



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 29, 2018
To: Interested Person
From: Lauren Russell, Land Use Services
503-823-7817/Lauren.Russell@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 20, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-127565 CU, in your letter. It also is helpful to address your letter to me, Lauren Russell. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-127565 CU

Applicant: Kendra Shippy | DMS Architects
2325 NE 19th Ave | Portland, OR 97212 | (503) 335-9040

Owner: Erin Grey Crowell
618 Dimmick Dr | Los Angeles, CA 90065

Site Address: 81 NE IVY ST

Legal Description: BLOCK 6 W 40' OF LOT 11&12, WILLIAMS AVE ADD
Tax Account No.: R916401490
State ID No.: 1N1E27AA 03500
Quarter Section: 2730
Neighborhood: Eliot, contact at lutcchair@eliotneighborhood.org.
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: Albina Community
Other Designations: Contributing Structure within the Eliot Conservation District
Zoning: R2a – Multi-Dwelling Residential 2,000, Alternative Design Density Overlay

Case Type: CU – Conditional Use Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant, on behalf of the owner, requests Conditional Use approval to operate a Type B Accessory Short-Term Rental (ASTR) facility within the existing 4-bedroom house on this site. No exterior alterations to the house or site are proposed as part of this review. The owner will

be the full-time resident of the house and will serve as the operator managing the ASTR operation. The applicant proposes to rent 4 bedrooms for the ASTR operation to one group at a time no larger than 8 adults and 4 children under the age of 12 for a maximum number of 12 guests. The full-time resident will reside in one of the bedrooms in the house while the detached accessory dwelling unit (ADU) is under construction and once constructed, the full-time resident will reside in the ADU. No outside employees, food or beverage service, or commercial events are proposed. The proposed house rules would require quiet hours between 9:30 PM and 7:00 AM.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are in Zoning Code Section 33.815.105.A-E, Institutional and Other Uses in 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 27, 2018 and determined to be complete on June 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 Hearings Officer. 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

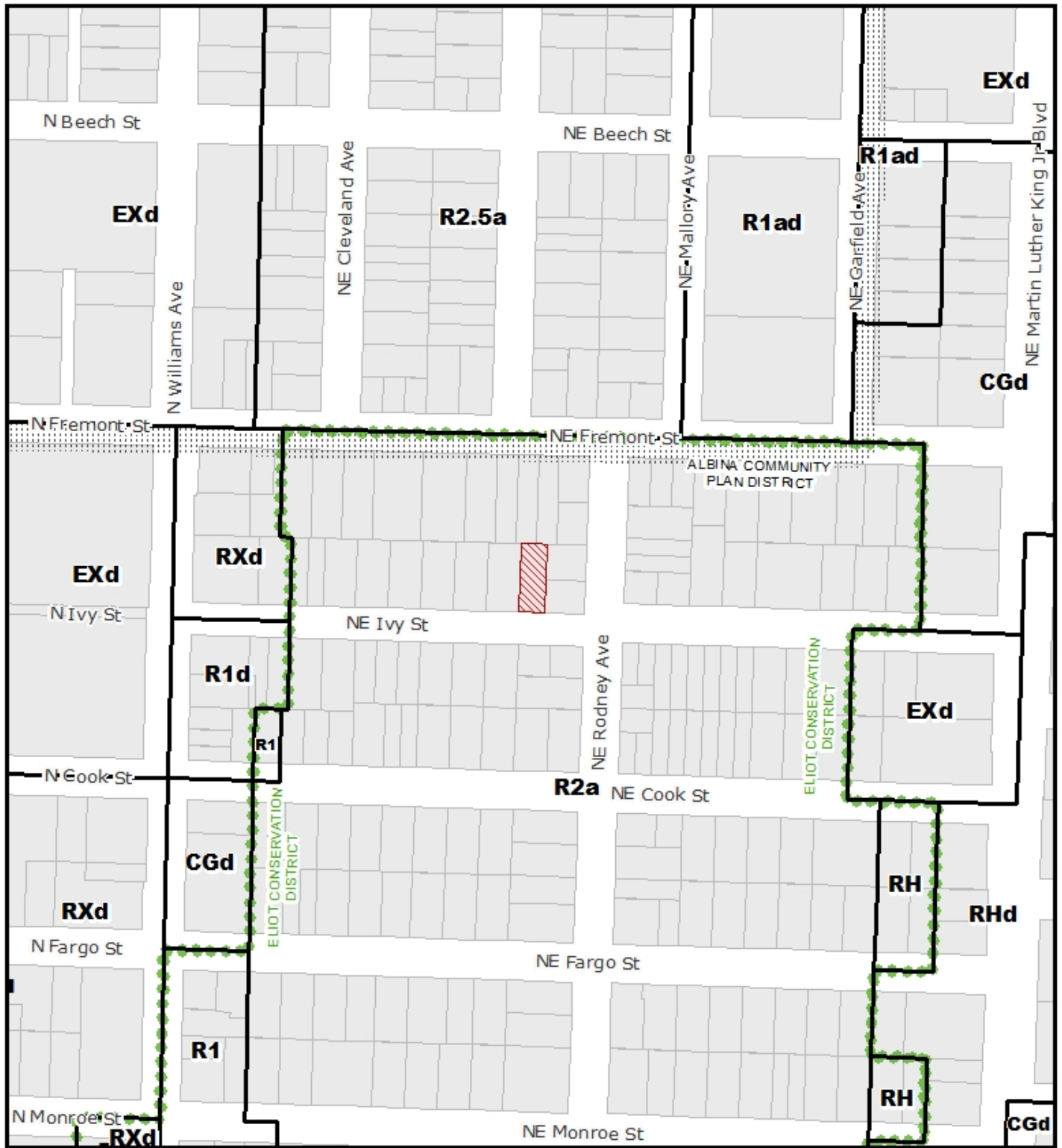
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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

