



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

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

Date: July 28, 2022
To: Interested Person
From: Kate Green, Land Use Services
503-865-6428 / Kate.Green@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 August 29, 2022. Your comments must be e-mailed to the assigned planner listed above**; please include the Case File Number, LU 22-141196 RP, 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 22-141196 RP

Applicant: Ezekiel McFadin, McFadin Design-Build
2112 NE Wygant Street, Portland OR 97211
zeke@mcfadindb.com, 360-500-1744

Property Owners: Dessa McFadin and Ezekiel McFadin
2112 NE Wygant Street, Portland OR 97211

Sojung Lim and Zachary Rodecap
2104 NE Wygant Street, Portland OR 97211-5870

Surveyor: Steve Buckles, Reppeto & Associates
12730 SE Stark Street, Portland OR 97233

Site Address: 2112 and 2104 NE WYGANT STREET
Legal Description: BLOCK 53 W 1/2 OF LOT 1&2, VERNON; BLOCK 53 E 1/2 OF LOT 1&2, VERNON
Tax Account No.: R860710950, R860710960
State ID No.: 1N1E23AD 12900, 1N1E23AD 13000
Quarter Section: 2532

Neighborhood: Sabin Community Assoc., contact at Maria.Hein@gmail.com
Business District: Soul District Business Association, contact at Info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact at info@necoalition.org

Plan District: None
Other Designations: city maintained frontages-NE Wygant Street and NE 21st Avenue

Zoning: Residential 5000 (R5)
Aircraft Landing (h)

Case Type: Replat (RP)

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a **Replat** to reconfigure 2 historic lots (VERNON, BLOCK 53, LOTS 1 and 2). The existing east-west lot line between Lot 1 and Lot 2 will be removed and reconfigured into a north-south lot line, between the two existing house on the subject properties, resulting in a total of 2 parcels. Parcel 1 [2112 NE Wygant Street] will be 5,413 square feet and Parcel 2 [2104 NE Wygant Street] will be 4,574 square feet, as shown on the attached preliminary plat/survey.

An existing house and accessory building will remain in Parcel 1 and an existing house will remain on Parcel 2. Additionally, a sanitary sewer easement is provided over Parcel 2 for the benefit of Parcel 1.

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Replat 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 May 11, 2022 and determined to be complete on July 25, 2022.

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 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

Preliminary Plat/Existing Conditions Survey



ZONING



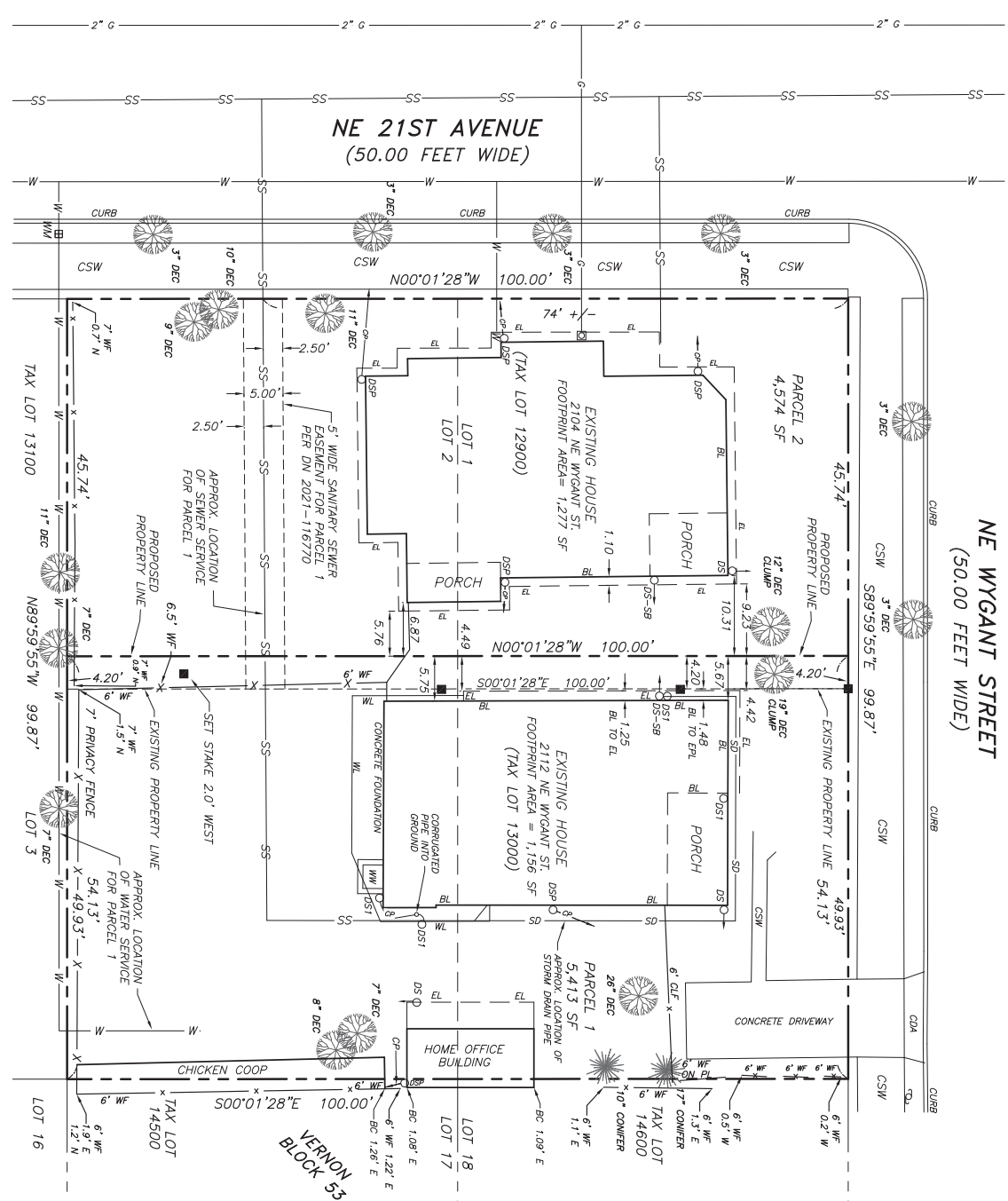
For Zoning Code in effect Post August 1, 2021

