



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

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

Date: June 6, 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 27, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-177147 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 17-177147 AD

Applicant: Josh Patrick | Columbia Pacific Homes LLC
919 NE 19th Ave. #160n
Portland, OR 97232
(503) 384-2153 | josh@vnhar.net

Property Owners: Daniel Brown and Judy McKay
6347 SE 84th Ave.
Portland, OR 97266

Site Address: 6347 SE 84th Ave.

Legal Description: BLOCK 5 LOT 23&24, ARLETA PK 4
Tax Account No.: R037001150
State ID No.: 1S2E16CC 16000
Quarter Section: 3639
Neighborhood: Lents, contact Judy Low at pmsi_92@hotmail.com
Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com; Lents Business Association, contact lentsgrown@gmail.com

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550

Zoning: R2.5a – Single-Dwelling Residential 2,500 with Alternative Design Density (“a”) overlay zone

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

Proposal:

The subject property contains two lots (Lot 23 and Lot 24) which are each currently 40 feet wide. The applicant intends to submit a Property Line Adjustment application to move the existing lot line between Lot 23 and Lot 24 to the location shown on the attached site plan. Lot 23 would be 44 feet wide and Lot 24 would be 36 feet wide (the minimum lot width in the R2.5 zone). A new house is proposed for Lot 24. In order to accommodate the proposed Property Line Adjustment while retaining the existing house on Lot 23, the applicant is requesting an Adjustment to reduce the minimum north side setback for the existing house on Lot 23 from 5 feet to 3.5 feet for the wall and from 4 feet to 2.5 feet for the eave (Zoning Code Section 33.110.220). An existing bay window on the north side of the existing house would be removed. No Adjustments are requested for the new house proposed for Lot 24.

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. *(not applicable)*

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 25, 2017, and determined to be complete on June 2, 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.

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.

