



**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](http://www.portlandoregon.gov/bds)

**Date:** February 21, 2020  
**To:** Interested Person  
**From:** Lois Jennings, Land Use Services  
503-823-2877 or [lois.jennings@portlandoregon.gov](mailto: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 March 23, 2020.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-214541 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 19-214541 LC**

**Applicant/Owner:** Maria C B Salmon  
Po Box 19496  
Portland, OR 97280  
503-381-4014 or [WayneLandlord@msn.com](mailto:WayneLandlord@msn.com)

**Representative:** Mildred White, BAMA Architecture and Design LLC  
7350 SE Milwaukie Ave  
Portland, OR 97202  
503-253-4283 or [mildred@bamadesign.com](mailto:mildred@bamadesign.com)

**Surveyor:** David Foster, Foster Surveying Inc  
3517 SE 198<sup>th</sup> Ave  
Camas, WA 98607

**Site Address:** 2707 SE 85TH AVE

**Legal Description:** BLOCK 4 E 10' OF LOT 2 LOT 3&4, TABOR VIEW  
**Tax Account No.:** R819200540  
**State ID No.:** 1S2E09BB 06900  
**Quarter Section:** 3339

**Neighborhood:** Powellhurst-Gilbert, contact at [pgnaboard@gmail.com](mailto:pgnaboard@gmail.com)  
**Business District:** Eighty-Second Ave of Roses Business Association, contact Frank Harris at [info@82ndave.org](mailto:info@82ndave.org)

**District Coalition:** East Portland Community Office, contact at 503-823-4550.

**Plan District:** None

**Zoning:** R2 –Low Density Multi-family Residential Zone with a comprehensive plan of R1 with an “a”-Alternative Design Density overlay

**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 lot, Lot 3 and the East 10-ft. of Lot 2, Block 4 of Tabor View subdivision into one parcel. The existing duplex will be retained on the on the site. The lot consolidation will reestablish a solid line through the existing building. The lot consolidation is in preparation for a future property line adjustment with abutting Lot 4, Block 4 of Tabor View.

The Property Line Adjustment Application, 19-214545 PR, will relocate the north-south common lot line between the consolidated lot and Lot 4 into an east-west direction to have the existing duplex on its own lot. To retain the duplex on its new lot configuration will require an Adjustment to the minimum front setback standard. The applicant has submitted a separate Land Use Review Application, LU #20-119711 AD for the Adjustment request to front setback. The Property Line Adjustment application, 19-214545 PR and Adjustment to front setback, LU 20-119711 AD are separate applications and separate reviews.

**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 33.675.300, Lot Consolidation Approval Criteria**

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 21, 2019 and determined to be complete on February 18, 2020.

