



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 12, 2018
To: Interested Person
From: Jason P. McNeil, Land Use Services
503-823-5398 / Jason.McNeil@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 May 14, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-117843 LDP, in your letter. It also is helpful to address your letter to me, JP McNeil. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-117843 LDP

Applicant: John DeJong | Tech Engineering
PO Box 80483
Portland, OR 97280
(503) 819-6494 | technicalengineeringinc@yahoo.com

Representative: Charles G. & Emily R. Lamunyan,
8955 N Leonard St
Portland, OR 97203

Site Address: 8955 N LEONARD ST

Legal Description: BLOCK 1 LOT 6, COURT PL
Tax Account No.: R182300170
State ID No.: 1N1W01CD 16500
Quarter Section: 2021

Neighborhood: St. Johns, contact sjnalanduse@gmail.com.
Business District: St. Johns Business Boosters, contact Mike Johnson at 503-206-8633.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: St. Johns
Zoning: R2d – Residential 2,000 with a ‘d’ Design Overlay
Case Type: LDP – Land Division Partition
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to divide this 5,272 square foot property into two parcels. Parcel 1 would be 3,118 square feet and would contain the existing house to remain. Parcel 2 would be 2,154 square feet and would be available for future development of one primary dwelling unit. There is one regulated tree on the site, a 15-inch English Walnut on Parcel 2 that the applicant has proposed for removal due to its location in the footprint of the proposed future dwelling on that parcel. Removal of that tree would be mitigated for through payment into the City Tree Fund. The remaining trees on the site are unregulated due to their designation as nuisance species, however, the applicant indicates they will retain the two existing trees located on Parcel 1 voluntarily. The existing parking space on the site will be removed. Due to the site's location less than 500 feet from a frequent transit bus line on N. St. Louis Avenue, replacement parking is not required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are found in Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.

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 February 5, 2018 and determined to be complete on April 6, 2018.

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.

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.

