



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

Chloe Eudaly, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 13, 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 December 4, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-242248 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 17-242248 AD**

**Applicant:** Alan Armstrong  
Strongwork Architecture LLC  
3309 SE Sherrett St, Unit A  
Portland, OR 97222 / (503) 442-6786

**Owner:** Jody O Brassfield  
6342 NE 11th Ave  
Portland, OR 97211

**Site Address:** 6342 NE 11TH AVE

**Legal Description:** BLOCK 33 LOT 1, WOODLAWN  
**Tax Account No.:** R925804270  
**State ID No.:** 1N1E14CA 05300  
**Quarter Section:** 2431  
**Neighborhood:** Woodlawn, contact Anjala Ehelebe at 503-388-5004.  
**Business District:** Soul District Business Association, contact at [outreach@nnebaportland.org](mailto:outreach@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.  
**Plan District:** None  
**Other Designations:** Woodlawn Conservation District  
**Zoning:** R5h – Single-Dwelling Residential 5,000, 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 the attached two-car garage to a 200 square foot attached accessory dwelling unit (ADU) and storage and laundry area, and relocate the required parking space to the existing 18-foot wide driveway. The existing driveway would not be expanded. A parking space must be at least 9 feet by 18 feet per Zoning Code Section 33.266.120.D.1 and must be located outside the 10-foot front setback per Zoning Code Section 33.266.120.C.1.a, which means that a driveway must be at least 28 feet in length as measured from the front lot line. Because the existing driveway is 18'-7" in length instead of the required 28 feet, the applicant requests an Adjustment to allow the relocated on-site parking space to extend 9'-5" feet into the 10-foot front setback.

**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
- 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 September 18, 2017 and determined to be complete on November 7, 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](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.

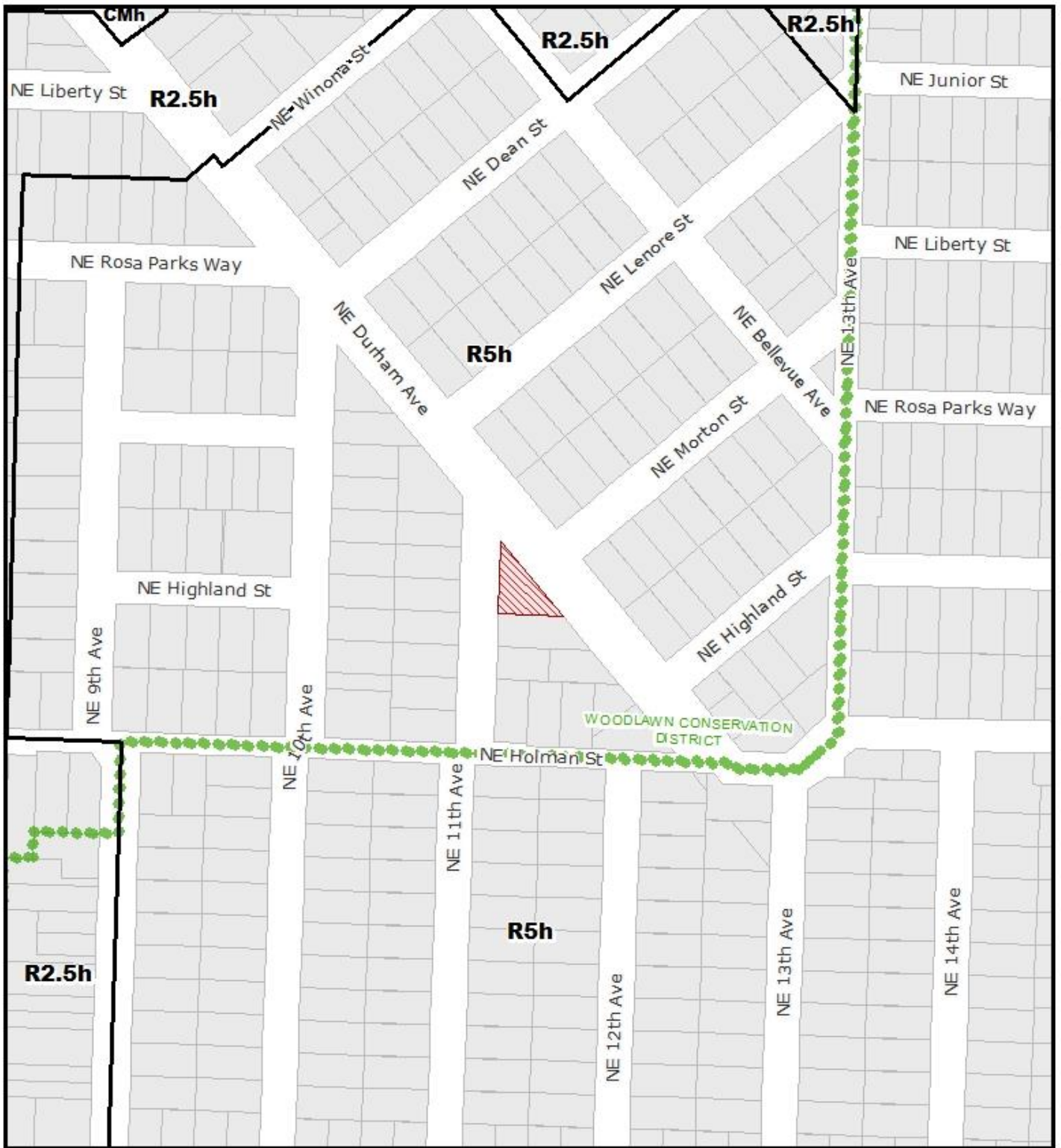
**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning Map

