



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: June 14, 2018
To: Interested Person
From: Mark Moffett, City Planner
503-823-7806/Mark.Moffett@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 July 5th, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-173209 AD, in your letter. It also is helpful to address your letter to me, Mark Moffett. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-173209 AD

Applicant: Edward Radulescu
EPR Design, LLC
919 NE 19th Ave., Suite 155
Portland, OR 97232-2210
(503) 265-8461, eddie@eprdesign.com

Property Owner: Denis F. Lee
5219 NE 27th Ave
Portland, OR 97211

Site Address: 5219 NE 27TH AVE

Legal Description: BLOCK 8 LOT 13, INA PK
Tax Account No.: R413903070
State ID No.: 1N1E24BB 12300
Quarter Section: 2533

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

Zoning: **R2.5ah** (Single-Dwelling Residential 2,500 or R2.5 base zone with “a” or Alternative Design Density and “h” or Aircraft Landing overlay zones)

Case Type: **AD** (Adjustment Review)

Procedure: **Type II**, an administrative decision with appeal to the Adjustment Committee.

PROPOSAL: The applicant is in the process of seeking building permit approval for a new detached Accessory Dwelling Unit (ADU) in the rear yard of the home at 5219 NE 27th Avenue. The proposed structure is two stories tall, and includes a ground floor with a separate storage area featuring french doors facing east towards the house, and a ground floor recreation room with half bath with french doors facing north towards the back yard and an attached covered patio. The ADU itself is located on the upper floor and features exterior access stairs on the west side of the building, facing the existing alley.

During the initial building permit review for the project, several issues were identified including height, site plan details, roof pitch, and other issues. The applicant intends to meet all the relevant regulations with additional changes to the building plans beyond those submitted for this land use review, but at this time is only requesting an adjustment to roof pitch. For detached accessory structures over 15'-0" in height in the R2.5 zone, the Zoning Code requires that the roof pitch either be the same as the predominant roof pitch of the house, or have a roof pitch of at least 6/12 (meaning a vertical "rise" of 6 inches for every horizontal "run" or 12 inches).

The existing house has a predominant roof pitch of 12/12 in the main gable, hip-roofed front and rear areas off the gable with a lower but unspecified pitch, and a shed-roofed area on the north side of the house with a 3/12 roof pitch. With this design of the main house, the predominant roof pitch of the ADU would need to be between 6/12 and 12/12 to meet the Zoning Code. As designed, the predominant roof pitch of the ADU is 3/12, with a smaller subset of the entire roof area at the steeper 12/12 pitch matching the main house gable.

Therefore, in order to construct a new detached ADU behind the house at 5219 NE 27th Avenue with the roof pitches as designed, the applicant has requested an Adjustment to reduce the pitch of the predominant roof surface on the ADU from at least 6/12 to 3/12 (Portland Zoning Code 33.120.250.C.4.b).

RELEVANT APPROVAL CRITERIA: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found at 33.805.040.A-F, Adjustment Approval Criteria. All Zoning Code Chapters, including Chapter 33.805 (Adjustments) with the full criteria citation, are available online at www.portlandoregon.gov/zoningcode.

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 May 24, 2018 and determined to be complete on June 7, 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).

