



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: May 7, 2019
To: Interested Person
From: Shawn Burgett, City Planner
503-823-7618 / shawn.burgett@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 6/6/2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-114393 LDP, in your letter. It also is helpful to address your letter to me, Shawn Burgett. 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 19-114393 LDP

Applicant: Paul H Roeger
Cmt Surveying & Consulting
20330 SE Hwy 212
Damascus OR 97089

Owner: Shawna Smith (Owners representative)
Portland Development Group Investments Llc
4224 NE Halsey St, #300
Portland OR 97213
shawnas@pdginvest.com/503-519-2009

Site Address: 4855-4857 SE 65TH AVE

Legal Description: BLOCK 4 LOT 7 S 37' OF LOT 8, ARLETA PK 3
Tax Account No.: R036900870
State ID No.: 1S2E17BB 17000
Quarter Section: 3537

Neighborhood: Mt. Scott-Arleta, contact Andrew Cecka at msanalandusechair@gmail.com

Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: R2.5a (Single Family Residential 2,500 sq. ft. with "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 2-Lot land division on this 7,700 sq. ft. site. Proposed Parcel 1 will measure approximately 4,743 sq. ft. and retain the existing house. Proposed Parcel 2 will measure approximately 2,950 sq. ft. The applicant has proposed a new detached dwelling unit on Parcel 2. In addition, the applicant is proposing on-site parking for each Parcel with access via the existing public alley abutting the sites western property boundary.

The applicant is proposing to preserve a 29" diameter Noble Fir tree located in the northeast corner of proposed Parcel 1 (adjacent to SE 65th Ave) and a 18" diameter Douglas Fir tree located near the alley on Parcel 1.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- **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 January 31, 2019 and determined to be complete on April 16, 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.

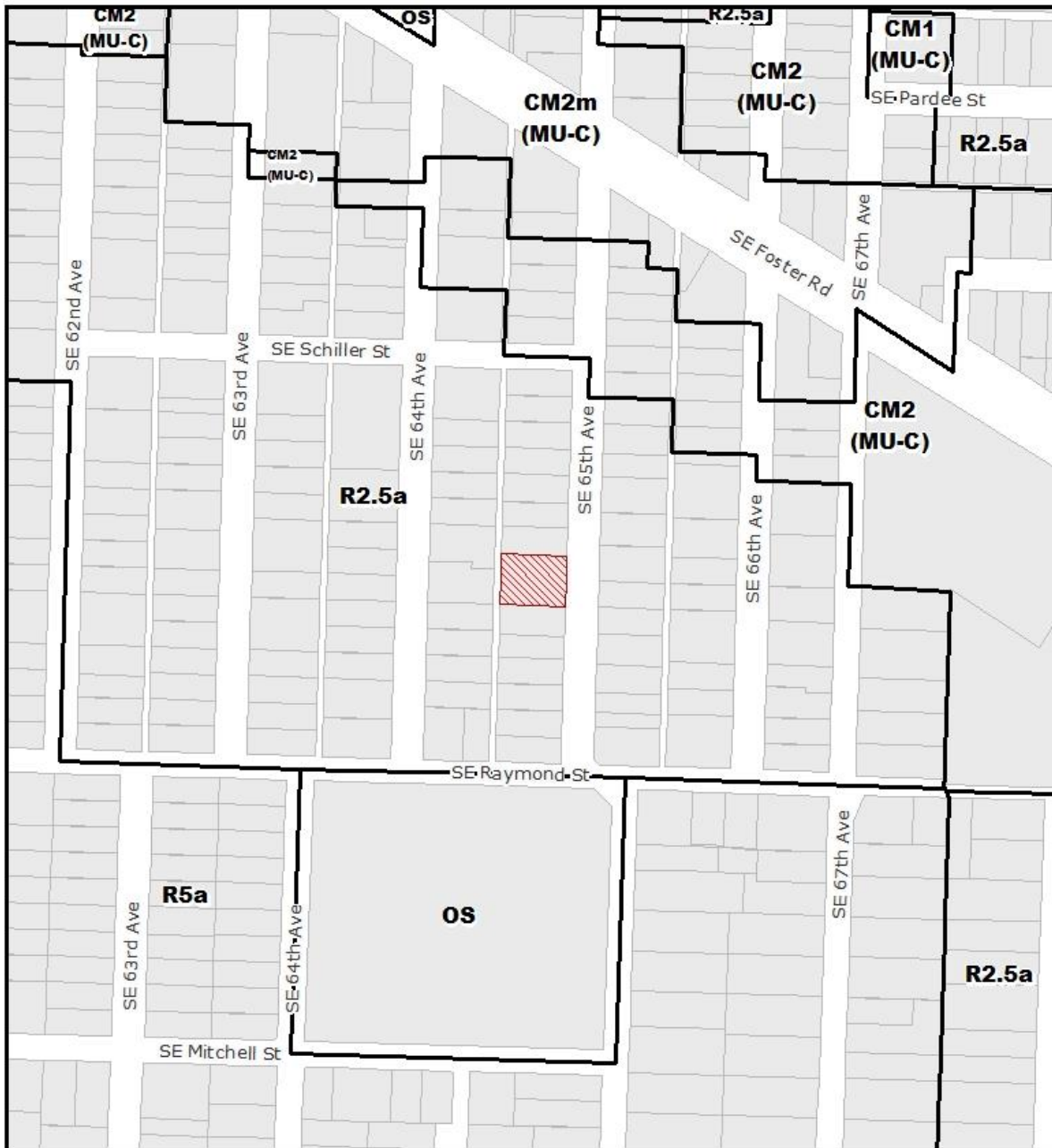
APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the 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 Plans



