



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: October 29, 2018
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010/Andrew.Gulizia@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 November 19, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-252921 AD, in your letter. Please address your letter to me, Andrew Gulizia. You can also e-mail your comments to me at the e-mail address above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-252921 AD

Applicant: Collin Janke
Janke Architecture
1927 NW Kearney St.
Portland, OR 97209
(541) 295-0031
collin@jankearchitecture.com

Property Owner: Nonetop LLC
906 NW 23rd Ave.
Portland, OR 97210-3006

Site Address: 1515 NW 24th Ave.

Legal Description: BLOCK 9 LOT 2&3 TL 15801, GOLDSMITHS ADD
Tax Account No.: R331301370
State ID No.: 1N1E28CC 15801
Quarter Section: 2827, 2927
Neighborhood: Northwest District, contact John Bradley at 503-313-7574
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212
Zoning: R2 – Multi-Dwelling Residential 2,000
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee

Proposal:

The applicant proposes to construct a single-dwelling house with an attached garage and an attached accessory dwelling unit (ADU) on this property. The applicant requests approval of the following Adjustments to Zoning Code requirements for the new house:

- To increase the maximum building coverage from 50% of the lot area to 51.48% of the lot area (Zoning Code Section 33.120.225.B);
- To reduce the minimum side setback from the south lot line for building projections from 4 feet to 2'-11" for a roof eave and from 4 feet to zero for an in-ground planter up to 4 feet in height (Zoning Code Section 33.120.220.D1); and
- To reduce the minimum side setback from the north lot line for building projections from 4.8 feet to 4 feet for a roof eave and from 4.8 feet to zero for in-ground planters up to 3.5 feet in height (Zoning Code Section 33.120.220.D1).

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria of Title 33, the Portland Zoning Code. Adjustment requests will be approved the applicant has shown that approval criteria A through F of Zoning Code Section 33.805.040 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
- D. City-designated scenic resources and historic resources are preserved; and (*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 October 15, 2018 and determined to be complete on October 24, 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 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.