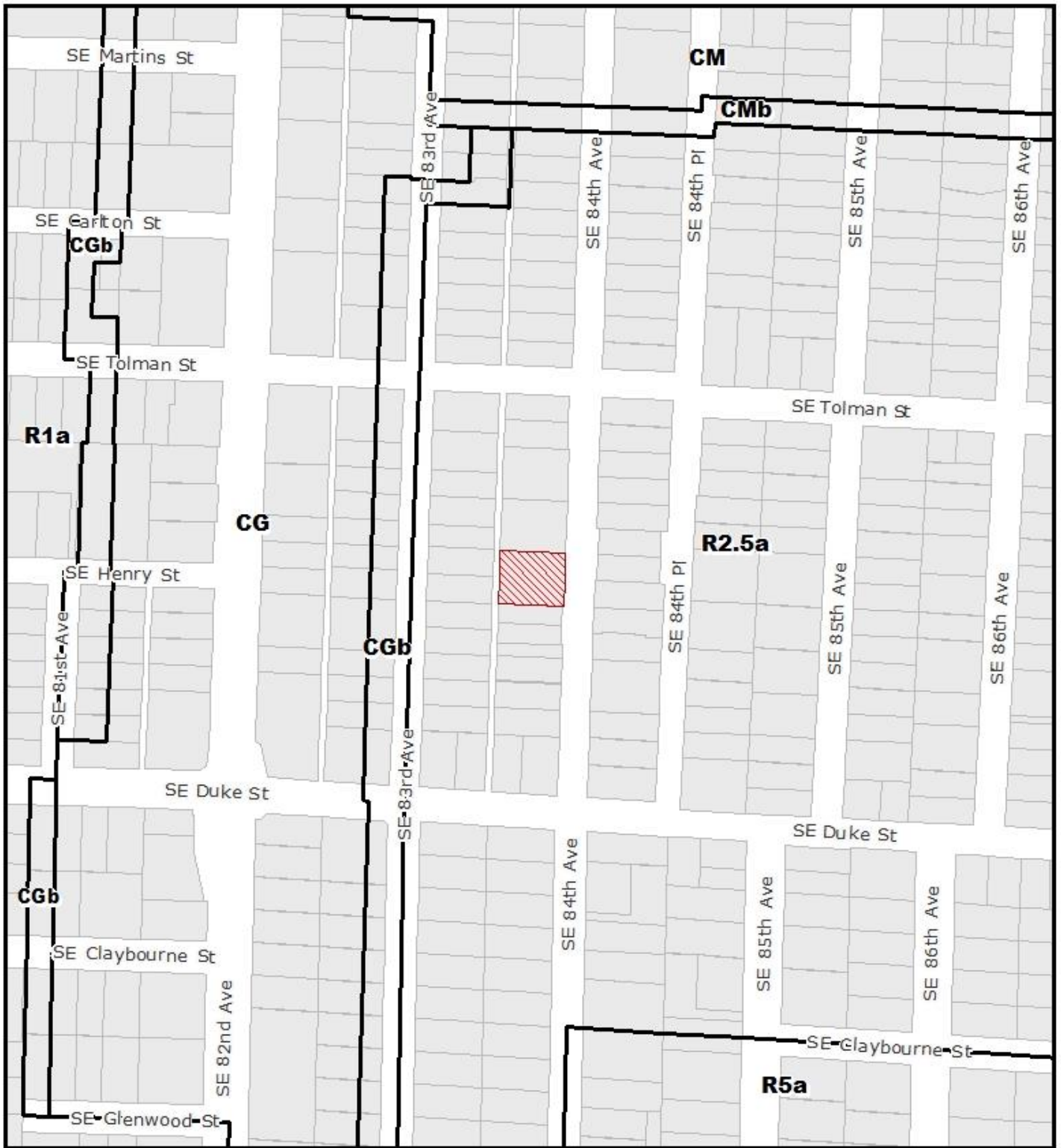
APPEAL OF THE FINAL CITY DECISION

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
Front building elevation



ZONING  NORTH

 Site

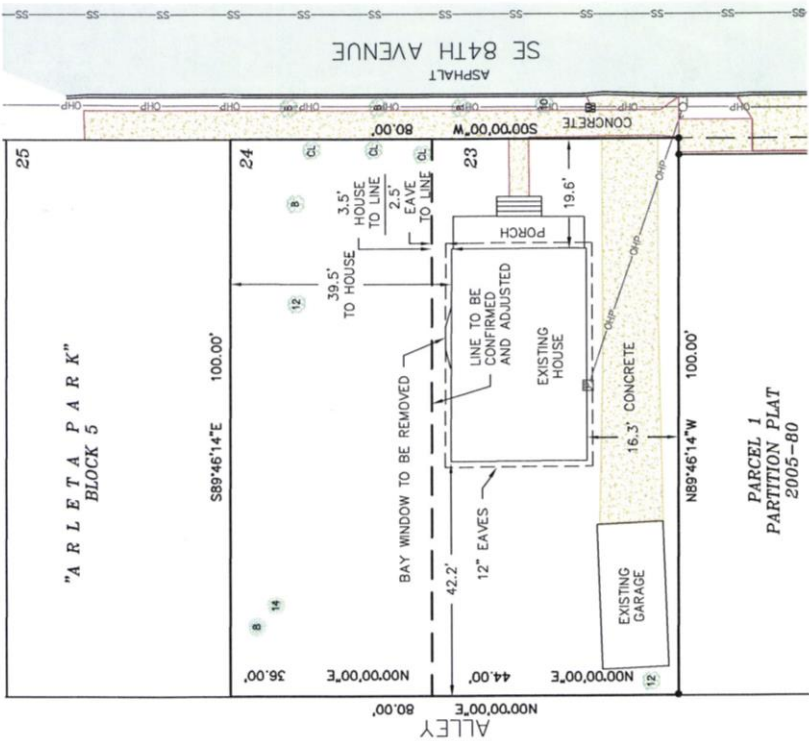
File No.	LU 17-177147 AD
1/4 Section	3639
Scale	1 inch = 200 feet
State ID	1S2E16CC 16000
Exhibit	B May 31, 2017

gy



SCALE 1" = 20'

- LEGEND**
- # EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
 - # EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
 - EXISTING ELECTRIC METER
 - EXISTING POWER POLE
 - DHP— EXISTING OVERHEAD POWER LINES
 - EXISTING WATER METER
 - SS— EXISTING SANITARY SEWER LINE
 - X— EXISTING FENCE
 - EXISTING ROCK WALL
 - FOUND MONUMENTS
 - EXISTING GRAVEL
 - EXISTING CONCRETE
 - EXISTING ASPHALT

