



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 16, 2017
To: Interested Person
From: Kathleen Stokes, Land Use Services
503-823-7843/Kathleen.Stokes@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood that requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. Copies of the site plan, elevation drawings and zoning map are 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 June 6, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-162692 AD, in your letter. It also is helpful to address your letter to me, Kathleen Stokes. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-162692 AD

Applicant: Kristian Thordarson | Thordarson Construction Inc
PO Box 2170
Clackamas, OR 97015

Owners: Amy and Jessie Spatrisano
1203 SE 53rd Ave
Portland, OR 97215

Site Address: 1203 SE 53RD AVE

Legal Description: BLOCK 8 LOT 26, SEWICKLY ADD
Tax Account No.: R758201720
State ID No.: 1S2E06AC 09100
Quarter Section: 3136

Neighborhood: Mt. Tabor, contact Stephanie Stewart at 503-230-9364.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: R5 (Residential 5,000, High Density Single-Dwelling)

Case Type: Adjustment Review
Procedure: Type II, administrative decision with appeal to Adjustment Committee.

Proposal: The applicant wishes to demolish the existing small garage that is located on this property and build a detached accessory dwelling unit (ADU) in its previous location, to the rear of the primary dwelling unit. The applicant proposes to remove the driveway and close the curb cut, which will eliminate onsite parking for the property. The Portland Zoning Code generally

requires that there is one onsite parking space for each primary dwelling unit. Exceptions to this requirement are approved through Adjustment Reviews if all of the relevant approval criteria are met or if the criteria can be met through reasonable conditions of approval. Therefore, the applicant is requesting approval of an Adjustment to Portland Zoning Code Section 33.266.110, to waive the requirement for an onsite parking space for this site.

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of 33.805.040 A.-F., Adjustments, cited below.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in a OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and
- D.** City-designated scenic resources and historic resources are preserved; and
- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and.
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

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 April 28, 2017 and determined to be complete on May 11, 2017.

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 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.

