



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: July 11, 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 August 1, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-176101 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 19-176101 AD

Applicant: Willie Dean
Ground Up Design Works
111 SW Oak St, Ste 400a
Portland, OR 97204

Debra Unruh
9045 N Hamlin Ave
Portland, OR 97217

Site Address: 9045 N HAMLIN AVE

Legal Description: BLOCK 7 LOT 1, DAHLKE ADD
Tax Account No.: R194103340
State ID No.: 1N1E08AA 15000
Quarter Section: 2126, 2127

Neighborhood: Kenton, contact at knalanduse@gmail.com
Business District: Kenton Business Association, contact Mo Bachmann at info@kentonbusiness.com
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099

Zoning: R7a (Single-Dwelling Residential 7,000 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 a 383 square foot addition (22 feet x 17 feet - 4.75 inches) on the north side of an existing 836 square foot residence. The Portland Zoning Code requires a 15-foot minimum front setback in this zone (Section 33.110.220, Table 110-3). The addition is proposed to extend along the established west and east walls 10.105 feet from the north (front) property line. An Adjustment is therefore required to reduce the minimum front setback from 15 feet to 10.105 feet for a 383 square foot addition.

Note: This is a corner lot in which the north lot line is considered the front lot line because the front lot line is defined as the shortest of the lot lines that abut a street (per Definitions 33.910). The house itself is oriented to the east and set back over 15 feet from the eastern (side) lot line. The proposal also includes the removal of a 127 square foot shed north of the residence.

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 June 10, 2019 and determined to be complete on July 2, 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:

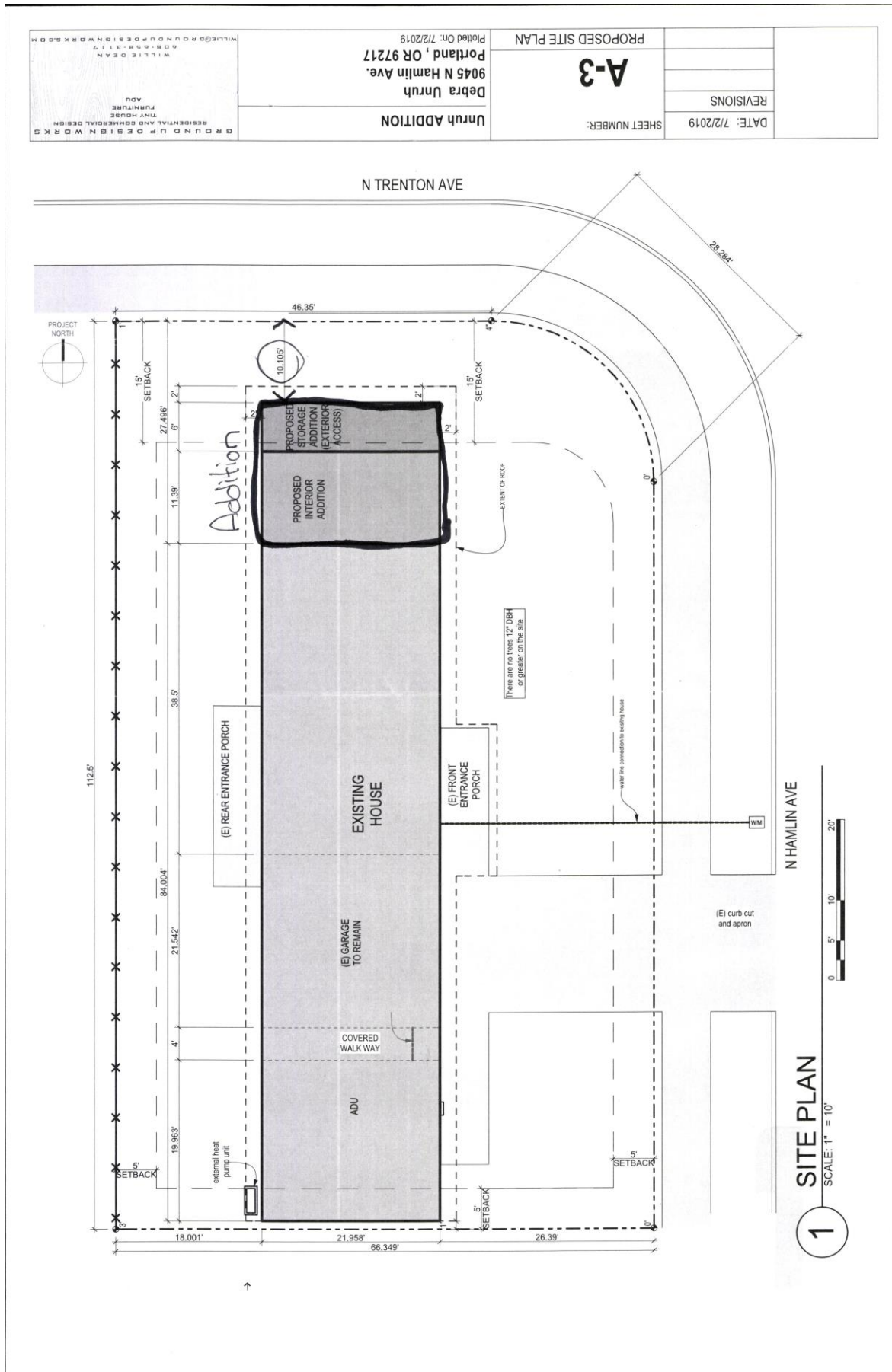
Zoning Map
Site Plan
Elevation Drawings



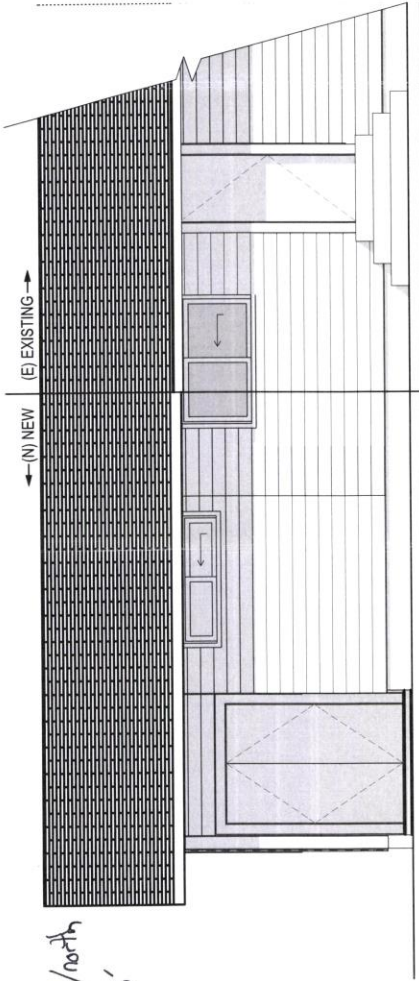
ZONING



File No.	LU 19-176101 AD
1/4 Section	2126,2127
Scale	1 inch = 200 feet
State ID	1N1E08AA 15000
Exhibit	B Jun 13, 2019

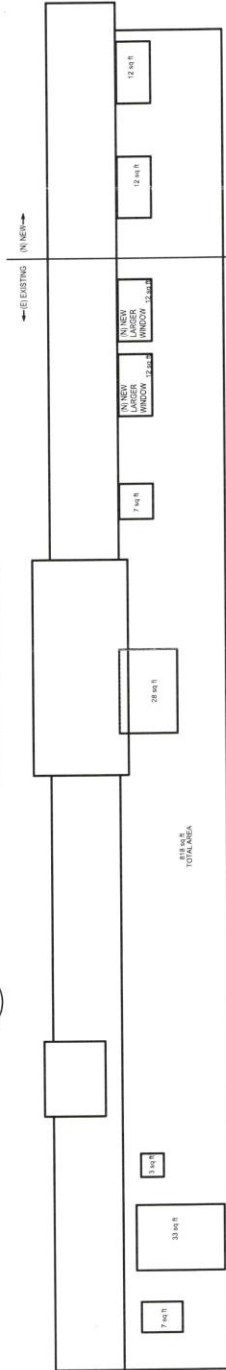


Adjustment requested to reduce the minimum front/north setback from 15' to 10.105' for a 383 sq.ft. addition



1 WEST ELEVATION

SCALE: 1/4" = 1'-0" 0 2' 4' 8'



2 EAST ELEVATION (AREA DIAGRAM)

SCALE: 1/8" = 1'-0" 0 4' 8' 16'



3 EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

GROUND UP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN THE HOUSE FURNITURE ADU WILLIE@GROUNDUPDESIGNWORKS.COM 503.498.3117	Unruh Addition Debra Unruh 9045 N Hamlin Ave. Portland, OR 97217 Plotted On: 7/2/2019	SHEET NUMBER: A-8 ELEVATIONS
	DATE: 7/2/2019 REVISIONS	

ELEVATIONS	A-7	DATE: 7/2/2019
		REVISIONS
SHEET NUMBER:		
Unruh ADDITION		
Debra Unruh 9045 N Hamlin Ave. Portland, OR 97217		
Plotted On: 7/2/2019		
WILLIE OLAN 403-538-3117 WILLIE@WILLIEOLANDESIGNWORKS.COM		
GROUND UP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN FURNITURE ADU		

