



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: August 6, 2019
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or lois.jennings@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 September 6, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-202086 LC, in your letter. It also is helpful to address your letter to me, Lois Jennings. 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 19-202086 LC

Applicant: Jim Lashbaugh | Vintage Properties NW Llc Et Al
6114 SE 19th Ave | Portland, OR 97202
503-970-9033 or jimlash@comcast.net

Owners: Vintage Properties NW LLC
6114 SE 19th Avenue | Portland, OR 97202

Skoro Homes LLC
P.O. Box 3219 | Clackamas, OR 97015

Site Address: 4240 SE GLENWOOD ST

Legal Description: BLOCK 2 INC PT VAC ALLEY ACCR BY ORD 104189 LOT 8-10, DOVER
Tax Account No.: R216800440
State ID No.: 1S2E19BB 12900
Quarter Section: 3735

Neighborhood: Woodstock, contact at sage.wna@gmail.com
Business District: Woodstock Community Business Association, contact at norberg@myexcel.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: None
Other Designations:

Zoning: R5-Single-Family Residential (5,000 s.f.)
Case Type: LC- Lot Consolidation
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes to consolidate historic Lots 8 and 9, Block 2 of Dover subdivision with the portions of vacated alley into one Parcel. This lot consolidation is in preparation for a property line adjustment with abutting Lot 10, Block 2, Dover under the same ownership. The existing house will be removed from the site. A demolition permit, 19-169594 RS, to remove the existing house on the site is currently under inspection. The reconfigured lots would be available for development of new houses.

The Property Line Adjustment application, 2019-171574 PR, is not part of this review. With the Property Line Adjustment request, the applicant proposes to adjust the common property line between the consolidated property and Lot 10.

Relevant Approval Criteria:

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

- Zoning Code Section 33.675.300

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 31, 2019 and determined to be complete on August 5, 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

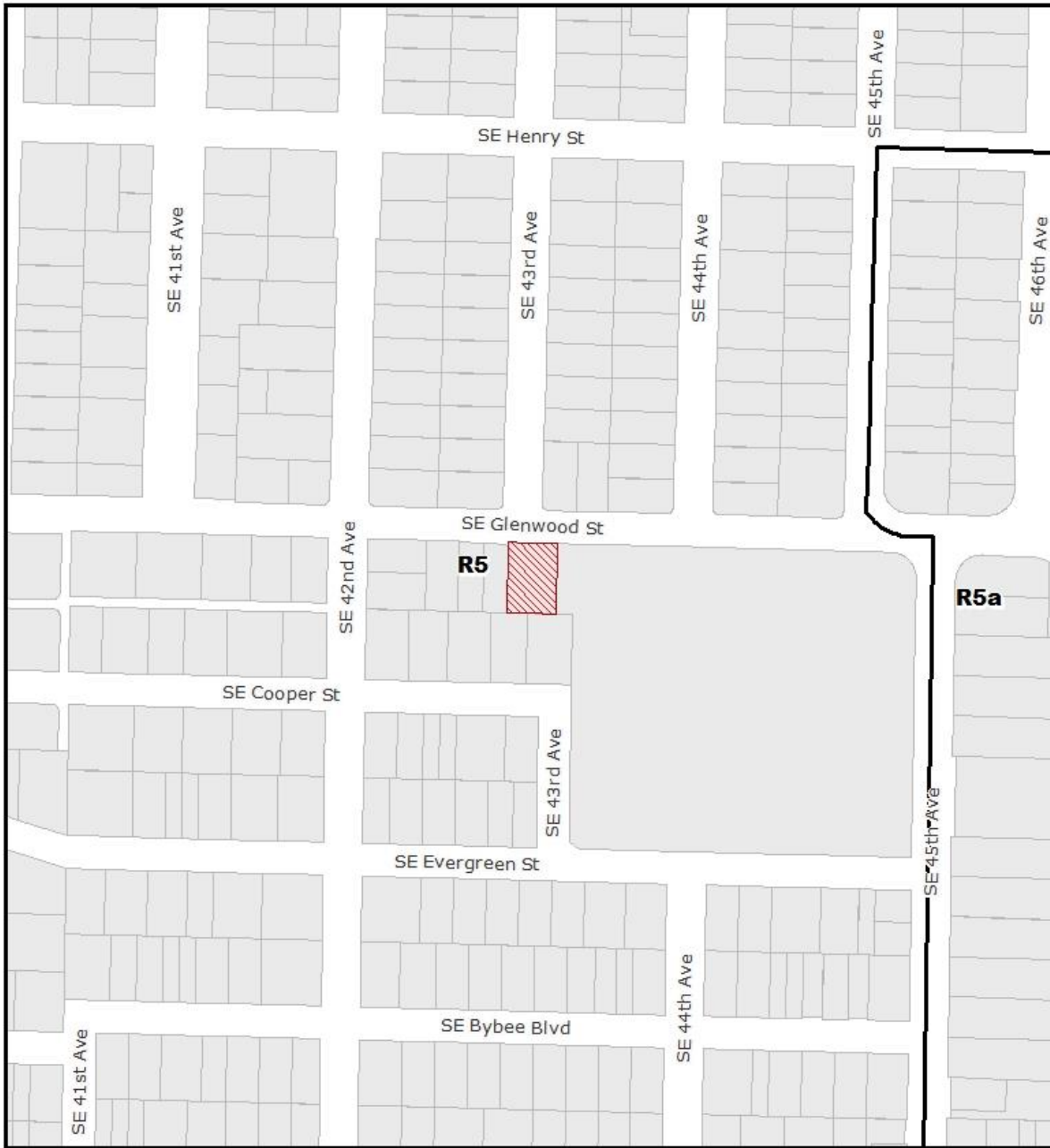
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal 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

