



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 11, 2017
To: Interested Person
From: David Besley, Land Use Services
503-823-7282/David.Besley@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 October 2, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-221512 AD, in your letter. It also is helpful to address your letter to me, David Besley. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-221512 AD

Applicant: Kendra Shippy | DMS Architects
2325 NE 19th Ave
Portland, OR 97212
503-335-9040 | Kendra@Dmsarchitects.Com

Owner: David A Griswold
2504 SE Taylor St
Portland, OR 97214-2871

Site Address: 2504 SE TAYLOR ST

Legal Description: BLOCK 11 LOT 5, TILTONS ADD
Tax Account No.: R835603800
State ID No.: 1S1E01BC 13900
Quarter Section: 3133

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010

Zoning: R5 (Single-dwelling Residential 5,000)

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

Proposal:

The applicant is proposing to convert a detached accessory structure into an Accessory Dwelling Unit (ADU) and build an approximately 80 square foot addition to the east of the structure. The total size of the proposed ADU is 296 square feet. The Portland Zoning Code requires that structures be set back a minimum of 5 feet from the side and rear lot lines in this zone (Section 33.110.220; Table 110-3). The existing structure is located 1 foot – 9 inches from the side (west) lot line. This portion of the structure is proposed to be remodeled such that it will be 2 feet from the from the side (west) lot line. The existing structure is located 1 foot - 5 inches from the rear (south) lot line and the expansion will be in line with this distance. Two Adjustments are therefore required for the ADU conversion:

1. To reduce the minimum side (west) setback from 5 feet to 2 feet; and
2. To reduce the minimum rear (south) setback from 5 feet to 1 foot - 5 inches.

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.

33.805.040 Approval Criteria

- 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
- D.** City-designated scenic resources and historic resources are preserved *(not applicable)*; 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 *(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 August 11, 2017 and determined to be complete on August 31, 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

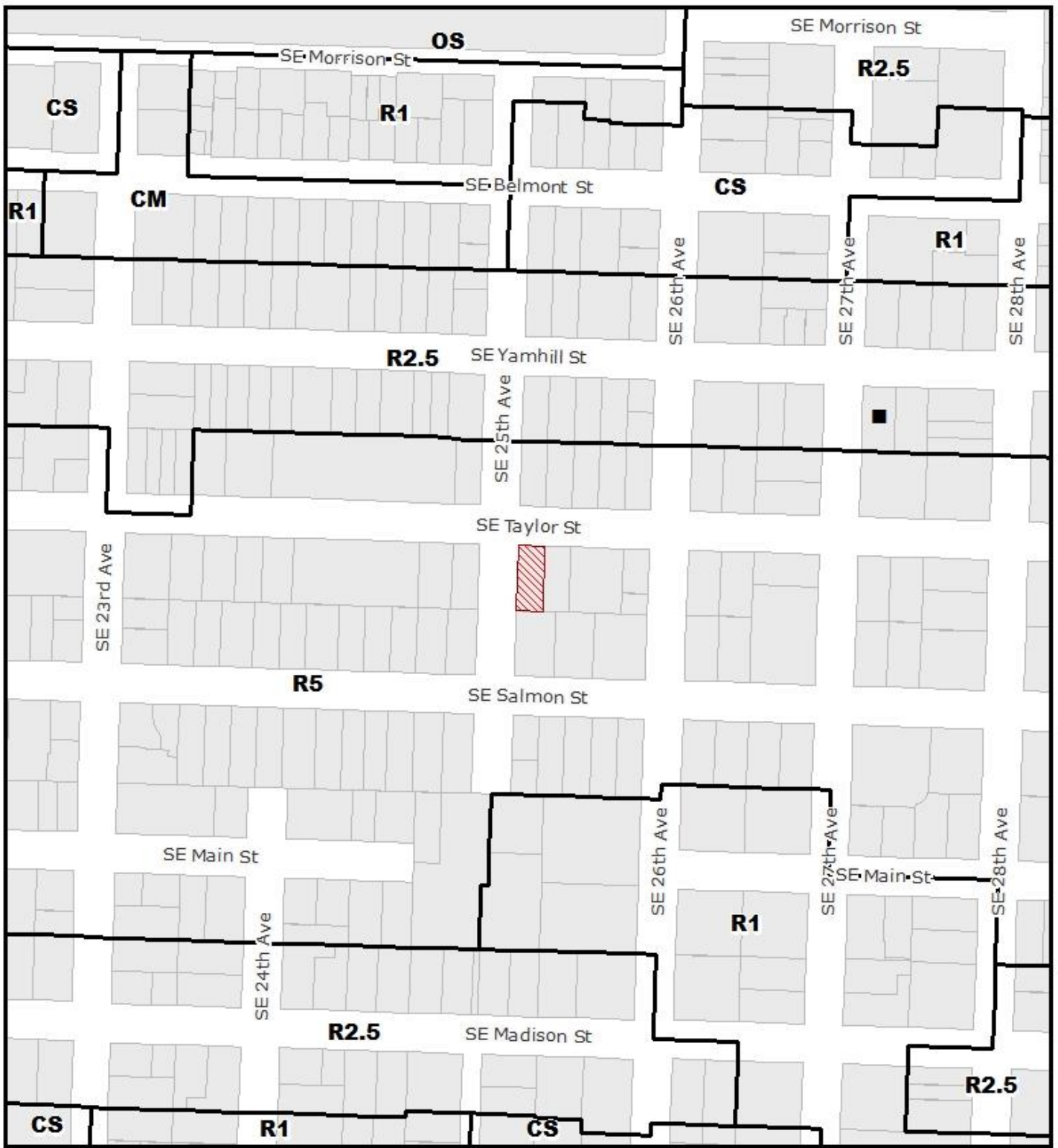
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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 and Elevation Drawings



