



**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 18, 2021  
**To:** Interested Person  
**From:** Diane Hale, Land Use Services  
503-865-6431/Diane.Hale@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 December 9<sup>th</sup> 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-089817 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 21-089817 AD**

**Applicant:** Sarah Radelet, Strata Land Use Planning (503) 320-0273  
PO Box 90833 / Portland, OR 97290

**Owners:** Elizabeth Stanton and Brett Schulz  
2903 SW Montgomery Dr / Portland, OR 97201

**Site Address:** 7017 N MOBILE AVE  
**Legal Description:** BLOCK 3 LOT 46-48, FIRST ELECTRIC ADD  
**Tax Account No.:** R283801450  
**State ID No.:** 1N1E16AB 16500  
**Quarter Section:** 2328  
**Neighborhood:** Arbor Lodge, contact Dan Craver at  
landuse@arborlodgeneighborhood.com

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at  
503-823-8877.

**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:**

In the R2.5 zone the required front setback is 10 feet (see 33.110.220), and the front lot line is the shortest lot line abutting a street (see 33.910). The applicant is reestablishing a historic lot and reconfiguring existing lot lines through a Replat Review, which is a separate process from this Adjustment Review. As a result of the proposed replat, the front lot line of the lot that will retain the existing house (Parcel 2) will abut N Bryant Street rather than N Mobile Ave, and the

existing house will no longer meet the 10-foot required setback from the front lot line. The applicant is requesting an Adjustment to reduce the front setback of proposed Parcel 2 along N Bryant Ave from 10 feet to 8.4 feet, as shown on the attached supplemental plan. There are no proposed changes to the house at this time, other than minor alterations to the driveway and decks. A separate notice of proposal will be mailed out for the Replat Review (21-089318 RP).

**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 (*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 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 24, 2021 and determined to be complete on November 10, 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



# ZONING

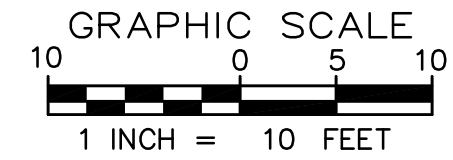


For Zoning Code in effect Post August 1, 2021

File No.	LU 21 - 089817 AD
1/4 Section	2328
Scale	1 inch = 200 feet
State ID	1N1E16AB 16500
Exhibit	B Sep 24, 2021

# EXISTING CONDITIONS SURVEY AND PRELIMINARY PLAT

A REPLAT OF LOTS 46, 47, AND 48, BLOCK 3, FIRST ELECTRIC ADD., SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, OREGON,



