



**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:** November 9, 2021  
**To:** Interested Person  
**From:** Amanda Rhoads, Land Use Services  
503-865-6514/Amanda.Rhoads@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 November 30, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-083608 AD, in your e-mail. If you do not have access to e-mail, 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 21-083608 AD**

### **ATTACH GARAGE IN SETBACKS AND CONVERT TO LIVING SPACE**

**Owner/Applicant:** Alexandra & Regan Sorenson  
1602 SE Miller St | Portland, OR 97202  
503-360-8708 | reganallie28@gmail.com

**Site Address:** 1602 SE MILLER ST

**Legal Description:** BLOCK 5 W 50' OF LOT 12&13, MILLERS ADD  
**Tax Account No.:** R571200830  
**State ID No.:** 1S1E23DB 08500  
**Quarter Section:** 3832  
**Neighborhood:** Sellwood-Moreland, contact David Schoellhamer at  
chair.landuse.smile@gmail.com

**Business District:** Sellwood-Westmoreland, contact at 503 232-3330.  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010 x313  
**Plan District:** NONE  
**Zoning:** R2.5 – Single-Dwelling Residential 2,500  
**Case Type:** AD – Adjustment Review  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

### **Proposal:**

The applicant proposes to convert the existing garage on the property to a bedroom with bathroom, connecting it to the primary house with a hallway and closet. The on-site parking would be removed and the driveway would become a patio area; no off-street parking is required. The existing detached garage is located in both the side and rear setbacks. Attaching

the garage to the house means the primary structure would now be located in the side and rear setbacks. Therefore, the applicant requests an Adjustment to Zoning Code Section 33.110.220.B and Table 110-3 to reduce the rear (south) building setback from 5 feet to 2 feet, and reduce the side (east) building setback from 5 feet to 1 foot. Existing eaves on the garage would be removed.

**Relevant Approval Criteria:**

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

**33.805.040 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; 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; and *(not applicable)*
- D. City-designated scenic resources and historic resources are preserved; *(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 2, 2021 and determined to be complete on November 4, 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.

