislogel at 503-872-9320  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010  
**Zoning:** R2.5 – Single-Dwelling Residential 2,500  
**Case Type:** AD – Adjustment Review

**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicant proposes to replace the existing scoreboard for Cleveland High School with a new, larger scoreboard in approximately the same location. Scoreboards are regulated as signs. The applicant has requested the following Adjustments to Sign Code standards for the new scoreboard:

- Increase the maximum size for a freestanding sign from 50 square feet to 312 square feet (Sign Code Section 32.32.020, Table 2);
- Increase the maximum height for a freestanding sign from 15 feet to 25'-4" (Sign Code Section 32.32.020, Table 2);
- Increase the maximum changing image area for a single sign from 10 square feet to 213 square feet (Sign Code Section 32.32.030.D.1); and
- Increase the maximum changing image sign area for the site from 20 square feet to 213 square feet (Sign Code Section 32.32.030.D.1).

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria for Sign Adjustments in Title 32.38.030.C.

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 March 15, 2017, and determined to be complete on April 17, 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; or
- 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](http://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).**

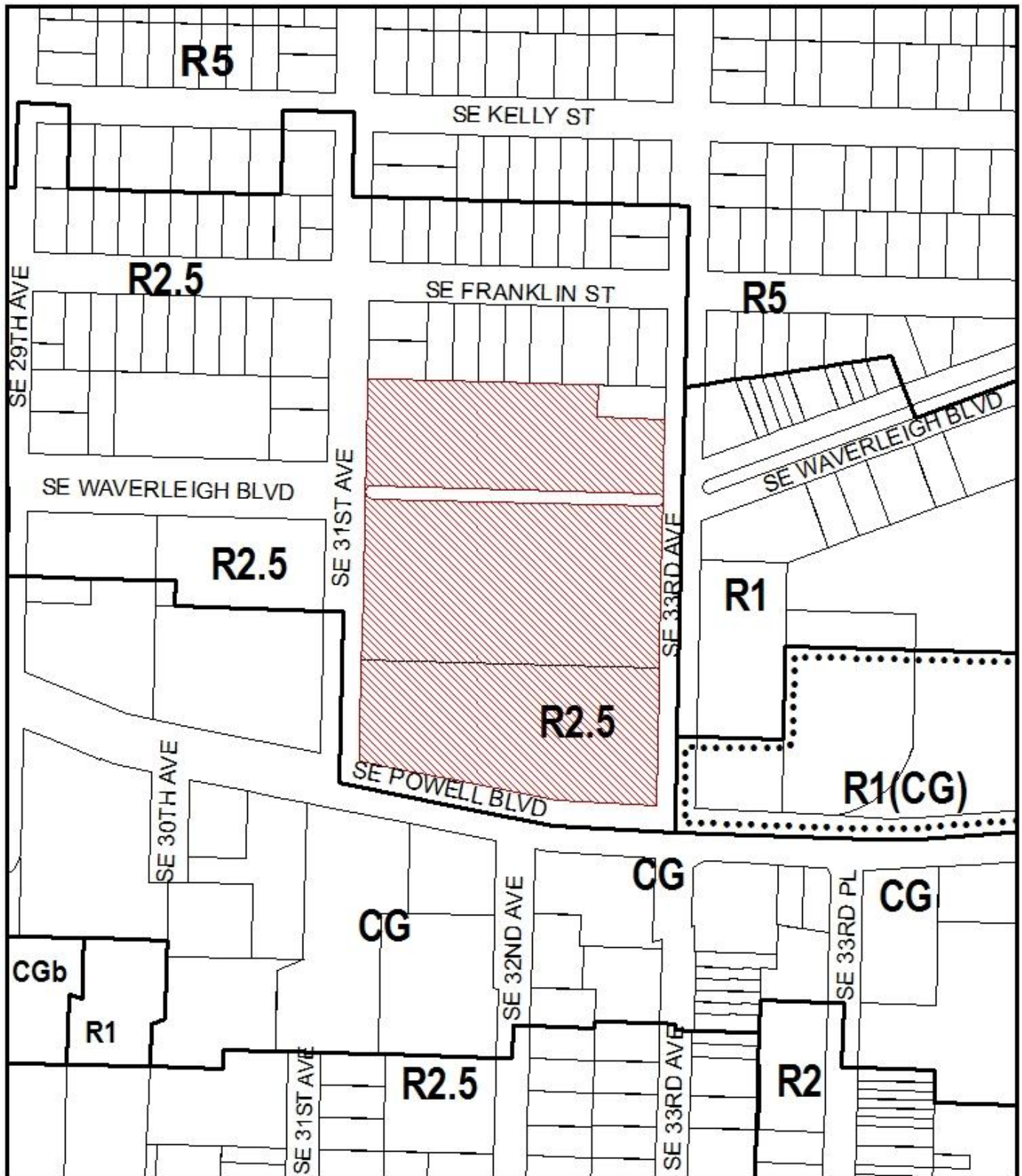
**Enclosures:**

Zoning map


Site plan

Scoreboard elevation drawings

Scoreboard details



# ZONING

 Site



File No. LU 17-135548 AD  
 1/4 Section 3433 3333  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E12BD 4200  
 Exhibit B (Mar 20, 2017)



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Planning - Engineering

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206.343.0283  
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REPLACEMENT  
3400 SE 38TH AVENUE  
PORTLAND, OR 97202