File No.	LU 22 - 141196 RP
1/4 Section	2532
Scale	1 inch = 200 feet
State ID	1N1E23AD 13000
Exhibit	B May 11, 2022

PRELIMINARY PARTITION PLAT
EXISTING CONDITIONS SURVEY AND UTILITY PLAN

A REPLAT OF LOTS 1 & 2, BLOCK 53, VERNON, SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

NE WYGANT STREET
(50.00 FEET WIDE)

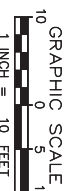


LEGEND

- = SET HUB AND JACK
- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = UTILITY POLE
- ⊖ = WATER POLE
- ⊗ = STORM WATER FLOW
- ⊘ = DIRECTION OF FLOW
- = CHAIN LINK FENCE
- = CONCRETE DRIVEWAY APRON
- = CORRUGATED PIPE ONTO GROUND UNLESS NOTED OTHERWISE
- CSW = CONCRETE SIDEWALK
- DS-SB = STORM DRAIN DOWNSPOUT ONTO SPLASHBLOCK
- DST = STORM DRAIN DOWNSPOUT INTO GROUND
- DS = STORM DRAIN DOWN SPOUT INTO GROUND
- DS* = STORM DRAIN DOWN SPOUT INTO CORRUGATED PIPE
- EL = LAKE LINE
- EL* = NATURAL PROPERTY LINE
- EL* = MATURALS LINE
- MH = MANHOLE
- SD = STORM DRAIN LINE
- SS = SANITARY SEWER LINE
- WF = WOOD FENCE
- WL = SECOND FLOOR WALL LINE

NOTES

1. BOUNDARY AND BASIS OF BEARINGS ARE PER SURVEYS OF RECORD, SURVEY MONUMENTS FOUND AND RECORD DEEDS
2. ELEVATIONS AND TREES ARE NOT SHOWN ON THIS SURVEY
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
4. THIS MAP AND SURVEY IS BASED ON A REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON APRIL 14, 2021. THE DATE THE FIELD WORK WAS COMPLETED, AND UPDATED JUNE 15, 2022.
5. RECORD EASEMENTS ARE SHOWN PER A PUBLIC RECORD REPORT NUMBERED FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 719193881463, DATED APRIL 14, 2021.
6. ZONING OF THE SUBJECT PROPERTY IS RS, RESIDENTIAL 5000.



REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

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

DATE: JUNE 28, 2022 FILE: M21009-2.DWG
 DRAWN BY: BM/CS JOB NO. 21009

REGISTERED PROFESSIONAL LAND SURVEYOR
Steven P. Buckles
 OREGON SURVEYORS
 STEVEN P. BUCKLES
 2231

REVIEWS: 12/31/23