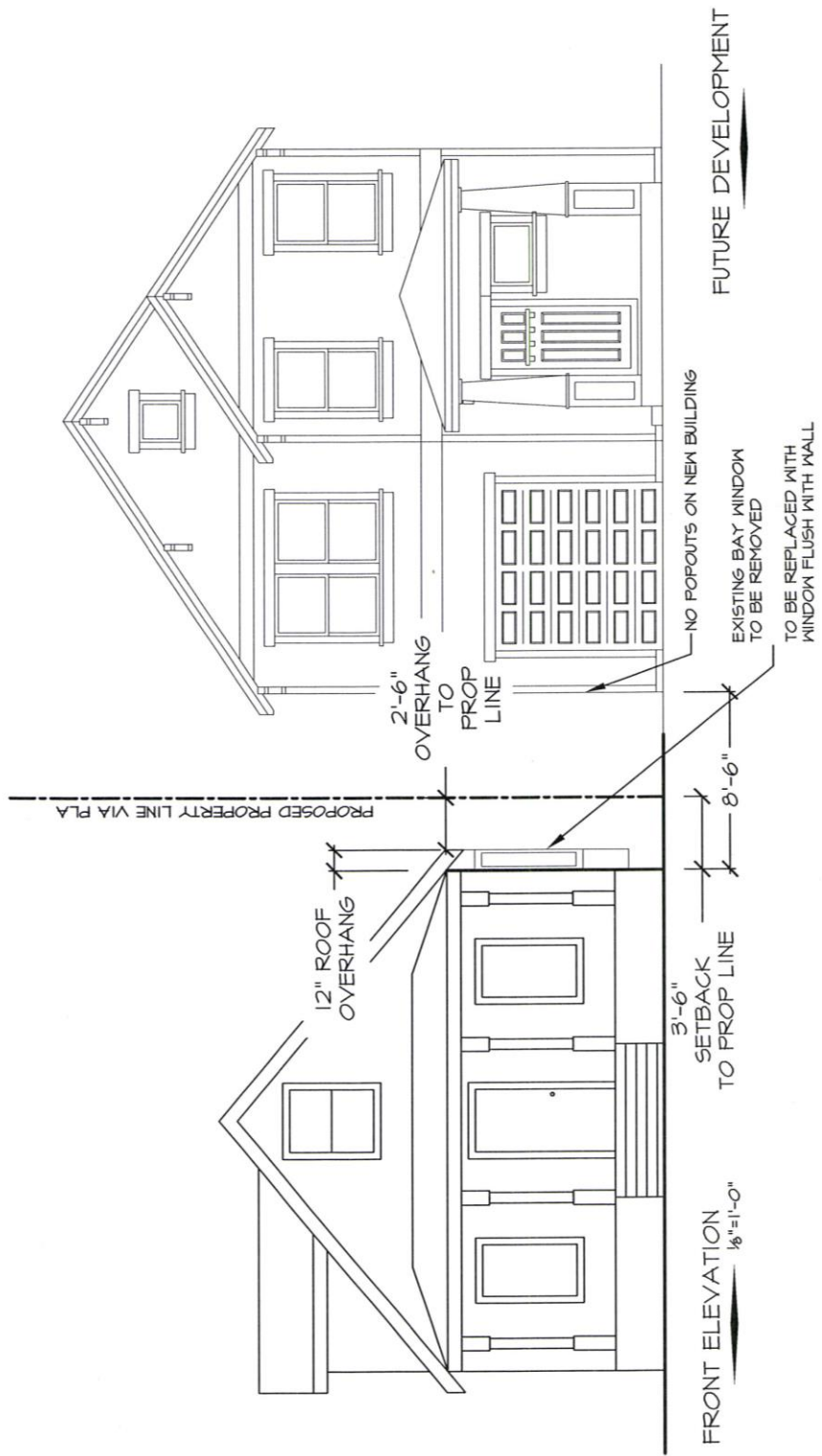


PARCEL 2	8
PARTITION PLAT 2005-17	9
PARCEL 1	

ADJUSTMENT MAP	6347 SE 84TH AVE
SW 1/4 SEC 16, T1S, R2E, W1	
CITY OF PORTLAND	
MULTNOMAH COUNTY, OREGON	
APRIL 14, 2017	
DRAWN: RAR CHECKED: DMR	
SCALE 1"=20' ACCOUNT # 196-066	

CP COLUMBIA PACIFIC HOMES, LLC.
 919 NE 19TH AVE, SUITE 160, PORTLAND, OR 97232
 P. (503) 384-2153 F. (503) 384-2177

W 17-177147 AD



LW 17-177147 AD