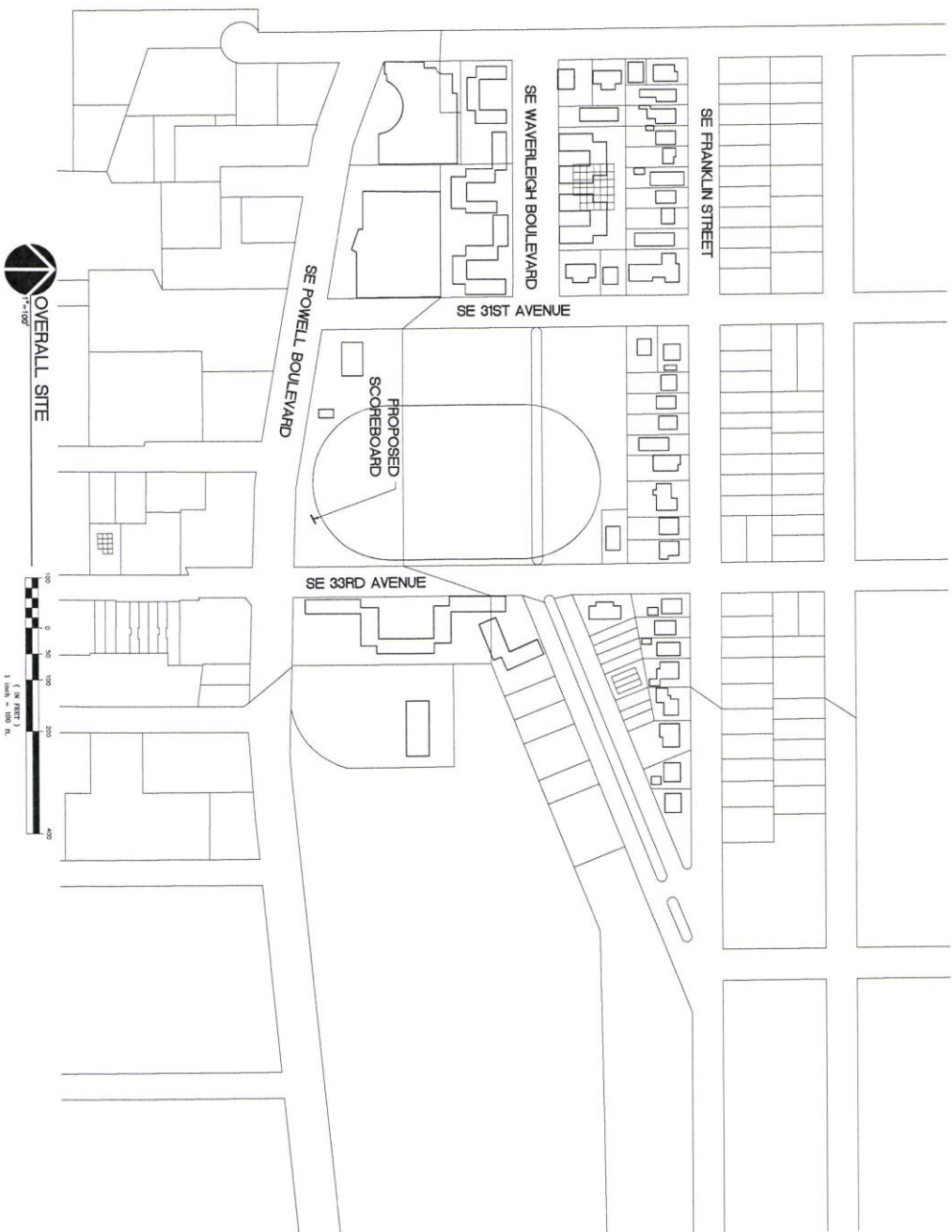


DATE: AUGUST 2012  
THIS DOCUMENT IS THE PROPERTY OF MACKENZIE AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN PERMISSION.  
REVISIONS  
1. 8/14/12 MACKENZIE  
2. 8/14/12 MACKENZIE  
3. 8/14/12 MACKENZIE

SHEET TITLE  
OVERALL SITE

DRAWN BY: BMR  
CHECKED BY: RSH  
SHEET: C11