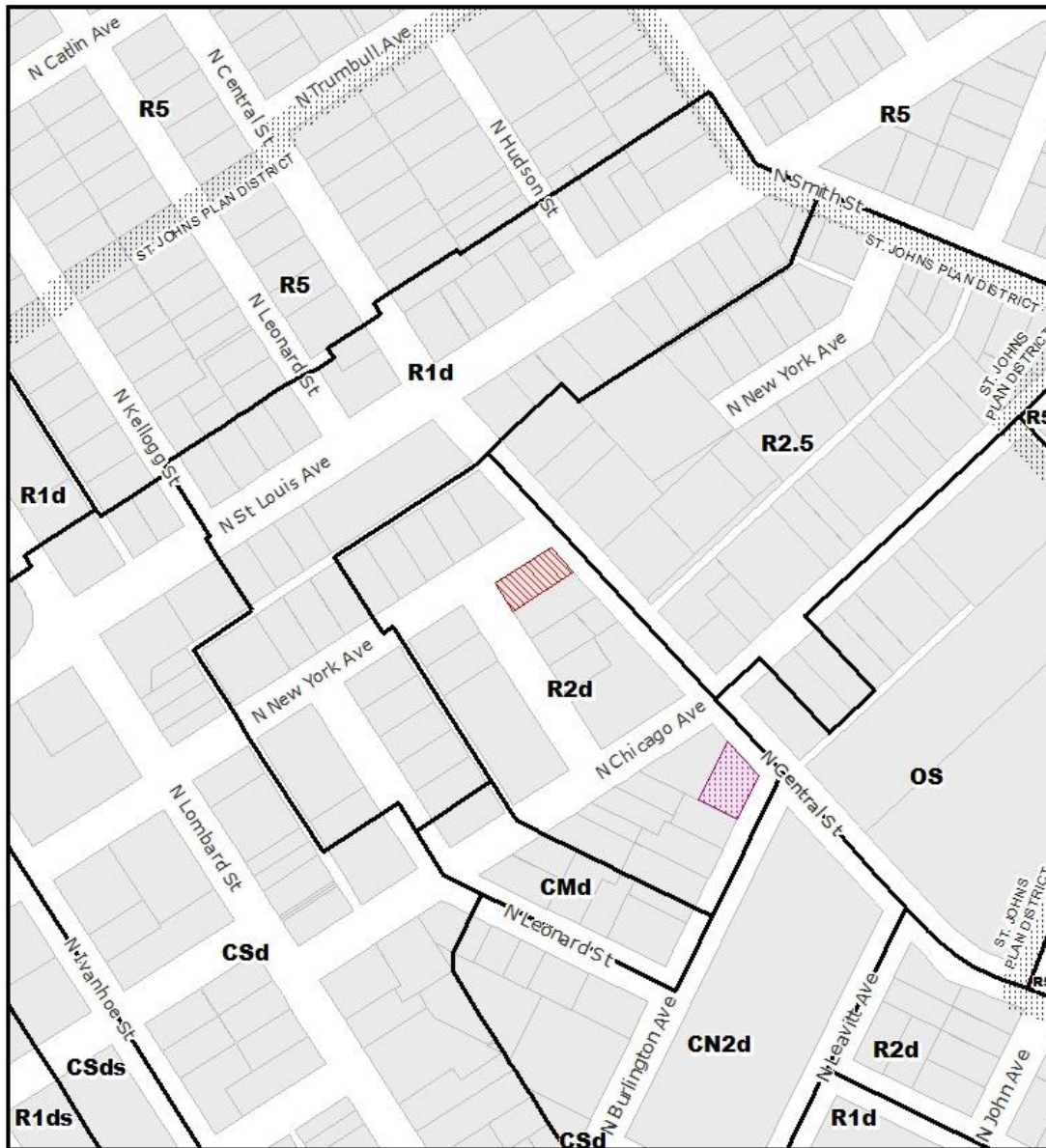
APPEAL PROCESS

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

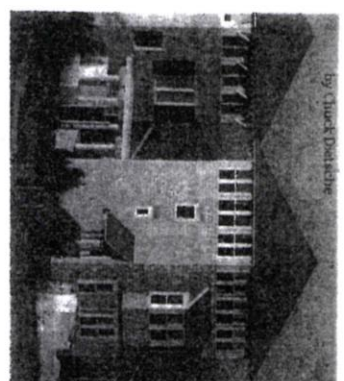
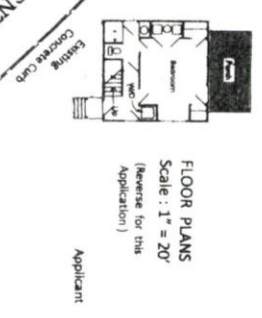
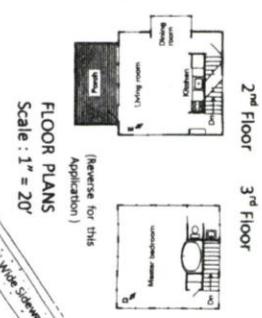
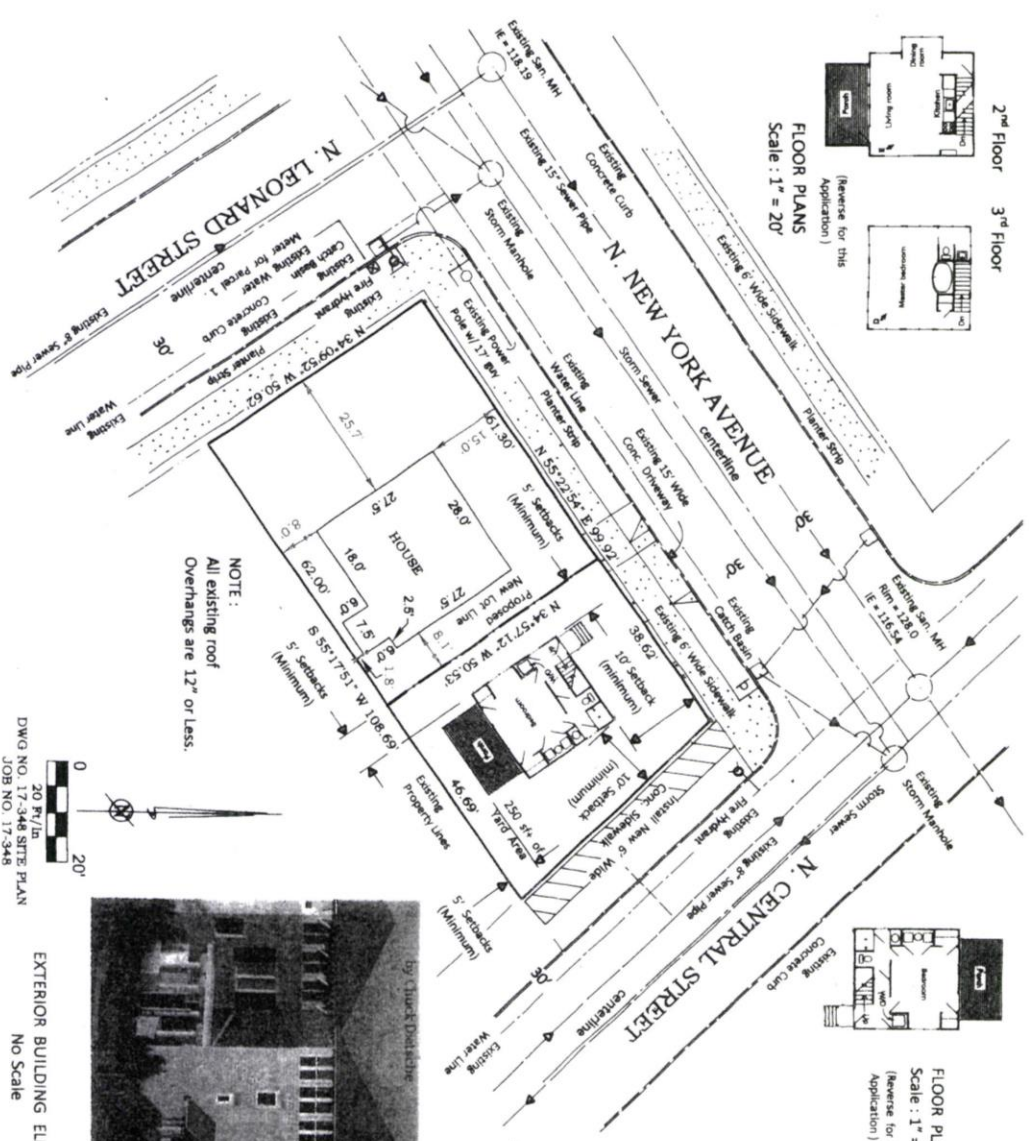