**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](http://www.portlandoregon.gov).

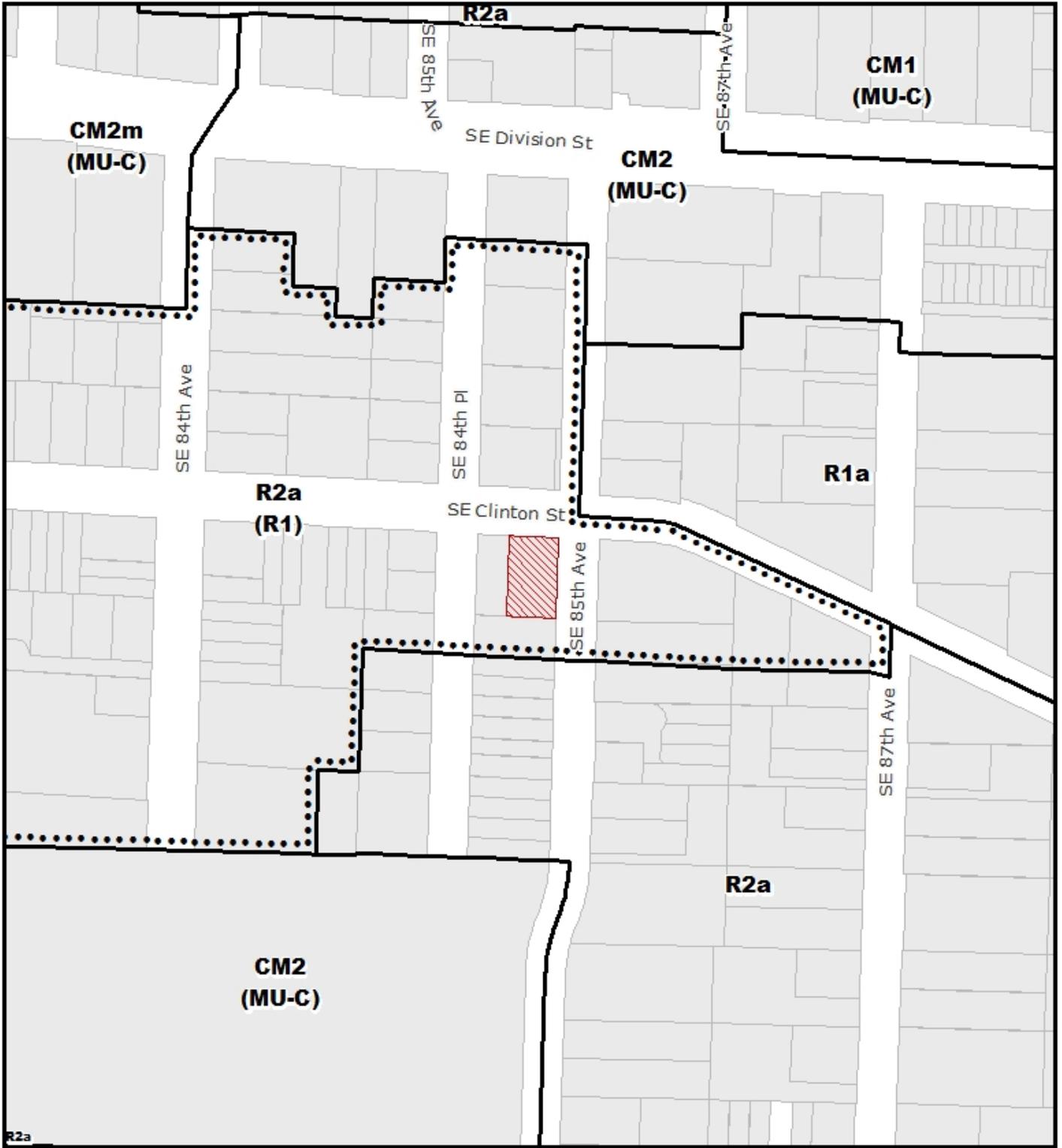
**APPEAL PROCESS**

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 supplemental survey  
Lot Consolidation Plat survey



**ZONING**   
NORTH

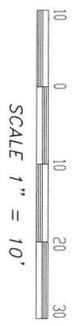
 Site

File No.	LU 19 - 214541 LC
1/4 Section	3339
Scale	1 inch = 163 feet
State ID	1S2E09BB 6900
Exhibit	B Feb 20, 2020

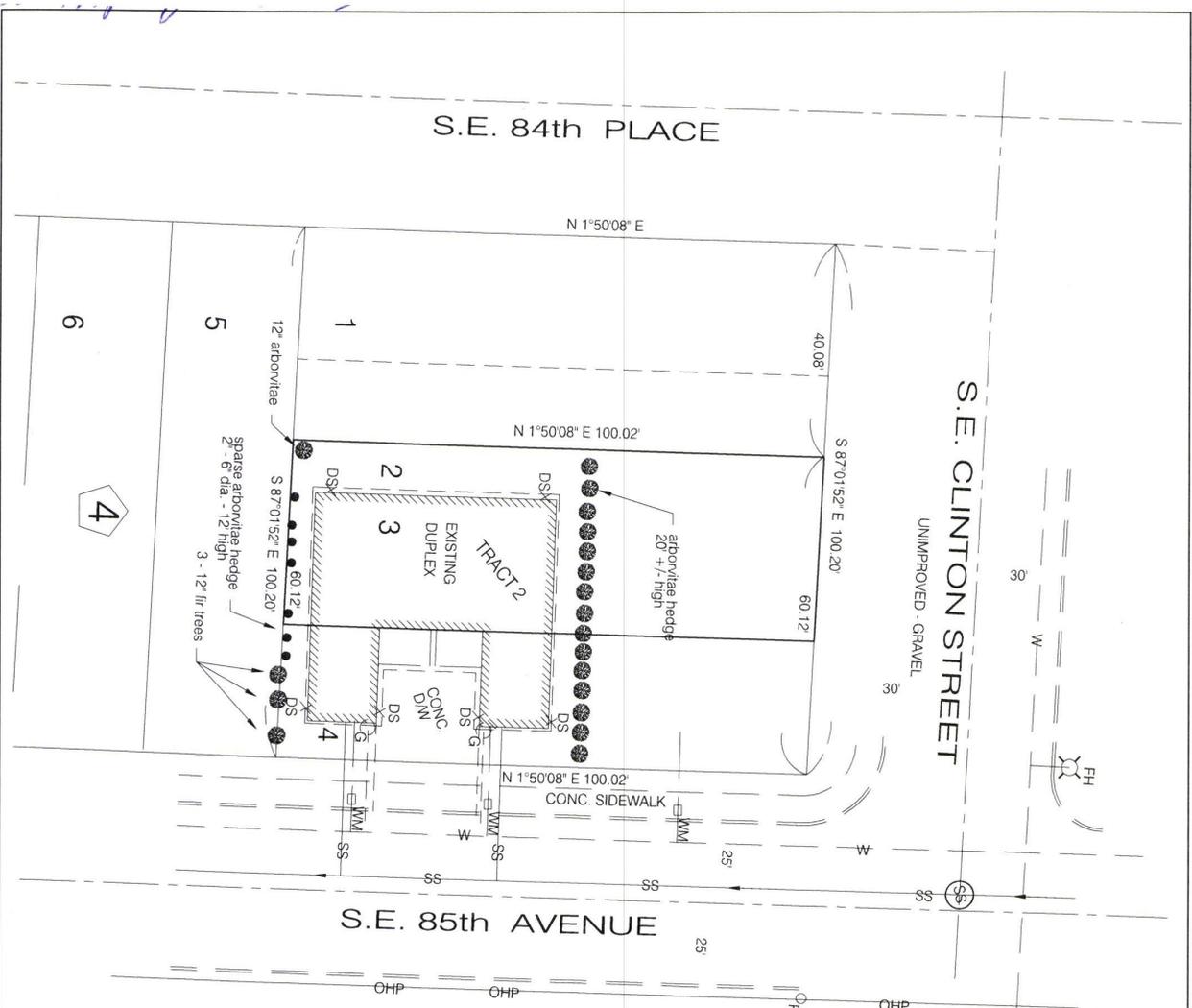
# "SUPPLEMENTAL DRAWING" EXISTING CONDITION SURVEY