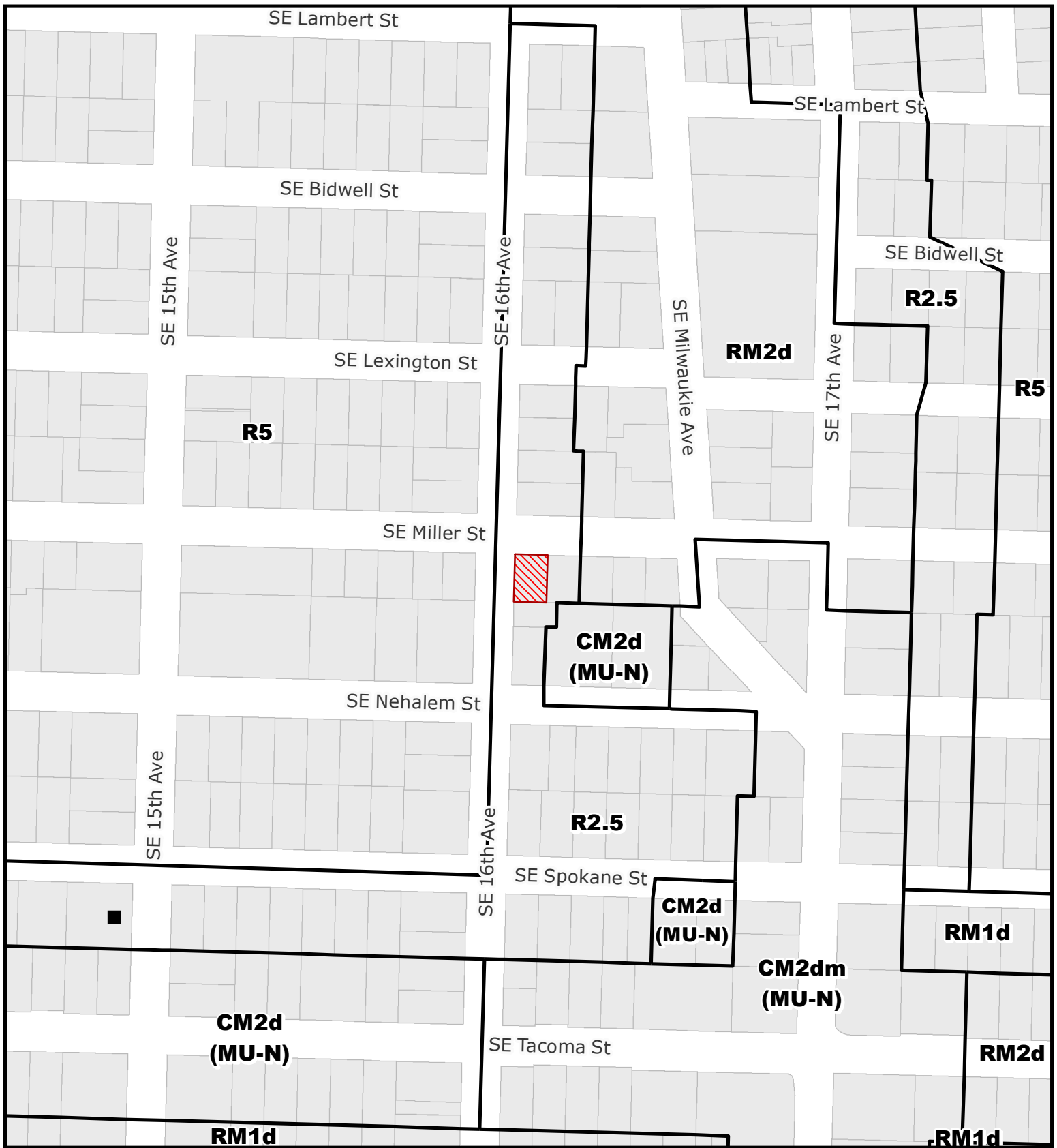
**APPEAL OF THE FINAL CITY DECISION**

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 Elevations



# ZONING



For Zoning Code in effect Post August 1, 2021



Site



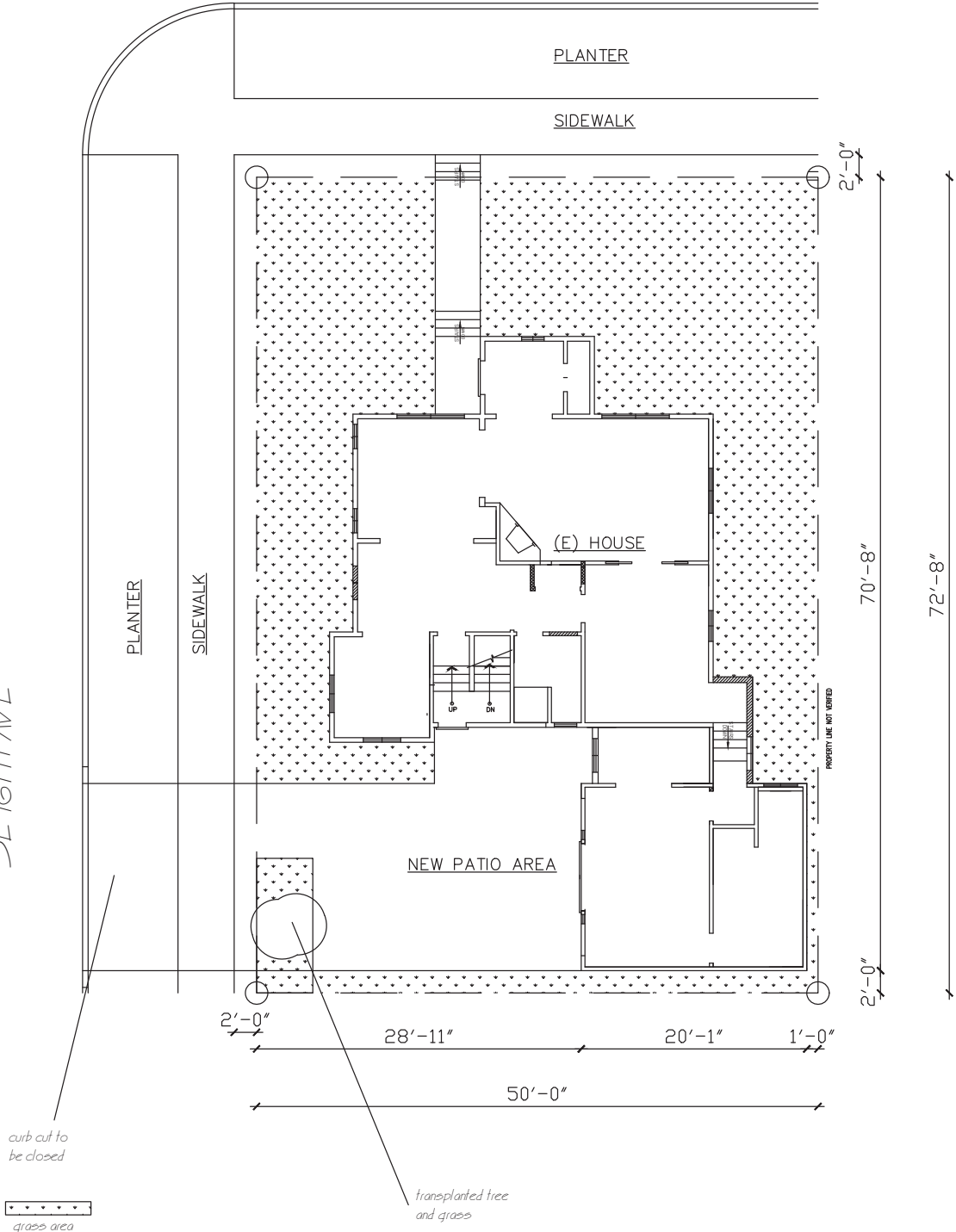
Historic Landmark

File No.	LU 21 - 083608 AD
1/4 Section	3832
Scale	1 inch = 200 feet
State ID	1S1E23DB 8500
Exhibit	B Sep 03, 2021



1602 SE MILLER ST

SE 16TH AVE



LU 21-083608 AD

SHEET 1 OF 1	MAC CONSULTING, LLC dba <b>Simpl Home Designs</b> 4931 SW 76TH AVE, PMB211 PORTLAND OR 97225 (503) 515-6495, (FAX) 719-4825 www.ezpermits.biz email: niker@ezpermits.biz	DESIGNED: rwm DATE: 10/17/21R SCALE: 1"=10'-0" FILE NAME: rad	Regan and Allie Sorensen 1602 SE Miller St. Portland, OR 97202
