



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
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 5, 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 26, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-135175 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 18-135175 AD

Applicant: Edward and Josette Dundon
7207 SE Reed College Pl
Portland, OR 97202-8356

Site Address: 7207 SE REED COLLEGE PL

Legal Description: BLOCK 48 S 60' OF N 85' OF LOT 13, EASTMORELAND
Tax Account No.: R231511700
State ID No.: 1S1E24AC 06900
Quarter Section: 3734

Neighborhood: Eastmoreland, contact Rod Merrick at president@eastmoreland.org
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010

Plan District: Eastmoreland

Zoning: R5 (Single-dwelling Residential 5,000)

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

Proposal:

The applicant is proposing to construct a 187-square foot addition to an existing 310 square foot garage. The Portland Zoning Code requires that structures be set back a minimum of 5 feet from the side and rear lot lines in this zone (Section 33.110.220; Table 110-3). The existing structure is located 3 inches from the side (north) lot line and the proposed addition will extend

the garage so that it is located 1 foot from the rear (west) lot line. Two Adjustments are therefore required for the detached garage addition:

1. To reduce the minimum side (north) setback from 5 feet to 3 inches; and
2. To reduce the minimum rear (west) setback from 5 feet to 1 foot.

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; 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
- D.** City-designated scenic resources and historic resources are preserved (*not applicable*); and
- 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 14, 2018 and determined to be complete on April 2, 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.