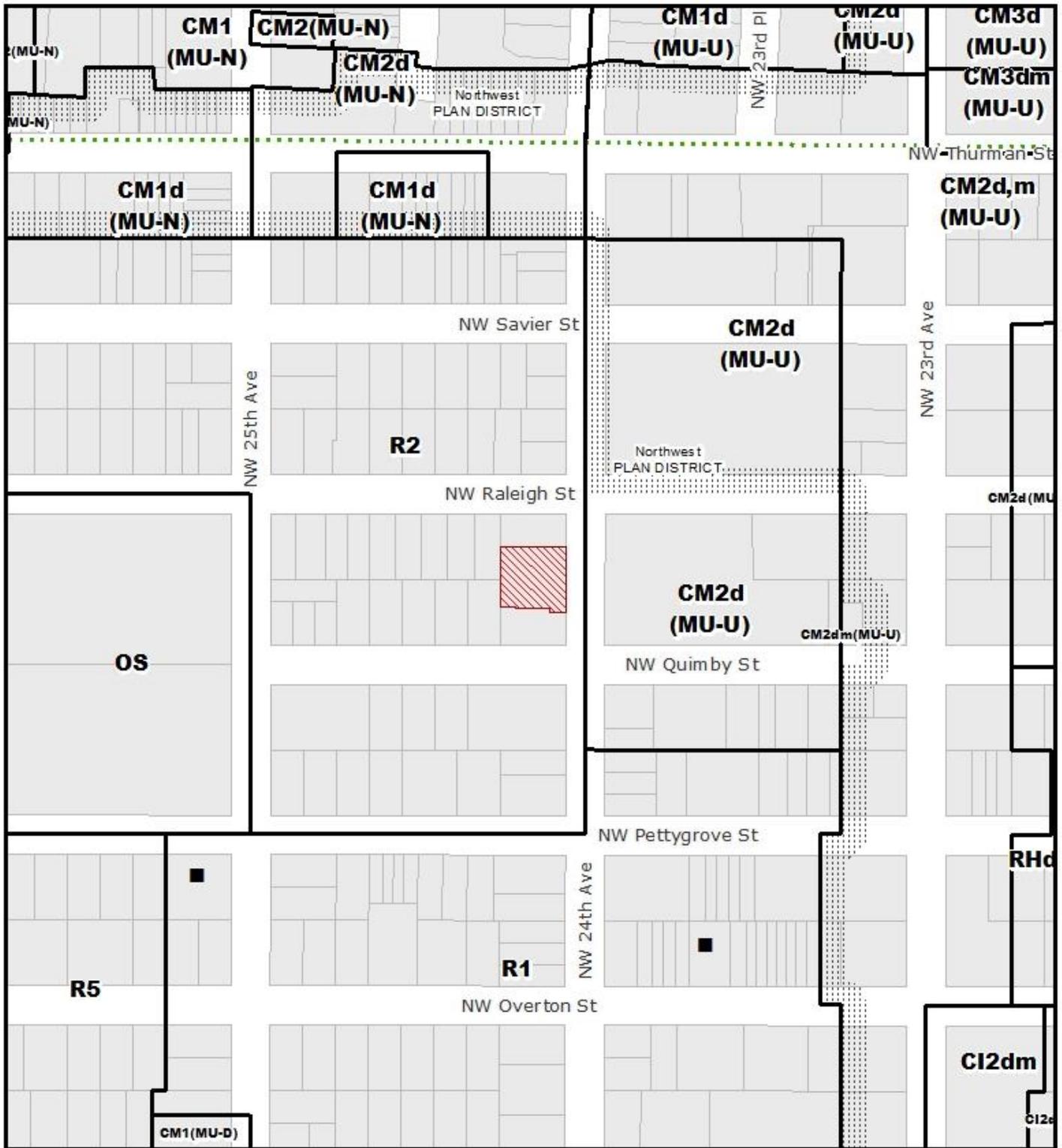
APPEAL OF THE FINAL CITY DECISION

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/first floor plans
Building elevations