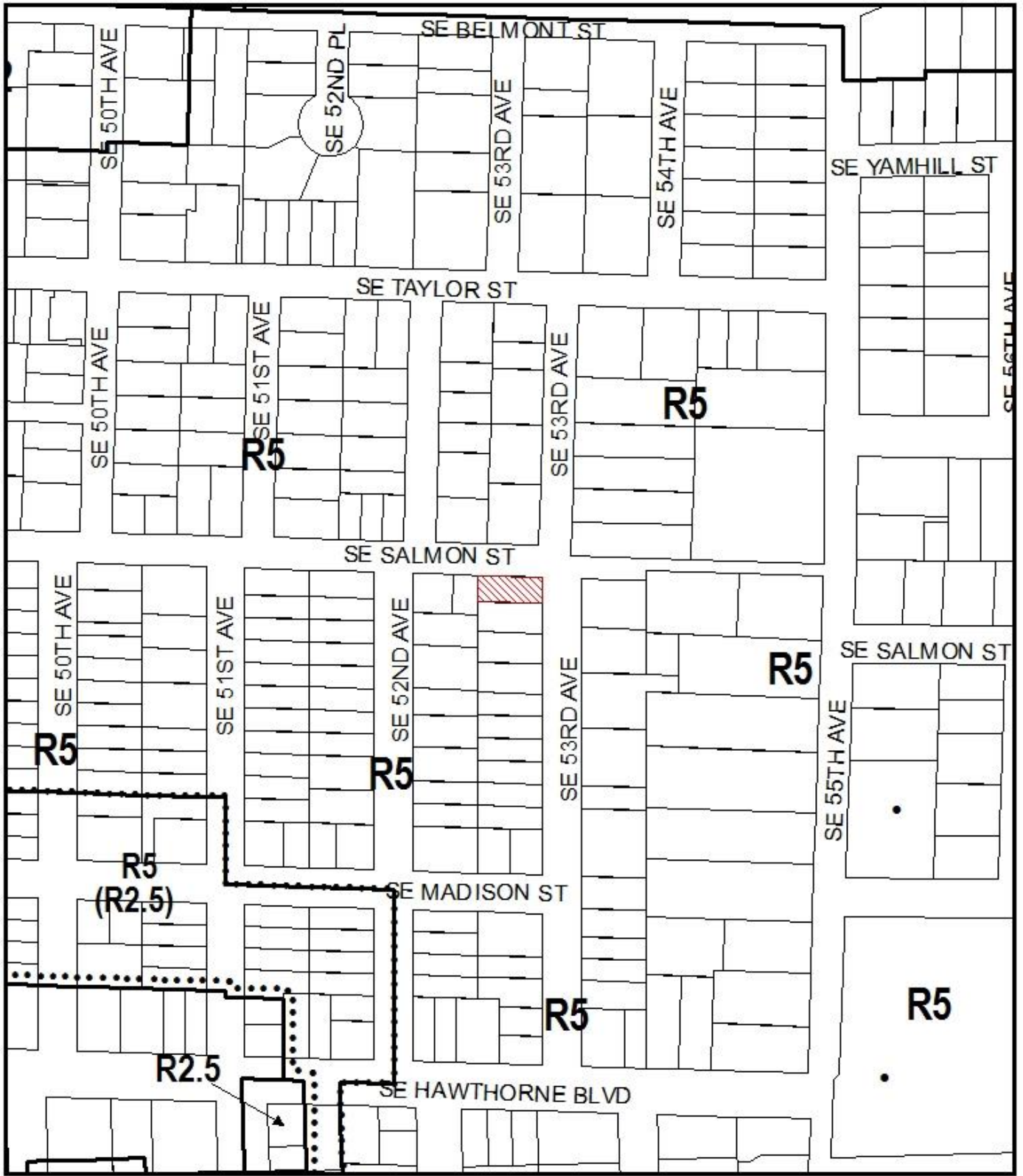
APPEAL OF THE FINAL CITY DECISION

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
Elevation Drawings



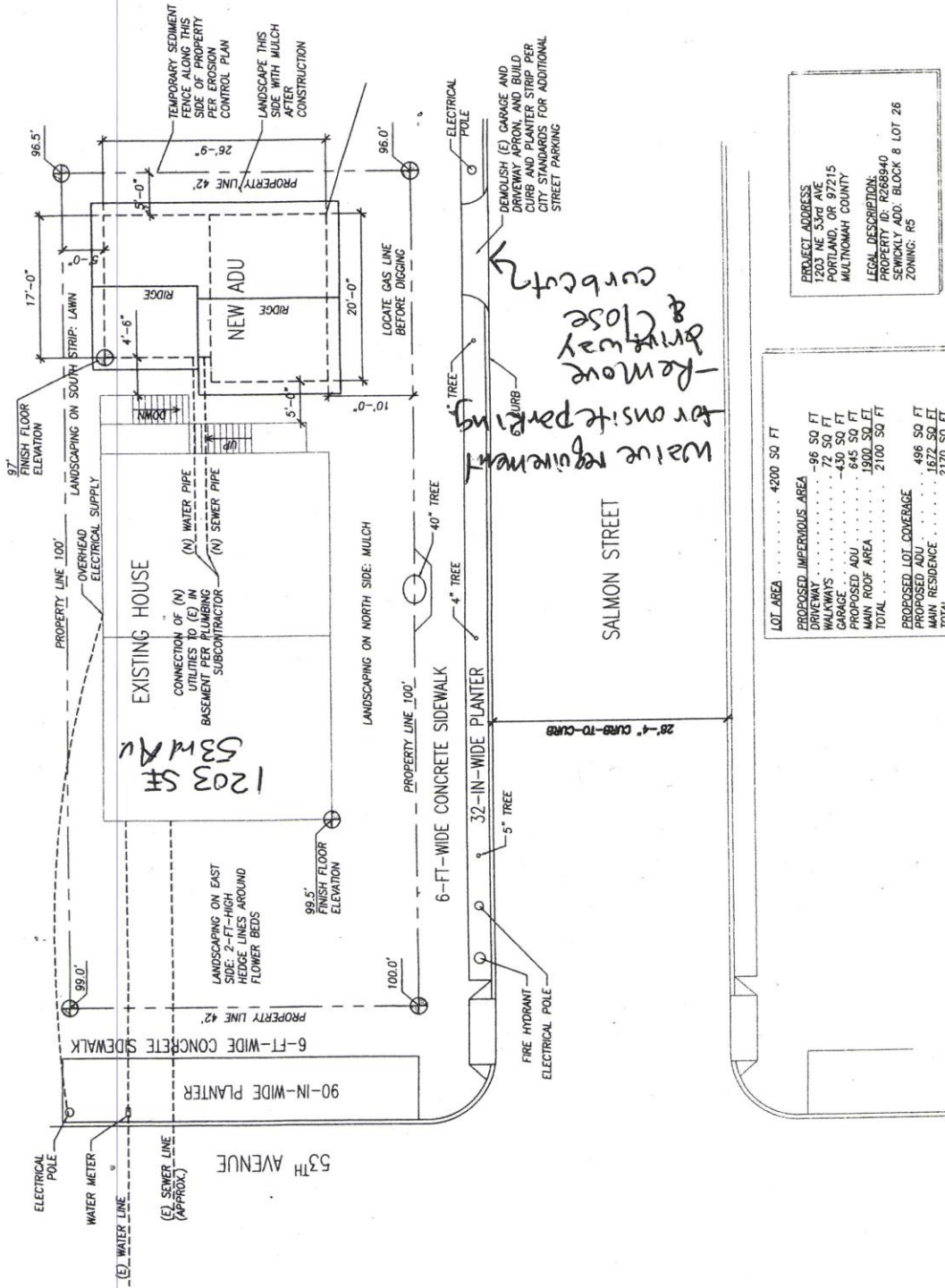
ZONING

-  Site
-  Historic Landmark



File No.	<u>LU 17-162692 AD</u>
1/4 Section	<u>3136</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E06AC 9100</u>
Exhibit	<u>B (May 01, 2017)</u>

L17-162692 AD



Remove driveway & close for onsite parking waive requirement

LOT AREA	4200 SQ FT
PROPOSED IMPERVIOUS AREA	
DRIVEWAY	96 SQ FT
WALKWAYS	72 SQ FT
GARAGE	430 SQ FT
PROPOSED ADU	645 SQ FT
MAIN ROOF AREA	1900 SQ FT
TOTAL	2100 SQ FT
PROPOSED LOT COVERAGE	496 SQ FT
PROPOSED ADU	1672 SQ FT
MAIN RESIDENCE	2170 SQ FT
TOTAL	2250 SF
TOTAL ALLOWABLE	2250 SF > 2170 SF. OK