ZONING 
NORTH

 Site
 Historic Landmark

File No.	LU 17-221512 AD
1/4 Section	3133
Scale	1 inch = 200 feet
State ID	1S1E01BC 13900
Exhibit	B Aug 14, 2017



2504 SE TAYLOR ST
PORTLAND, OREGON 97214
SCHUMACHER ARCHITECTURE
503.335.8628
www.scha.com
DMS

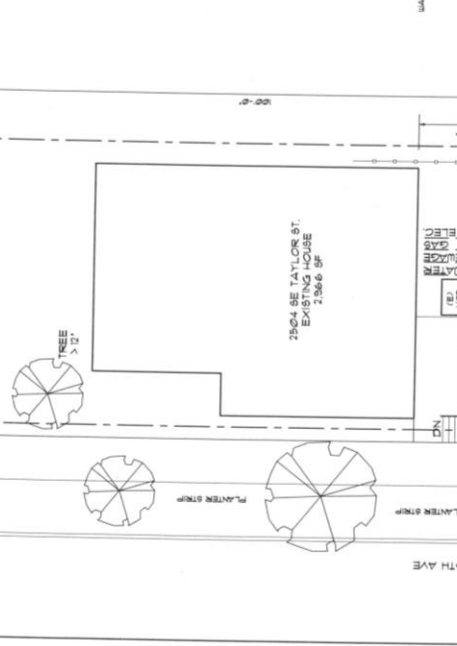
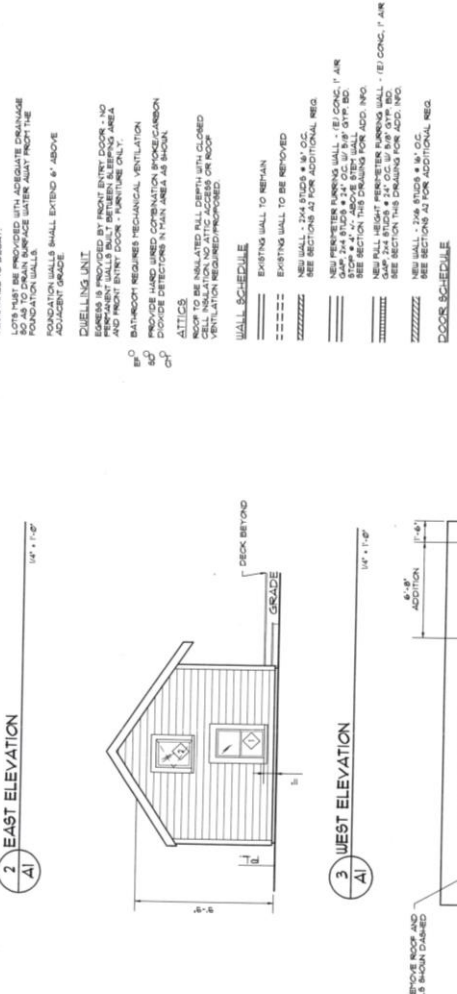
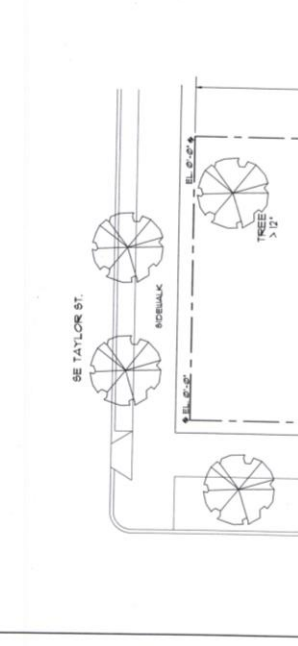
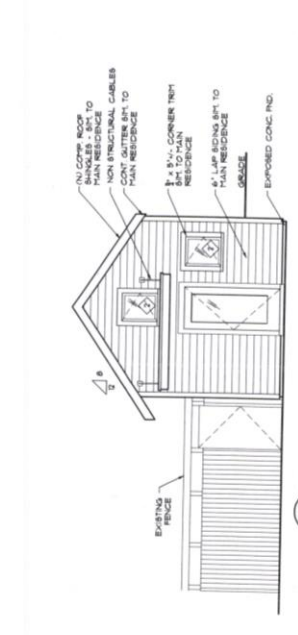
PRELIMINARY
SCHUMACHER ADU
2504 SE TAYLOR ST
PORTLAND, OREGON

