



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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Fax: (503) 823-5630
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www.portlandoregon.gov/bds

Date: April 2, 2018
To: Interested Person
From: David Besley, Land Use Services
503-823-7282/David.Besley@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 April 23, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-129303 AD, in your letter. It also is helpful to address your letter to me, David Besley. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-129303 AD

Applicants/Owners: Alexei Peters & Claudia Contreras-Peters
5703 NE 32nd Pl
Portland, OR 97211

Site Address: 5703 NE 32ND PL

Legal Description: BLOCK 47 LOT 14&16 N 15' OF LOT 18, IRVINGTON PK
Tax Account No.: R421318310
State ID No.: 1N1E13CD 20000
Quarter Section: 2433

Neighborhood: Concordia, contact Garlynn Woodsong at 503-936-9873
Business District: Soul District Business Association, contact at outreach@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030

Zoning: R5ah (Single Family Residential 5,000, with an Alternative Design Density Zone overlay and an Aircraft Landing Zone overlay)

Case Type: AD (Adjustment Review)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee

Proposal:
The applicant proposes to deconstruct a 273 square foot detached garage and build a new 504 square foot (18-foot by 28-foot) detached garage in the same approximate location, on the

northwestern corner of the site. The Portland Zoning Code requires that buildings be set back a minimum of 5 feet from the side lot lines in this zone. The new garage is proposed to be 2 feet from the side (north) lot line. An Adjustment is therefore required to reduce the minimum side (north) setback from 5 feet to 2 feet.

Note: No side, rear, or garage entrance setback is required from a lot line abutting an alley. Though the detached garage is 1 foot from the rear (west) property line, this lot line abuts an alley and is therefore exempt from meeting the minimum 5-foot rear setback.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

33.805.040 Approval Criteria

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;
- 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;
- 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; *(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 March 1, 2018 and determined to be complete on March 26, 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.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.