Site Plan and West Elevation

Enlarged Site Plan



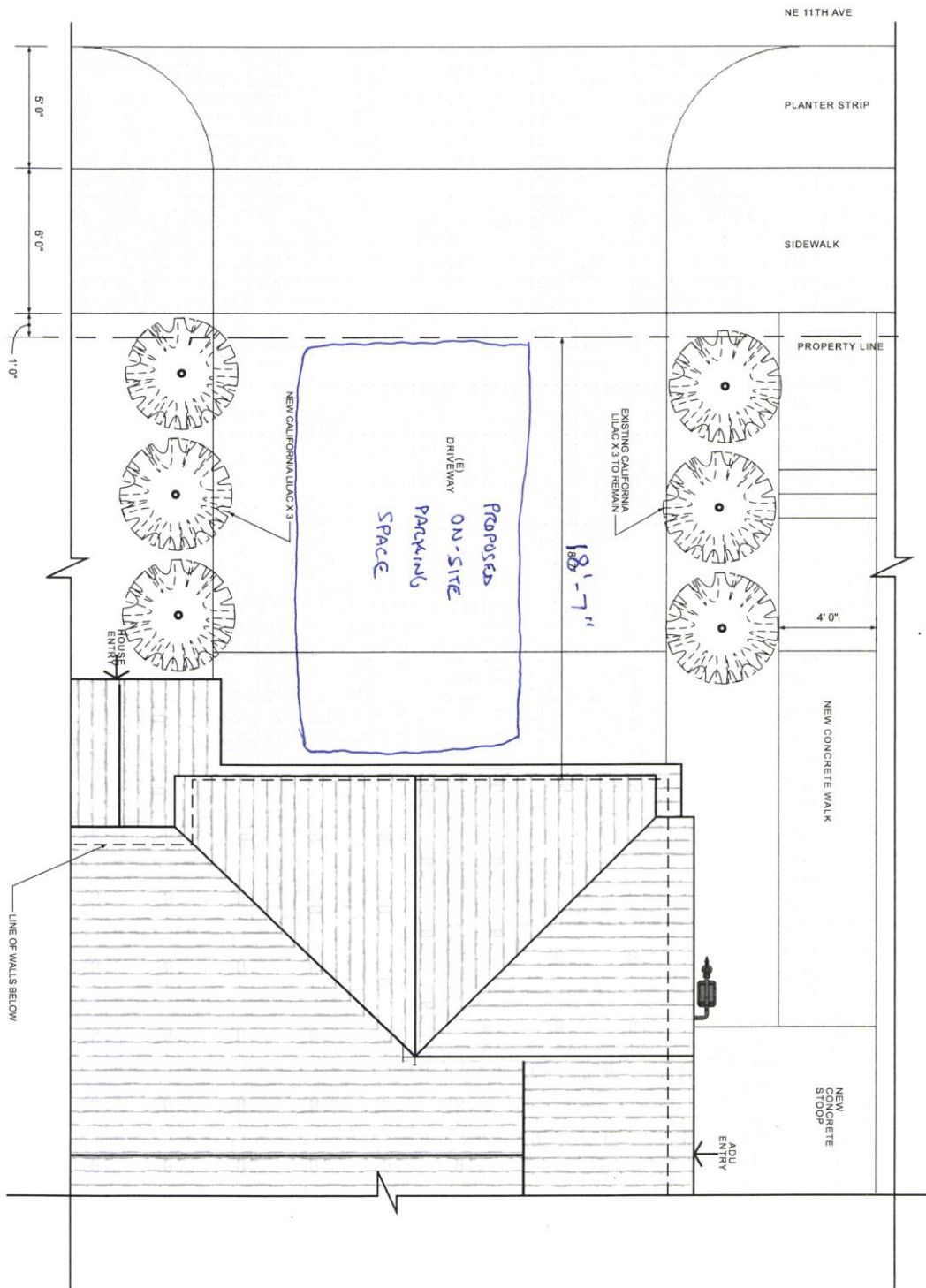
# ZONING



Site

THIS SITE LIES WITHIN THE:  
WOODLAWN CONSERVATION DISTRICT

File No.	LU 17-242248 AD
1/4 Section	2431
Scale	1 inch = 200 feet
State ID	1N1E14CA 5300
Exhibit	B Sep 20, 2017



ENLARGED  
1 - SITE PLAN  
1/4" = 1'-0"