ZONING

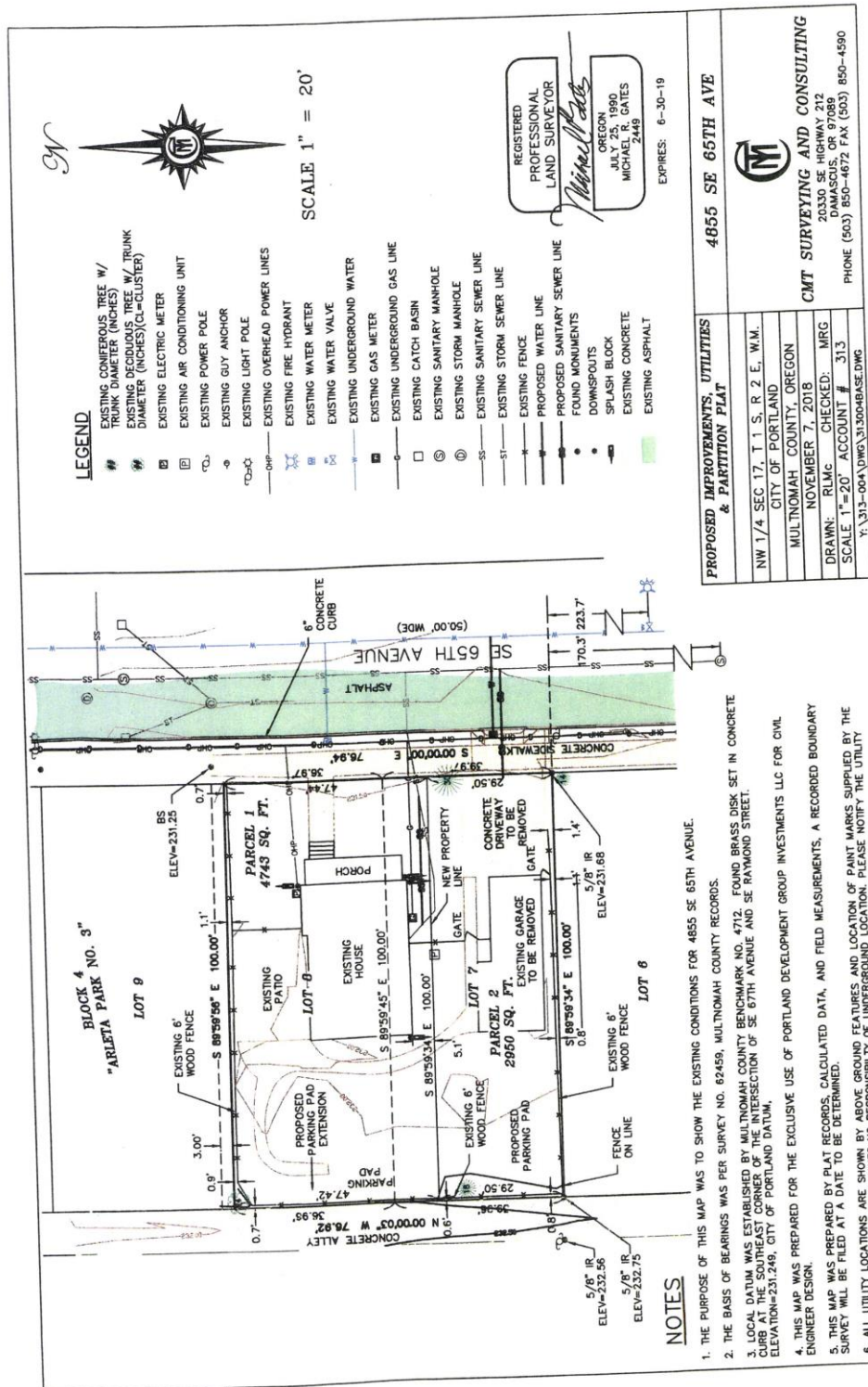


NORTH



Site

File No.	LU 19-114393 LDP
1/4 Section	3537
Scale	1 inch = 200 feet
State ID	1S2E17BB 17000
Exhibit	B Feb 06, 2019