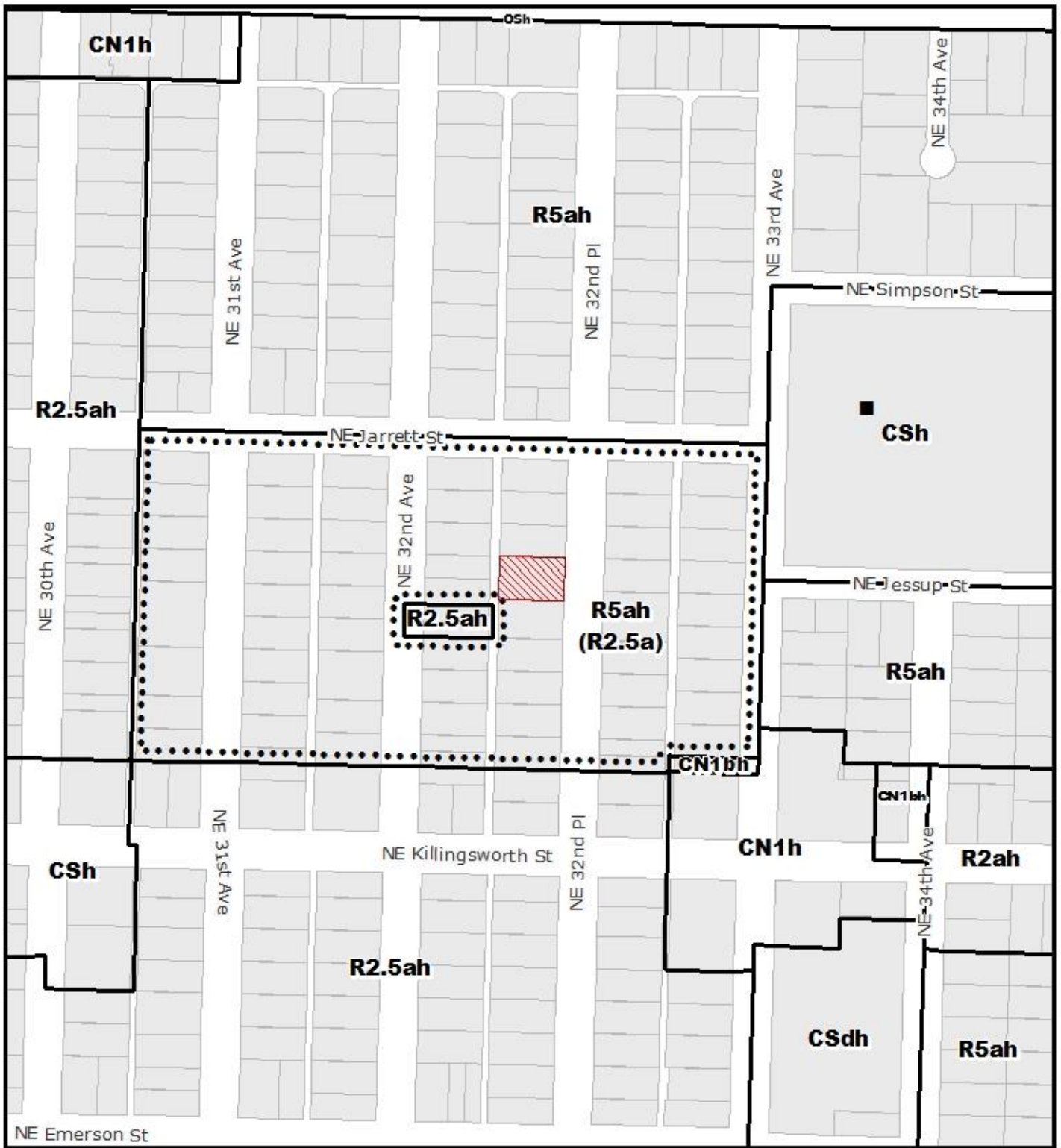
APPEAL OF THE FINAL CITY DECISION

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
Elevation Drawings



ZONING  NORTH

 Site
 Historic Landmark

File No.	LU 18-129303 AD
1/4 Section	2433
Scale	1 inch = 200 feet
State ID	1N1E13CD 20000
Exhibit	B Mar 05, 2018

Adjustment to reduce minimum side (North) setback
 from 5' to 2' for a new garage

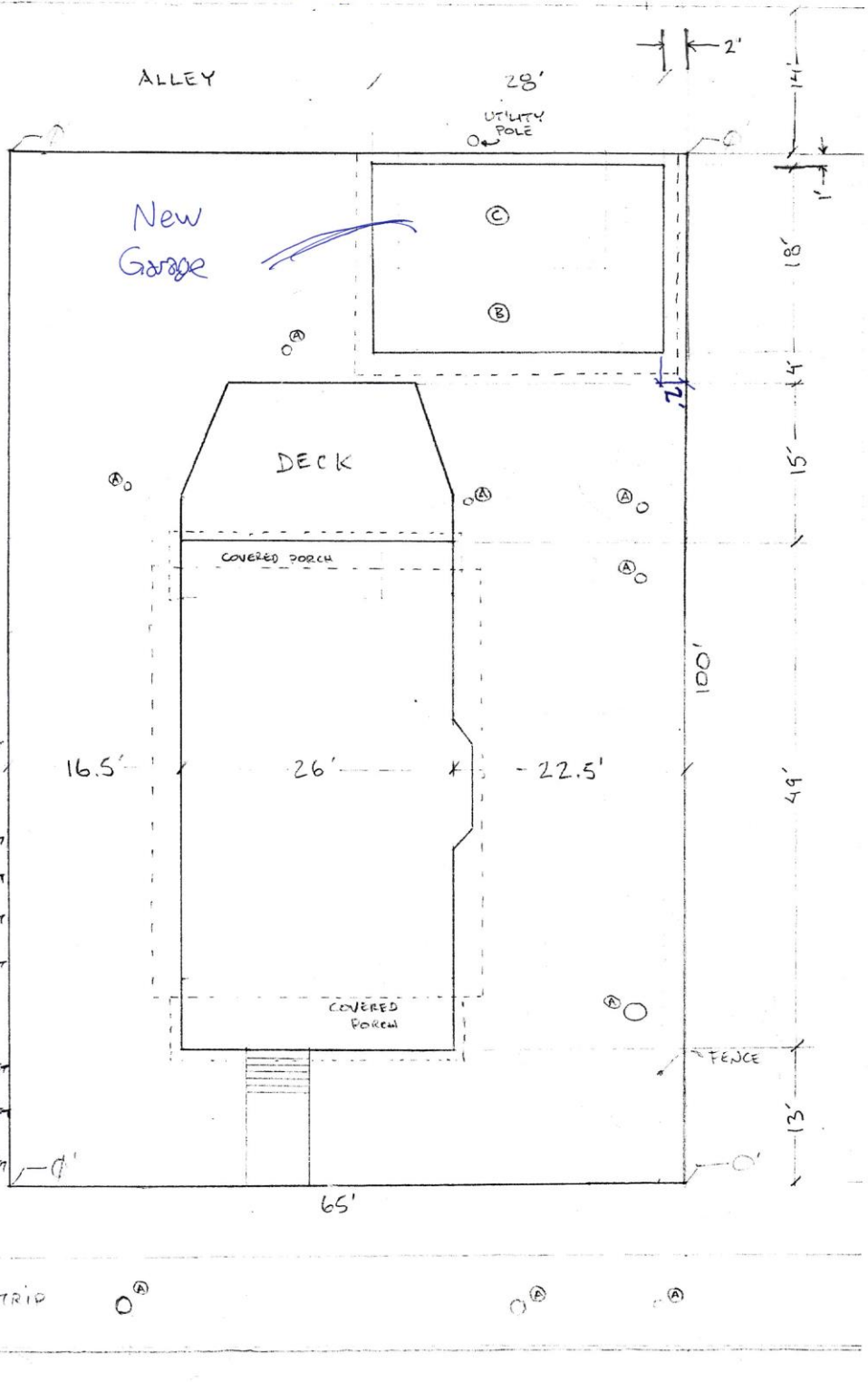
- Ⓐ EXISTING TREE TO BE RETAINED
- Ⓑ PROPOSED NEW GARAGE
- Ⓒ EXISTING GARAGE TO BE REMOVED