Job No. 21507/203  
SIGN ADJUSTMENT  
DATE: 08/14/12



LN 17 - 13 5548 AD



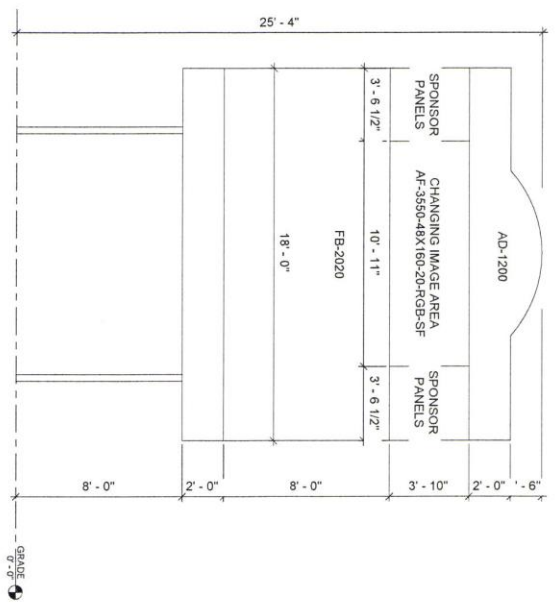
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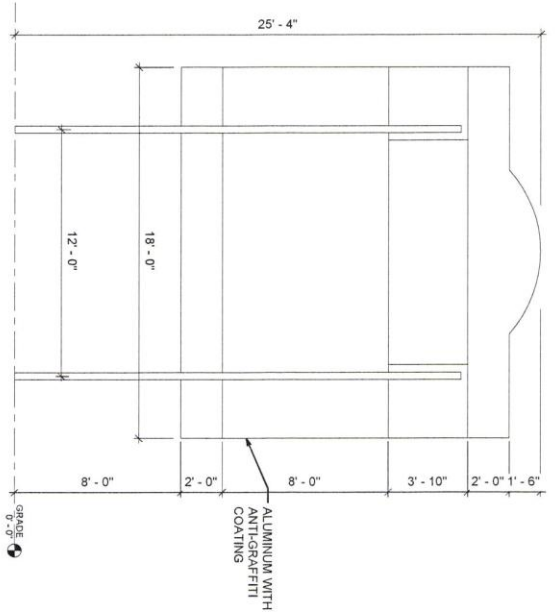
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PORTLAND PUBLIC  
507 N DIXON STREET  
PORTLAND, OR 97227