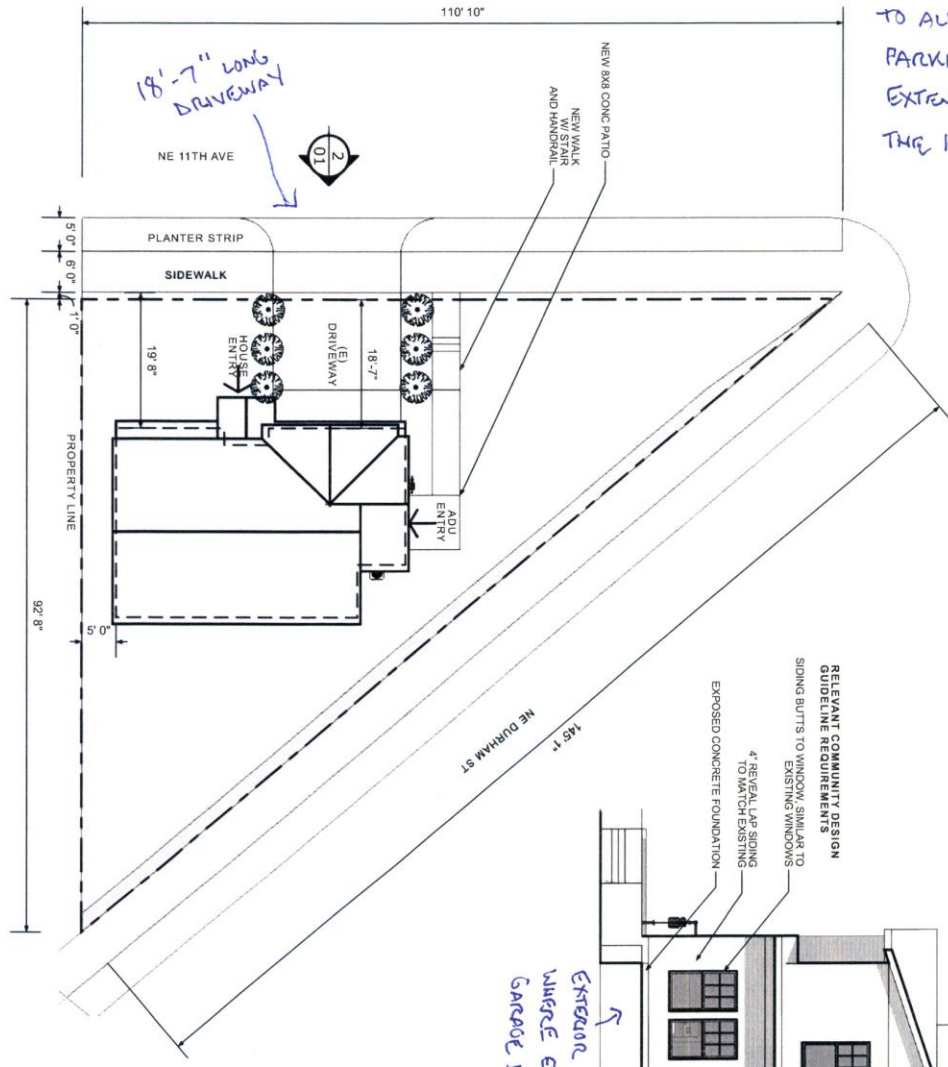
02 - ENLARGED SITE PLAN

17-242248

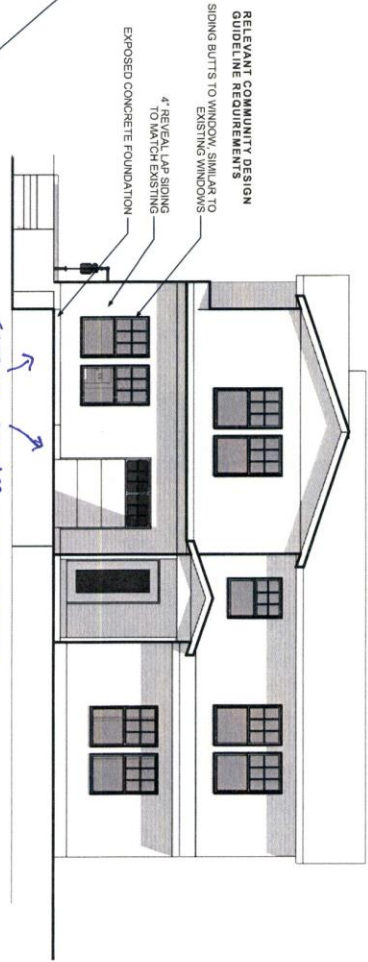
Brassfield ADU - Land Use Adjustment  
6342 NE 11th Ave  
Portland, OR 97211  
09.18.17 Original Submittal  
11.07.17 Revision 1

SW/A  
STRONGWORK ARCHITECTURE

ADJUSTMENT REQUEST  
 TO ALLOW THE ON-SITE  
 PARKING SPACE TO  
 EXTEND 9'-5" INTO  
 THE 10' FRONT SETBACK



NOTE: SEE 102 FOR ENLARGED SITE PLAN  
 1 - SITE PLAN  
 1/16" = 1'-0"



EXTERIOR CLEANLINES  
 WINDOW EXHIBIT 2  
 GARAGE DOOR IS 1/8" ST-10  
 PROPOSED WEST ELEVATION

01 - SITE PLAN + ELEVATION

LU 17-242248

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