



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

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

**Date:** November 20, 2017  
**To:** Interested Person  
**From:** Brandon Rogers, Land Use Services  
503-823-7597 / [Brandon.Rogers@portlandoregon.gov](mailto:Brandon.Rogers@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 December 20, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-251253 LDP, in your letter. It also is helpful to address your letter to me, Brandon Rogers. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-251253 LDP**

**Applicant:** Debbie Cleek/The Bookin Group  
1140 SW 11th Ave #500  
Portland OR 97205  
[CLEEK@BOOKINGROUP.COM](mailto:CLEEK@BOOKINGROUP.COM) | (503) 789-3211

**Owner:** Mitica Enache  
12105 SE Holgate Blvd  
Portland, OR 97266-2195  
[mitica.enache@yahoo.com](mailto:mitica.enache@yahoo.com) | (971) 280-6577

**Site Address:** 6504 SE 84TH AVE  
**Legal Description:** BLOCK 3 LOT 1 EXC PT IN ST, SHELTON  
**Tax Account No.:** R764700970  
**State ID No.:** 1S2E21BB 06200  
**Quarter Section:** 3739  
**Neighborhood:** Lents, contact Judy Low at [pmsi\\_92@hotmail.com](mailto:pmsi_92@hotmail.com)  
**Business District:** Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at [nchapin@tsgpdx.com](mailto:nchapin@tsgpdx.com).  
Lents Business Association, contact [lentsgrown@gmail.com](mailto:lentsgrown@gmail.com)

**District Coalition:** East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.

**Zoning:** Residential 2,500 (R2.5) with the "a" Alternative Design Density overlay zone.

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

**Proposal:**

The applicant requests a two-parcel partition of a 5,161 square-foot site to create parcels for detached single dwellings. A new single family residence is currently under construction on Parcel 1, with water and sanitary sewer services provided from existing utilities located within SE 84<sup>th</sup> Avenue. Driveway access for Parcel 1 connects to SE 84<sup>th</sup> Avenue. Water and sanitary sewer service for Parcel 2 is proposed from existing utilities located in SE Duke Street. Driveway access for Parcel 2 is proposed from SE Duke Street. Stormwater for both parcels is proposed to be managed with on-site drywells. There are no trees located on the site subject to the tree preservation approval criteria of Chapter 33.630.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create two units of land. Therefore, this land division is considered a partition.

**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 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones**.

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 October 4, 2017 and determined to be complete on November 14, 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](http://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**   
NORTH

 Site

File No.	LU 17-251253 LDP
1/4 Section	3739
Scale	1 inch = 200 feet
State ID	1S2E21BB 6200
Exhibit	B Oct 06, 2017

**EXISTING CONDITIONS FOR A PROPOSED  
PARTITION PLAT, LOT 1, BLOCK 3, SHELTON, PER  
DOCUMENT NO. 2016-095835, EXCEPT THE NORTH  
3.00' THEREOF, PER DOCUMENT NO. 2017-011586,  
BOTH ARE MULTNOMAH COUNTY DEED RECORD**

SITUATED IN THE N.W. 1/4 OF SECTION 21 T.1S., R.2E. W.M.  
MULTNOMAH CO., OREGON  
CITY OF PORTLAND

**MARY ASSOCIATES**  
18615 E. BURNSIDE STREET  
PORTLAND, OR 97233  
TEL: 503-667-5550  
FAX: 503-666-8666  
EMAIL: DALE@MARKASSOC.SNET

DATE DRAWN: AUGUST 11, 2017  
DRAWING NO. 170885XC  
ACCOUNT NO. 17088  
REVISED: NOVEMBER 8, 2017

**ZONING:**  
R2.5 RESIDENTIAL 2.500  
3,161 SQUARE FEET


**PARCEL DATA:**  
LOT 1, BLOCK 3, SHELTON, PER DOCUMENT NO. 2016-095835, EXCEPT THE  
NORTH 3.00' THEREOF, PER DOCUMENT NO. 2017-011586, BOTH ARE  
MULTNOMAH COUNTY DEED RECORDS.

**BENCH MARK:**  
CITY OF PORTLAND 2" BRASS DISC, BM NO. 2090, 20.0' NORTH OF  
N.W. CORNER, S.E. DUKE STREET AND S.E. 62ND AVENUE. ELEVATION  
= 252.774 US DATUM