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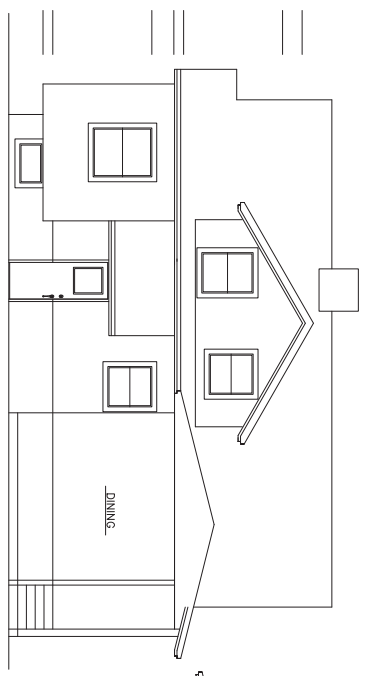
MAC CONSULTING, LLC, dba SIMPL HOME DESIGNS IS NOT LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUYER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FULL PLACED ON THE SITE, AND REPORT OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

SMART HOME DESIGNS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION OR SUPPLIED INFORMATION. THE CONTRACTOR/OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITION, DIMENSIONS, AND TO NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES THAT RESULT IN ADDITIONAL COST TO THE OWNER.