OF EAST 10. FT OF LOT 2 AND LOTS 3 AND 4,  
BLOCK 4, "LABOR VIEW,"  
LOCATED IN THE NORTHWEST ONE-QUARTER  
OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST,  
WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY,  
STATE OF OREGON

DATE OF SURVEY: AUGUST 5, 2019  
UPDATED: 11/01/19



**CERTIFICATION**  
HEREBY CERTIFY THAT THIS SUPPLEMENTAL  
DRAWING IS ACCURATE IN DENOTING THE TRUE  
BUILDING LOCATION / IMPROVEMENTS AS  
THEY EXIST ON THE SUBJECT PROPERTY.



**MAP LEGEND**

- DENOTES SANITARY MANHOLE
- DENOTES FIRE HYDRANT
- DENOTES GAS METER
- DENOTES WATER METER
- DENOTES OVERHEAD POWER
- DENOTES POWER POLE
- DENOTES CONCRETE DRIVEWAY
- DENOTES WATER
- DENOTES DOWNSPOUTS

**SURVEYED FOR:**

WAYNE AND MARIA SALMON  
P.O.B. 19496  
PORTLAND, OREGON 97280

**SURVEYED BY**

FOSTER SURVEYING, INC.  
3517 SE 198TH AVENUE  
CAMAS, WASHINGTON 98607  
509-937-1100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
DAVID A. FOSTER  
DEC 08/07 11-01-19  
NO. 1934



*LN 19-214541 LC  
Existing Conditions Survey*

*LN 19-214541 LC  
Existing Conditions Survey*

CITY OF PORTLAND  
CASE FILE NO.:  
LU19-186085 LC



REPLAT OF A PORTION OF LOT 2, LOT 3 BLOCK 4 "TABOR VIEW"  
SITUATED IN THE NORTHWEST ONE-QUARTER  
OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST,  
WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY,  
STATE OF OREGON

# PARTITION PLAT NO. \_\_\_\_\_

DATE OF SURVEY: JUNE 26, 2019  
DATE OF SURVEY MONUMENTATION: XXXXXX YY, 2019

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 98-006185, MULTNOMAH COUNTY DEED RECORDS, BEING THE EAST 100 FEET OF LOT 2 AND ALL OF LOT 3 BLOCK 4 "TABOR VIEW". FOR MY BASIS OF BEARING, I HELED THE CENTERLINE OF S.E. CLINTON STREET BETWEEN THE FOUND 1/2" IRON PIPE (PM) IN MONUMENT BOX AT THE INTERSECTION OF S.E. CLINTON STREET AND S.E. 84TH AVENUE FOR LINE AND A POINT (CP) 30.00 FEET FROM THE FOUND 1/2" IRON PIPE (PM) FROM ROD (R) AT THE NORTHWEST CORNER OF BLOCK 4 OF "TABOR VIEW". FOR THE NORTH LINE (SOUTH-HIGH-OR-WAY LINE OF S.E. CLINTON STREET OF BLOCK 4 "TABOR VIEW") I HELED A LINE PARALLEL WITH THE CENTERLINE OF S.E. CLINTON STREET AND 30.00 FEET SOUTH.