SITE ADDRESS:
 5703 NE 32ND PL.
 PORTLAND, OR 97211

LEGAL:
 TAX ID: R190533

LOT AREA 6500 sq/ft
 IMPERVIOUS AREA
 PROPOSED GARAGE 667 sq/ft
 INC. OVERHANG 78 sq/ft
 WALK 78 sq/ft
 ROOF AREA 1539 sq/ft
 INC. OVERHANG
 TOTAL 2284 sq/ft

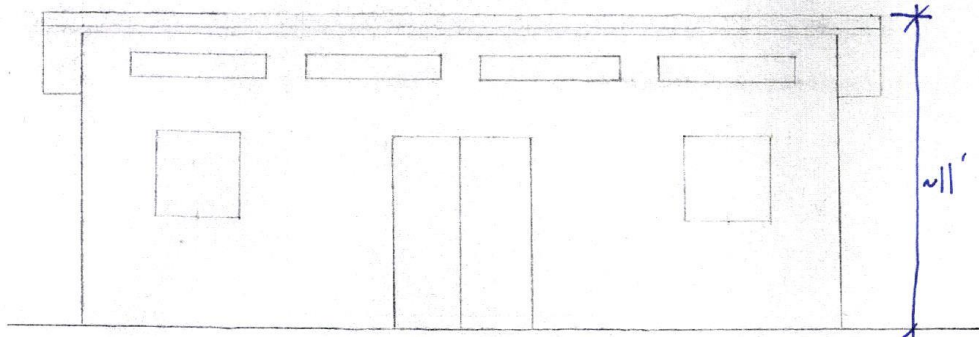
BUILDING COVERAGE
 RESIDENCE FOOTPRINT 1300 sq/ft
 PROPOSED GARAGE FOOTPRINT 468 sq/ft
 TOTAL 1768 sq/ft



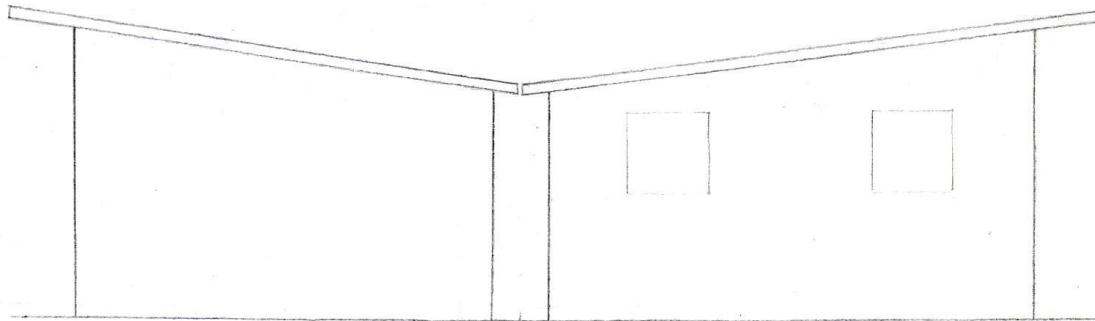
SITE PLAN SCALE 1"=10'

LU 18-129303 AD



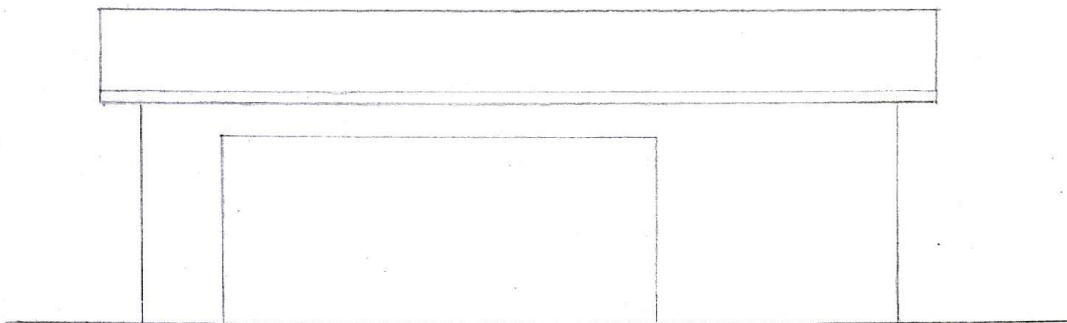


EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

SCALE 1/4" = 1'

LU 18-129303 AD