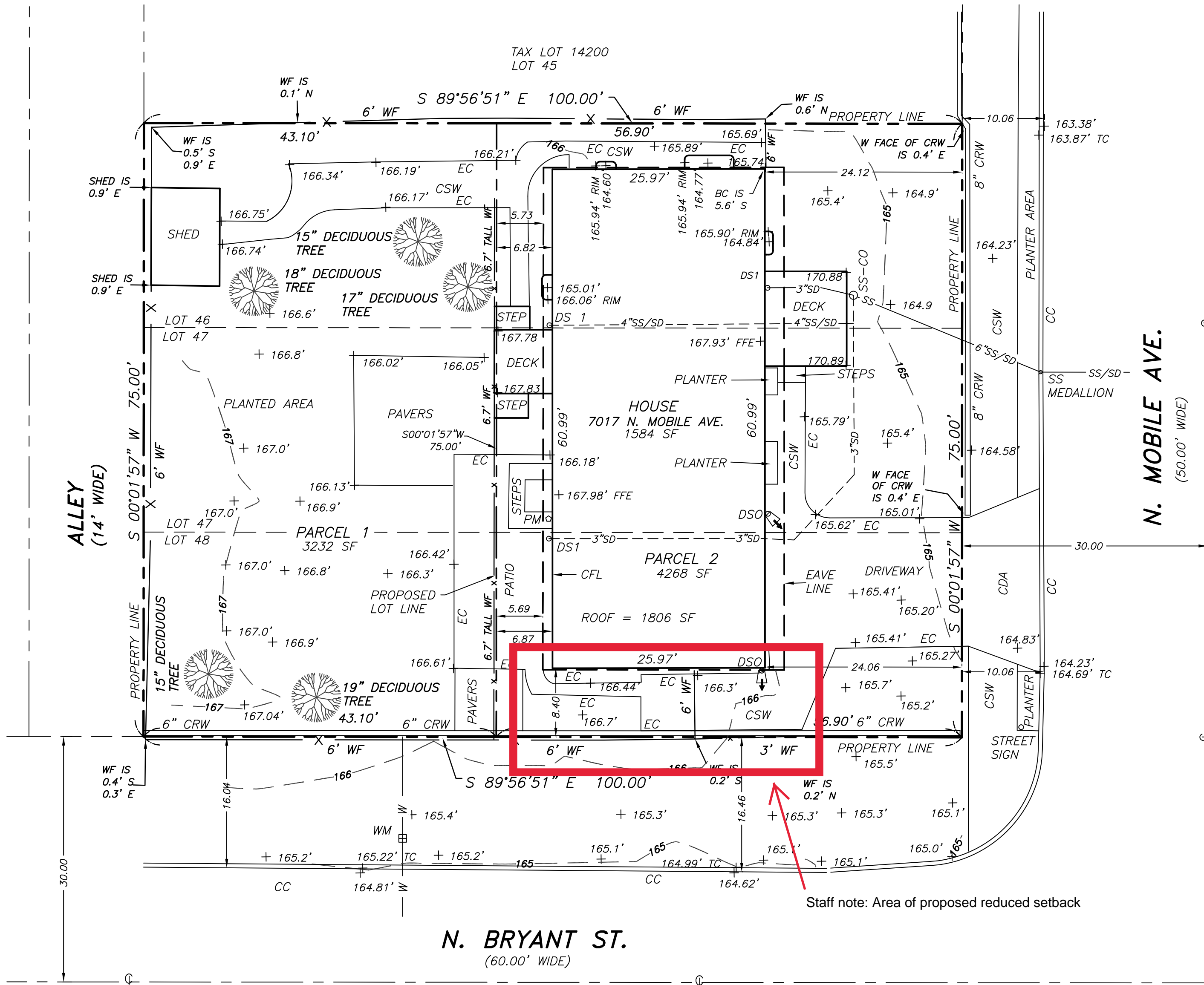
### LEGEND

- ⊙ = POWER METER
- +100.00 = SPOT ELEVATION AT FINISHED GRADE OR FLOW LINE, UNLESS NOTED OTHERWISE.
- ⊞ = WATER METER
- ⊙ (with radiating lines) = DECIDUOUS TREE

- CC = CONCRETE CURB
- CDA = CONCRETE DRIVEWAY APRON
- CFL = CONCRETE FOUNDATION LINE
- CO = CLEAN OUT
- CRW = CONCRETE RETAINING WALL
- CSW = CONCRETE SIDEWALK
- DS1 = DOWN SPOUT INTO GROUND
- DSO = DOWN SPOUT ONTO SPLASH BLOCK
- EC = EDGE OF CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- IP = IRON PIPE
- IR = IRON ROD
- LP = LIGHT POLE
- PM = POWER METER
- RIM = EDGE OF WINDOW WELL
- SF = SQUARE FEET
- SD = STORM DRAIN
- SS = SANITARY SEWER LINE
- SS/SD = COMBINED SANITARY AND STORM SEWER
- TC = TOP OF CURB
- WF = WOOD FENCE
- WM = WATER METER

### NOTES

1. THE PROPERTY BOUNDARY LINES AND BASIS OF BEARINGS ARE PER RECORD SURVEYS ON FILE AT THE MULTNOMAH COUNTY SURVEY RECORDS OFFICE.
2. ELEVATIONS BASED ON CITY OF PORTLAND BENCH MARK NUMBER 1584, ELEVATION 164.211 FEET, CITY OF PORTLAND DATUM, LOCATED IN THE SOUTHWEST CURB LINE OF N. BRYANT ST. AND N. DENVER AVE.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING RECORD DRAWINGS AND FIELD LOCATES PROVIDED BY A CONTRACTOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. THIS MAP AND SURVEY IT IS BASED ON ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON JUNE 30, 2021, THE DATE THE FIELD WORK WAS COMPLETED AND UPDATED AUG. 10, 2021 AND UPDATED NOV. 8 2021.
5. THE UNDERGROUND STORM DRAIN AND SEWER LINES SHOWN ON THIS SURVEY ARE SHOWN AS FIELD LOCATED AND FROM TONE MARKS PROVIDED BY A UTILITY CONTRACTOR.



Staff note: Area of proposed reduced setback

N. MOBILE AVE.  
(50.00' WIDE)

N. BRYANT ST.  
(60.00' WIDE)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Steven P. Buckles*  
OREGON  
JULY 17, 1986  
STEVEN P. BUCKLES  
2231  
RENEWS : 12/31/21

**REPPETO & ASSOCIATES, INC.**  
**LAND SURVEYORS**

Plaza 125, Building G  
12730 SE Stark Street  
Portland, Oregon 97233  
Phone: (503) 408-1507  
www.reppetosurveying.com

DATE: NOV. 9, 2021	FILE: S21026-21.DWG
DRAWN BY: MP	JOB NO. S21026-21