



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

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Date: July 10, 2017
To: Interested Person
From: Lauren Russell, Land Use Services
503-823-7817/Lauren.Russell@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 July 31, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-174565 AD, in your letter. It also is helpful to address your letter to me, Lauren Russell. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-174565 AD

Applicant: Steven Jacobsen
SJ Designs
17680 NW Shadyfir Loop
Beaverton, OR 97006 / 503-887-0572

Owner: Yemanebrhan Berhe
10905 NE Knott St
Portland, OR 97220-2969

Site Address: 10905 NE KNOTT ST

Legal Description: LOT 1, PARTITION PLAT 2009-58
Tax Account No.: R649892290, R649892290
State ID No.: 1N2E27BD 05401, 1N2E27BD 05401
Quarter Section: 2741
Neighborhood: Parkrose Heights, contact Tom Badrick at tbadrick@aol.com.
Business District: Gateway Area Business Association, contact Paul Wild at paul.wild@mhcc.edu
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Plan District: None
Zoning: R7h – Single-Dwelling Residential 7,000, Aircraft Landing Overlay
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant proposes to convert a portion of the lower level of the existing split-level single-dwelling residence into a 950 square foot accessory dwelling unit (ADU). No exterior changes or increases in floor area are proposed. Per Zoning Code Section 33.205.040.C.3, the size of the ADU may be no more than 75-percent of the living area of the primary dwelling unit or 800 square feet of living area, whichever is less. The living area of the primary dwelling unit is over 2,500 square feet, which would limit the size of the proposed ADU to 800 square feet. Because the proposed ADU would not meet the maximum allowed size, the applicant requests an Adjustment to increase the size of the proposed ADU from 800 square feet to 950 square feet.

Relevant Approval Criteria:

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below 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 22, 2017 and determined to be complete on June 30, 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.

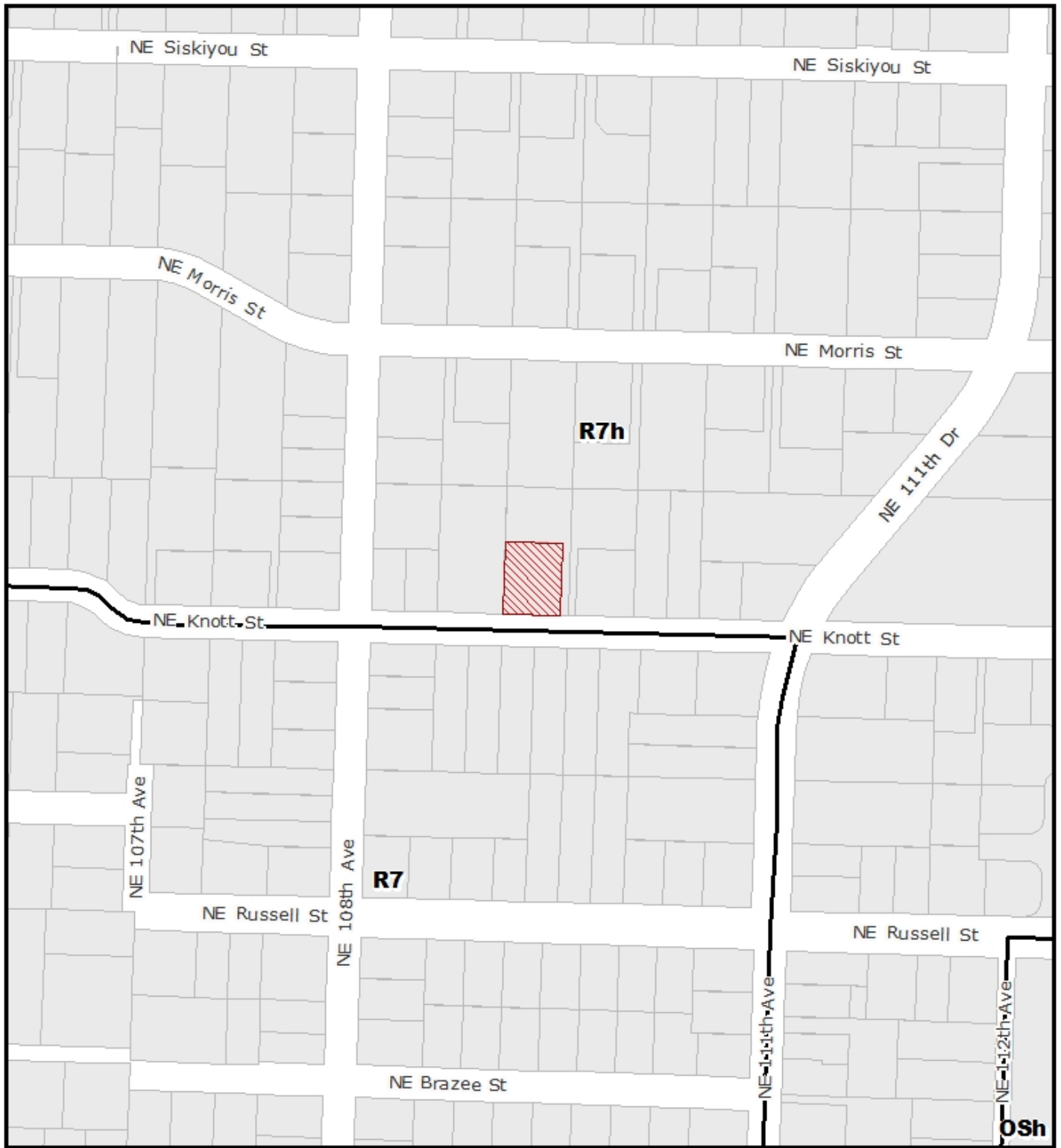
APPEAL OF THE FINAL CITY DECISION

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:

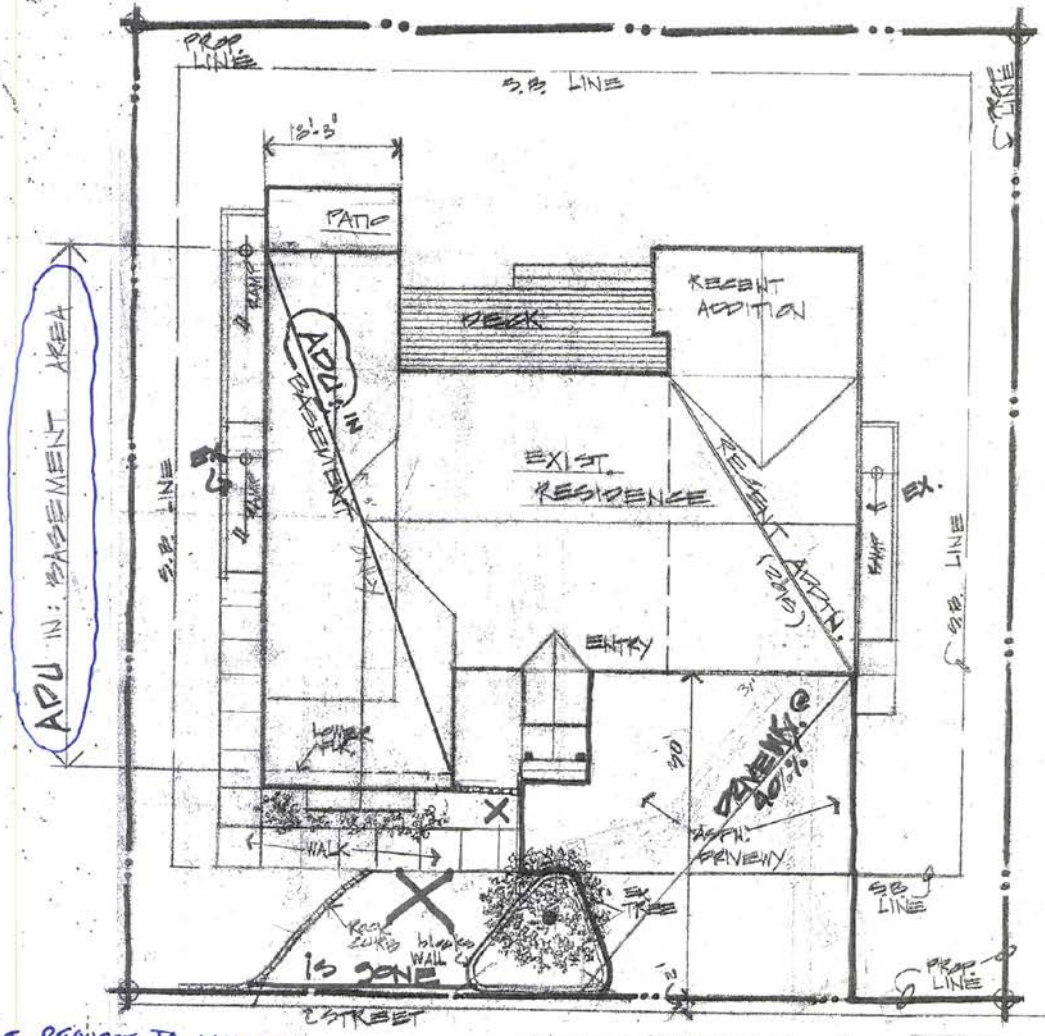
Zoning Map
Site Plan
Elevations
ADU Floor Plan



ZONING 
NORTH

 Site

File No.	LU 17-174565 AD
1/4 Section	2741
Scale	1 inch = 200 feet
State ID	1N2E27BD 5401
Exhibit	B May 24, 2017



ADJUSTMENT REQUEST TO INCREASE
 THE SIZE OF THE PROPOSED ADU
 FROM 800 SF TO 950 SF.



SITE PLAN

SCALE: 1" = 10'

ZONE
 : R-7

AREA OF FRONT YARD → 3004 SF

$3004 \text{ SF} \times .40\% = 802 \text{ SF}$ (COVERAGE ALLOWED)
 DRIVEWAY: 800 SF = 802 SF (ACTUAL) (ALLOWABLE)