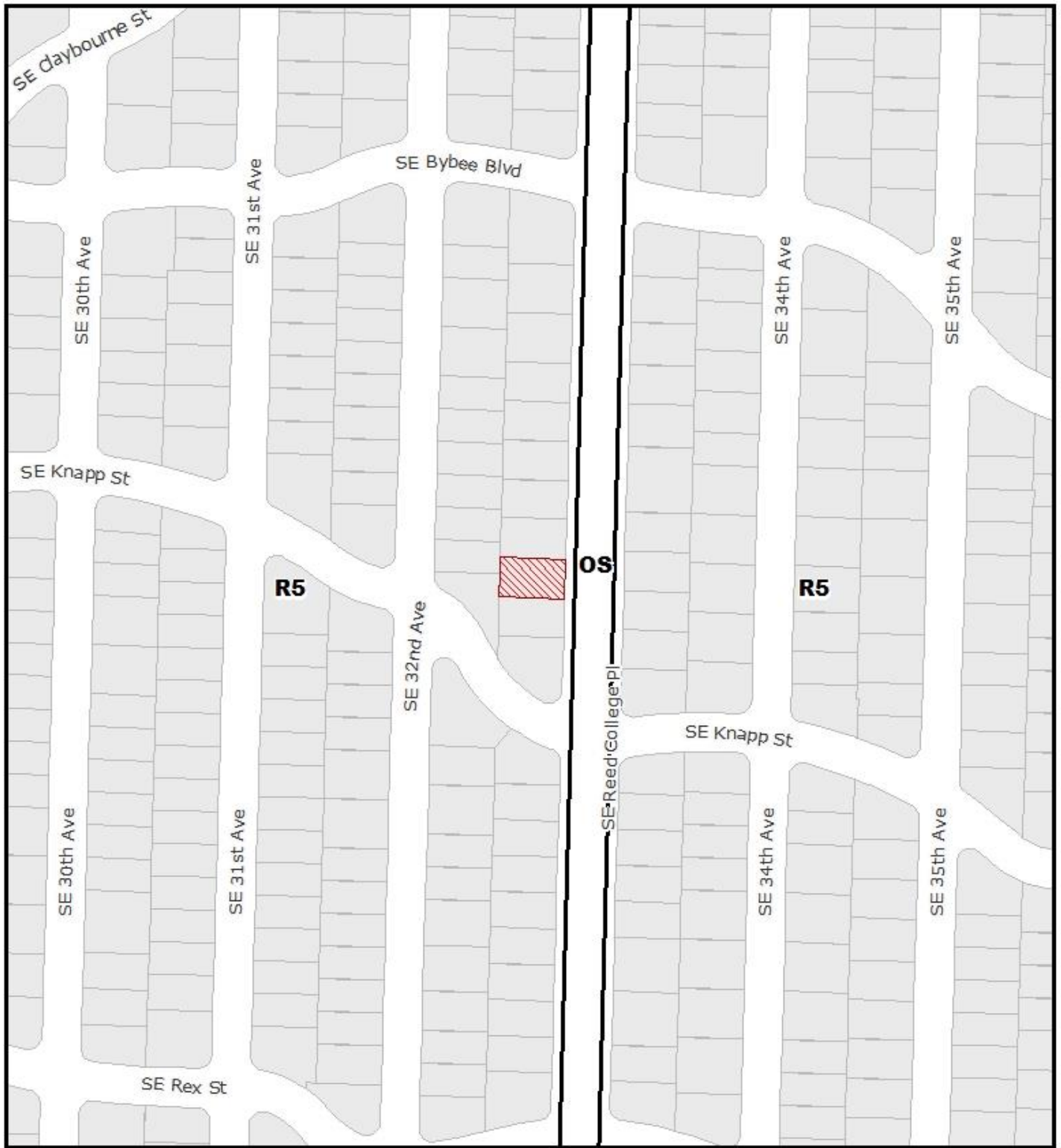
APPEAL OF THE FINAL CITY DECISION

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

THIS SITE LIES WITHIN THE:
EASTMORELAND PLAN DISTRICT



Site

File No.	LU 18-135175 AD
1/4 Section	3734
Scale	1 inch = 200 feet
State ID	1S1E24AC 6900
Exhibit	B Mar 20, 2018

NOT FOR CONSTRUCTION



DRAWING TITLE DUNDON GARAGE ADDITION		7007 SE REED COLLEGE PLACE	
SITE AND PROJECT INFORMATION			
REV	DATE	DESCRIPTION	
0	12 MAR 18	ISSUE FOR LAND USE PERMIT	
DRAWING NUMBER A0.0		PN 18-0401	



2 SITE CONDITIONS
Scale: 1" = 20 ft

LU 18 - 13 51 754D

PROJECT INFORMATION

OWNER:
ED AND JOSETTE DUNDON
7207 SE REED COLLEGE PLACE
503-287-0208

ARCHITECT:
MERRICK ARCHITECTURE PLANNING
JORDINE MERRICK, NCARB, AIA
3627 SE COOPER ST.
PORTLAND, OREGON 97202
503-774-7762

