



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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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 7, 2019
To: Interested Person
From: Don Kienholz, Land Use Services
503-823-7771/Don.Kienholz@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 October 28, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-207377 AD, in your letter. It also is helpful to address your letter to me, Don Kienholz. 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 19-207377 AD

Applicant: Dave Spitzer | DMS Architects
2325 NE 19th Ave | Portland, OR 97212

Owner: David and Sally Morrow
3577 NE Knott St | Portland, OR 97212-5249

Site Address: 3577 NE KNOTT ST

Legal Description: BLOCK 10 LOT 12, HOLLYROOD
Tax Account No.: R397703340
State ID No.: 1N1E25AC 15900
Quarter Section: 2734

Neighborhood: Grant Park, contact Ken Peterson at gpnalanduse@gmail.com.
Business District: None
District Coalition: Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.

Plan District: None

Zoning: R5 – Single Dwelling Residential 5,000
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant is proposing to remove an existing garage and replace it with a detached accessory dwelling unit (ADU) that will be 3-feet from the rear property line and 1-foot from the east side property line. The ADU is proposed to be 'L' shaped with a wall measuring 28-feet along the rear property line and a wall measuring 26-feet along the side property line. Portland Zoning Code 33.110.250.C.2 allows a detached accessory structure to encroach into the rear and side setbacks if it meets certain development standards, including measuring 24x24-feet or less. With the proposed ADU exceeding the 24-foot limitation on both the rear and side walls, it is subject to the minimum 5-foot building setback along the rear and side property lines as required in 33.110.220 and Table 110-3. Because the ADU encroaches into the minimum rear and east side setbacks, an Adjustment is required.

Relevant Approval Criteria:

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;**
- 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;**
- 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 practical. *(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 August 9, 2019 and determined to be complete on September 25, 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:

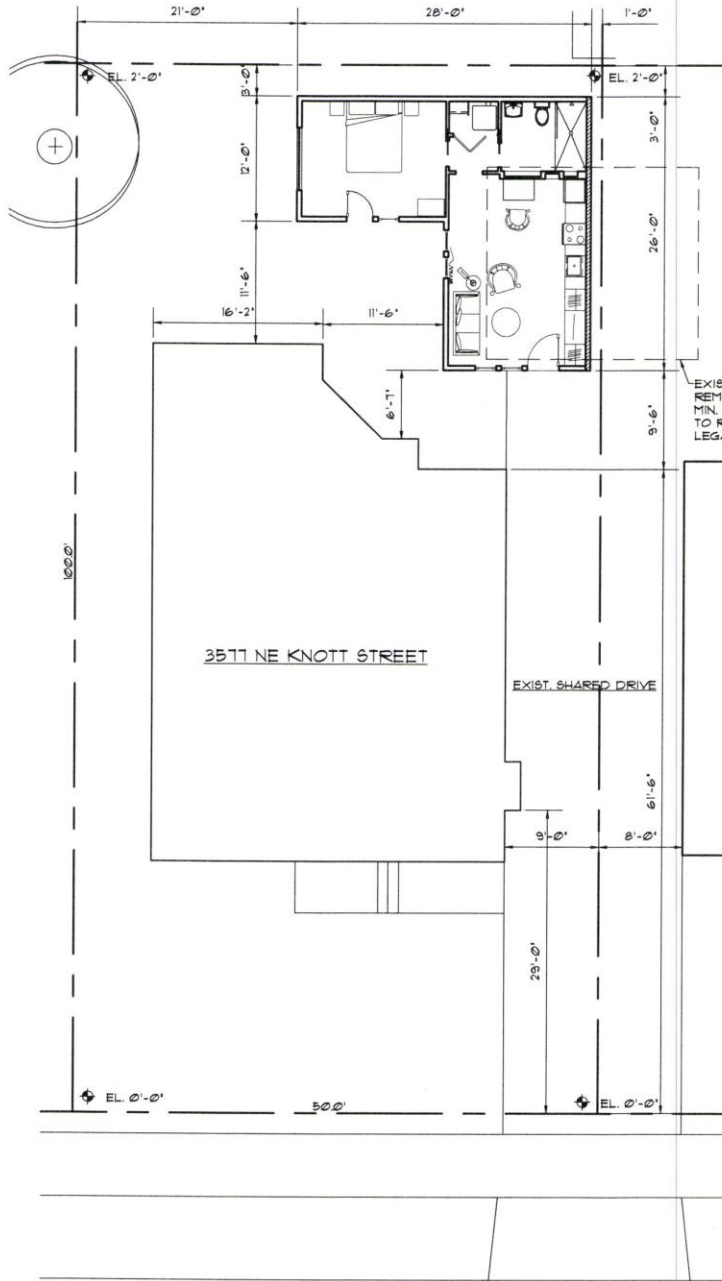
Zoning Map
Site Plan
Elevation Plans



ZONING



File No.	LU 19-207377 AD
1/4 Section	2734
Scale	1 inch = 200 feet
State ID	1N1E25AC 15900
Exhibit	B Aug 12, 2019



EXIST. GARAGE TO BE
 REMOVED SHOWN DASHED -
 MIN. 9'X18' CONC. PARKING PAD
 TO REMAIN FOR NEIGHBORS
 LEGAL PARKING SPACE

3511 NE KNOTT STREET

EXIST. SHARED DRIVE

NE BRAZEE



SITE PLAN

1/8" = 1'-0"

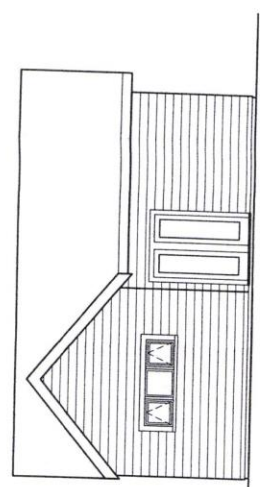
SITE NOTES:



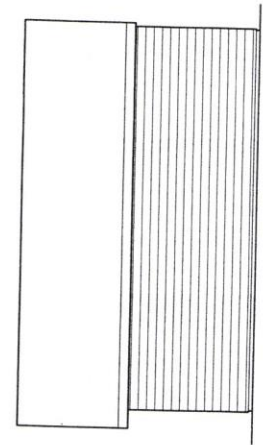
3577 NE KNOTT STREET
PORTLAND, OREGON 97212

MORROW ADU
PRELIMINARY

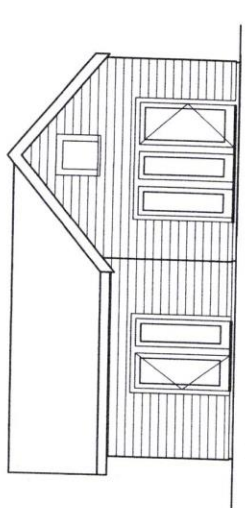
SHEET CONTENT	000016
EXTERIOR ELEVATIONS	SECTIONS
DRAWN	DMS
CHECKED	
DATE	8-1-19
REVISIONS	
SHEET	A2 of 2



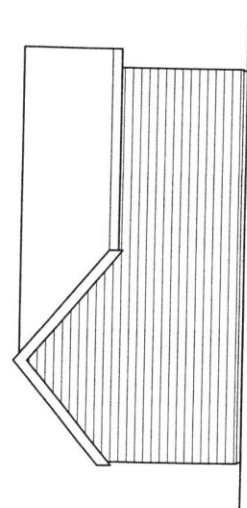
2 WEST (SIDE) ELEVATION
1/8" = 1'-0"



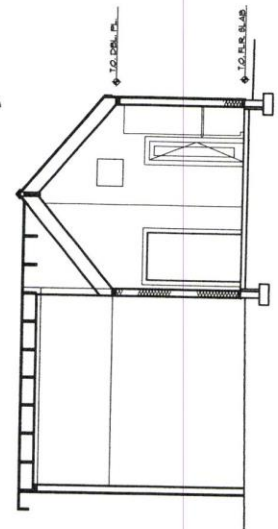
4 EAST (SIDE) ELEVATION
1/8" = 1'-0"



1 SOUTH (FRONT) ELEVATION
1/8" = 1'-0"



3 NORTH (REAR) ELEVATION
1/8" = 1'-0"



5 CROSS SECTION
1/8" = 1'-0"

6 LONGITUDINAL SECTION
1/8" = 1'-0"

CASE NO. _____
EXHIBIT _____

LU 19-207377 AD