



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: July 13, 2018
To: Interested Person
From: JP 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 August 13, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-139889 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. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-139889 LDP

Applicant/Owner: Simone Goldfeder | Constructive Form Architecture and Design LLC
1222 SW Broadway | Portland, OR 97205
(503) 894-9638 | sgoldfeder@constructiveform.com

Site Address: 4043 NE 6TH AVE

Legal Description: BLOCK 16 LOT 13, LINCOLN PK ANX
Tax Account No.: R497302590
State ID No.: 1N1E23CB 19700
Quarter Section: 2631

Neighborhood: King | Margaret O'Hartigan | margaret@kingneighborhood.org
Business District: Soul District Business Association | info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods | Jessica Rojas | 503-388-5030

Zoning: R2.5a – Residential 2,500 with the 'a' Alternative Design Density 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 a two-parcel partition on this 5,000 square foot lot resulting in two (2) 2,500 square foot parcels. The existing home on the site will be removed and the two new parcels will be made available for new attached housing. Both parcels are narrow lots as the proposed lot widths (19' 6" and 30' 6") are smaller than the minimum width for the zone (36

feet). Drywells are being proposed for on-site stormwater management for the future development. Due to this site's proximity to a frequent service bus line, off-street parking is not required at this location, though one space is proposed on Parcel 2.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create two lots. Therefore, this land division is considered a partition.

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 March 23, 2018 and determined to be complete on July 2, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov.

