



**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](http://www.portlandoregon.gov/bds)

**Date:** June 2, 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 June 23, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-168032 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. Please note all correspondence received is public record, and may be viewed by the applicant or others.

## **CASE FILE NUMBER: LU 17-168032 AD**

**Applicant:** Stewart Straus | Stewart Gordon Straus Architect PC  
12600 SW Crescent St., Ste. 100  
Beaverton, OR 97005  
(971) 506-2724  
[sgs@s-straus.com](mailto:sgs@s-straus.com)

**Property Owner:** Thomas Fellman | Woodridge Apartments LLC  
1300 SW 5<sup>th</sup> Ave., Ste. 3000  
Portland, OR 97201

**Site Address:** 3003-3007 SW 11<sup>th</sup> Ave.

**Legal Description:** TL 6300 0.73 ACRES, SECTION 09 1S 1E  
**Tax Account No.:** R991090850  
**State ID No.:** 1S1E09AB 06300  
**Quarter Section:** 3328  
**Neighborhood:** Homestead, contact Milt Jones at 503-823-4592  
**District Coalition:** Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592  
**Zoning:** R1, R1d, R1cd – Multi-Dwelling Residential 1,000, with Design (“d”) and Environmental Conservation (“c”) overlay zones on portions of the site unaffected by the Adjustment request

**Case Type:** AD – Adjustment Review  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee

**Proposal:**

The applicant proposes to construct a covered, 5' x 12' enclosure for trash and recycling near the southwest corner of this site. The trash and recycling enclosure would be used by residents of the existing apartments on this site (3003-3007 SW 11<sup>th</sup> Avenue) and by residents of new apartments proposed for construction on the adjacent property (2993 SW 11<sup>th</sup> Avenue). The structure would abut the west side lot line. Since Zoning Code Section 33.120.220.B requires a minimum 5-foot setback from the side lot line for a structure of this size, the applicant requests approval of an Adjustment to reduce the minimum west side setback for the trash and recycling enclosure from 5 feet to zero.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F of Section 33.805.040, Adjustment Approval Criteria have been met:

- 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 an 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 *(not applicable)*
- D. City-designated scenic resources and historic resources are preserved; and *(not applicable)*
- 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 May 8, 2017, and determined to be complete on May 31, 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.

