



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: April 28, 2017
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or lois.jennings@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 May 28, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-199907 LDP, in your letter. It also is helpful to address your letter to me, Lois Jennings. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-199907 LDP

**Applicant/
Owner's
Representative:** Chris Hagerman, Phd
The Bookin Group, LLC.
812 SW Washington St, Suite 600
Portland, OR 97205
503-241-2423 and Hagerman@bookingroup.com

Owner: Sean Connolly
703 NE Killingsworth Street
Portland, OR 97211-3858
503-349-2230 and seanconnolly3@comcast.net

Site Address: 703 NE KILLINGSWORTH ST

Legal Description: BLOCK 15 LOT 1 EXC PT IN ST S 3' OF LOT 2, CLOVERDALE EXTN & PLAT 2

Tax Account No.: R166401710
State ID No.: 1N1E14CC 19000
Quarter Section: 2431

Neighborhood: King, contact Andrew Neerman at
andrew.neerman@kingneighborhood.org.

Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Zoning: R1—Medium Density Multi-Family zone with
“a”-Alternative Design Density Overlay and a “h”-Aircraft Landing Overlay

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 (2) lot minor partition on the site for detached single family housing. Proposed Parcel 1 will retain the existing house and will be 2,508 s.f. in area. Parcel 2 will be 1,783 s.f. in area, for future development of a new single family residence. The existing detached garage will be removed from the site in order to create Parcel 2. The existing 19-inch Port Orford is dead and will be removed. Off-street parking is proposed for each house with access from NE Killingsworth Street. Northeast Killingsworth street is a major arterial street and therefore a Driveway Design Exception (TR 17-142299) was submitted to allow the existing single family house and future house to have separate driveway access for off-street parking from NE Killingsworth Street.

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 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 July 5, 2016 and determined to be complete on January 3, 2017. The applicant and owner requested an extension of the 120-day review period.

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.

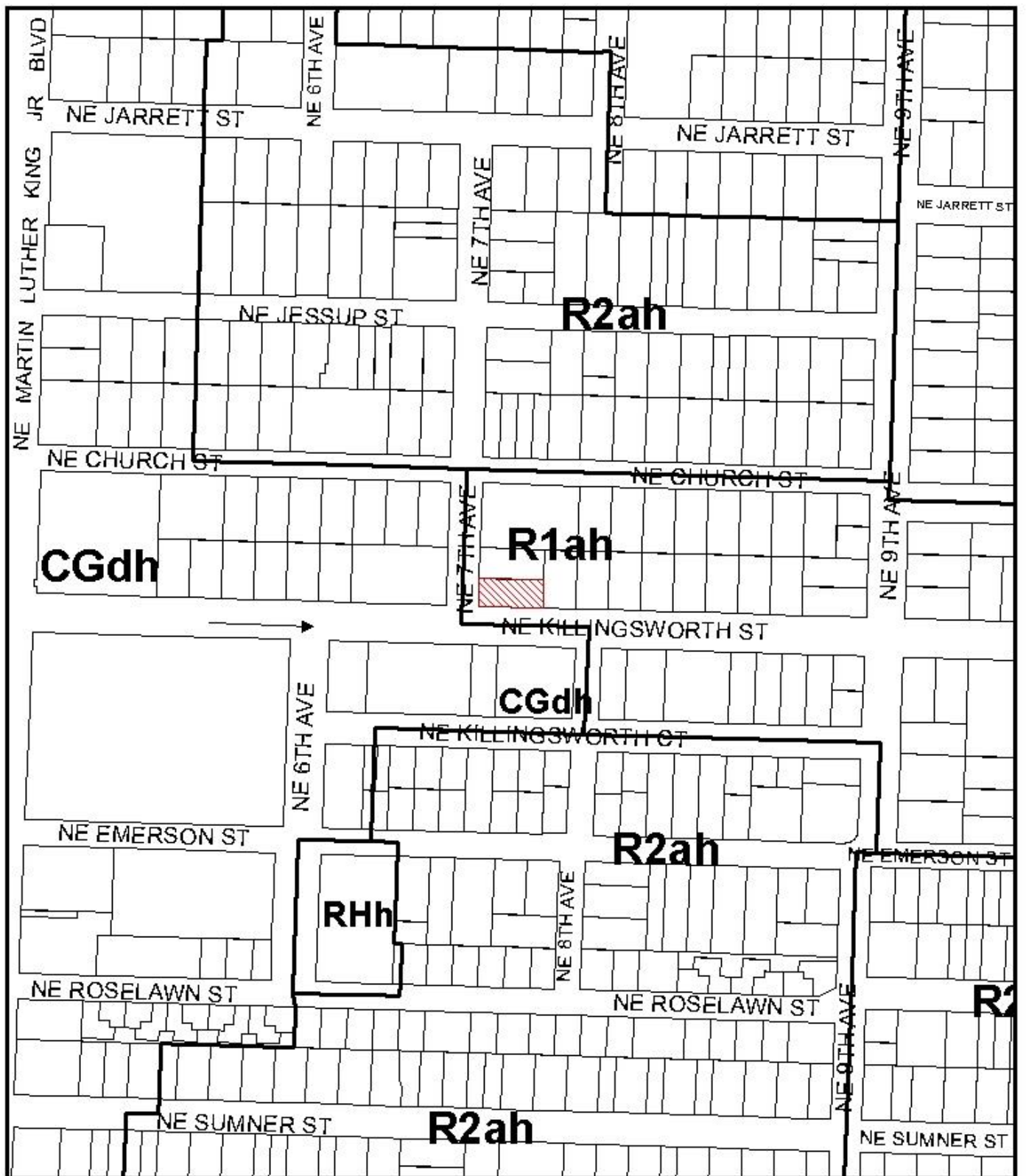
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Existing Conditions Site Plan