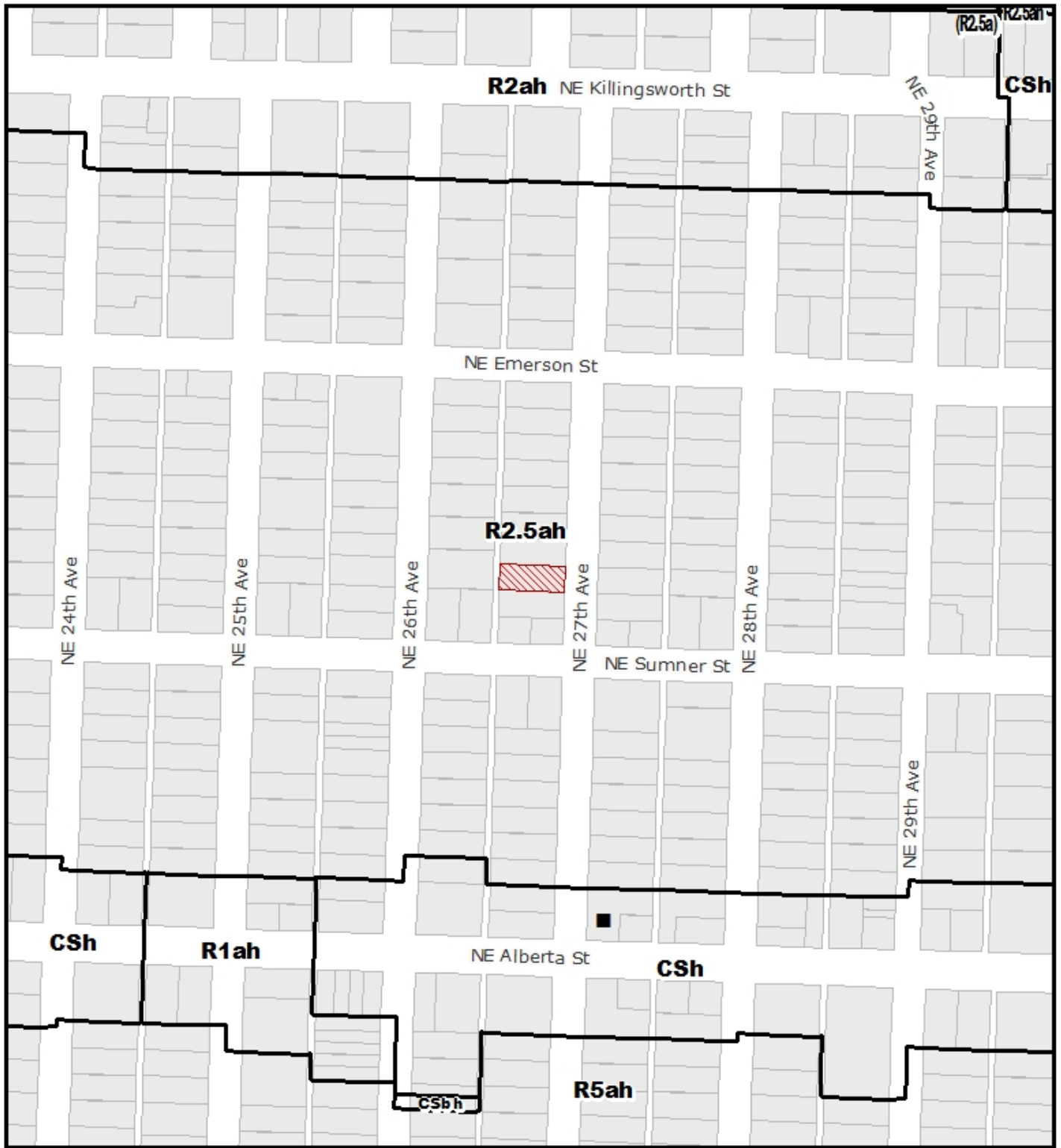
Enclosures:

Zoning Map

Site Plan

Elevations

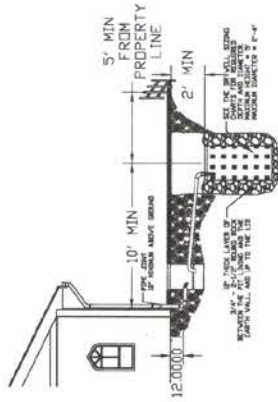
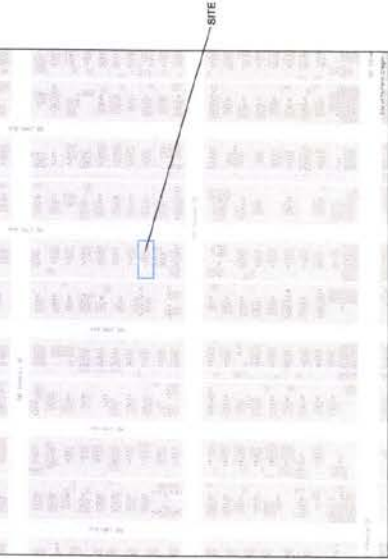
Floor, Framing and Roof Plans