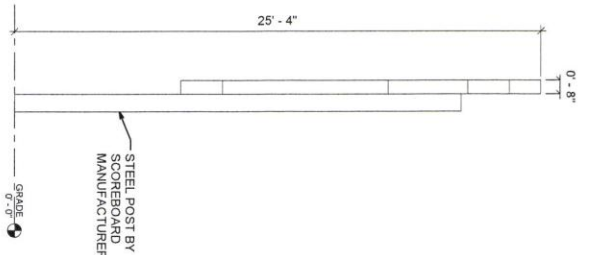
PROJECT  
CLEVELAND  
REPLACEMENT  
SCOREBOARD  
REPLACEMENT  
4499 SE 4TH AVENUE  
PORTLAND, OR 97202



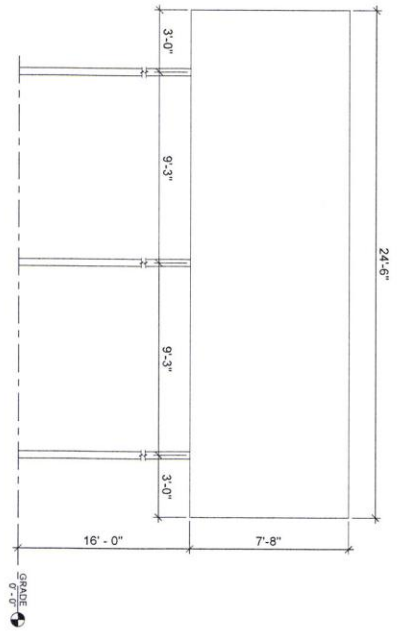
1 NEW SCOREBOARD FRONT ELEVATION  
3/8" = 1'-0"



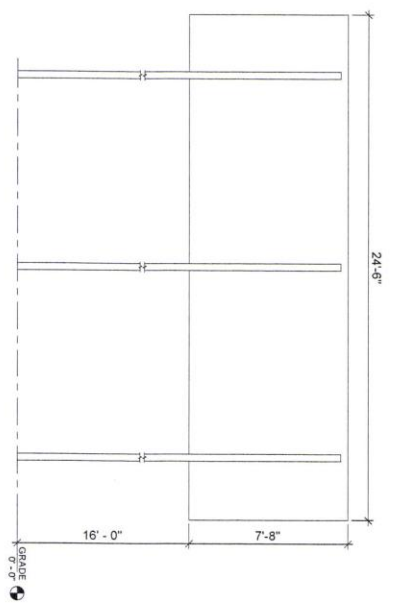
2 NEW SCOREBOARD BACK ELEVATION  
3/8" = 1'-0"



3 NEW SCOREBOARD SIDE ELEVATION  
3/8" = 1'-0"



4 EXISTING SCOREBOARD FRONT  
3/8" = 1'-0"



5 EXISTING SCOREBOARD BACK  
3/8" = 1'-0"

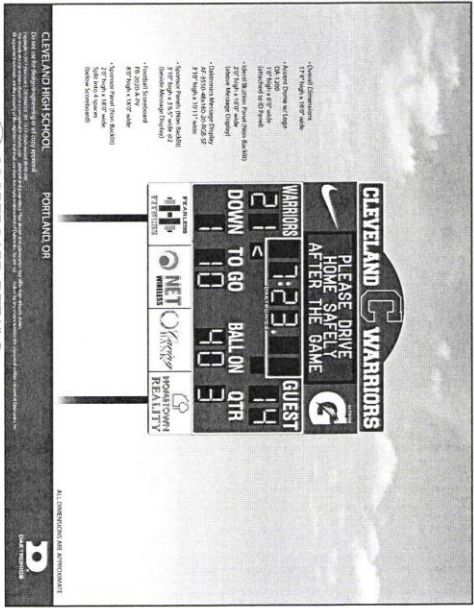
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3/8" = 1'-0"

