



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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Date: September 25, 2017
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on October 25, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-234418 LC, in your letter. It also is helpful to address your letter to me, Sean Williams. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-234418 LC

Applicant: Robin Scholetzky,
UrbanLens Planning LLC
2744 SE 34th Avenue
Portland, OR 97202
(971) 706-8720
robin@urbanlensplanning.net

Owner: Anthony Stohl
The Collective PDX LLC
116 NE 6th Avenue, #400
Portland, OR 97232

Site Address: 2073 SW Park Avenue

Legal Description: TL 8700 1.59 ACRES, SECTION 04 1S 1E
Tax Account No.: R991040870
State ID No.: 1S1E04DD 08700
Quarter Section: 3228
Neighborhood: Southwest Hills Residential League, contact Nancy Seton at 503-224-3840.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Plan District: None
Zoning: High Density Residential (RH) & Residential 1,000 (R1) w/ Design (d) Overlay
Case Type: Lot Consolidation (LC)

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to consolidate two parcels located within tax account R326824 (2073 SW Park Avenue) into one parcel. No change is proposed to the existing development on the site.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in Section **33.675.300, Approval Criteria for Lot Consolidations**.

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 September 1, 2017 and determined to be complete on September 20, 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.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

APPEAL PROCESS

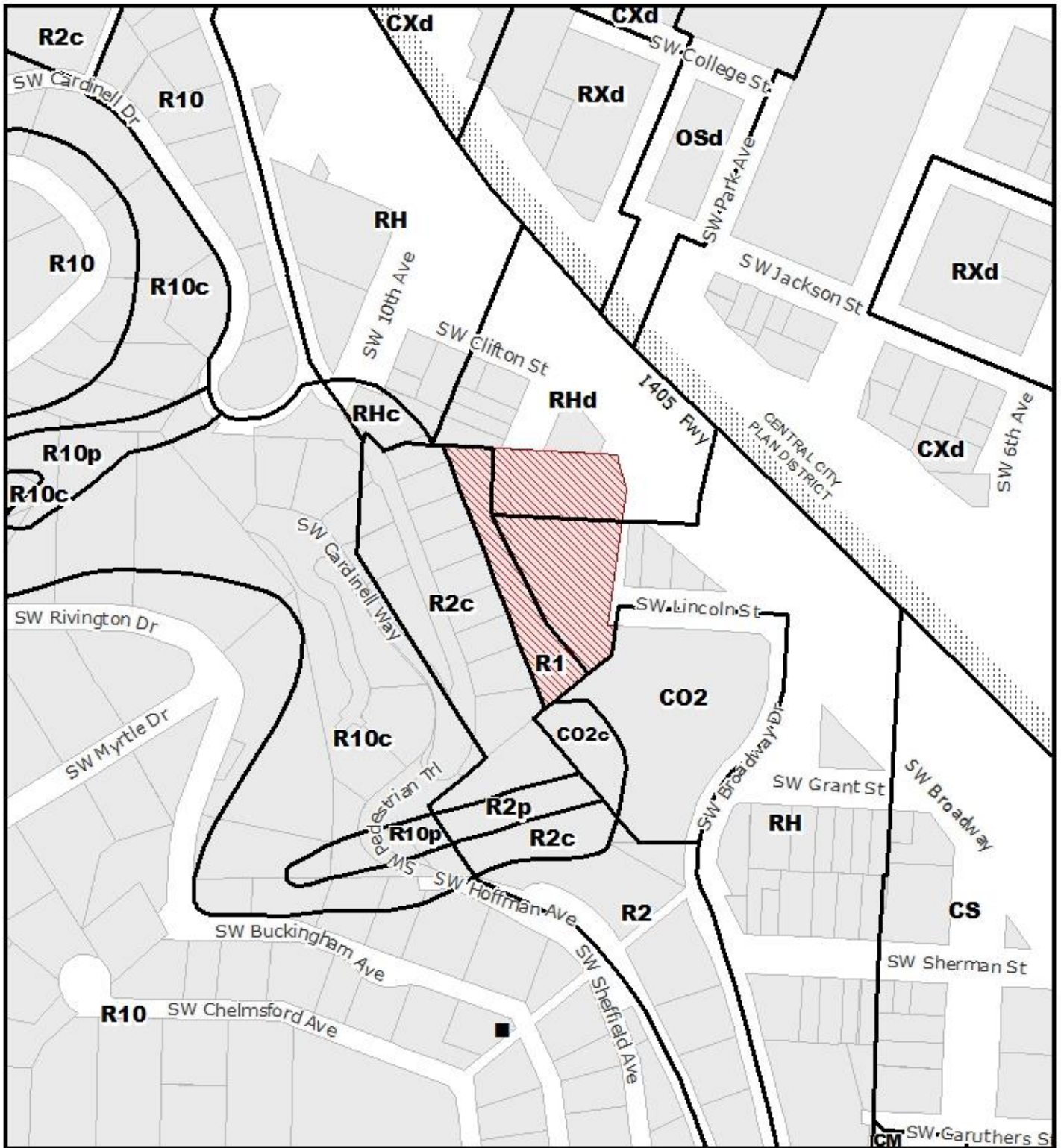
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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



ZONING



Site



Historic Landmark

File No.	LU 17-234418 LC
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DD 8700
Exhibit	B Sep 06, 2017

MULTNOMAH COUNTY
SURVEY RECORDS

DATE _____
FILED _____

REGISTER NUMBER _____



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 19, 1984
FREDERIC C. FORD
2883

12-31-17
RENEWAL DATE

NOTES

1. THIS SUBMISSION IS SUBJECT TO THE
CONDITIONS IMPOSED BY THE CITY OF
PORTLAND IN FILE NO. EA 17-157643.

APPROVALS

CITY OF PORTLAND
APPROVED THIS _____ DAY OF _____, 20____
BY _____ CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE



Ford Engineering, Inc.
Civil Engineering & Land Surveying
12205 Iola Way NW
Shedden, Washington 98383
Phone (360) 568-2124
fc@fordeng.com

PROPOSED LOT CONSOLIDATION
LOCATED IN THE FINICE CARUTHERS DONATION LAND CLAIM, AND IN SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF
PORTLAND, MULTNOMAH COUNTY, OREGON.
SCALE 1" = 30'



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THE PARCELS
DESCRIBED IN DOCUMENT NO. 2017-026880, MULTNOMAH COUNTY
RECORDS INTO ONE LOT.

THE BASIS OF BEARING IS THE NORTHEASTERLY LINE OF "R. LORD
ESTATES" ESTABLISHED BY HOLDING IRON RODS "A" AND "B" FOUND AT
THE CORNERS OF LOT 8 AND LOT 1 OF SAID "R. LORD
ESTATES" AS SHOWN.

THE BOUNDARY LINE OF "PARKGARDEN CONDOMINIUM" WAS DETERMINED
BY HOLDING MONUMENTS FOUND AS SHOWN. THE BOUNDARY LINE OF
"B" AS SHOWN, AS SET OR HELD PER SAID "PARKGARDEN CONDOMINIUM".

LEGEND

- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- ALC ALUMINUM CAP
- FND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH YPC STAMPED "LS 2865"
- FND FOUND
- SN SURVEY NUMBER MULTNOMAH COUNTY SURVEY RECORDS
- W/ WITH

LW 17-23 4418 LC

