



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 8, 2018
To: Interested Person
From: Clare Fuchs, Land Use Services
503-823-7843/Clare.Fuchs@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 October 29, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-196466 CU, in your letter. It also is helpful to address your letter to me, Clare Fuchs. 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 18-196466 CU

Applicant: Katherine J Gengler
730 N Blandena St Unit B, Portland, OR 97217
503-932-3105 kagengler@hotmail.com

Owner: Katherine J Gengler
708 N Blandena St Portland, OR 97217

Site Address: 730 N BLANDENA ST Unit A

Legal Description: LOT 1, PARTITION PLAT 2017-21
Tax Account No.: R649680810
State ID No.: 1N1E22BD 08301
Quarter Section: 2529
Neighborhood: Humboldt, contact HNAnews@gmail.com.
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: Single Dwelling Residential 2,500 (R2.5)
Overlay: Alternative Design Density Overlay Zone (a)
Case Type: Conditional Use (CU)
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing a Type B Accessory Short Term Rental (ASTR) use in Unit A, the main four bedroom house on the site. The applicant proposes to rent out all four bedrooms for the ASTR. This requires prior approval through a Conditional Use Review. The owner and applicant will reside in the basement accessory dwelling unit (ADU) and serve as the operator of the establishment. No exterior alterations to the house are proposed. No outside services such as cleaning or yard care

will be employed by the ASTR. No alcohol or food will be served to guests and no pets allowed. No commercial meetings (weddings, events, conferences, etcetera) are proposed. Quiet hours will be from 10pm to 7am.

Relevant Approval Criteria:

The relevant criteria are found at **33.815.105.A-E**:

33.815.105 Institutional and Other Uses in R Zones

These approval criteria apply to all conditional uses in R zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in a residential zone that maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

A. Proportion of Household Living uses. *The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:*

- 1. The number, size, and location of other uses not in the Household Living category in the residential area; and*
- 2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.*

B. Physical compatibility.

- 1. The proposal will preserve any City-designated scenic resources; and*
- 2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or*
- 3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.*

C. Livability. *The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:*

- 1. Noise, glare from lights, late-night operations, odors, and litter; and*
- 2. Privacy and safety issues.*

D. Public services.

- 1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;*
- 2. The transportation system is capable of supporting the proposal in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;*
- 3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.*

E. Area plans. *The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.*

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 July 2, 2018 and determined to be complete on October 3, 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 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
Floor Plan



ZONING



-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 18-196466 CU
1/4 Section	2529
Scale	1 inch = 200 feet
State ID	1N1E22BD 8301
Exhibit	B Jul 09, 2018

SITE PLAN

**730N BLANDENA ST.
PORTLAND, OREGON**

**DRAWN FOR:
WALTER DEVELOPMENT, LLC
(503)-932-3104**

**PARCEL #1
1,700 SQ. FT.**

**IMPERVIOUS AREA
830 SQ. FT.**

N. BLANDENA STREET
CURB TO REMAIN OPEN FOR
CONSTRUCTION. CURB WILL BE
CLOSED PRIOR TO FINAL APPROVAL

P.G.E. POWER
POLE

3'-0" PLANTER
STRIP

5'-0" SIDEWALK

(3) SMALL TREES:
• RHAMNUS PURSHIANA
• DECIDUOUS BROADLEAF
• YELLOW CASCARA

PRIVATE ELECTRICAL EASEMENT
FOR BENEFIT OF PARCEL 2

28" DIA. X 6'-0" DEEP
DRYWELL PER SW-180 DETAIL

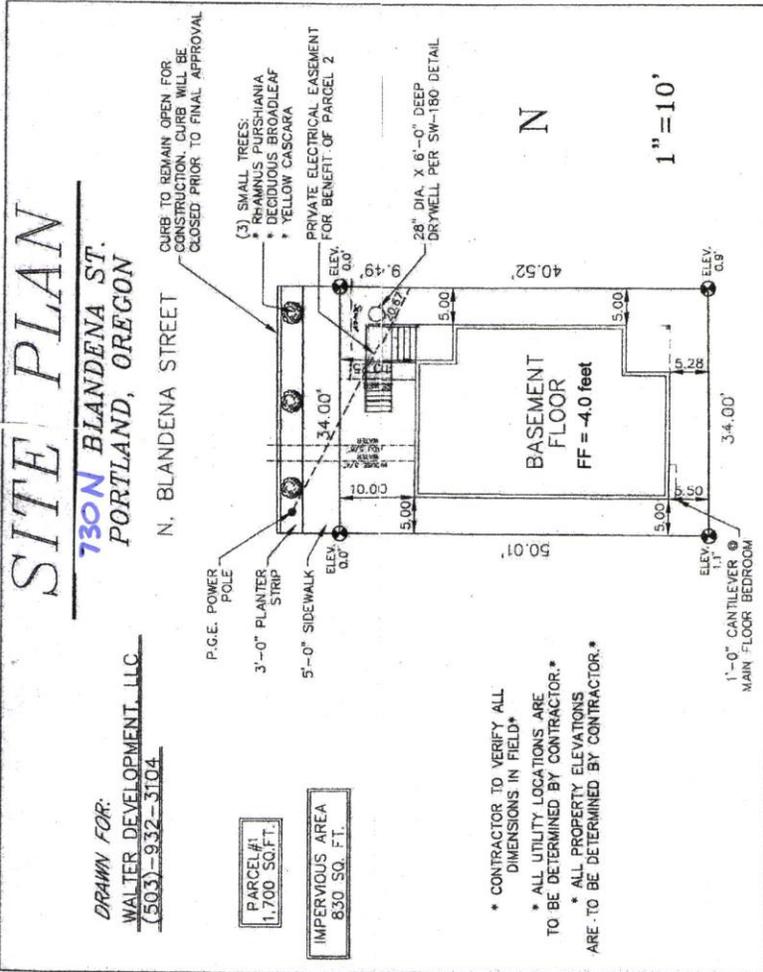
N

1" = 10'