ZONING



Site

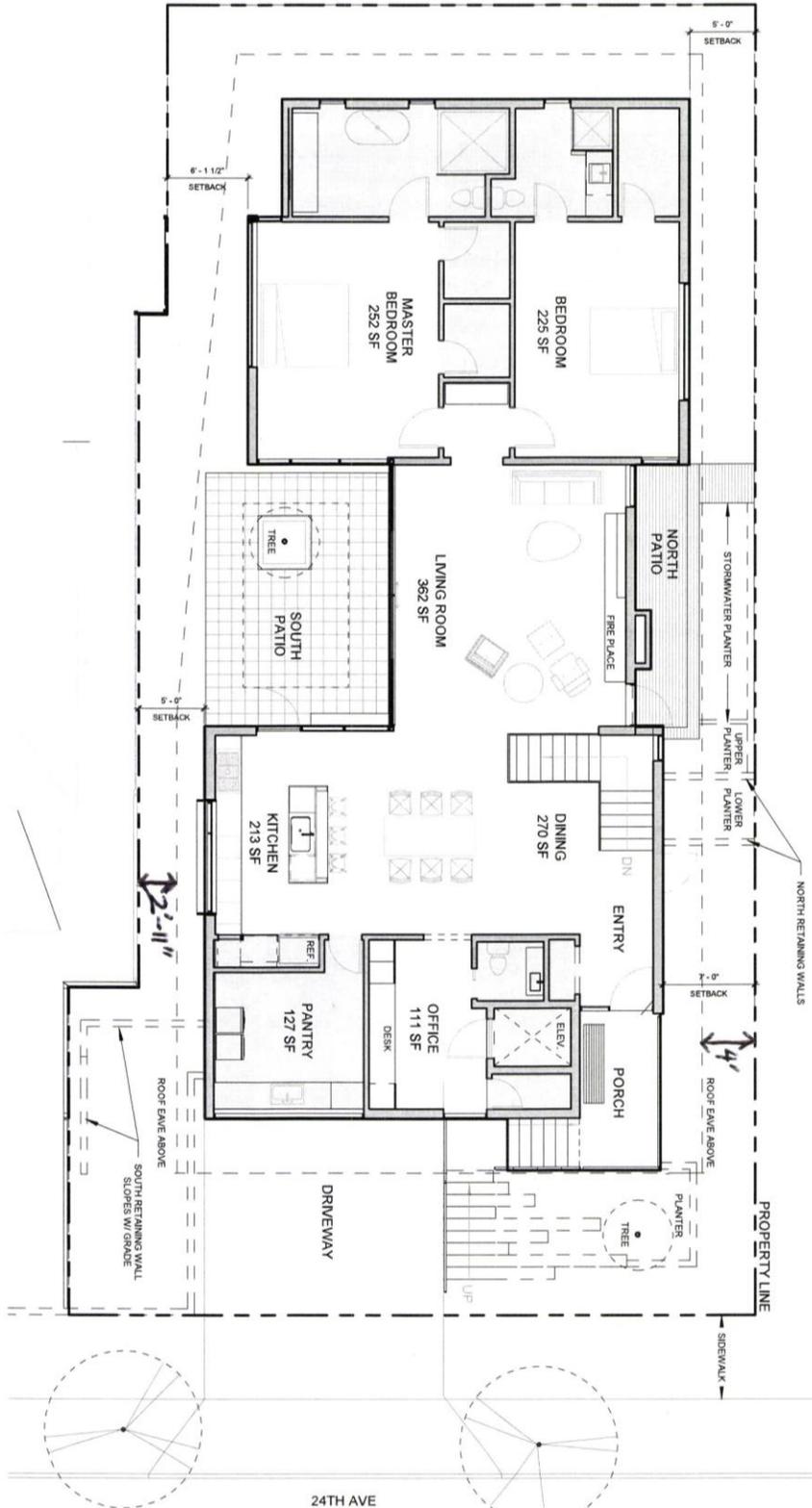


Historic Landmark



Recreational Trails

File No.	LU 18-252921 AD
1/4 Section	2827, 2927
Scale	1 inch = 200 feet
State ID	1N1E28CC 15801
Exhibit	B Oct 17, 2018

