



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: April 3, 2019
To: Interested Person
From: David Besley, Land Use Services
503-823-7282/David.Besley@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 April 24, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-120698 AD, in your letter. It also is helpful to address your letter to me, David Besley. 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 19-120698 AD

Applicant: Bonnie Harold | BWH Design
1705 Fern Pl. | Lake Oswego, OR 97034

Owner: Christopher Veatch
7903 SE 76th Pl. | Portland, OR 97206

Site Address: 7903 SE 76TH PL

Legal Description: BLOCK 1 LOT 3 INC UND 1/3 INT TRACT A, ART'S PLACE
Tax Account No.: R039800160
State ID No.: 1S2E20DB 07700
Quarter Section: 3838

Neighborhood: Brentwood-Darlington, contact bdlanduse@gmail.com
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010

Zoning: R5a (Single Dwelling 5,000, with an Alternative Design Density Overlay Zone)

Case Type: AD (Adjustment Review)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee

Proposal:

The applicant is proposing to convert an attached garage into living area, which results in the driveway being used for the required off-street parking space. The Portland Zoning Code states

that required parking spaces are not allowed within the first 5 feet of side street lot lines on corner lots in this zone (Section 33.266.120.C.1.a). The landscaped area to the north of the driveway will be expanded to the south, narrowing the proposed parking area (aka the existing driveway) to accommodate a single car (currently this area is wide enough to accommodate two cars). While no other changes are proposed to the parking area, the southeastern corner of the parking space will only be about 1 foot from the eastern (side) property line. An Adjustment is therefore required to reduce the minimum distance a parking space can be on a corner lot from 5 feet to about 1 foot from the property line.

Note: A 120 square foot addition to the house is also proposed but is unrelated to this Adjustment review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

33.805.040 Approval Criteria

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 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 (*not applicable*); and
- D.** City-designated scenic resources and historic resources are preserved (*not applicable*); and
- 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 February 14, 2019 and determined to be complete on March 28, 2019.

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.

