



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
www.portland.gov/bds

**Date:** October 6, 2021  
**To:** Interested Person  
**From:** Andrew Gulizia, Land Use Services  
503-865-6714/Andrew.Gulizia@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 contact 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 27, 2021. Your comments must be emailed to the assigned planner listed above**; please include the Case File Number, LU 21-087762 AD, in your email. If you do not have access to email, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 21-087762 AD**

**Applicant:** Kendra C Duong, Architect  
3415 NE Fremont St.  
Portland, OR 97212  
(503) 853 2006  
kendra.duong@icloud.com

**Property Owners:** Lauren Vannatter and Kalani Parducci  
13520 NE Shaver St.  
Portland, OR 97230

**Site Address:** 13520 NE Shaver St.

**Legal Description:** BLOCK 18 LOT 13, STRATHMORE  
**Tax Account No.:** R800708870  
**State ID No.:** 1N2E23DB 08500  
**Quarter Section:** 2644

**Neighborhood:** Argay, contact Doug Cook at doug.cook12@gmail.com  
**Business District:** Parkrose Business Association, contact  
parkrosebusinessassociation@gmail.com  
**District Coalition:** East Portland Community Office, contact Douglas Armstrong at  
dda882@gmail.com

**Zoning:** R7hx – Single-Dwelling Residential 7,000 base zone with Aircraft Landing (“h”) and Portland International Airport Noise Impact (“x”) overlays

**Case Type:** AD – Adjustment Reviews  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee

**Proposal:**

The applicant proposes to convert the existing, attached garage on this property into living space for a family member of the homeowners. Off-street parking will be retained on the existing driveway from NE Shaver Street. Zoning Code Section 33.266.120.D.1 requires off-street parking spaces to be at least 18 feet long, and Zoning Code Section 33.266.120.C.2.a requires off-street parking spaces to be set back at least 5 feet from the NE Shaver Street lot line. (The Zoning Code considers the NE Shaver Street lot line a side lot line.) Since the existing garage to be converted to living space is set back 18'-6" from the NE Shaver Street lot line, the applicant requests an Adjustment to reduce the minimum setback for off-street parking spaces from 5 feet to 6 inches.

**Relevant Approval Criteria:**

To be approved, this proposal must comply with the approval criteria of Title 33, the Portland Zoning Code. Adjustment requests will be approved if the applicant has shown that approval criteria A through F of Zoning Code Section 33.805.040 have been met:

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I 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; and *(not applicable?)*
- D. City-designated scenic resources and historic resources are preserved; and *(not applicable)*
- 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 September 17, 2021 and determined to be complete on October 1, 2021.