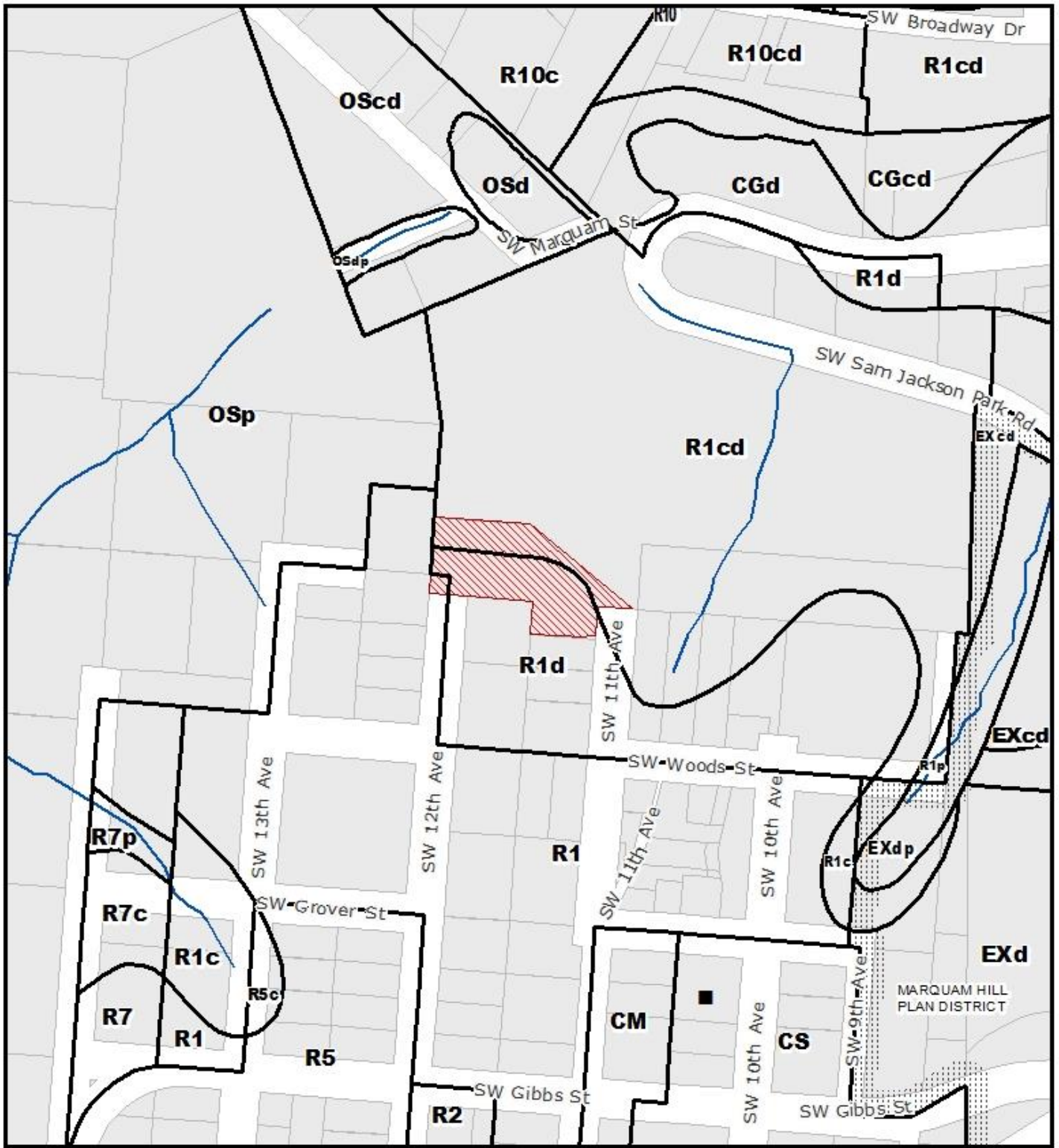
**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning map

Site plan

Trash/recycle facility plan



# ZONING

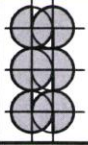


-  Site
-  Stream
-  Historic Landmark

File No.	LU 17-168032 AD
1/4 Section	3328
Scale	1 inch = 200 feet
State ID	1S1E09AB 6300
Exhibit	B May 23, 2017



LV 17-168032 AD



STEWART CORROON BREWERS  
ARCHITECT PC  
12600 SW CRESCENT ST  
SUITE # 100  
BEAVERTON, OR 97005  
(503) 672-2517 (OFFICE)  
(503) 672-7608 (FAX)  
(971) 506-2724 (MOBILE)  
sg@stcraia.com (e-mail)



VERDE VISTA APARTMENTS  
FOR FDC MANAGEMENT COMPANY LLC  
SW 12TH & PORTER  
PORTLAND, OREGON

PROJECT NUMBER: T-1526

DRAWING DATE BY

DESIGN 5 SEPT 2015 SCS

PERMIT 4 DEC 2015 SCS

REVISION 18 MAR 2016 SCS

REVISION 27 OCT 2016 SCS

CONST.