PROJECT ADDRESS
1203 NE 53rd AVE
PORTLAND, OR 97215
MULTNOMAH COUNTY

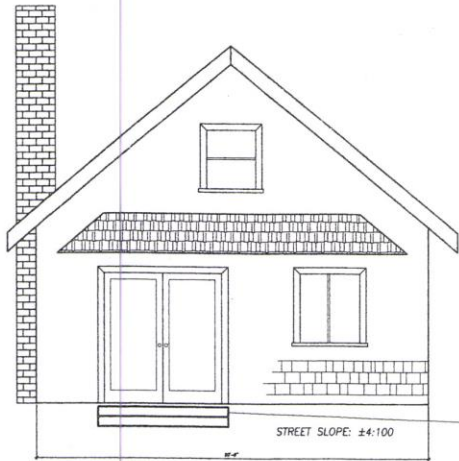
LEGAL DESCRIPTION:
PROPERTY ID: R268940
SEWICKLY ADD. BLOCK 8 LOT 26
ZONING: R5



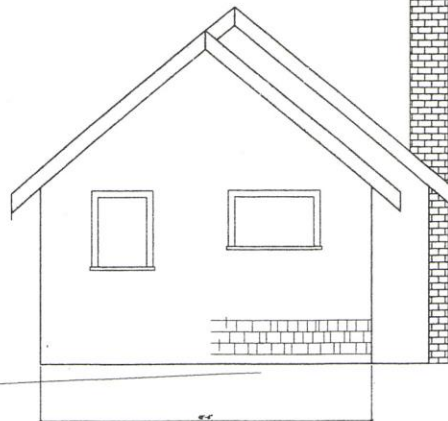
SITE, UTILITY AND LANDSCAPE PLANS

SCALE: 1"=10'-0"

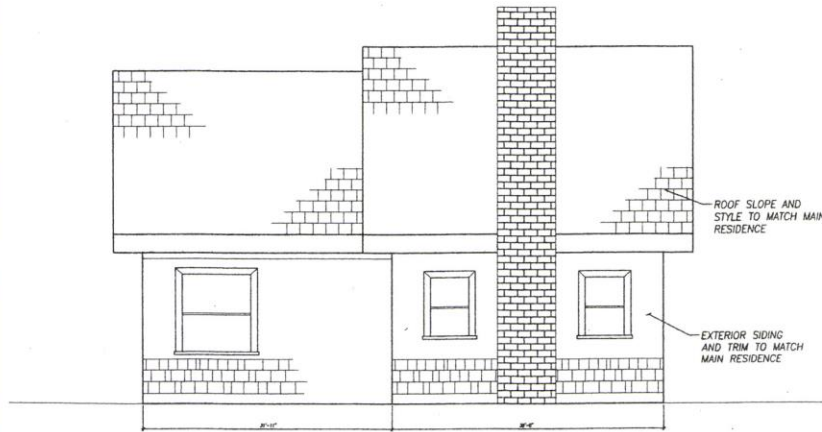
LW 17-162692 AD



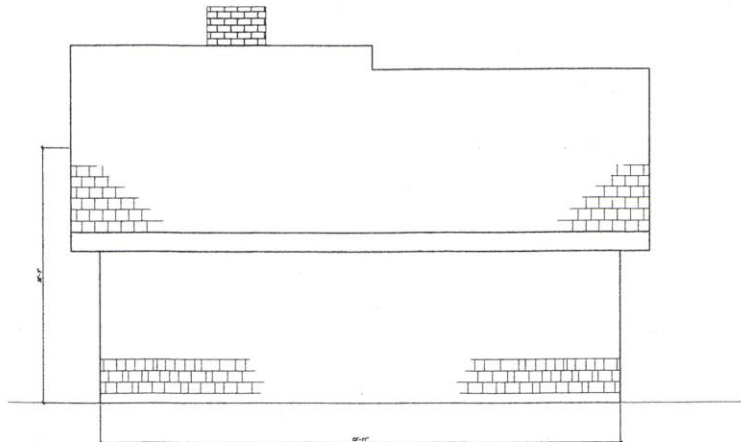
NORTH ELEVATION STREET VIEW



SOUTH ELEVATION (BEDROOM WALL IN FRONT)



EAST ELEVATION VIEW FROM MAIN RESIDENCE



WEST ELEVATION

SCHEMATIC ELEVATIONS FOR LAND USE REVIEW

SCALE: 1/4"=1'-0"

L017-162692AD



DESIGNED AND BUILT BY
THORCONSTRUCTION
www.thorconstruct.com
(503) 657-0233

PORTLAND CARPENTRY DESIGN
Framing design & drafting by
Henry Moore, EIT
PORTLAND CARPENTRY DESIGN
(503) 332-3444

CLIENT:
Amy and Jessie Spatrisano
1203 SE 53rd AVE
PORTLAND, OREGON 97215

SPATRISANO ADU
1203 SE 53rd AVE
PORTLAND, OREGON 97215

Job No. [e29]
Date: April 26, 2017

Drawing Title:
SITE PLAN AND
ELEVATIONS FOR LAND
USE REVIEW

Z10