**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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

**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.

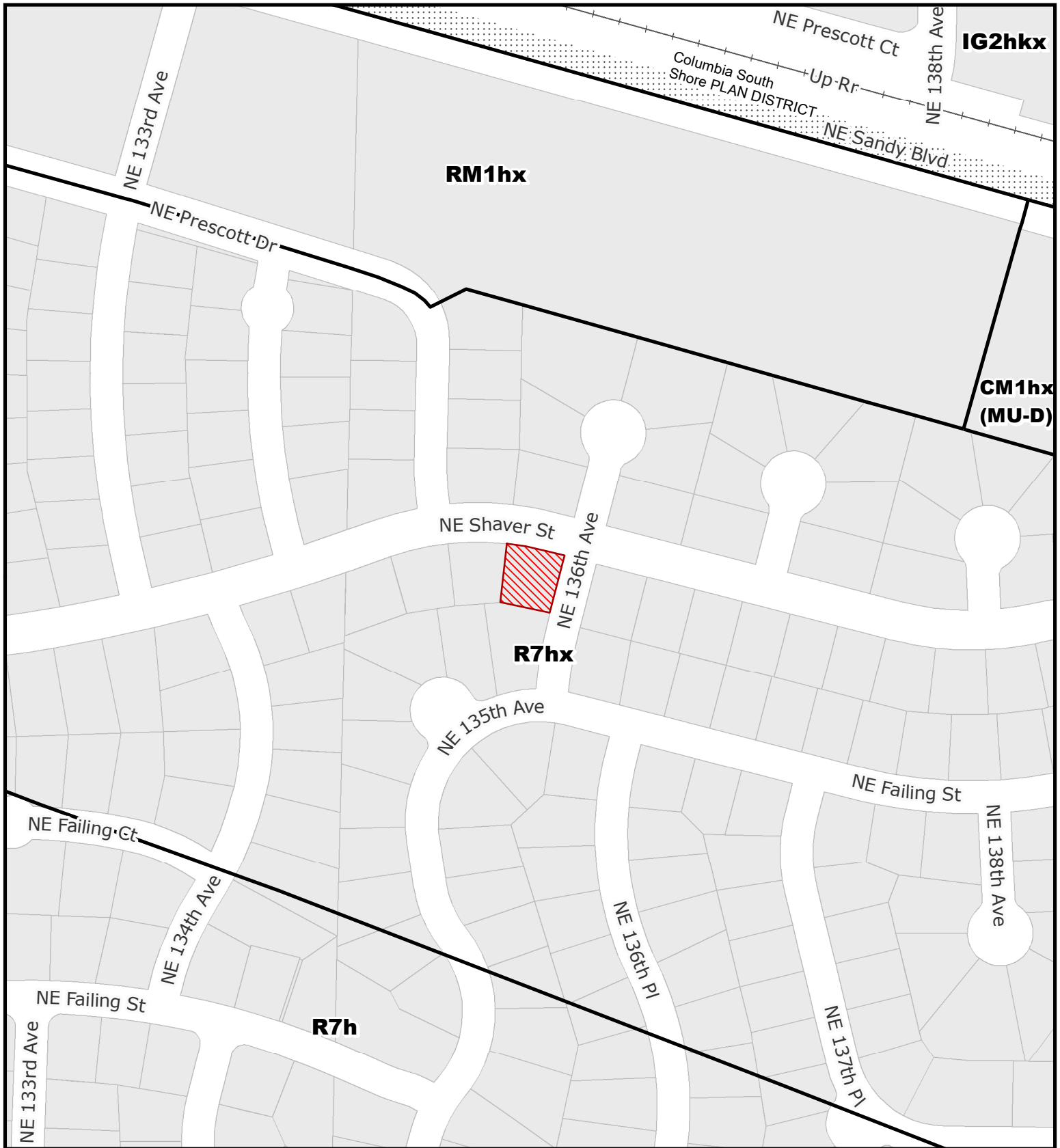
**APPEAL OF THE FINAL CITY DECISION**

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  
Building elevation



# ZONING



For Zoning Code in effect Post August 1, 2021

|             |                   |
|-------------|-------------------|
| File No.    | LU 21 - 087762 AD |
| 1/4 Section | 2644              |
| Scale       | 1 inch = 200 feet |
| State ID    | 1N2E23DB 8500     |
| Exhibit     | B Sep 17, 2021    |

PROPERTY INFORMATION:

ADDRESS: 13520 NE SHAVER ST  
PORTLAND, OR 97230

PROPERTY ID: R277387

SECTION-TOWNSHIP-RANGE: SW 1/4, S18, T4N, R3E

ZONING INFORMATION:

ZONE: R-7

OVERLAY: NONE

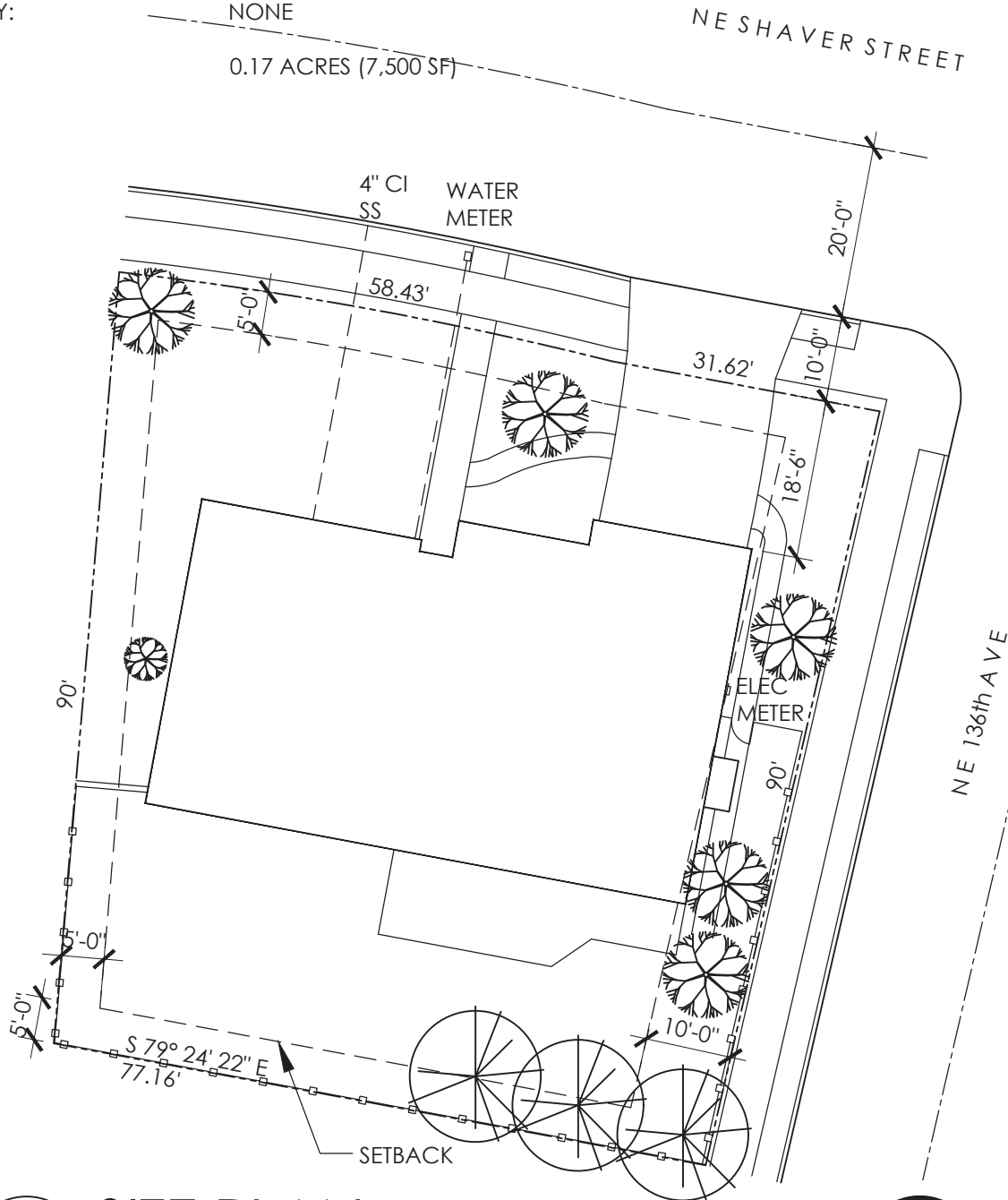
LOT SIZE: 0.17 ACRES (7,500 SF)

OWNER:

LAUREN VANNATTER AND KALANI PARDUCCI  
13520 NE SHAVER ST  
PORTLAND, OR 97230

ARCHITECT:

KENDRA C. DUONG  
3415 NE FREMONT ST  
PORTLAND, OR 97212  
503 853 2006  
KENDRA.DUONG@ICLOUD.COM



**GARAGE TO ADU CONVERSION**

13520 NE Shaver St  
Portland, OR 97230

**SITE PLAN**

REVISIONS:

- △
- △
- △
- △
- △

DATE: Sept. 16, 2021

JOB NO:

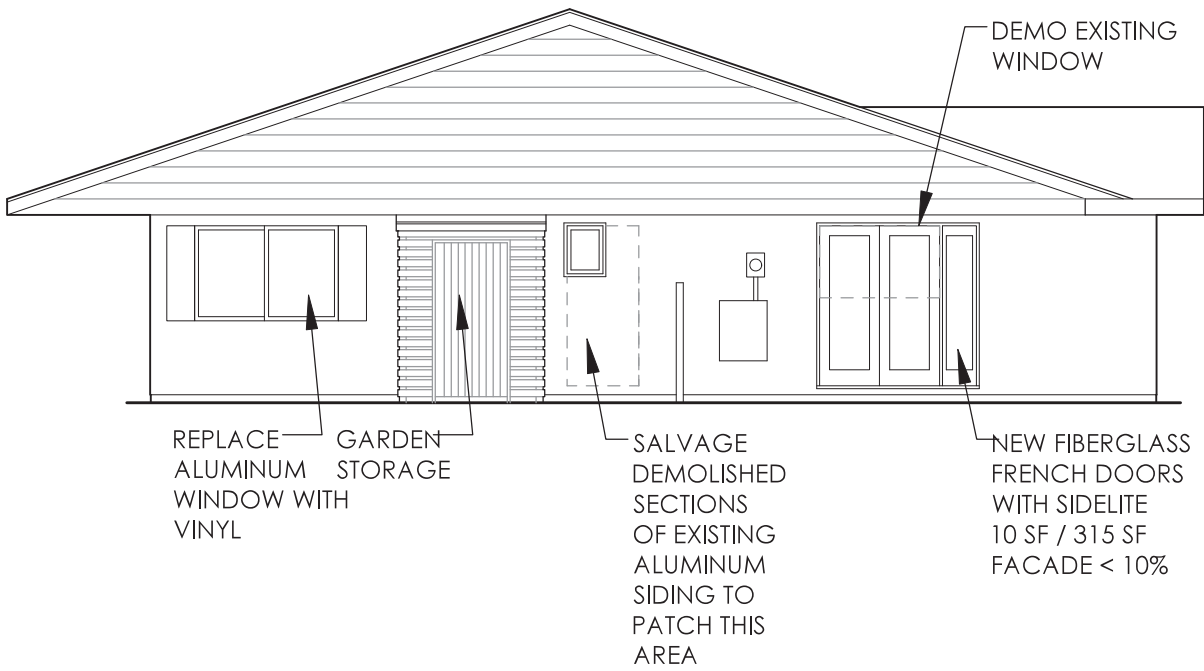
**A0**

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A0

**SITE PLAN**

SCALE: 1"=20'-0"

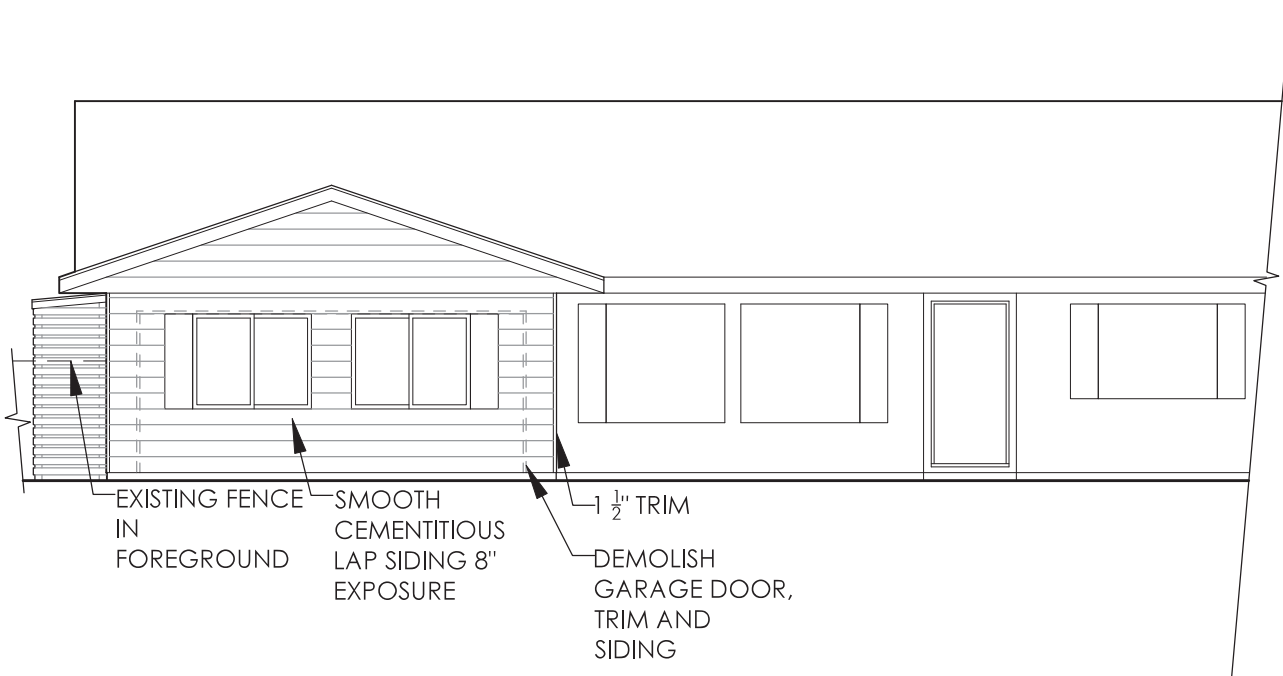




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A1

# EAST ELEVATION

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



1  
A2

# NORTH ELEVATION

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

## GARAGE TO ADU CONVERSION

13520 NE Shaver St  
Portland, OR 97230

### ELEVATIONS

REVISIONS:

- △
- △
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- △
- △

DATE: Sept. 16, 2021  
JOB NO:

A1