FOR THE EAST LINE OF BLOCK 4 (LOT 4), I HELED THE FOUND 5/8" IRON ROD (RR) AT THE SOUTHEAST CORNER OF LOT 13 BLOCK 4 AND THE FOUND AND HELED 1/2" IRON PIPE (PI) FOR LINE ESTABLISHING THE EAST LINE OF BLOCK 4. TO ESTABLISH THE WEST LINE OF LOT 4 I HELED THE PROPORTIONAL DISTANCE (52.67) VERTICALLY FROM THE NORTH LINE OF BLOCK 4 AND PARALLEL WITH THE EAST LINE OF BLOCK 4.

FOR THE SOUTH LINE OF LOTS 1, 2, 3 AND 4, I HELED A LINE PARALLEL WITH AND 100.00 FEET SOUTH OF THE NORTH LINE OF BLOCK 4.

FOR THE WEST LINE OF BLOCK 4 (E. 84TH AVENUE), I HELED THE LINE PARALLEL WITH THE EAST LINE OF BLOCK 4 (E. 84TH AVENUE).

FOR THE WEST LINE OF THE SUBJECT PROPERTY I.E. THE DIVIDING LINE BETWEEN DOCUMENTS 2011-044773 AND 98-006185, I HELED THE LINE PARALLEL WITH THE EAST LINE OF BLOCK 4 AND 100.00 FEET SOUTH OF THE NORTHWEST CORNER MONUMENT (57').

**LEGEND**

- FND. MONUMENT AS NOTED
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE
- FND DENOTES FOUND
- (MCSR) DENOTES MULTNOMAH COUNTY SURVEY RECORDS
- (MCPH) DENOTES MULTNOMAH COUNTY PLAT RECORDS
- (MCDR) DENOTES MULTNOMAH COUNTY DEED RECORDS
- (2) DENOTES REFERENCE NUMBER
- O SET 5/8" 39" IRON ROD WITH Y.P.C. ON MARCH XX, 2019
- \* DENOTES CORNER POSITION LETTER
- SEE NARRATIVE
- S.N. SURVEY NUMBER MULTNOMAH COUNTY SURVEY RECORDS
- (M) DENOTES MEASURED DISTANCE
- Y.P.C. DENOTES YELLOW PLASTIC CAP
- SF DENOTES SQUARE FEET
- DN DENOTES DOWN
- (O.U.) DENOTES ORIGIN UNKNOWN
- (7) DENOTES BLOCK NUMBER

**SURVEYED FOR:**

WAYNE AND MARIA SALMON  
P. O. BOX 19496  
PORTLAND, OREGON 97280

**SURVEYED BY**

FOSTER SURVEYING, INC.  
3517 SE 199th AVENUE  
CAMAS, WASHINGTON 98607  
503-997-1100

SHEET 1 OF 2

- SURVEY AND DEED REFERENCES**
- (1) TABOR VIEW, BOOK 163, PAGE 83 (MCPH)
  - (2) L'ASAS COURT, BOOK 1263, PAGE 75 (MCPH)
  - (3) S.N. 98384 (LATHROP) (MCSR)
  - (4) S.N. 98460 (MARK) (MCSR)
  - (5) S.N. 98468 (LATHROP) (MCSR)
  - (6) S.N. 98468 (MARK) (MCSR)
  - (7) SUNFLOWER TOWNHOUSES, BOOK 1237, PAGE 44 (MCPH)
  - (8) S.N. 19498 (PETTY) (JOHN) (MCSR)
  - (9) PARTITION PLAT 1996-163 (FISCHBORN) (MCPH)
  - (10) S.N. 26712 (HOCKEY) (MCSR)
  - (11) S.N. 19780 (MCDONALD) (MCSR)
  - (12) S.N. 19780 (MCDONALD) (MCSR)
  - (13) S.N. 54121 (OLSON) (MCSR)
  - (14) S.N. 54121 (OLSON) (MCSR)
  - (15) YANNABERG, BOOK 561, PAGE 43 (MCPH)
  - (16) DOCUMENT NO. 98-006185, RECORDED 01/15/98 (MCPH)
  - (17) DOCUMENT NO. 2011-044773, RECORDED 04/13/2011 (MCPH)
  - (18) DOCUMENT NO. 2011-044773, RECORDED 02/27/2014 (MCPH)



*LU19-214541 LC  
Lot Consolidation Plat Survey*

*LU19-214541 LC  
Lot Consolidation  
Plat Survey*