GENERAL NOTES
SITE PLAN
ELEVATIONS
ELEVATIONS
GENERAL NOTES
WINDOW/DOOR SCHEDULES

SHEET COUNT	000018
JOB NO.	000018
DATE	8-8-17
DESIGNER	DMS
REVISIONS	

SHEET
A1 of 3

GENERAL NOTES:
 GENERAL PROJECT SCOPE: ADD 6'-0" ADDITION TO EXISTING GARAGE FOR 2ND FL ACCESSORY DWELLING UNIT.
 THIS PROJECT IS DESIGNED UTILIZING THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 DISCREPANCIES ARE FOUND BETWEEN THESE DRAWINGS AND PREVIOUS DRAWINGS, THESE DRAWINGS SHALL PREVAIL.
 ALL DIMENSIONS ARE TO FACE OF FINISH SURFACE UNLESS NOTED OTHERWISE.
 FINISH CABINETRY/DETAILS: EXCEPT AS NOTED ON OTHER SHEETS, FINISH CABINETRY/DETAILS SHALL BE AS NOTED ON THESE DRAWINGS.
 FINISH MATERIALS: FINISH MATERIALS SHALL BE AS NOTED ON THESE DRAWINGS.
 THE EXISTING AS ALLOWED BY ON-SITE CONDITIONS.
FOUNDATION AND UNDERLOOR:
 ALL FOUNDATION SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL FLOORING SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL WALLS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL ROOFING SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL MECHANICAL SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL ELECTRICAL SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL PLUMBING SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL HVAC SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL PAINT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL GLAZING SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL FINISHES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL MATERIALS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.
 ALL METHODS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.



WALL SCHEDULE

=====	EXISTING WALL TO BE REFINISH
=====	EXISTING WALL TO BE REMOVED
-----	NEW WALL - 2x4 STUDS & 1/2\"/>

DOOR SCHEDULE

-	TYPE	NOTE
A	3'-2\"/>	

WINDOW SCHEDULE

-	TYPE	NOTE
1	3'-2\"/>	

LOT COVERAGE

EXISTING LIVING (HARDY) COVERAGE	44.8%
EXISTING GARAGE COVERAGE	14.7%
EXISTING DRIVEWAY COVERAGE	1.5%
EXISTING WALKWAY COVERAGE	0.5%
EXISTING TOTAL COVERAGE	61.5%
PROPOSED LIVING COVERAGE	44.8%
PROPOSED GARAGE COVERAGE	14.7%
PROPOSED DRIVEWAY COVERAGE	1.5%
PROPOSED WALKWAY COVERAGE	0.5%
PROPOSED TOTAL COVERAGE	61.5%

2 Adjustments requested for ADU conversion/expansion:
 1. Reduce min. side (west) setback from 5' to 2'
 2. Reduce min. rear (south) setback from 5' to 1'-5\"/>