ZONING 
NORTH

-  Site
-  Historic Landmark

File No.	<u>LU 18-173209 AD</u>
1/4 Section	<u>2533</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E24BB 12300</u>
Exhibit	<u>B</u> <u>May 30, 2018</u>



1. Provide protection from all traffic, including pedestrians and vehicles, to the drywell structure during construction and after construction.

2. Maintain a minimum safety clearance of 5 feet from the structure to the property line and to adjacent structures.

3. The structure shall be based on the maximum design rainfall rate for the area. The structure shall be designed to handle the maximum design rainfall rate for the area. The structure shall be designed to handle the maximum design rainfall rate for the area.

4. Drywell shall not be located where there is any utility lines within 5 feet of the structure.

5. Top of drywell shall be below finish grade.

6. Structure from center of facility.

7. 2" RCP pipe connection.

8. 12" RCP pipe connection.

9. 18" RCP pipe connection.

10. 24" RCP pipe connection.

11. 30" RCP pipe connection.

12. 36" RCP pipe connection.

13. 42" RCP pipe connection.

14. 48" RCP pipe connection.

15. 54" RCP pipe connection.

16. 60" RCP pipe connection.

17. 66" RCP pipe connection.

18. 72" RCP pipe connection.

19. 78" RCP pipe connection.

20. 84" RCP pipe connection.

21. 90" RCP pipe connection.

22. 96" RCP pipe connection.

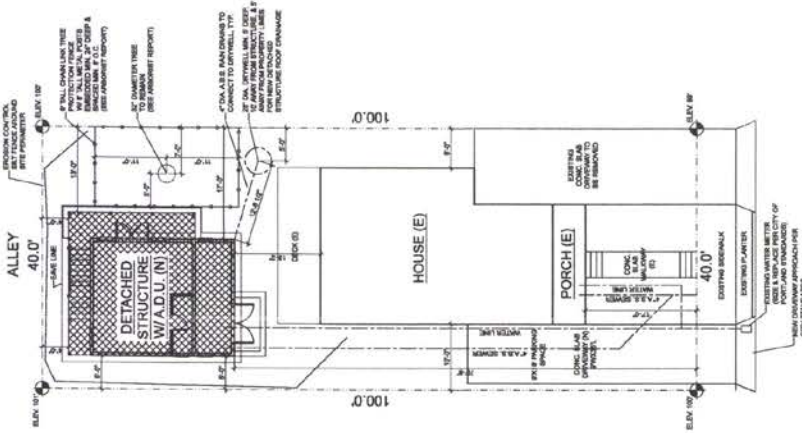
23. 102" RCP pipe connection.

24. 108" RCP pipe connection.

25. 114" RCP pipe connection.

26. 120" RCP pipe connection.

AW TYP DRYWELL DETAIL
AW-100



NE 27TH AVE.
A SITE PLAN
SCALE 1/8"=1'-0"

RECORD NOTE:
OWNER: DENNIS LEE
PROJECT: 5219 NE 27TH AVE
CITY OF PORTLAND
APPROVAL: 10/16/2016
ADDRESS: 5219 NE 27TH AVE
ALLOWABLE BUILDING COVERAGE: 1.5% OF LOT AREA
MAX. HEIGHT: 10 FT
MAX. ROOF PITCH: 12:12
MAX. FOOTING DEPTH: 4 FT
MAX. FOUNDATION TYPE: CONCRETE

epr DESIGN
119 NE 180th Ave, Suite 100
Portland, Oregon 97232
www.eprdesign.com
design@eprdesign.com