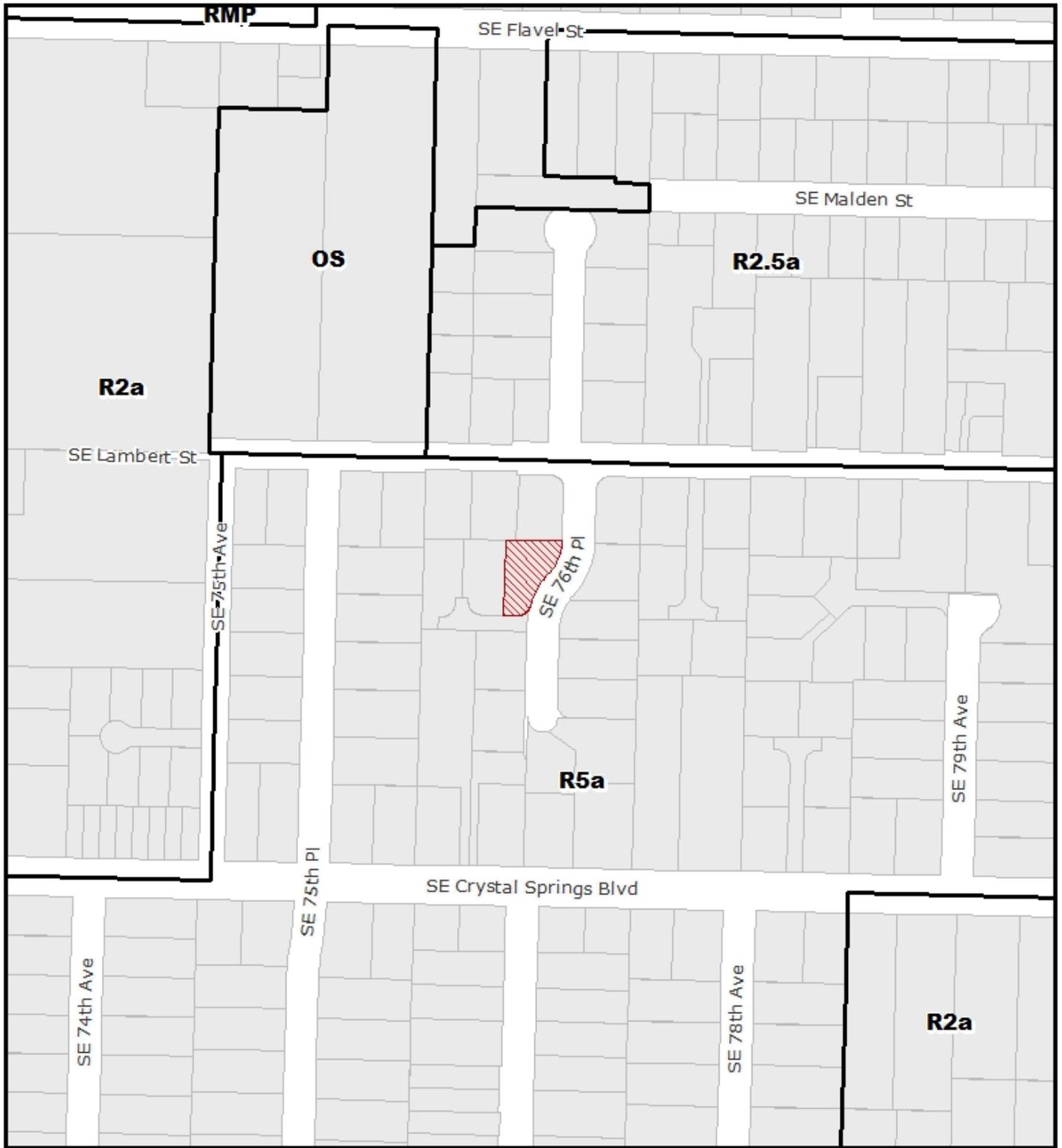
APPEAL OF THE FINAL CITY DECISION

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



ZONING

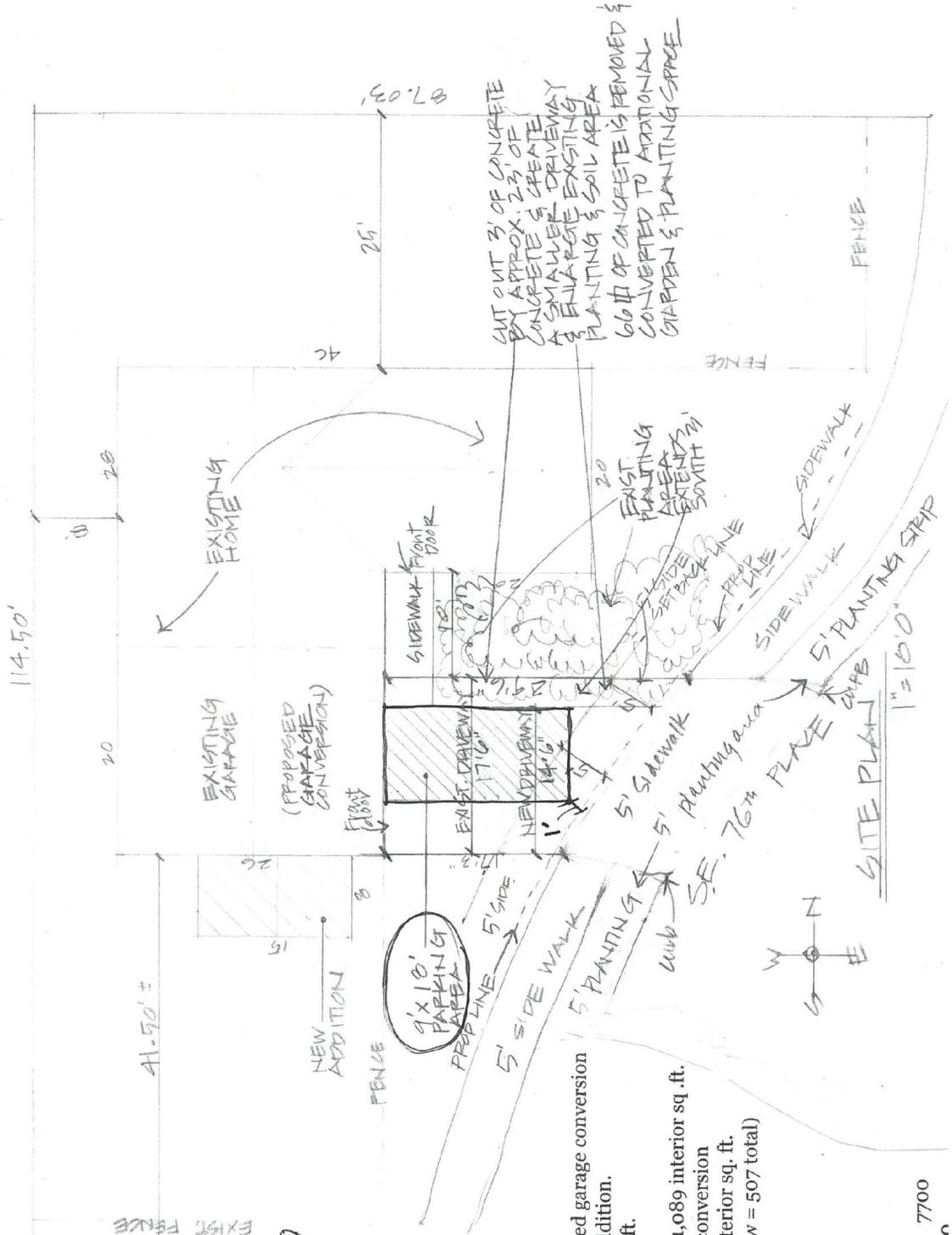


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|-------------|-------------------|
| File No. | LU 19-120698 AD |
| 1/4 Section | 3838 |
| Scale | 1 inch = 200 feet |
| State ID | 1S2E20DB 7700 |
| Exhibit | B Feb 19, 2019 |

Christopher Veatch
 7903 SE 76th Place
 Portland OR 97206

Slashed area in this drawing depicts code required 9' x 18' parking area.

Adjustment requested to reduce the min. distance a parking space can be on a corner lot from 5' to about 1' from the property line (due to garage-to-living area conversion)



Scope of work: Attached garage conversion to living space, with addition.
 Existing lot: 7,143 sq. ft.
 Existing main house: 1,089 interior sq. ft.
 Proposed new garage conversion to living space: 507 interior sq. ft. (existing 492 + 105 new = 507 total)

Existing footprint:
 Main house: 1128
 Att. Garage: 520
 Concrete: 334

State Id: 1S2E20DE 7700
 Alt Acc. P020800160

LU 19-120698 AD