PLAN REVIEW:
NR #
APPLICATION #
EXAMINER
PRE-DESIGN

SURVEY REVIEW:
WB WELLS
PORTLAND, OR

CODE SUMMARY

PROJECT SUMMARY:
GARAGE EXTENSION ADDING 190 SF, ONE STORY ON GRADE

PROJECT ADDRESS:
7207 SE REED COLLEGE PLACE
PORTLAND OREGON, 97202

LEGAL DESCRIPTION:
BLOCK 48, LOT 13, MULTNOMAH COUNTY
STATE ID: 15E24AC 6900

LANDUSE ZONE:
RS, LOT SIZE 6000 SF

BUILDING CODE:
2017 OREGON STRUCTURAL SPECIALTY CODE

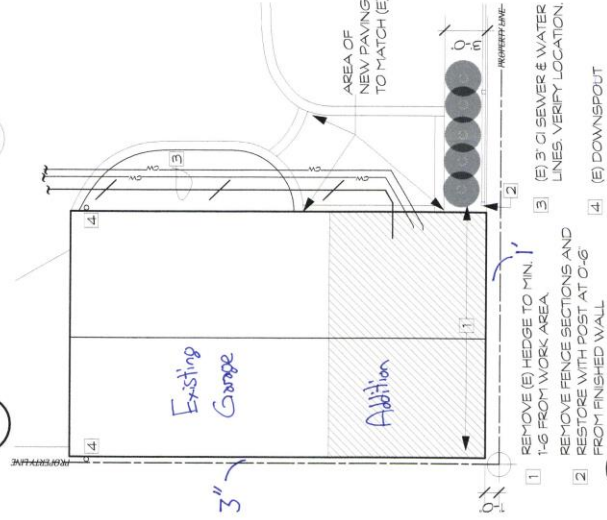
ENERGY CODE:
NOT APPLICABLE

STRUCTURAL DESIGN:
LATERAL/PREScriptive PATH
SEISMIC D1
WIND EXPOSURE B, 120 MPH

DRAWING LIST

DATE	REV #	DESCRIPTION
12 MAR 2018	0	A0.0 TITLE SHEET, PROJECT INFORMATION A3.1 BUILDING ELEVATIONS A4.1 FLOOR FOUNDATION AND ROOF PLAN MEP1 BUILDING SECTION AND DETAILS MEP1 ELECTRICAL PLAN

1 SITE LOCATION

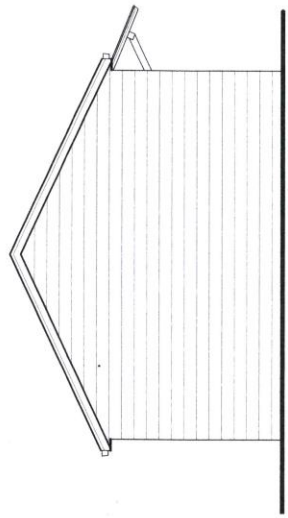


3 SITE
Scale: 1/8" = 1'-0"

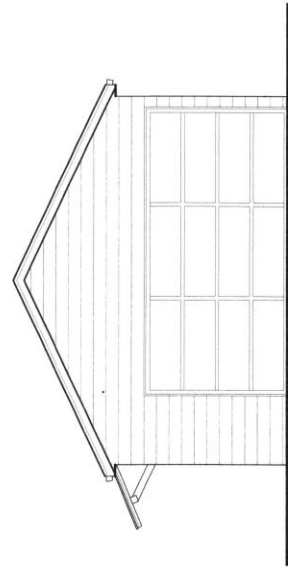
- 1 REMOVE (E) HEDGE TO MIN. 1' 1'-6 FROM WORK AREA
- 2 REMOVE FENCE SECTIONS AND RESTORE WITH POST AT C-6 FROM FINISHED WALL
- 3 (E) 3' CI SEWER & WATER LINES, VERIFY LOCATION
- 4 (E) DOWNSPOUT

2 Adjustments requested for 187 addition to detached garage; NOT FOR CONSTRUCTION

- 1. Reduce min side (north) setback from 5' to 3"
- 2. Reduce min rear (west) setback from 5' to 1'



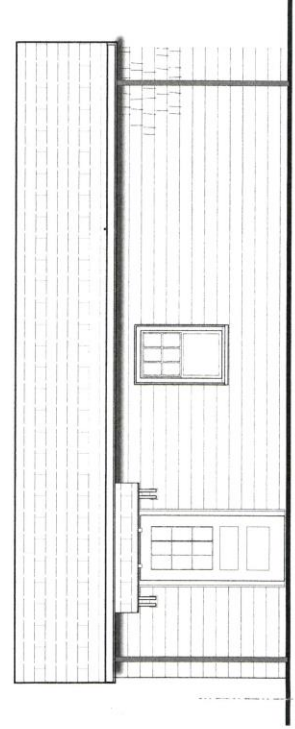
2 WEST ELEVATION
Scale: 3/16" = 1'-0"



4 EAST ELEVATION
Scale: 3/16" = 1'-0"



1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



DUNDON GARAGE ADDITION
7047 SE REED COLLEGE PLACE
ELEVATIONS AND SECTION
DRAWING TITLE

REV	DATE	DESCRIPTION
0	12 MAR 18	ISSUE FOR LAND USE PERMIT

A3.1
DRAWING NUMBER
PN 18494-01

LU 18-185175 AD