



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

Chloe Eudaly, Commissioner
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Date: February 2, 2018
To: Interested Person
From: Rodney Jennings, Land Use Services
503-823-5088/Rodney.Jennings@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 February 23, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-174669 AD, in your letter. It also is helpful to address your letter to me, Rodney Jennings. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-174669 AD

Applicant: Art Duhon
Duhon Consulting & Design
233 E Main St Suite 204
Hillsboro, OR 97124

Owner: Sky Holdings LLC
PO Box 11930
Portland, OR 97211-0930

Site Address: 1006 N AINSWORTH ST

Legal Description: BLOCK 25 LOT 11 EXC S 25', NORTH ALBINA
Tax Account No.: R610302450
State ID No.: 1N1E15CC 00100
Quarter Section: 2429

Neighborhood: Humboldt, contact HNAnews@gmail.com.
Business District: Soul District Business Association, contact at outreach@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: None

Zoning: R1 Multi-dwelling Residential 1,000

Case Type: AD Adjustment

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant proposes a 6-unit multi-dwelling development on the site. The proposed development includes 3 buildings each with 2-units that face N Michigan Street. For a 6-unit multi-dwelling development, Portland Zoning Code Section 33.266.110.B and Table 266-2 require that a minimum of 6 parking spaces be provided on-site. The applicant requests approval of an Adjustment to reduce the number of parking spaces required for this development from 6 spaces to 0 spaces.

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; *(not applicable)*
- 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 May 19, 2017 and determined to be complete on November 13, 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 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.

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



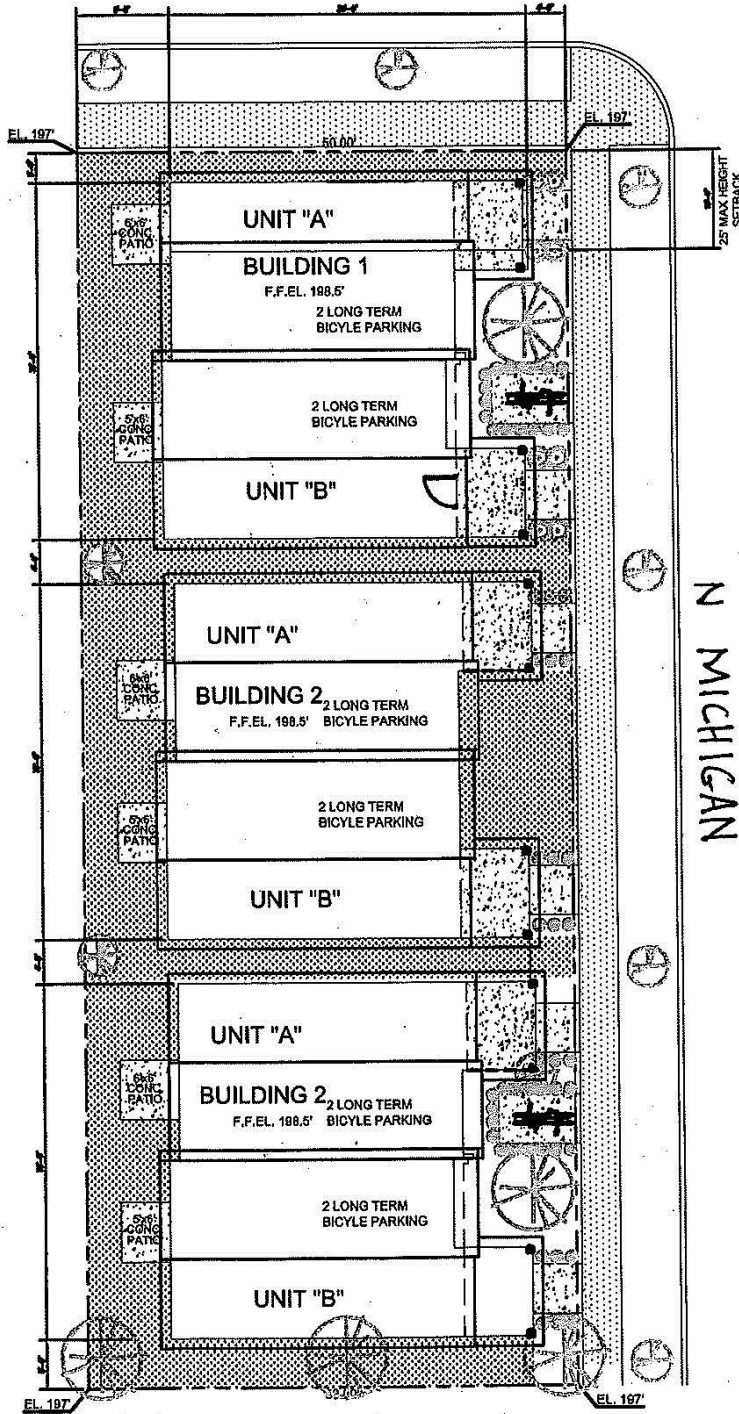
ZONING



Site

File No.	LU 17-174669 AD
1/4 Section	2429
Scale	1 inch = 200 feet
State ID	1N1E15CC 100
Exhibit	B May 25, 2017

N. AINSWORTH



N MICHIGAN

SITE PLAN



LANDSCAPE SITE PLAN
SCALE: 1"=10'-0"

LU 17-174669 AD