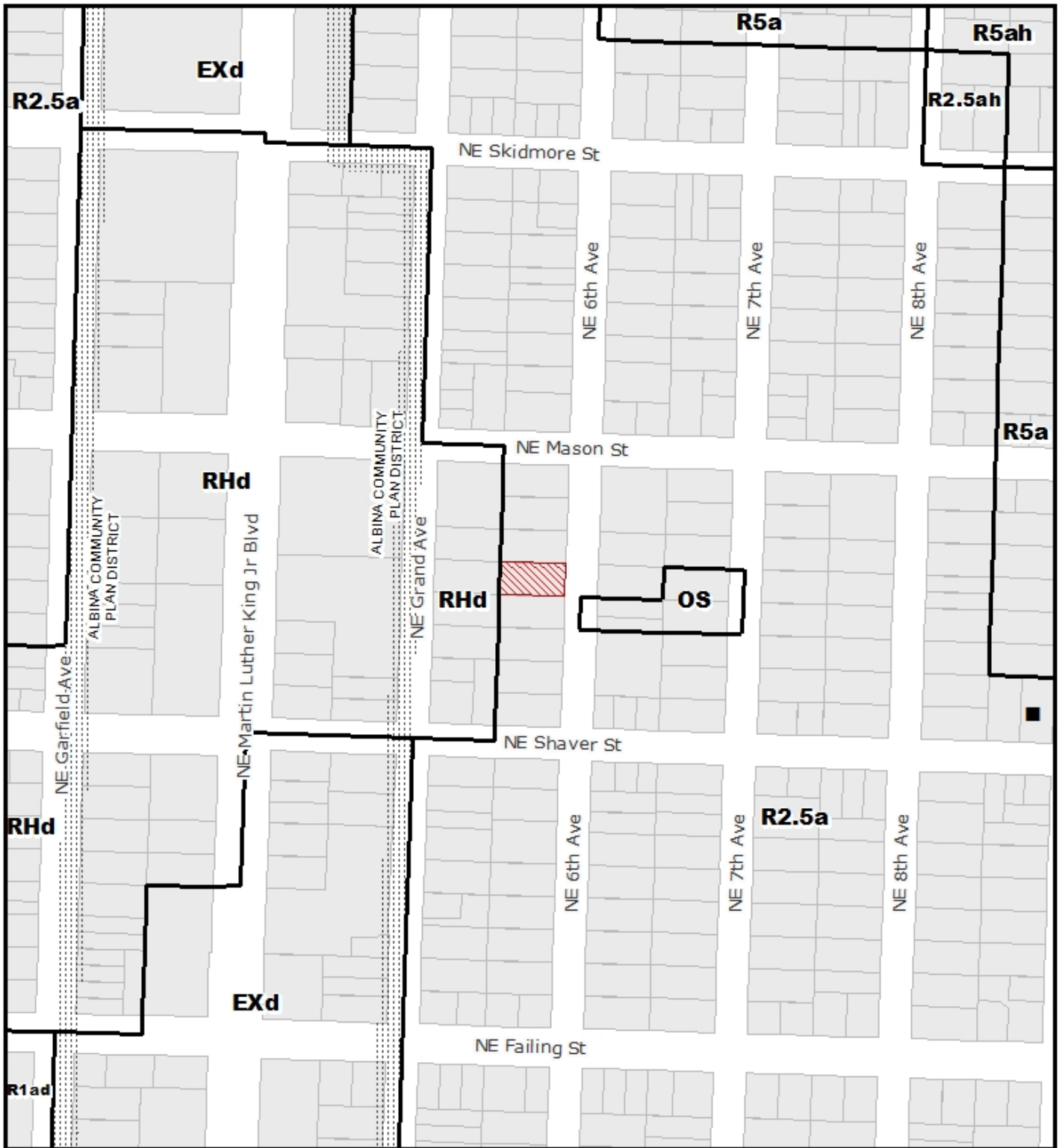
APPEAL PROCESS

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

-  Site
-  Historic Landmark

File No.	LU 18-139889 LDP
1/4 Section	2631
Scale	1 inch = 200 feet
State ID	1N1E23CB 19700
Exhibit	B Mar 27, 2018

Project
NE 6TH

Lead Designer / Partner
ADP LLC
 401 NE 6th Ave
 Portland, OR 97212

Owner
Storons Godefroid A ET AL
 2715 SW Upper Drive
 Portland, OR 97221

Contact: Saverio Godefroid
 503 844 9635
 sgodefroid@gostorons.com

Architect
Constructive Form
 Architecture and Design LLC
 1227 SW 9th Ave
 Portland, OR 97205

Contact: Jeff Gifford
 503 844 6633
 jgifford@gostorons.com

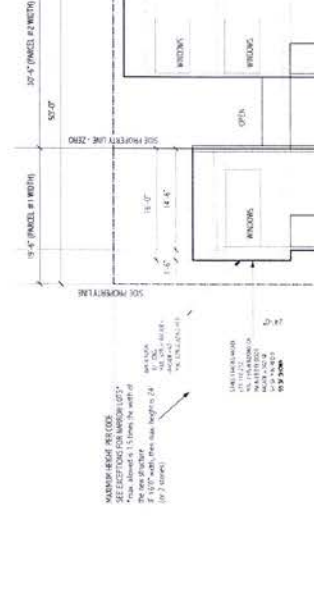
Contractor
Any Plans and Associates, Inc
 1025 SW Morrison Street
 Portland, OR 97205

Contact: Any Plans and Associates, Inc
 503 844 6244
 nanyplans.com

Project
 NE 6TH and Division
 Rev 3 1/4 2018 DWG

Land Division
 Scale: 1/8" = 1'-0"

A2.0
 Preliminary Land
 Division Plan & Elevation



MARKING BOARD RECORDS
 SEE ELECTIONS FOR MARKING BOARD RECORDS
 *Note: Allowed to 1.5 times the width of the marking board.
 *Note: 1/2" width lines has height of 2/4" (or 3/16")

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CONCEPTUAL BUILDING FOOTPRINT

CONCEPTUAL BUILDING FOOTPRINT COVERAGE

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PROJECT DESCRIPTION
 Preliminary Land Division Plan
 New Single Family Residence on each parcel

MONITOR MAP
 PROJECT SITE

PROJECT INFO:
 PROJECT ADDRESS:
 4043 NE 6th Ave
 Portland OR 97212

EXHIBIT ID: IR2017433

Legal: UNCLDLY PK ANX, BLOCK 16, LOT 13
 City of Portland, Multnomah County, Oregon
 METES & BOUNDS P-179200

Zoning: R-2.5 (h)

Total Lot Area: 5,000 SF (0.11 Acres)

Geographic Zone: R-3

Construction Type: V6

SHEET INFO:
 A1.1 - Easement Conditions Plan
 A2.0 - Preliminary Land Division Plan

PLANNING & ZONING SUMMARY
 Applicable Zoning Code sections:
 All work shall conform to the City of Portland, Title 33, Planning and Zoning.
 Zoning: R-2.5 (h)

Table 110-3: Development Standards in Single-Dwelling zones

Maximum Height: 35 ft

Minimum Front building setback: 10 ft

Minimum Side building setback: 5 ft (detached) / 5 ft (attached)

Minimum Rear building setback: 5 ft

Minimum Garage entry setback: 18 ft

Minimum Required outdoor area: 250 sq. ft. (detached) / 200 sq. ft. (attached)

Minimum outdoor area dimensions: 12 ft. x 12 ft. (detached); 10 ft. x 10 ft. (attached)

RECEIVED

JUL 02 2018

LU 18-139889 LDP