



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: January 31, 2018
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 3/2/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-222441 LDS AD, 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 17-222441 LDS AD PC # 17-104108

Applicant: Danelle Isenhart, Isenhart Consulting LLC
Po Box 2364
Beaverton OR 97075

Owners: Xiaoqing Zhang
Sino-Us Investments LLC
10670 SE Sunset View Ct.
Happy Valley, OR 97086

Representative: Doug Rovianek, Rovianek Homes
3466 Foster Ct.
Hood River, OR 97031

Site Address: 2843 SE 87th Ave

Legal Description: BLOCK 4 LOT 7&8 TL 8700, JOHNSTON AC
Tax Account No.: R432101180
State ID No.: 1S2E09BB 08700
Quarter Section: 3339

Neighborhood: Powellhurst-Gilbert, contact at pgnaboard@gmail.com

Business District: Eighty-Second Ave of Roses Business Association, contact Frank Harris at info@82ndave.org

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

Zoning: R2a (Multi-Family Residential 2,000 sq. ft. with “a” alternative design density overlay)

Case Type: LDS (Land Division Subdivision) AD (Adjustment)

Procedure: Type IIX, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing a 9-lot land division on this 26,764 square foot site. Proposed Lots 2-6 and Lot 9 will measure between 1,643 square feet and 2,292 square feet and will accommodate detached dwelling units facing the new private street tract. Proposed lots 7 and 8 will measure approximately 2,056 sq. ft. and will accommodate attached dwelling units that will also face the new private street. The existing house is proposed to remain on Lot 1 which measures 3,484 sq. ft. with driveway access to SE 87th Ave. The applicant has proposed to demolish the existing detached garage on the site. The applicant is also proposing to protect a 27” diameter Douglas Fir tree located in the southeast corner of lot 9.

A Shared Court will serve as the private street tract (labeled Tract A on site plan). A Shared Court is a courtyard like right-of-way that provides shared vehicle, pedestrian and bicycle access. The applicant is proposing bike parking adjacent to the lot 1 within the Shared Court tract along with two guest parking spaces within the shared court and an open space area between lots 2 and 3 that is considered part of the Shared Court tract and will serve as an outdoor amenity space for future residents.

In addition, the applicant has requested an Adjustment (AD) to Zoning Code section 33.654.120.G.1.b which states that a shared court may be up to 150 feet in length. In this case, the applicant has proposed a shared court that is 180 feet in length in order to serve lots 5 and 6 along the sites western property boundary.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 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.
- Adjustment requests will be approved if the review body finds that the applicant has shown that Zoning Code section 33.805.040, approval criteria A. through F. below have been met.

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 14, 2017 and determined to be complete on January 25, 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

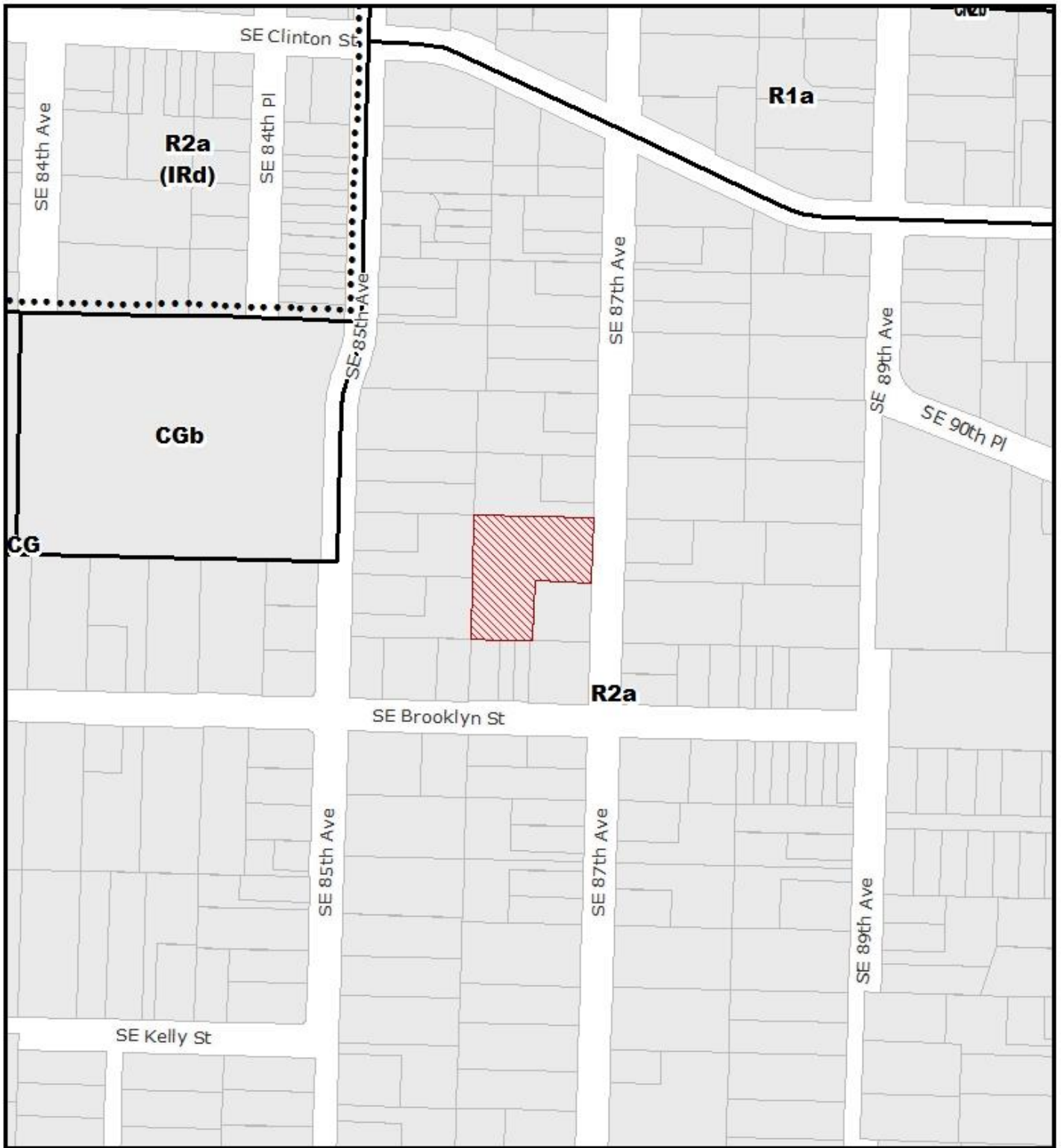
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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 17-222441 LDS AD
1/4 Section	3339
Scale	1 inch = 200 feet
State ID	1S2E09BB 8700
Exhibit	B Jan 11, 2018

144722-7117

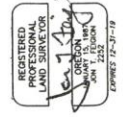
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EMERSON
6445 SW FALLBROOK PL. SUITE 100
BEAVERTON, OREGON 97008
PH: (503) 746-8812

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

2843 SE 87TH AVENUE
9-LOT SUBDIVISION
TAX MAP T15 R2E 09BB
PORTLAND, OREGON



ZONE
R2 - RESIDENTIAL
SETBACKS
FRONT: 10 FT.
GARAGE: 18 FT.
REAR: 10 FT.
SIDE: 3/5 FT.