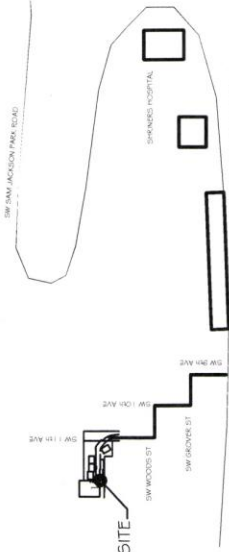
SHEET TITLE  
TRASH/RECYCLE  
FACILITY

T1

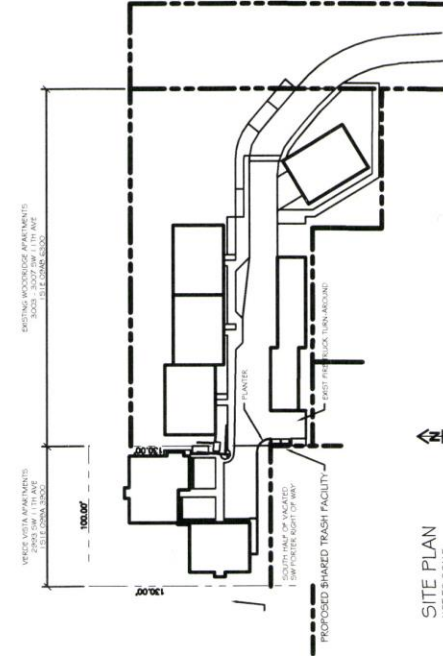
**PROJECT DESCRIPTION**  
CONSTRUCT TRASH/RECYCLE FACILITY TO BE SHARED BY EXISTING WOODROSE APARTMENTS AND PROPOSED VERDE VISTA APARTMENTS

**ZONING CODE COMPLIANCE**  
TRASH CONTAINERS ARE ALLOWED BY THE CONCRETE BLOCK WALL SUBORDINATING THEM ON THREE SIDES

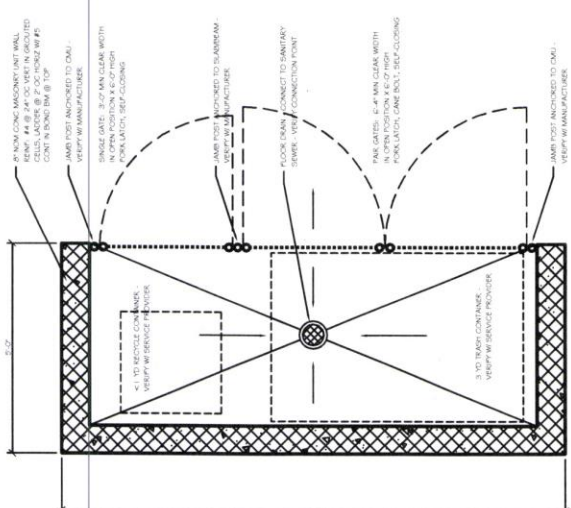
**BUILDING CODE COMPLIANCE**  
APPLICABLE CODE: OS 4.25000, OS 11.0700  
USE GROUP: U, UTILITY STRUCTURE  
CONC. TYPE: V, B  
FIRE PROTECTION: NONE  
ALLOWED AREA: 5000 SQ FT  
PROPOSED AREA: 600 SF  
ALLOWED HEIGHT: 1 STORY  
PROPOSED HEIGHT: 1 STORY  
EXTERIOR WALL: 1 HOUR WITHIN 10 FEET OF PROPERTY LINE



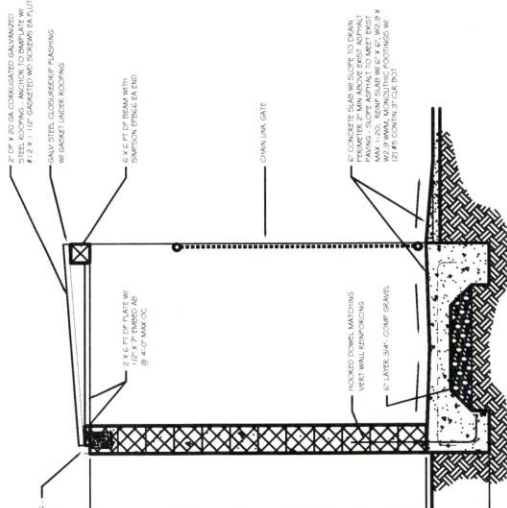
VICINITY MAP  
NOT TO SCALE



SITE PLAN  
NOT TO SCALE



1 FLOOR PLAN  
3/4\"/>



2 SECTION  
3/4\"/>