



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 15, 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 June 5, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-150032 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 18-150032 AD

Applicant: Brian Murtagh, Studio Coop Architecture
5901 N Borthwick Ave, Portland OR 97217
(503) 962-9194; brian@studiocoop.com

Owners: Kenneth S Ball and Charlene H Hatakeyama
2033 SE 35th Pl
, Portland, OR 97214-5803
(503) 232-9184; ken@campfireaudio.com

Site Address: 2033 SE 35TH PL

Legal Description: BLOCK A LOT 4, PARK VIEW RPLT & EXTD
Tax Account No.: R645100040
State ID No.: 1S1E01DC 19600
Quarter Section: 3234

Neighborhood: Richmond, contact Matt Otis at richmond.pdx.lutc@gmail.com
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: None
Zoning: R5 Single Dwelling Residential 5,000

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

Proposal:

The applicant proposes to construct an attached carport on the north side of the existing house at 2033 SE 35th Pl. Portland Zoning Code Section 33.110.220 (Setbacks) requires that attached structures like carports be set back at least 5' from side lot lines. The proposed carport would be located 2' from the north side lot line of the site. The applicant is requesting an Adjustment to reduce the required setback for the carport from 5' to 2'.

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 April 11, 2018 and determined to be complete on May 11, 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
Elevations



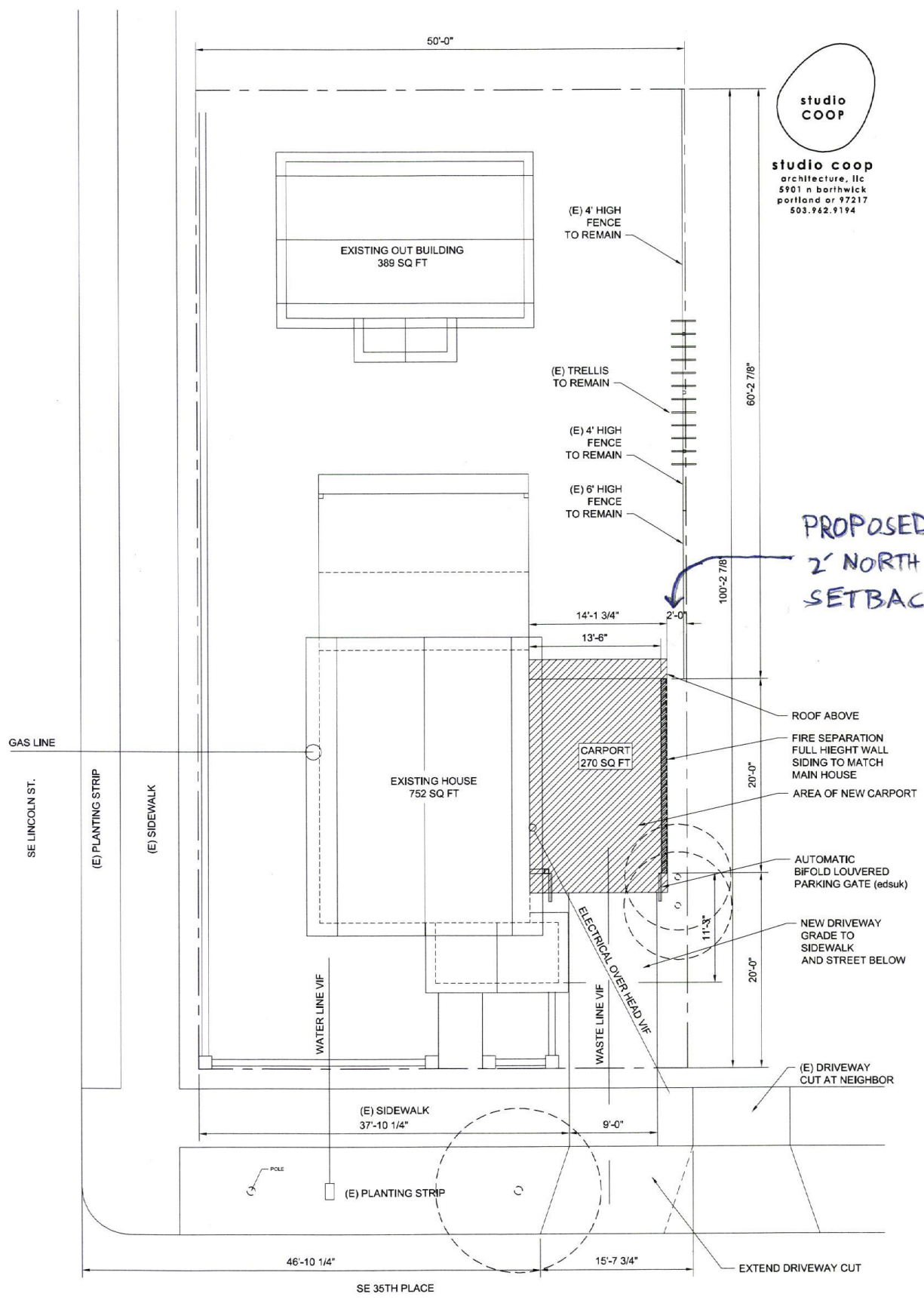
ZONING  NORTH

-  Site
-  Historic Landmark

File No.	LU 18-150032 AD
1/4 Section	3234
Scale	1 inch = 200 feet
State ID	1S1E01DC 19600
Exhibit	B Apr 13, 2018