ZONING 
 NORTH

THIS SITE LIES WITHIN THE:
ST. JOHNS PLAN DISTRICT

-  Site
-  Also Owned Parcels

File No.	LU 18-117843 LDP
1/4 Section	2021
Scale	1 inch = 200 feet
State ID	1N1W01CD 16500
Exhibit	B Feb 08, 2018



EXTERIOR BUILDING ELEVATION
No Scale

N. NEW YORK PARTITION
At
8955 N. LEONARD STREET, PORTLAND

Applicant: Greg Lamunyan
8955 N. Leonard Street
Portland, Oregon 97203

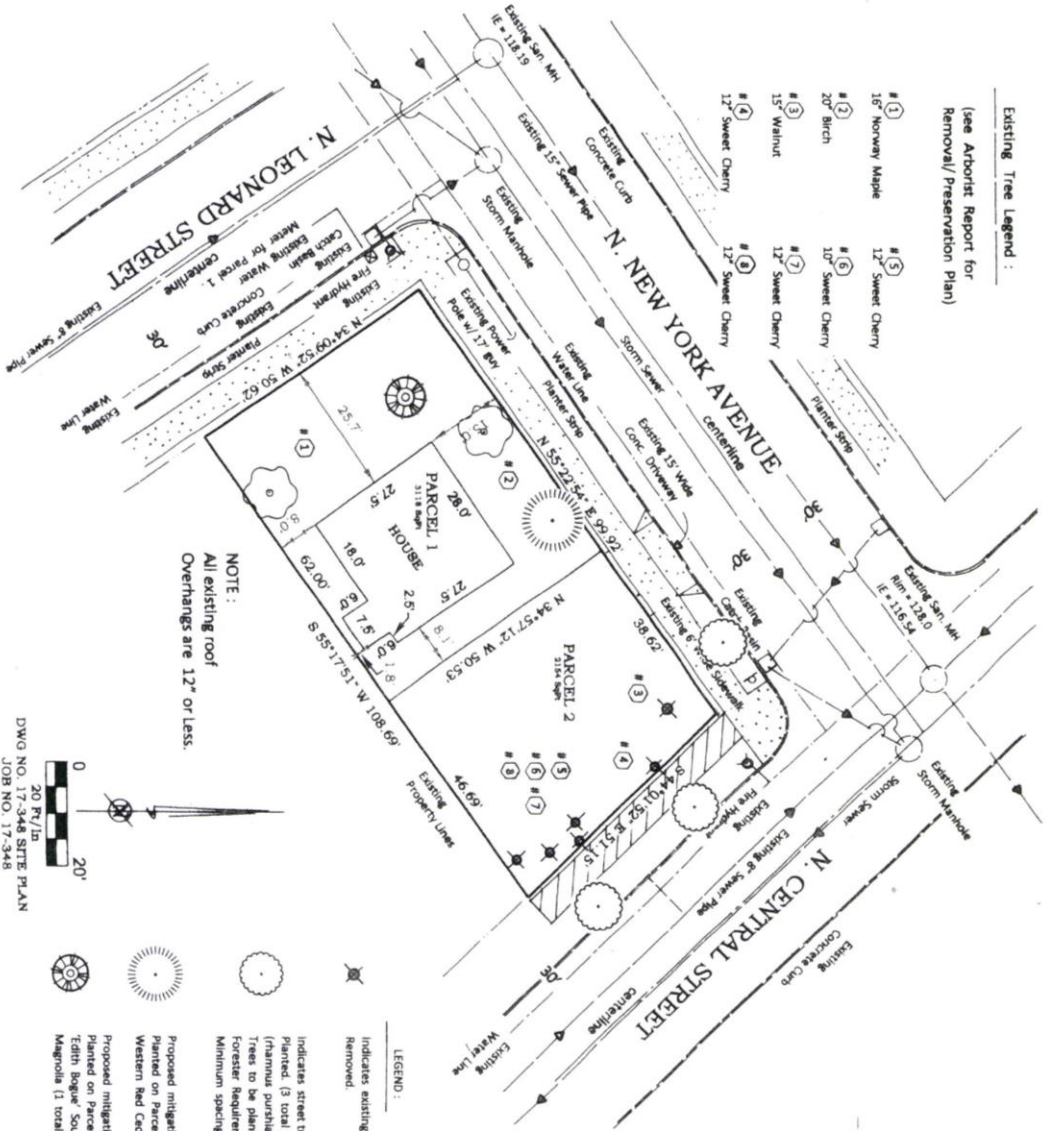
LAND PLANNER/ENGINEER: Tech Engineering
PO Box 80483
Portland, Oregon 97280
Phone (503) 819-6494 (John)

