



**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:** March 26, 2018  
**To:** Interested Person  
**From:** Leah Dawkins, Land Use Services  
503-823-7830 / [Leah.Dawkins@portlandoregon.gov](mailto:Leah.Dawkins@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 April 25, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-240782 LC, in your letter. It also is helpful to address your letter to me, Leah Dawkins. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-240782 LC**

**Applicant:** Trisha Clark, NW Land Planning  
PO Box 230121 / Portland OR 97281  
(503) 330-2019 / [trisha\\_clark@hotmail.com](mailto:trisha_clark@hotmail.com)

**Owner:** Hayes Enterprises LLC  
0224 SW Hamilton St #300 / Portland, OR 97239-6418

**Site Address:** 7631-7633 N DENVER AVE

**Legal Description:** BLOCK 3 LOT 23-25, GRAYBROOK  
**Tax Account No.:** R339501130  
**State ID No.:** 1N1E09DC 25300  
**Quarter Section:** 2228

**Neighborhood:** Kenton, contact Webly Bowles at [knalanduse@gmail.com](mailto:knalanduse@gmail.com).  
**Business District:** Kenton Business Association, contact Mo Bachmann at [info@kentonbusiness.com](mailto:info@kentonbusiness.com).

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Plan District:** Kenton Conservation District  
**Zoning:** R2a- Multi-Dwelling Residential with Alternative Design Density Overlay  
**Case Type:** LC- Lot Consolidation  
**Procedure:** Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**  
The applicant is proposing to consolidate historic Lots 23 and 24, Block 3 of Graybrook into one single parcel. The consolidated parcel will be 4,500 square feet in size. The lot consolidation is in preparation for the property line adjustment of the northern lot line of Lot 25, (PR 18-

131172) which will be flipped to create a lot fronting on N. Farragut Street. The property line adjustment is a separate review and is not part of this Lot Consolidation. The existing duplex will remain on the site on a single lot.

**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 **33.675.300, Lot Consolidation Standards.**

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 April 18, 2017 and determined to be complete on December 7, 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.

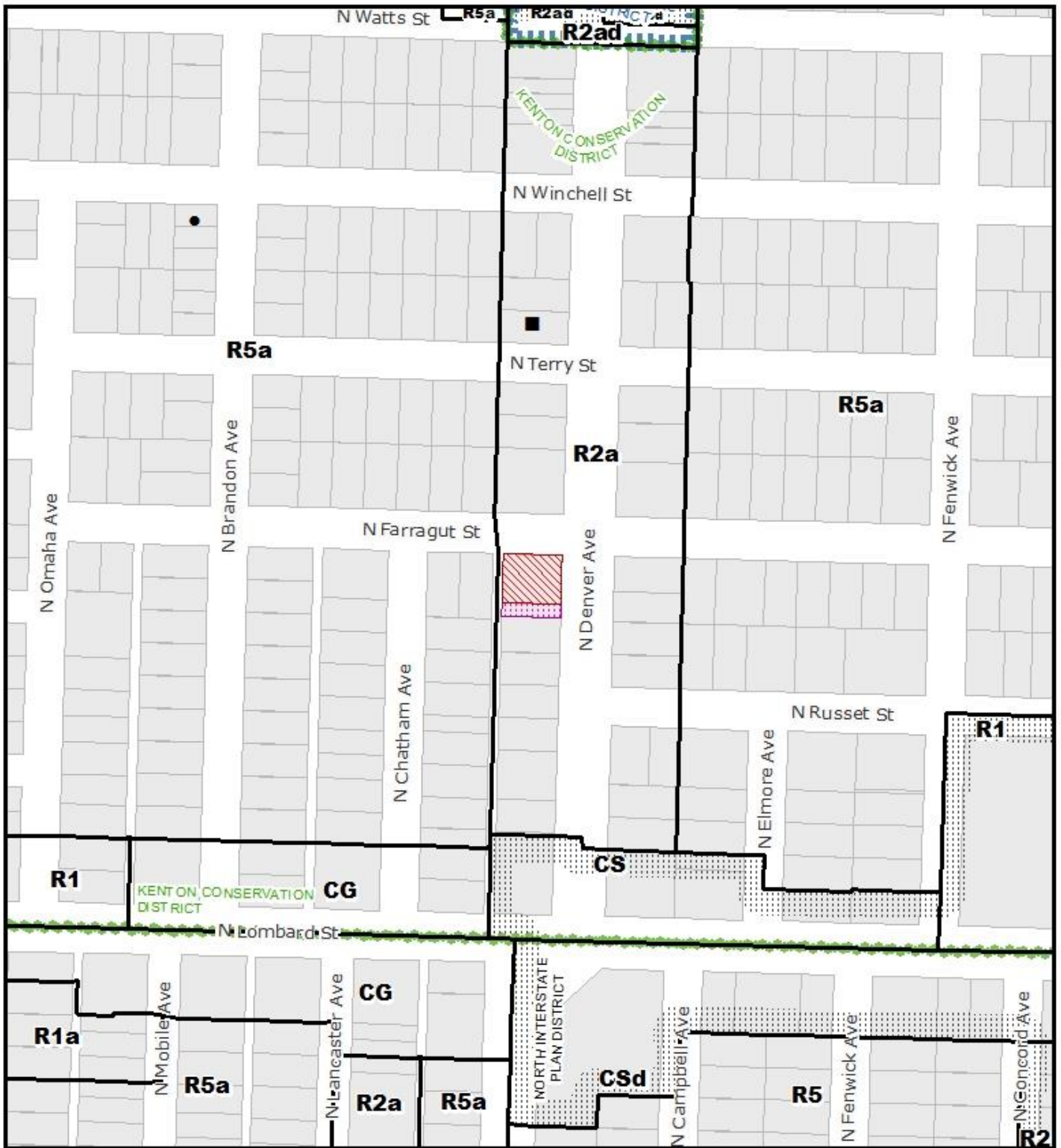
**APPEAL PROCESS**

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



THIS SITE LIES WITHIN THE:  
KENTON CONSERVATION DISTRICT



Site



Also Owned Parcels



Conservation Landmarks



Historic Landmark

File No. LU 17-240782 LC

2228

1/4 Section

Scale 1 inch = 200 feet

State ID 1N1E09DC 25300

Exhibit

B Sep 18, 2017