LU 19-114393 LDP

- NOTES**
1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 4855 SE 65TH AVENUE.
 2. THE BASIS OF BEARINGS WAS PER SURVEY NO. 62459, MULTNOMAH COUNTY RECORDS.
 3. LOCAL DATUM WAS ESTABLISHED BY MULTNOMAH COUNTY BENCHMARK NO. 4712 FOUND BRASS DISK SET IN CONCRETE CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SE 67TH AVENUE AND SE MARION STREET. ELEVATION=231.248, CITY OF PORTLAND DATUM.
 4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF PORTLAND DEVELOPMENT GROUP INVESTMENTS LLC FOR CIVIL ENGINEER DESIGN.
 5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
 6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY FOR UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-532-2344.

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PROJECT
 Proposed Land Division Review (Partition)
 4855 SE 65th Ave, Portland OR 97206
 Lot 7 & 8

DESIGN COMPANY
 Vintage Home Plans & Designs, LLC
 4224 NE Halsey St. Suite 300, Portland OR 97213
 Tel: 971-563-9362

PROJECT INFORMATION:

SITE AREA: 7,992 S.F.
 LEGAL DESC.: TAX ROLL ARLETA PARK, BLOCK 4,
 LOT 7, S 37' OF LOT 8
 PROPERTY ID: R108364
 STATE ID: 1S2E17BB -17000
 ZONE: R2.5 - SINGLE DWELLING - RESIDENTIAL 2,500
 a - ALTERNATIVE DESIGN DENSITY

EXISTING:

EXISTING SITE AREA LOTS 7 & 8: 7,992 S.F.
 LOT 7 & 8, AREA PER LOT: 3,996 S.F.

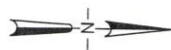
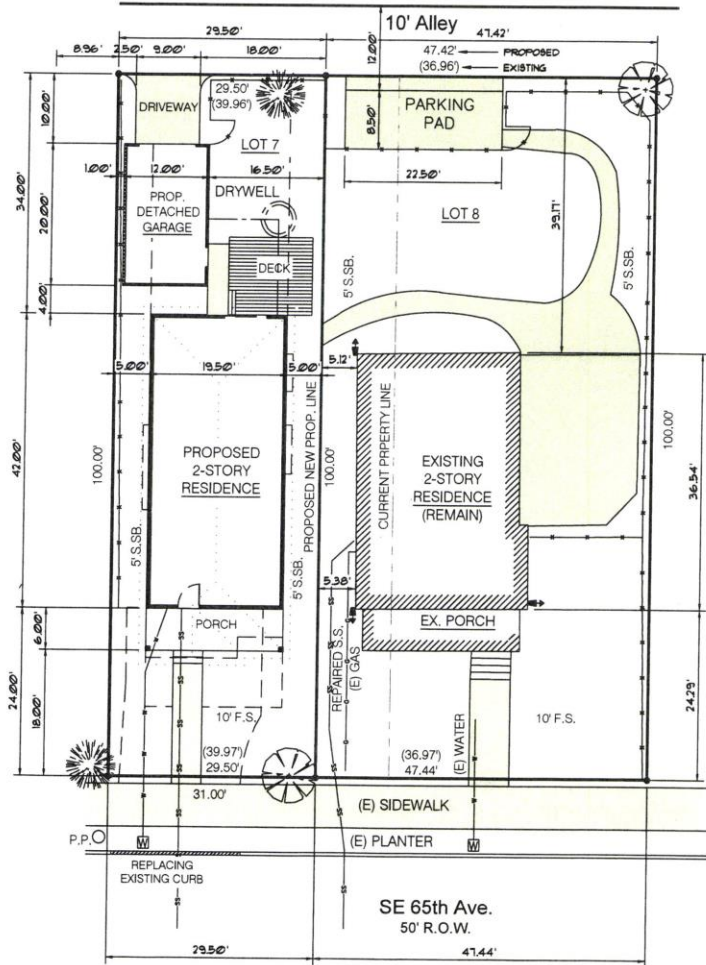
PROPOSED LAND DIVISION (PARTITION):

LOT 7 NEW AREA: 2,950 SQ. FT.
 LOT 8 NEW AREA: 4,742 SQ. FT.

Date: 04-15-2019

PROJECT INFORMATION:

- ➔ SPLASH BLOCK TO DIRECT WATER AWAY FROM BUILDING AND ADJACENT PROPERTIES
- ⊙ 48"Ø x60" DEEP DRYWELL TO RECEIVE DISCHARGE SORM WATER FROM 1,336 SQ. FT. OF ROOF AREA



PROPOSED SITE PLAN AFTER PARTITION
 SCALE: 1"=20'-0"

1
 C-S