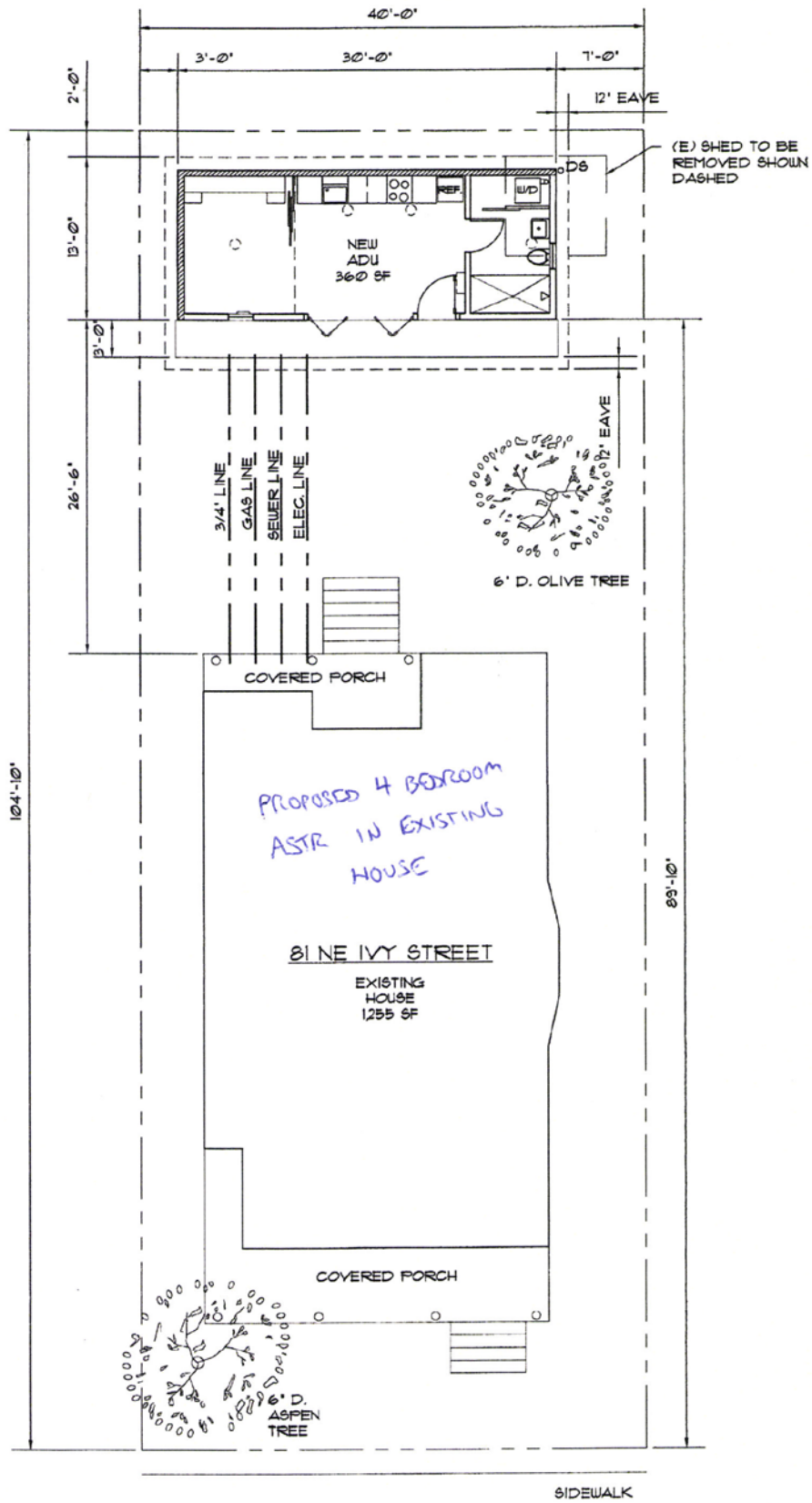


ZONING 
 NORTH

THIS SITE LIES WITHIN THE:
 ALBINA COMMUNITY PLAN DISTRICT
 ELIOT CONSERVATION DISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-127565 CU
1/4 Section	2730
Scale	1 inch = 200 feet
State ID	1N1E27AA 3500
Exhibit	B Mar 02, 2018



SITE PLAN

LU18-127569 CU

LOCATION OF EXISTING/NEW UTILITIES ARE APPROXIMATE, VERIFY IN FIELD 1/8" = 1'-0"
 NO EXISTING TREES OVER 12" D. ON PROPERTY
 DS: DOWNSPOUT TO SPLASH BOX, TYP.