5219 NE 27 AVE.
NEW A.D.U.
Portland, Oregon
Owner: Dennis Lee

These plans and the design
herein are copyrighted under
Federal Law by EPR DESIGN, LLC.
PERMIT SET

SITE PLAN
REVISED
DATE: 10/16/2016
DRAWN BY:
SHEET: A0

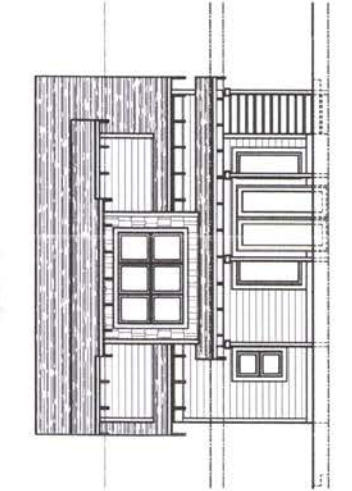
NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU
OBTAIN AN UNDERGROUND UTILITY LOCATOR
BEFORE ANY EXCAVATION WORK. CALL
800-255-3434 THROUGH OAK IN CARE
OF THE OREGON UTILITY NOTIFICATION
CENTER. IF YOU DO NOT OBTAIN THE
OAK IN CARE OF THE OREGON UTILITY NOTIFICATION
CENTER IS 303-225-1987.

POTENTIAL UNDERGROUND FACILITY DANGER
Dig Safety.
Call Oregon One-Call Center
DIAL 811 or 1-800-332-2544

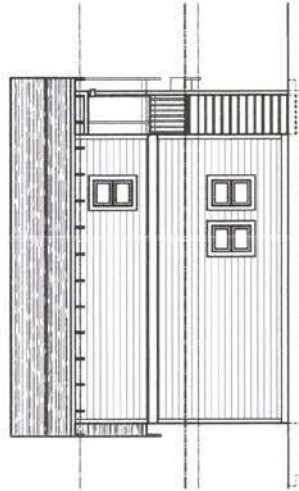
EMERGENCY TELEPHONE NUMBERS
NATIONAL GAS 1-800-654-3131
ELECTRIC 1-800-368-4711 DA-433
AFTER HOURS 503-228-4111
CITY OF PORTLAND 503-228-4111
CITY OF SALEM 503-521-3111
CITY OF ASTORIA 503-325-1700
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LU 18-173209 AD

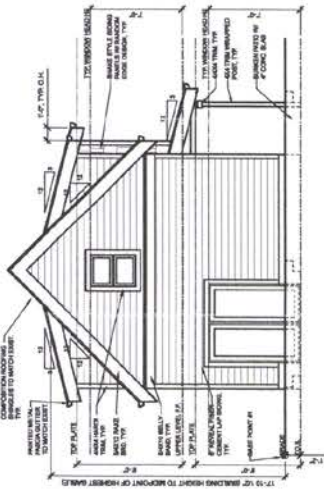
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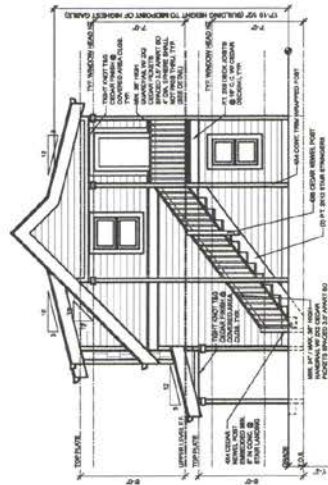
B RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



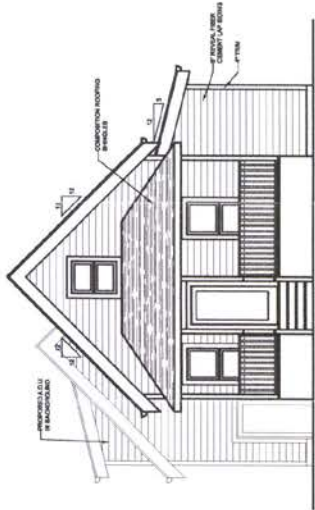
D LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