DESIGNER  
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LU 17-135548 AD



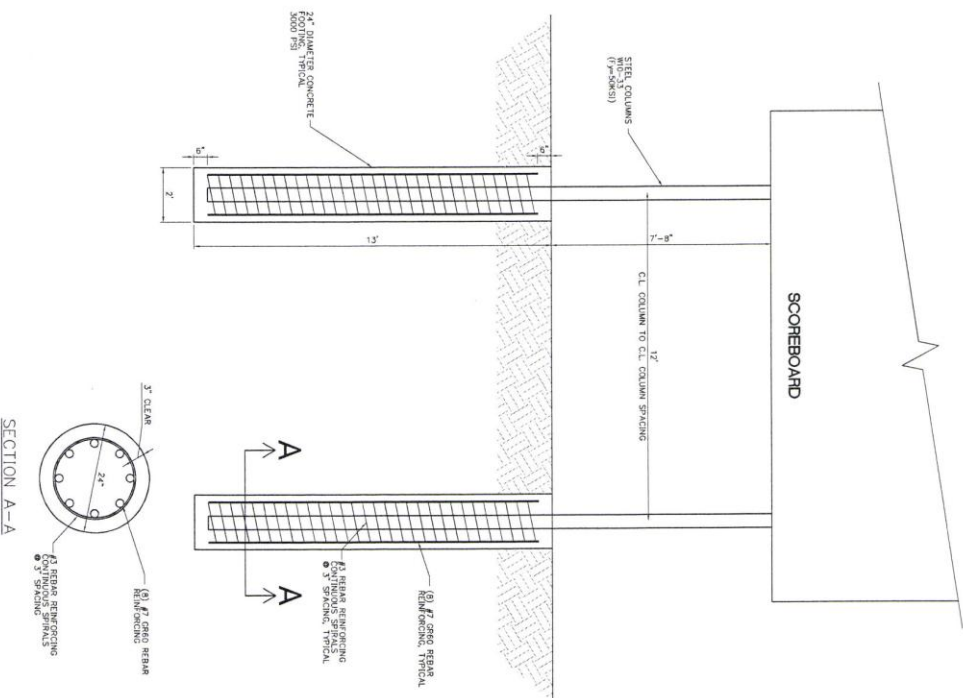
1 SCOREBOARD DETAILS  
C81 N.T.S.

NOTE:  
CONTRACTOR TO ALSO PROVIDE 1/2" X 1/2" BRACKET AND HSS 4" X 4" X 1/2" STRINGER.  
SEE DIMENSIONS FROM SHEET 1 OF 8.  
CONTRACTOR TO CONSULT WITH MANUFACTURER FOR SCOREBOARD INSTALLATION.  
CONTRACTOR TO PROVIDE ALL DIMENSIONS FOR SCOREBOARD INSTALLATION.  
REFERENCE PARTS AND COMPONENTS ARE PROVIDED AND INSTALLED.

ZONING CONDITIONS

REQUIRED BY CASE FILE LUVK-XXXXXXX  
A. THE BACK OF THE SCOREBOARD MUST HAVE AN ANTI-GRAFFITI COATING.

2 SCOREBOARD DETAILS  
C81 N.T.S.



SECTION A-A

LW 17-135548 AD

SIGN ADJUSTMENT

C81 N.T.S.

C81

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CHECKED BY: BHR  
SHEET: \_\_\_\_\_

REVISIONS

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PORTLAND, OR 97202

REQUIRED PERMITS  
CITY OF CLEVELAND  
PLANNING DEPARTMENT  
EXPIRES: 6/27/13

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CLEVELAND PLANNING DEPARTMENT PERMITS WHICH SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CITY OF CLEVELAND PLANNING DEPARTMENT SHALL BE NOTIFIED IN WRITING PRIOR TO THE START OF CONSTRUCTION.

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