Preliminary Land Division site and utility plan



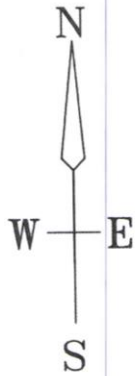
ZONING

 Site

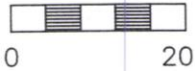


File No.	LU 16-199907 LDP
1/4 Section	2431
Scale	1 inch = 200 feet
State_Id	1N1E14CC 19000
Exhibit	B (Jul 08, 2016)

Existing Conditions Site Plan



SCALE
1"=20'

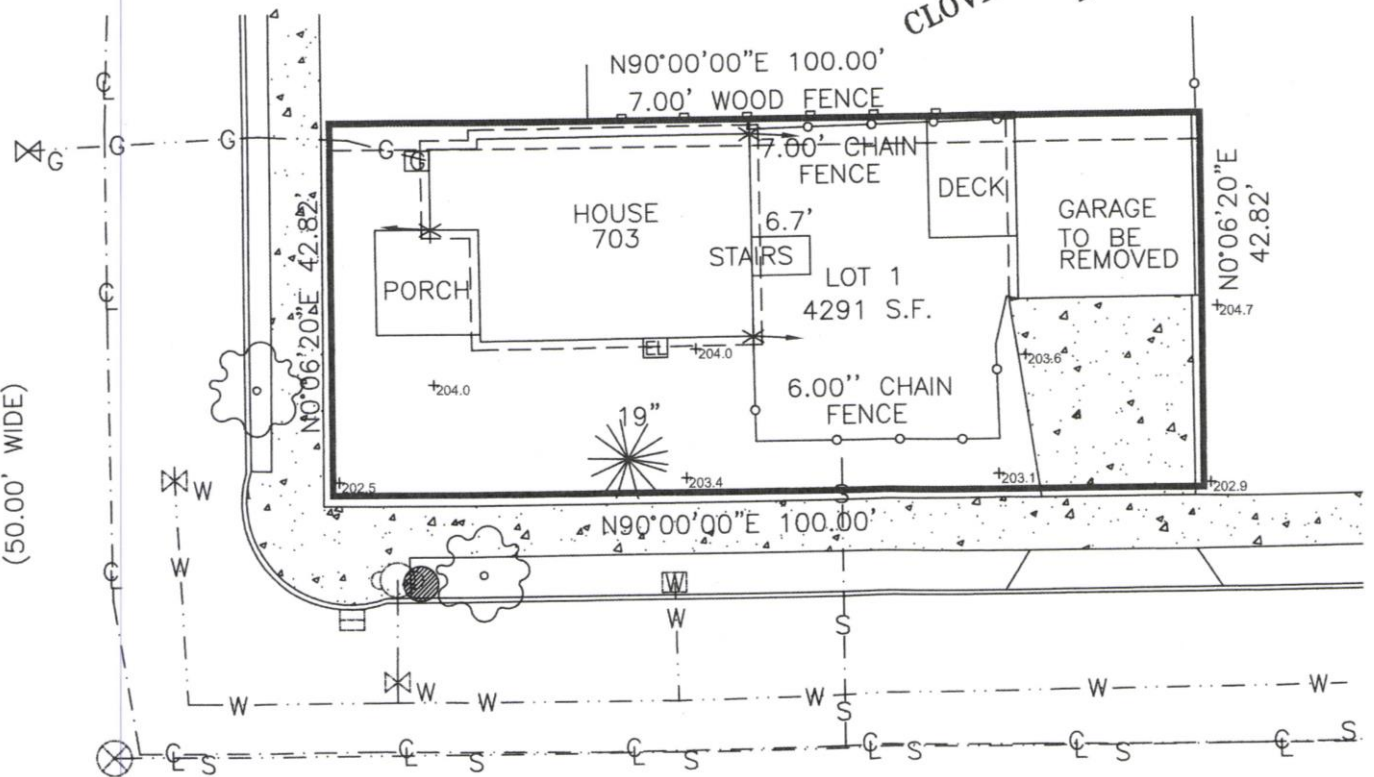


NOTE: ELEVATION DA

EXISTING CONDITION NOTES
1. DOWNSPOUTS GO TO GROUND.