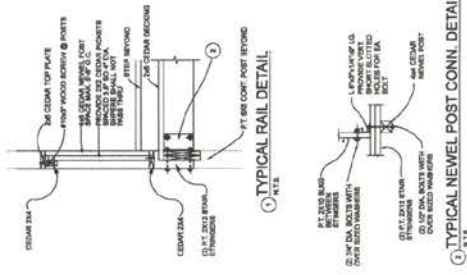
A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



C REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION @ EXISTING HOUSE
SCALE: 1/4" = 1'-0"



ADJUSTMENT REQUEST: LOWER PREDOMINANT ROOF PITCH
FROM 6/12 TO 3/12 FOR NEW
DETACHED ADU/REC ROOM STORAGE BLDG.

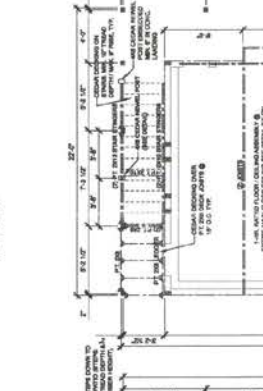
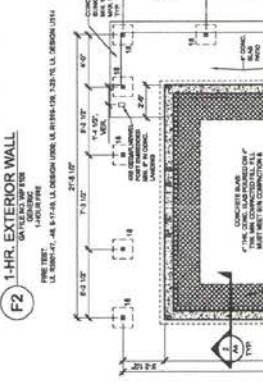
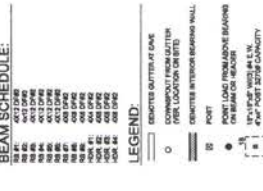
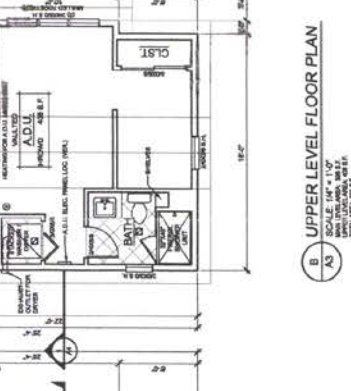
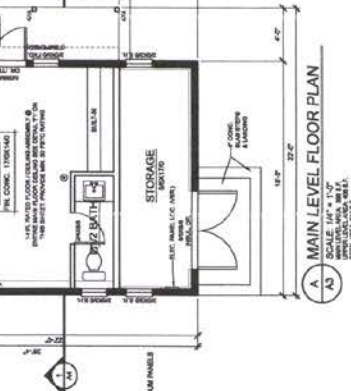
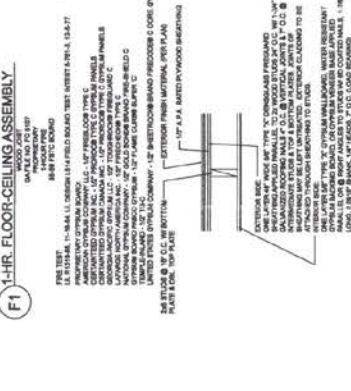
FLOOR FRAMING
GENERAL NOTES:
 1. REFER TO ALL OTHER SHEETS FOR DIMENSIONS AND NOTES.
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LEGEND:
 1. DIMENSIONS
 2. FINISHES
 3. MATERIALS
 4. STRUCTURE
 5. MECHANICAL
 6. ELECTRICAL
 7. PLUMBING
 8. HEATING
 9. COOLING
 10. VENTILATION

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epr DESIGN
 1815 N.E. 17th Ave. Suite 100
 Portland, Oregon 97232
 503-288-8481
 www.eprdesign.com

5219 NE 27 AVE.
NEW A.D.U.
 Owner: Dennis Lee
 Portland, Oregon

FLOOR PLANS / FOUNDATION / FRAMING PLAN / ROOF PLAN

REVISED

DATE: 10/18/2018
DRAWN BY:

SHEET: **A3**

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PERMIT SET

LU 18-173209 AD