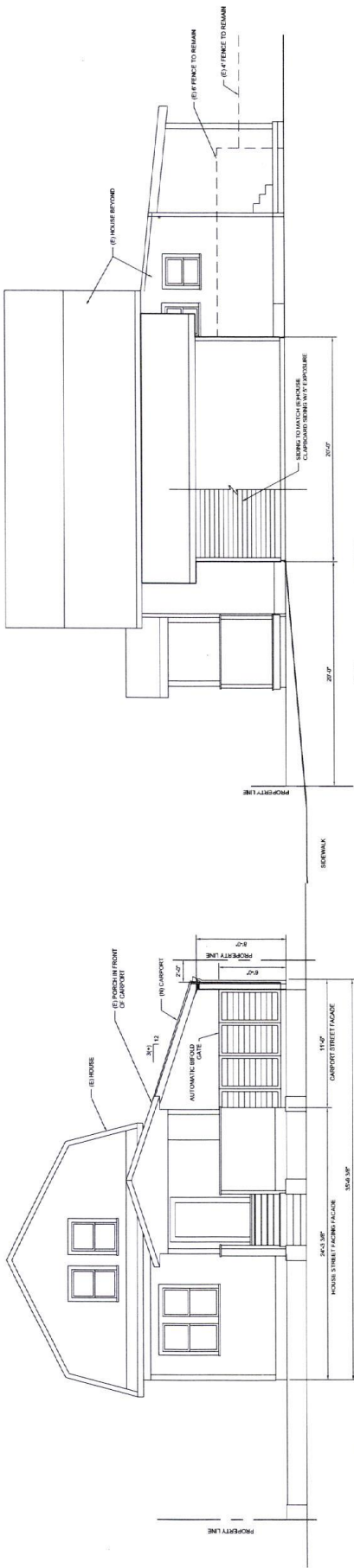


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 architecture, llc
 5901 n borthwick
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 503.962.9194



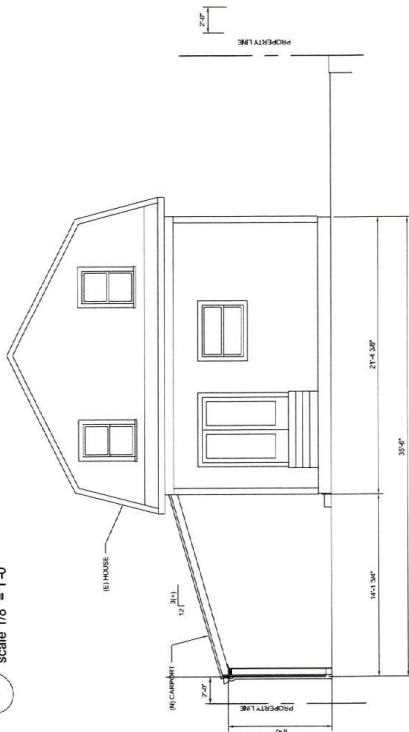
1 2033 SE 35TH AVE PROPOSED CARPORT
 scale 1/8" = 1'-0"

LU 18-150032 AD

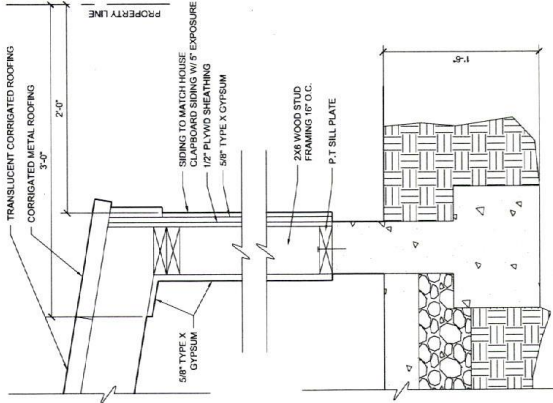


1 EAST ELEVATION
scale 1/8" = 1'-0"

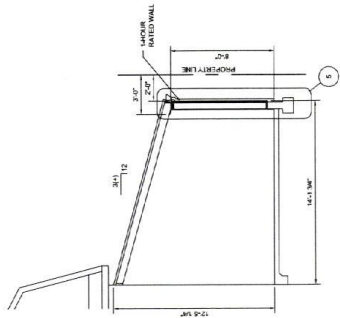
2 NORTH ELEVATION
scale 1/8" = 1'-0"



3 WEST ELEVATION
scale 1/8" = 1'-0"



5 DETAIL OF 1 HR RATED WALL ASSEMBLY
scale 1/8" = 1'-0"



4 SECTION AT CARPORT
scale 1/8" = 1'-0"

ZONING Table 120-3 Summary of Development Standards

Maximum Building Coverage	
5,000 sq. ft. or more... 2,250 sq. ft. + 15% of lot area over 5,000 sq. ft.	Allowed Building Coverage
Actual Lot Size	2,252 SQ. FT.
5,012 sq. ft.	Actual Building Coverage (including addition)
HOUSE AND COVERED PATIO	943 sq. ft.
PORCH	77 sq. ft.
DETACHED STUDIO	389 sq. ft.
NEW CARPORT	256 sq. ft.
TOTAL COVERAGE	1,665 sq. ft.

MAY 3, 2018



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architecture, llc
5901 n borwick
pittsburgh, pa 15217
503.942.9184

LU 18-150032 AD