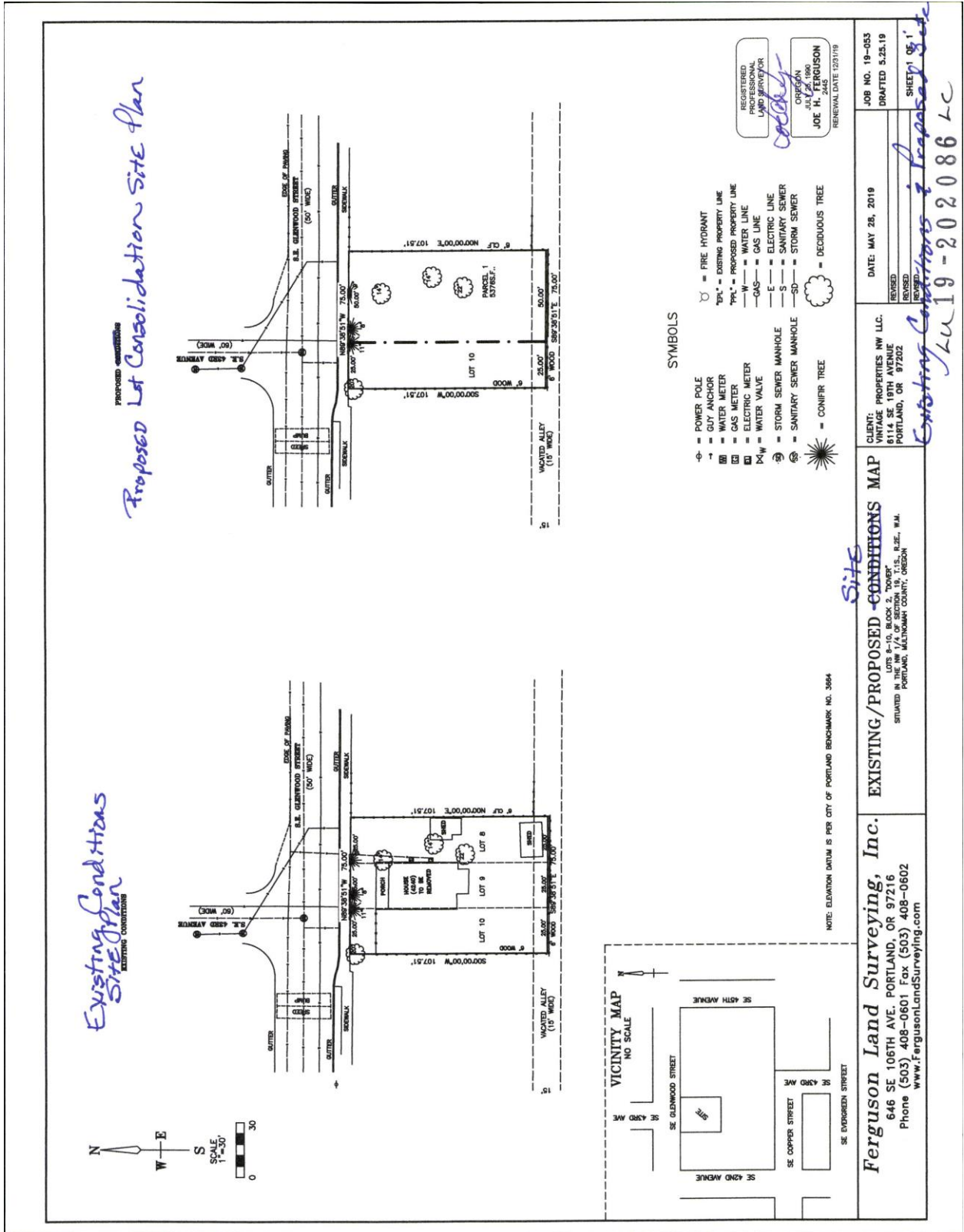
Existing Conditions and Proposed Lot Consolidation Site Plan