LEGAL DESCRIPTION: A REPLAT OF LOT 6, BLOCK 1, COURT PLACE, IN THE SW 1/4 OF SECTION 1, T1N, R1W, W1M, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

<p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>	<p>Owner / Applicant: Greg Lamunyan 8955 N. Leonard Street Portland, Oregon 97203</p>
<p>Project: N. NEW YORK PARTITION 8955 N. Leonard St., Portland</p>	<p>Sheet Description: PROPOSED HOUSE SITING and PARKING PLAN</p>
<p>Reviewed April, 2018</p>	<p>Drawn By: JLS Checked By: TLA Date: December, 2017 Project No.: Sheet 3 of 5</p>
<p>EXHIBITS DECEMBER 31, 2015</p>	<p>THOMAS L. ANDERSON LAND SURVEYOR STATE OF OREGON</p>

Existing Tree Legend:
 (see Arborist Report for
 Removal/Preservation Plan)

- #1 16" Norway Maple
- #2 20" Birch
- #3 15" Walnut
- #4 12" Sweet Cherry
- #5 12" Sweet Cherry
- #6 10" Sweet Cherry
- #7 12" Sweet Cherry
- #8 12" Sweet Cherry



NOTE:
 All existing roof
 Overhangs are 12" or less.



DWG NO. 17-344 SITE PLAN
 JOB NO. 17-348

- Indicates existing tree to be removed.
- Indicates street tree to be planted. (3 total) Cascara (Rhamnus purshiana) Note: Street trees to be planted per City Forester Requirements with 25' Minimum spacing.
- Proposed mitigation tree to be planted on Parcel 1. Western Red Cedar (1 total)
- Proposed mitigation tree to be planted on Parcel 1. Edith Bogner Southern Magnolia (1 total)

Applicant:
 Greg Lamunyan
 8955 N. Leonard Street
 Portland, Oregon 97203

8955 N. LEONARD STREET, PORTLAND

At

N. NEW YORK PARTITION

LAND PLANNER/ENGINEER:
 Tech Engineering
 PO Box 80483
 Portland, Oregon 97280
 Phone (503) 819-6494 (John)

LEGAL DESCRIPTION:
 A REPEAT OF LOT 6, BLOCK 1, COURT PLACE,
 IN THE SW 1/4 OF SECTION 1,
 T1N, R1W, W.M. CITY OF PORTLAND,
 MULTNOMAH COUNTY, OREGON

<p>TECH ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>	
<p>Owner/ Applicant: Greg Lamunyan 8955 N. Leonard Street Portland, Oregon 97203</p>	<p>Project: N. NEW YORK PARTITION 8955 N. Leonard St., Portland</p>
<p>State Description: Tree Mitigation and Protection Plan</p>	
<p>Drawn By: JLI</p>	<p>Checked By: TJA</p>
<p>Date: April, 2018</p>	<p>Project No.:</p>
<p>Sheet 5 of 5</p>	
<p>EXPIRES DECEMBER 31, 2019</p>	