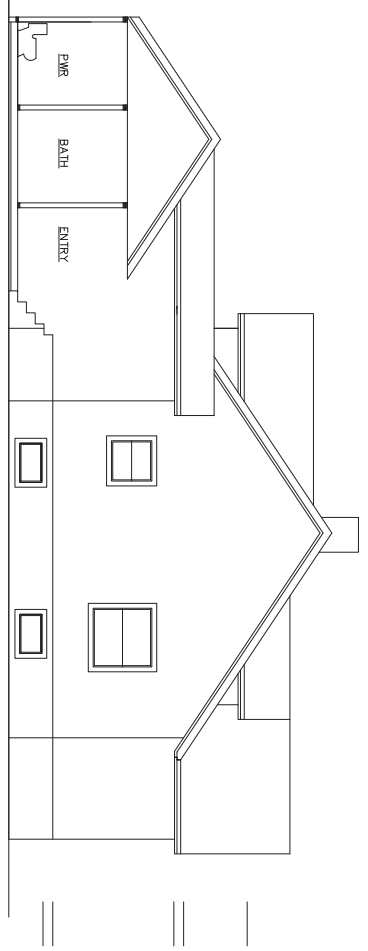


503.515.6495 OFFICE  
503.719.4828 FAX  
4931 SW 76TH AVE.  
PMB 211  
Portland OR 97225  
[www.ezpermits.biz](http://www.ezpermits.biz)  
[mikem@ezpermits.biz](mailto:mikem@ezpermits.biz)

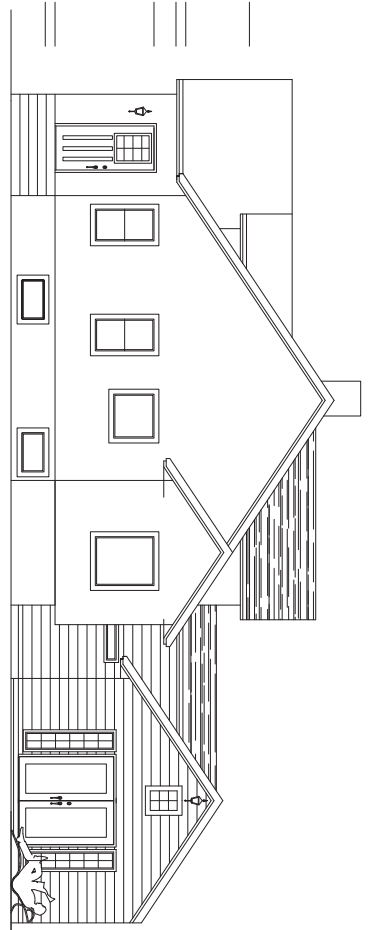
Drafting & Design  
Custom Plans  
Remodels  
Site plans  
Permit Management



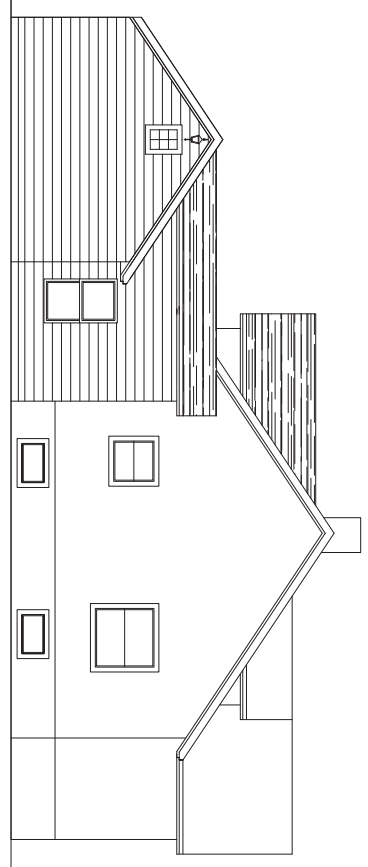
CROSS SECTION B/D4.0  
1/4"=1'-0"



CROSS SECTION A/D4.0



PROPOSED RIGHT ELEVATION ( WEST )  
1/4"=1'-0"



PROPOSED LEFT ELEVATION (EAST)  
1/4"=1'-0"

**REGAN & ALLIE SORENSON**  
1602 SE MILLER STREET  
PORTLAND OR 97202

THIS PLAN SET HAS BEEN  
CONSIDERED BY THE BOARD  
OF ARCHITECTS OF THE STATE  
OF OREGON AND IS HEREBY  
REGISTERED UNDER NO. 2018-0001  
ON ALL SHEETS.

DATE	11/2021
SCALE	1/4" = 1'-0"
PROJ. NO.	1602
DRAWN	CE/CKD
CHECKED	RAM

D4.0  
4 of 4  
LU 21-083608 AD