



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
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www.portlandoregon.gov/bds

Date: November 28, 2017
To: Interested Person
From: Shawn Burgett, City Planner
503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE IIx 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 42 days, **we need to receive your written comments by 5 p.m. on 12/28/2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-179331 LDS, in your letter. It also is helpful to address your letter to me, Shawn Burgett. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-179331 LDS

Applicant: Lou Montgomery | Simpl Home Design
4931 SW 76th Ave Pmb 211 | Portland, OR 97225
503-516-4823 | loum@ezpermits.biz

Owner: John Reilly & Jennifer Doherty-Reilly | Reilly Signature Homes
2264 NW Kearney St | Portland, OR 97210

Site Address: 5615 NE Glisan St

Legal Description: BLOCK 1 LOT 7 EXC PT IN ST, AVALON
Tax Account No.: R045800070
State ID No.: 1N2E31AC 08900
Quarter Section: 2936

Neighborhood: North Tabor, contact Sam Fuqua at sam@sjfpdx.com
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: None
Zoning: R1 (Multi-Dwelling Residential 1,000 sq. ft.)
Case Type: LDS (Land Division Subdivision)
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing a 4-lot land division for attached dwelling units. The existing house on the site will be demolished. The applicant has proposed onsite parking on lots 1-3 via driveway access from NE 56th Avenue. No onsite parking is proposed on lot 4.

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 June 2, 2017 and determined to be complete on November 21, 2018.

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.ci.portland.or.us.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. 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.