ZONING 
NORTH

 Site

File No.	LU 19-202086 LC
1/4 Section	3735
Scale	1 inch = 200 feet
State ID	1S2E19BB 12900
Exhibit	B Aug 02, 2019



*Existing Conditions
Site Plan*

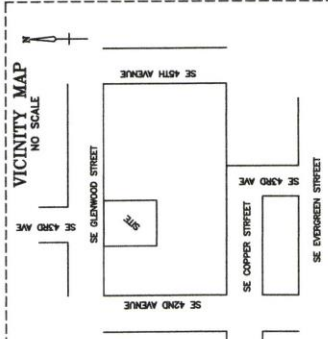
Proposed Lot Consolidation Site Plan

SYMBOLS

- ⊕ = POWER POLE
- ⊙ = GUT ANCHOR
- ⊖ = WATER METER
- ⊕ = GAS METER
- ⊖ = ELECTRIC METER
- ⊕ = WATER VALVE
- ⊖ = STORM SEWER MANHOLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊖ = CONIFER TREE
- ⊕ = FIRE HYDRANT
- ⊖ = EXISTING PROPERTY LINE
- ⊕ = PROPOSED PROPERTY LINE
- ⊖ = WATER LINE
- ⊕ = GAS LINE
- ⊖ = ELECTRIC LINE
- ⊕ = SANITARY SEWER
- ⊖ = STORM SEWER
- ⊕ = DECIDUOUS TREE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Joe H. Ferguson
OREGON
NO. 2445
RENEWAL DATE 12/31/19

NOTE: ELEVATION DATUM IS PER CITY OF PORTLAND BENCHMARK NO. 3664



EXISTING/PROPOSED CONDITIONS MAP

Ferguson Land Surveying, Inc.
646 SE 106TH AVE. PORTLAND, OR 97216
Phone (503) 408-0601 Fax (503) 408-0602
www.FergusonLandSurveying.com

CLIENT:
VINTAGE PROPERTIES NW LLC.
6114 SE 19TH AVENUE
PORTLAND, OR 97202

DATE: MAY 28, 2019

JOB NO. 19-053
DRAFTED 5.23.19

*Existing Conditions & Proposed Site
LU 19-202086 LC*

REVISIONS
DATE
BY
REVISION

SHEET 1 OF 1