**BASEMENT
FLOOR
FF = -4.0 feet**

ELEV. 0.0'
1'-0" CANTILEVER
MAIN FLOOR BEDROOM

- * CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD*
- * ALL UTILITY LOCATIONS ARE TO BE DETERMINED BY CONTRACTOR.*
- * ALL PROPERTY ELEVATIONS ARE TO BE DETERMINED BY CONTRACTOR.*



LA 18-196466 CM

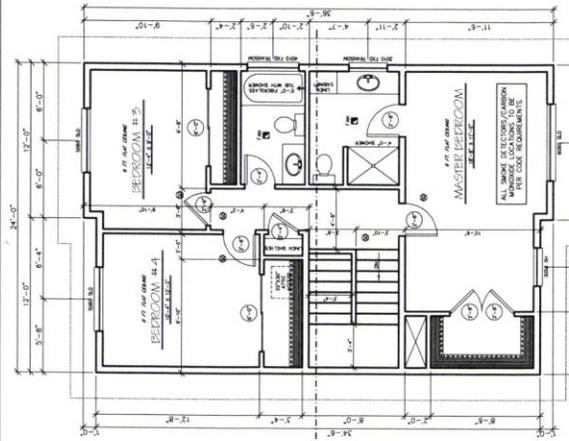
Site Plan Case No: 18-196466



GENALER PLAN
 130N BLANDINA ST.
 PORTLAND, OREGON

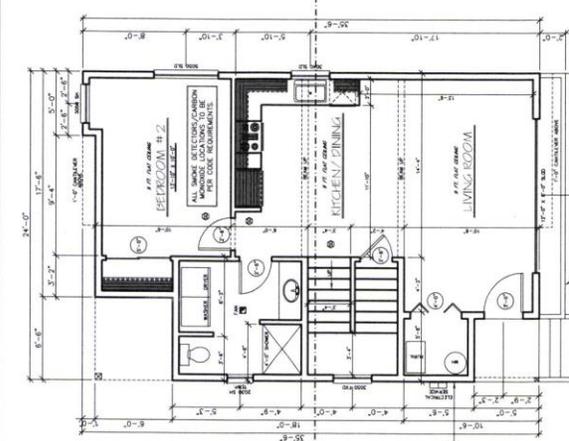
CONTRACTOR: WALTER DEVELOPMENT, LLC
 (503) 932-3104

DATE	REV	BY
08/18/17	1	WJ
08/18/17	2	WJ
08/18/17	3	WJ
08/18/17	4	WJ
08/18/17	5	WJ



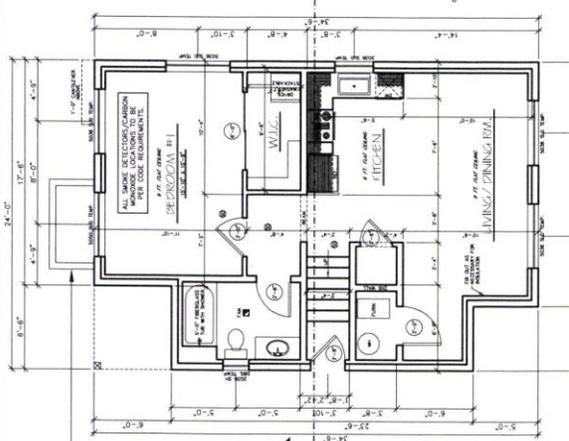
UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"

Unit A



MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

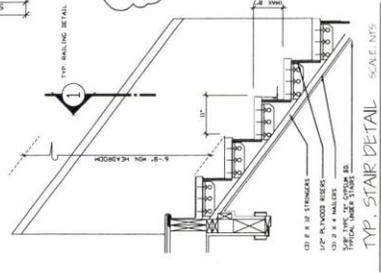
LOWER FLOOR	732 SQ. FT.
MAIN FLOOR	769 SQ. FT.
UPPER FLOOR	774 SQ. FT.
TOTAL	2275 SQ. FT.



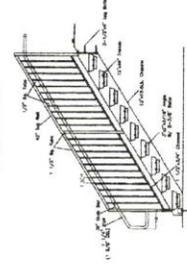
LOWER FLOOR PLAN SCALE: 1/4" = 1'-0"

Unit B

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TYP. STAIR DETAIL SCALE: NTS



Staircase/Door not detail

PROJECT	Portland	OWNER	Walter Development
LOCATION	130N Blandina St	ARCHITECT	Home Design Inc.
DATE	08/18/17	DATE	08/18/17
SCALE	1/4" = 1'-0"	SCALE	1/4" = 1'-0"
DATE	08/18/17	DATE	08/18/17
SCALE	1/4" = 1'-0"	SCALE	1/4" = 1'-0"
DATE	08/18/17	DATE	08/18/17
SCALE	1/4" = 1'-0"	SCALE	1/4" = 1'-0"

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ALL CONNECTIONS & FASTENERS TO BE PER CODE REQUIREMENTS

SEE PAGES 3, 4 & 5 FOR ENGINEERING & DETAILS

Floor Plan Case No: 18-196466

WA 18-196466