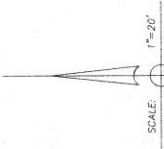
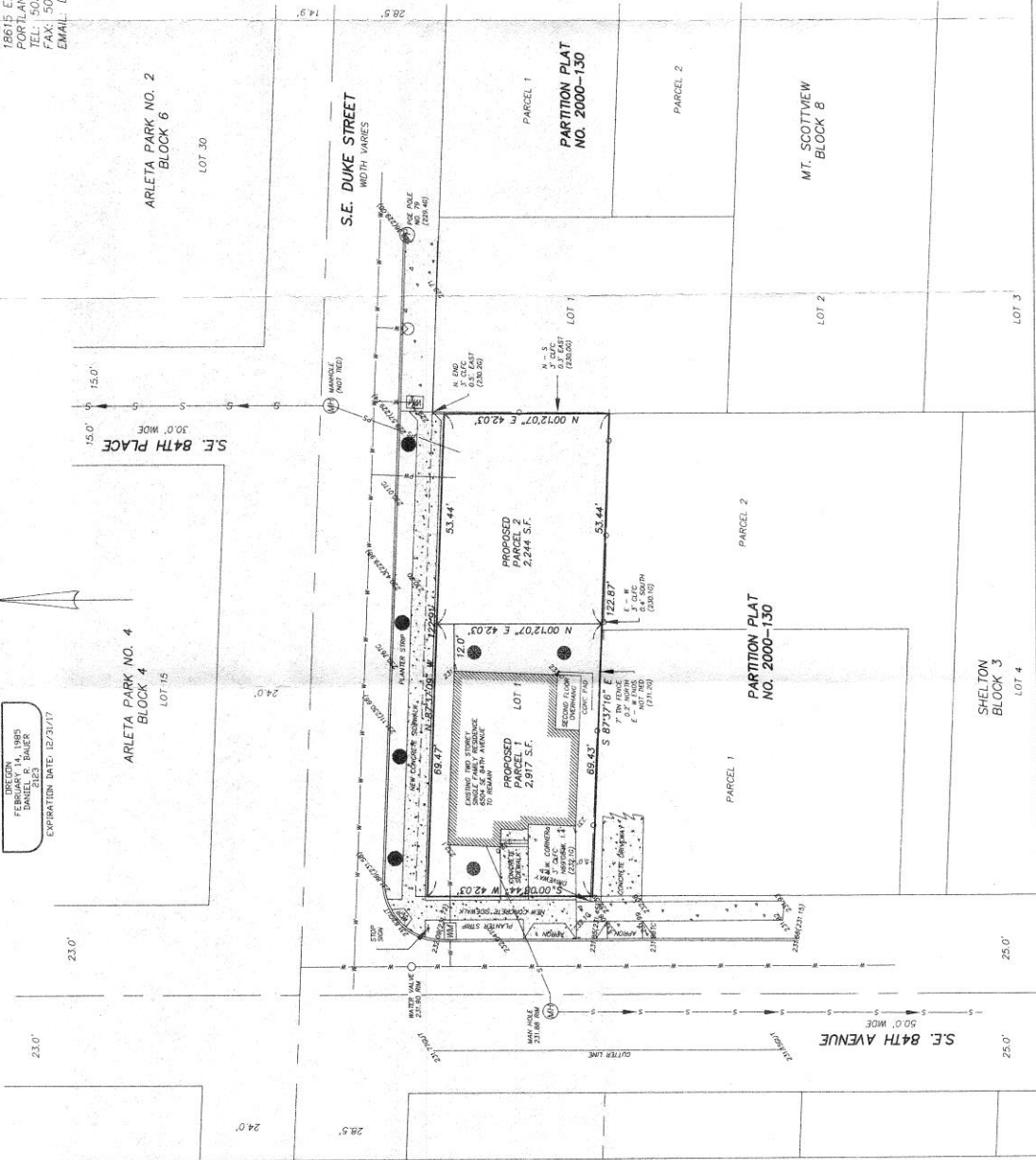
**NOTES & LEGEND:**

- "M" DEPICTS WATER METER
- "P" DEPICTS POWER POLE
- "C" DEPICTS 1.5 X 2.5 CURB INLET
- "M" DEPICTS SANITARY SEWER MANHOLE
- "S" DEPICTS FIRE HYDRANT
- "123.456" DENOTES GROUND ELEVATION (ELEVATION IS AT DECIMAL POINT)
- "123.450" DENOTES GROUND ELEVATION AT ITEM NOTED (ELEVATION IS AT DECIMAL POINT)
- "123.45(123.05)" DENOTES TOP CURB ELEVATION (GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT OF TOP CURB)
- "123.451C" DENOTES TOP CURB ELEVATION (ELEVATION IS AT DECIMAL POINT)
- "123.45CL" DENOTES CENTERLINE ELEVATION (ELEVATION IS AT DECIMAL POINT)
- "123.450J" DENOTES GUTTER ELEVATION (ELEVATION IS AT DECIMAL POINT)
- "CLFC" DENOTES CHAINLINK FENCE
- "-O-" DEPICTS CHAINLINK FENCE
- "-W-" DEPICTS WATER LINE
- "-PW-" DEPICTS PROPOSED WATER LINE
- "-S-" DEPICTS SEWER LINE
- "-PS-" DEPICTS PROPOSED SEWER LINE
- "S.F." DENOTES SQUARE FEET.
- "-S" DEPICTS STOP SIGN.
- "●" DEPICTS PROPOSED ON SITE TREE
- "○" DEPICTS PROPOSED STREET TREE

NOTE: UTILITIES ARE LOCATED AS SHOWN PER FIELD TIES OR CITY OF PORTLAND AS BUILT DATA

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 FEBRUARY 14, 1985  
 DANIEL S. BAUER  
 EXPIRATION DATE: 12/31/17

SCALE: 1" = 20'

REVISED 11/14/17