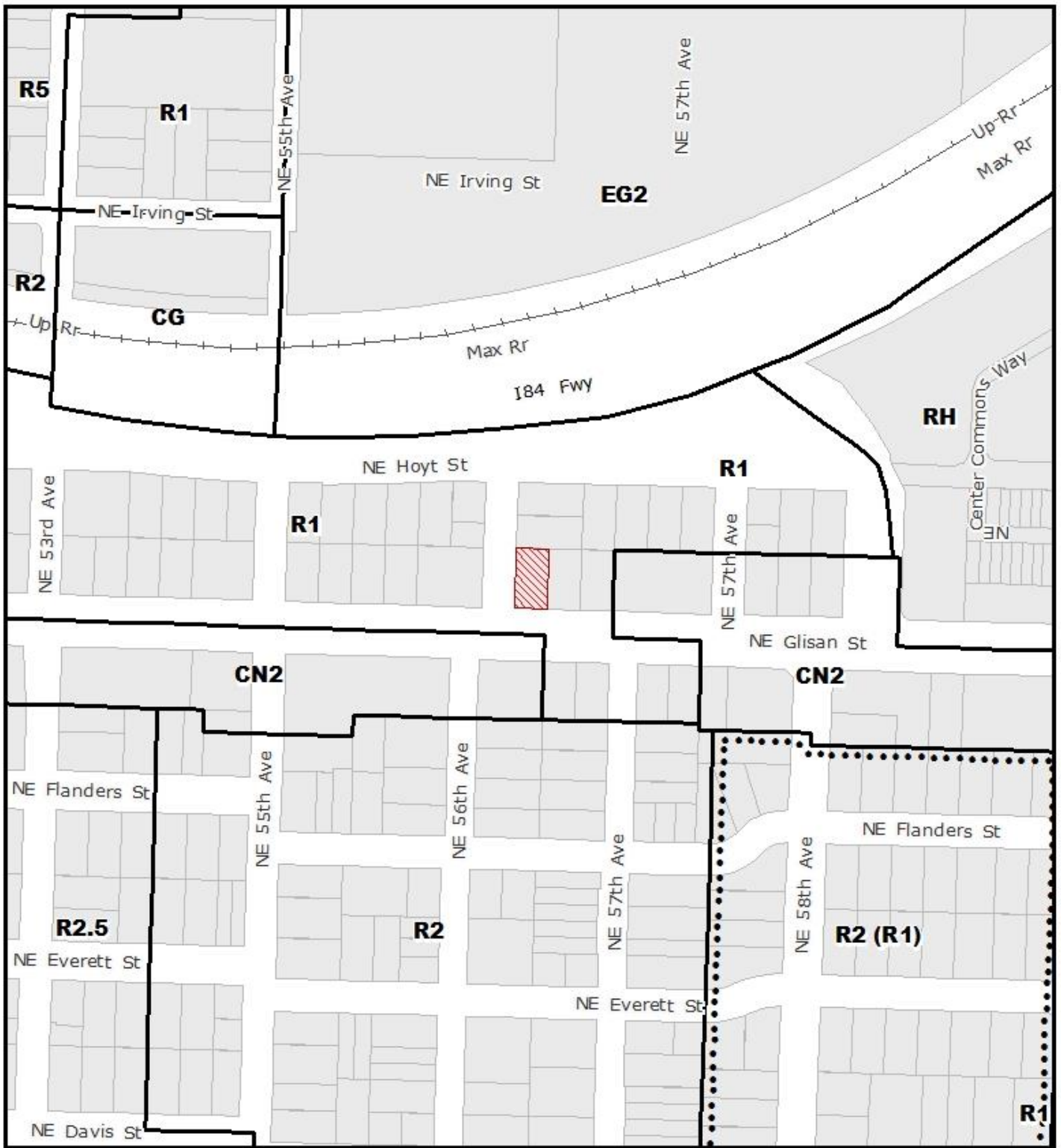
APPEAL OF THE FINAL CITY DECISION

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, OR 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



ZONING 
NORTH

 Site

File No.	LU 17-179331 LDS
1/4 Section	2936
Scale	1 inch = 200 feet
State ID	1N2E31AC 8900
Exhibit	B Jun 07, 2017

PROVIDENCE TOWNHOMES

A REPLAT OF LOT 7, BLOCK 1, "AVALON"
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

SURVEYED: FEBRUARY 17, 2017

JOB NO. 17-013 P\17-013\17-013 P\17.DWG

PRELIMINARY PLAT

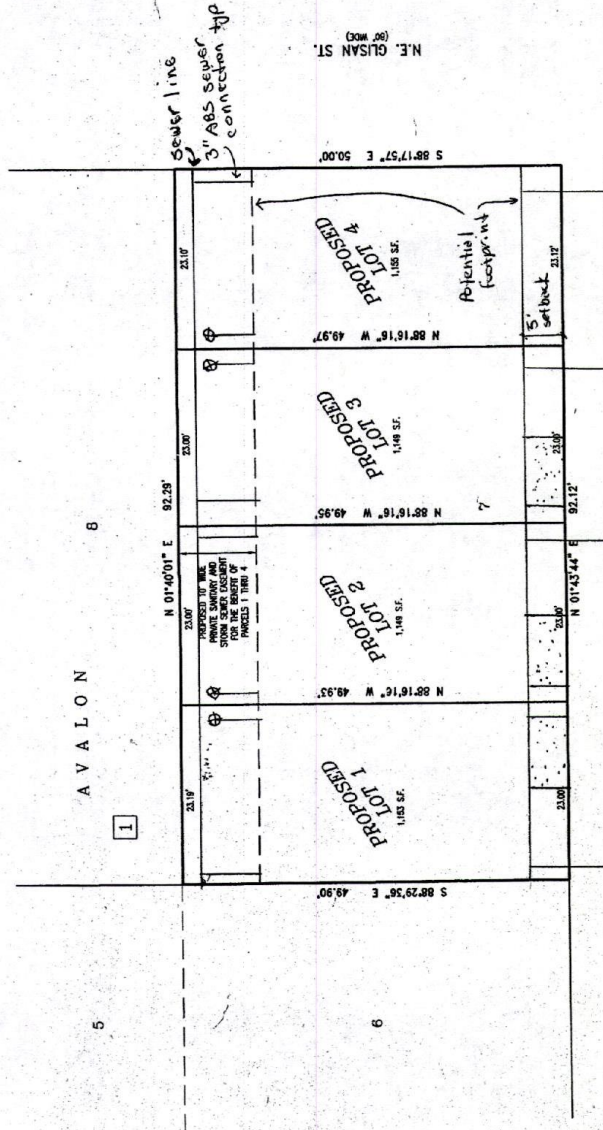
LEGEND

1 - BLOCK NUMBER, "AVALON"

7 - LOT NUMBER, "AVALON"

SF - SQUARE FEET

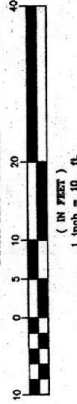
⊗ = dry well



N.E. GLISAN ST.
(60' WIDE)



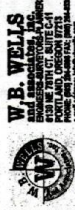
GRAPHIC SCALE



5-7-2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2006
BRETT J. BROWN
EXPIRES 12-31-17



W.B. WELLS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 12345
STATE OF OREGON

SHEET 1 OF 1

JOB NO. 17-013 P\17-013\17-013 P\17.DWG KJM

LU 17-179331 LDS