CLOVERDALE EXTENSION NO.
BLOCK 15

N.E. 7TH STREET
(50.00' WIDE)



N.E. KILLINGSWORTH STREET
(60.00' WIDE)

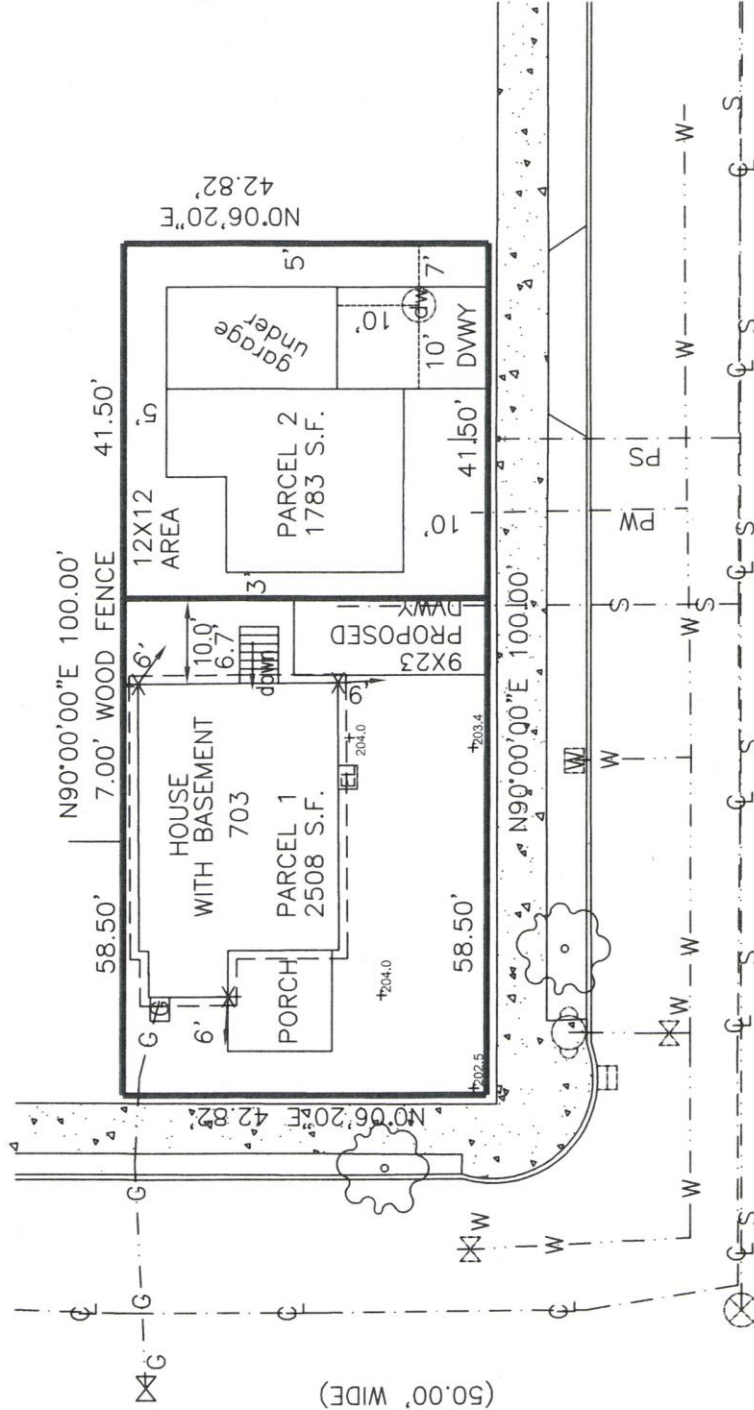
Preliminary Land Division Plan with Proposed Improvements & Utility Plan



SCALE
1" = 20'

EXISTING CONDITION NOTES

1. DOWNSPOUTS TO BE MODIFIED TO BE 6' FROM THE HOUSE AND 5' AWAY FROM PROPERTY LINE.
2. EXISTING SEWER LINE WAS FIELD LOCATED AND IS 1' WEST OF PROPOSED NEW PROPERTY LINE.



N.E. 7TH STREET
(50.00' WIDE)

N.E. KILLINGSWORTH STREET
(60.00' WIDE)