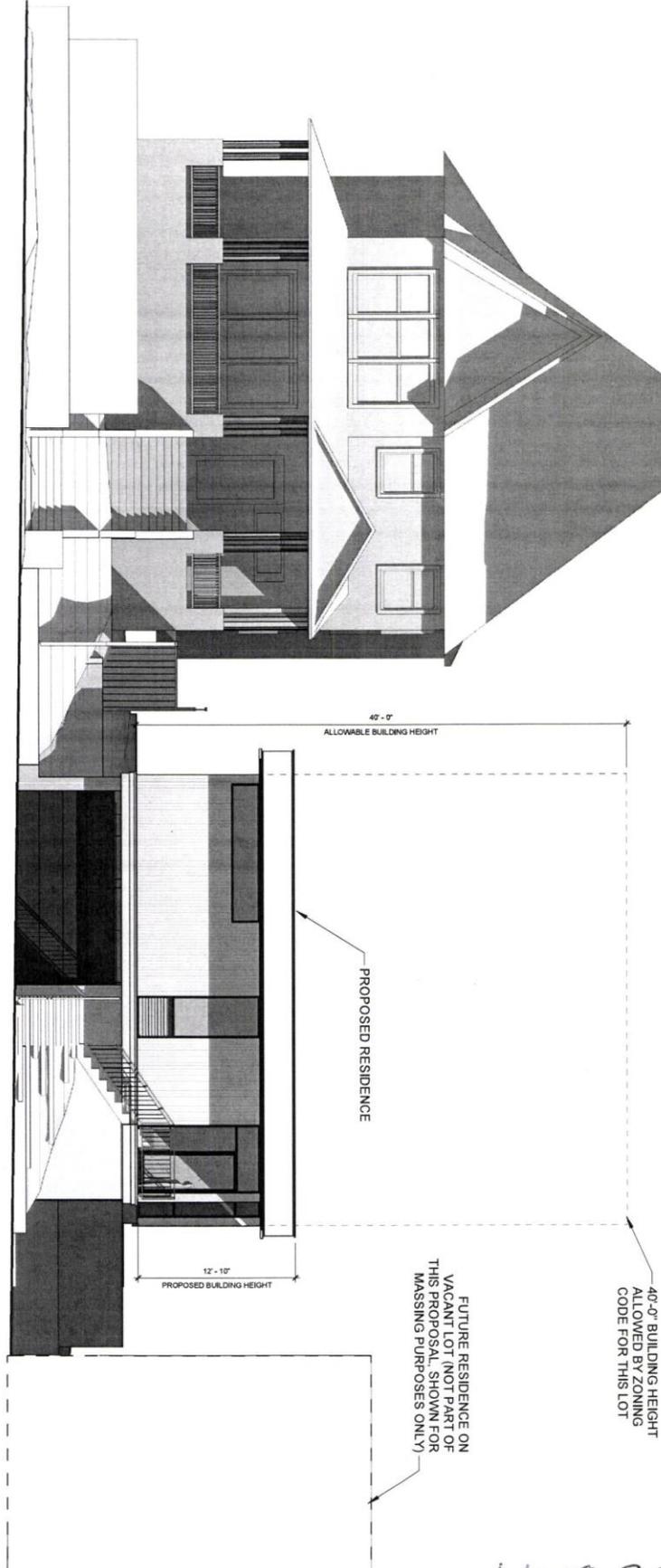


FIRST FLOOR PLAN
1/8" = 1'-0"



SUTER RESIDENCE | 10/23/2018

LU 18-252921 AD

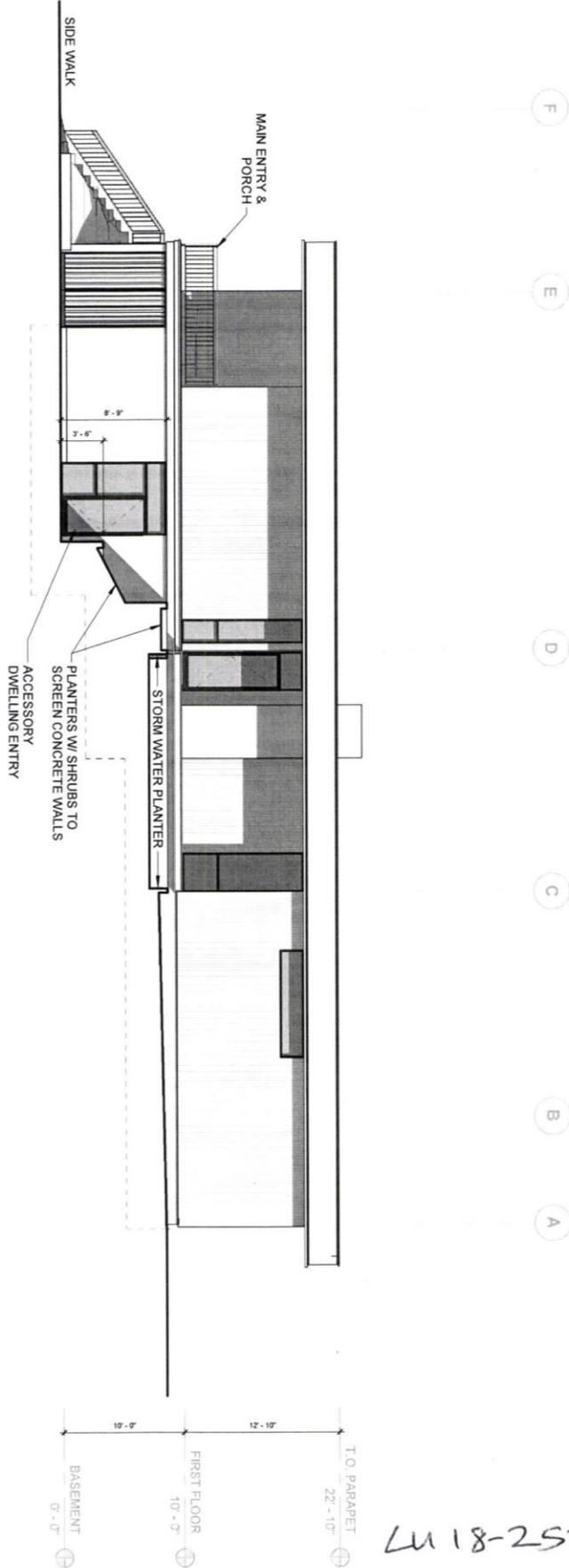


SUTER RESIDENCE | 10/22/2018

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



LU 18-252921 AD

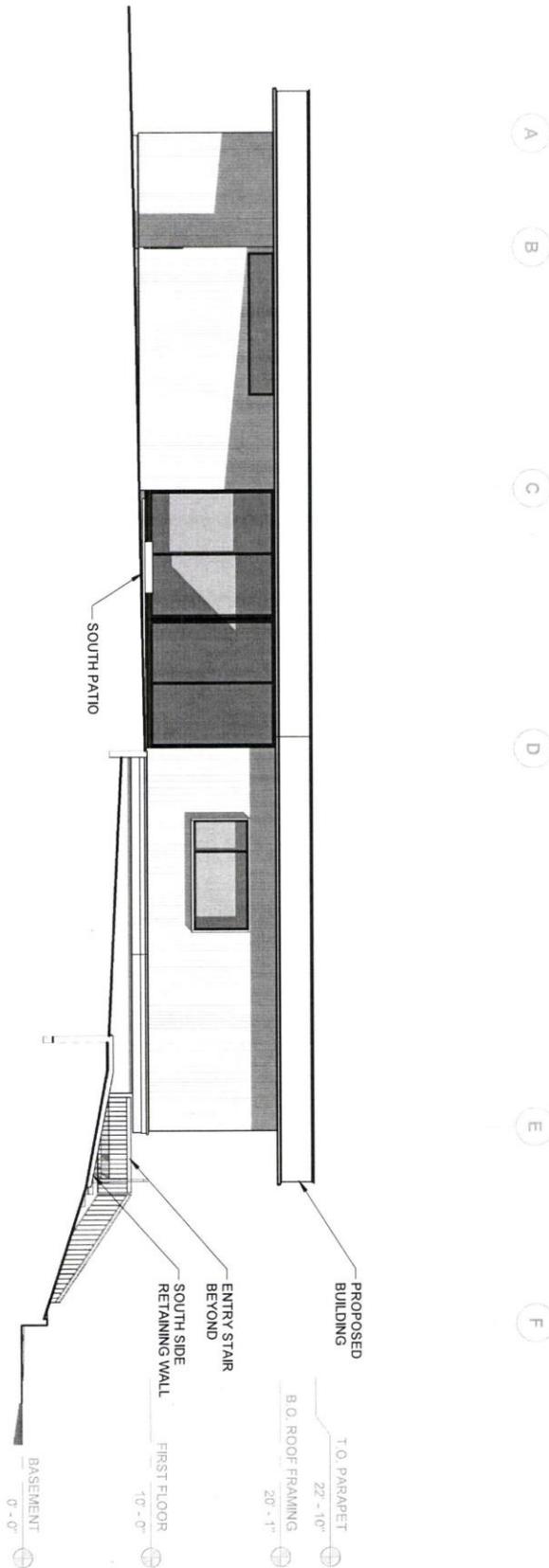


NORTH ELEVATION
1/8" = 1'-0"



LU 18-252921 AD

SUTER RESIDENCE | 10/22/2018



SOUTH ELEVATION
1/8" = 1'-0"
0 2 4 8 16

SUTER RESIDENCE | 10/22/2018

LU 18-252921 AD