



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Date: January 23, 2023
To: Interested Person
From: Diane Hale, Land Use Services
503-865-6431/Diane.Hale@portlandoregon.gov

NOTICE OF A MIDDLE HOUSING LAND DIVISION 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.

We need to receive your written comments by 5 p.m. on February 6, 2023. Your comments must be e-mailed to the assigned planner listed above; please include the Case File Number, LU 22-201266 MLDP, 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 22-201266 MLDP

Representative: Danelle Isenhardt, Emerio Design (503) 880-4979
6445 SW Fallbrook Pl #100 / Beaverton OR 97008

Owner/Applicant: Daniel Silvey, DBS Group LLC
Po Box 96 / Tualatin OR 97062

Site Address: 4941 SE RAYMOND ST
Legal Description: LOT 1, LONGVIEW PK
Tax Account No.: R507500010
State ID No.: 1S2E18BA 19800
Quarter Section: 3535
Neighborhood: Woodstock, contact Thatch Moyle or Les Szigethy at luc@woodstockpdx.org

Business District: Woodstock Community Business Association, contact at <http://www.woodstockbiz.com>

District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org

Zoning: R5 - Single dwelling residential 5,000
Case Type: MLDP - Middle Housing Land Division
Procedure: ELD - Expedited Land Division, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant has requested a Middle Housing Land Division Partition (MLDP) to partition this site into two parcels for a detached duplex. The existing house will remain on Parcel 2 as one unit of the detached duplex; a new dwelling unit is currently under review (22-184309 RS) and will be constructed on Parcel 1 (see attached site plan). As part of the building permit

requirements, the applicant will construct new frontage improvements along SE 50th Avenue, include a sidewalk and planter strip with street trees.

Zoning Code regulations apply to the parcels collectively for development/lots approved through a MLDP and not to each lot individually, and the residential structure type (detached duplex in this case) will remain consistent after the MLDP, rather than being converted to two single family houses (see 33.253.030). Additional Zoning Code regulations that apply to a MLDP are located in 33.253, 33.644 and 33.671.

Preliminary Plans for a MLDP are processed through an Expedited Land Division (ELD) procedure (see 33.671.110 and 33.730.013).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are located in **33.671.130, Middle Housing Land Division Approval Standards.**

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 November 8, 2022 and determined to be complete on January 19, 2023.

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 197.370 states the City must issue a decision to approve or deny this application within 63-days of the application being deemed complete.

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.portland.gov/code/33>.

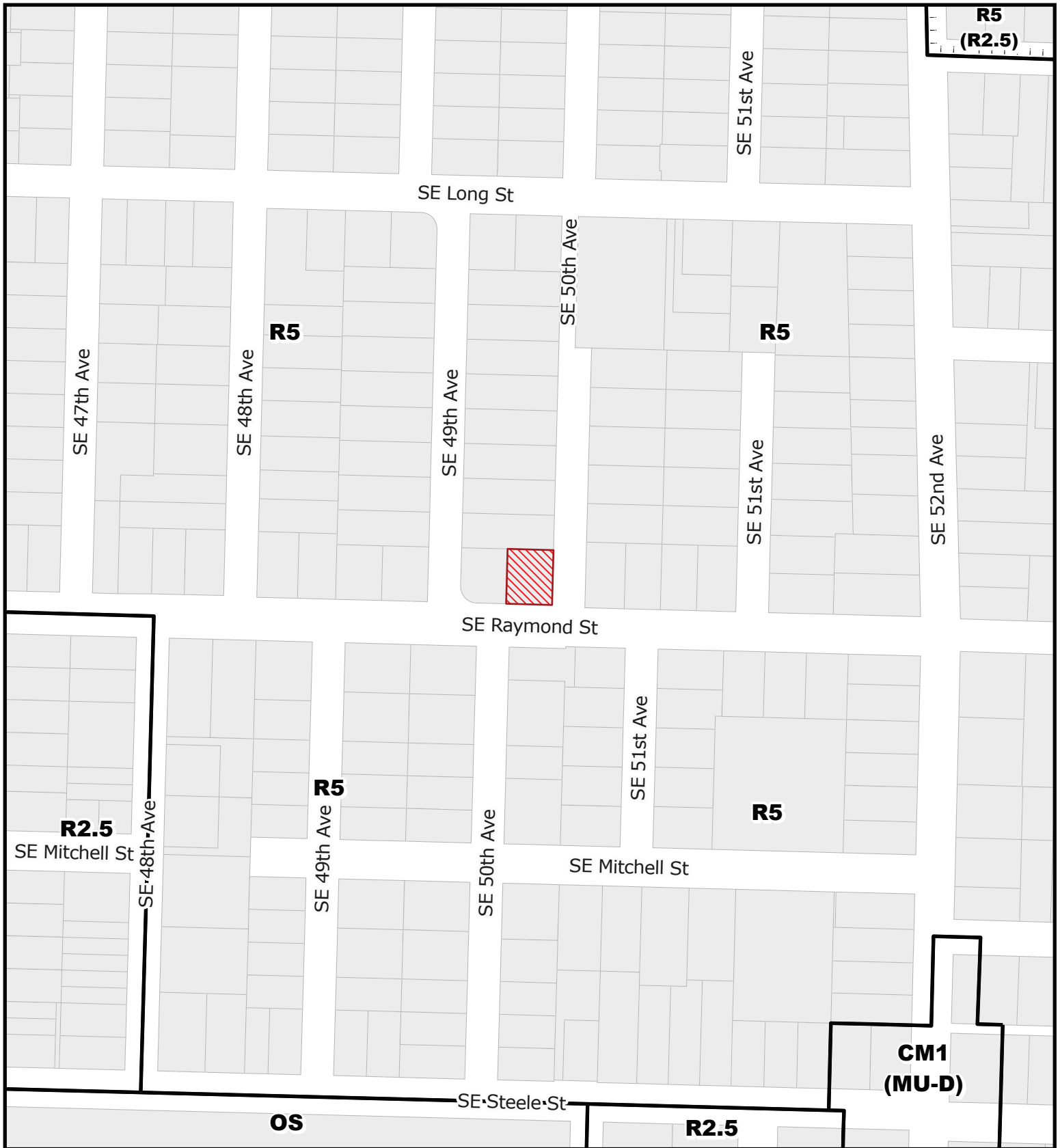
APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. 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. Unless you are the applicant or owner, you must submit written comments in order to 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.

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



For Zoning Code in Effect Post October 1, 2022

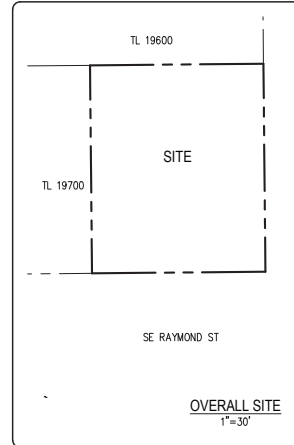
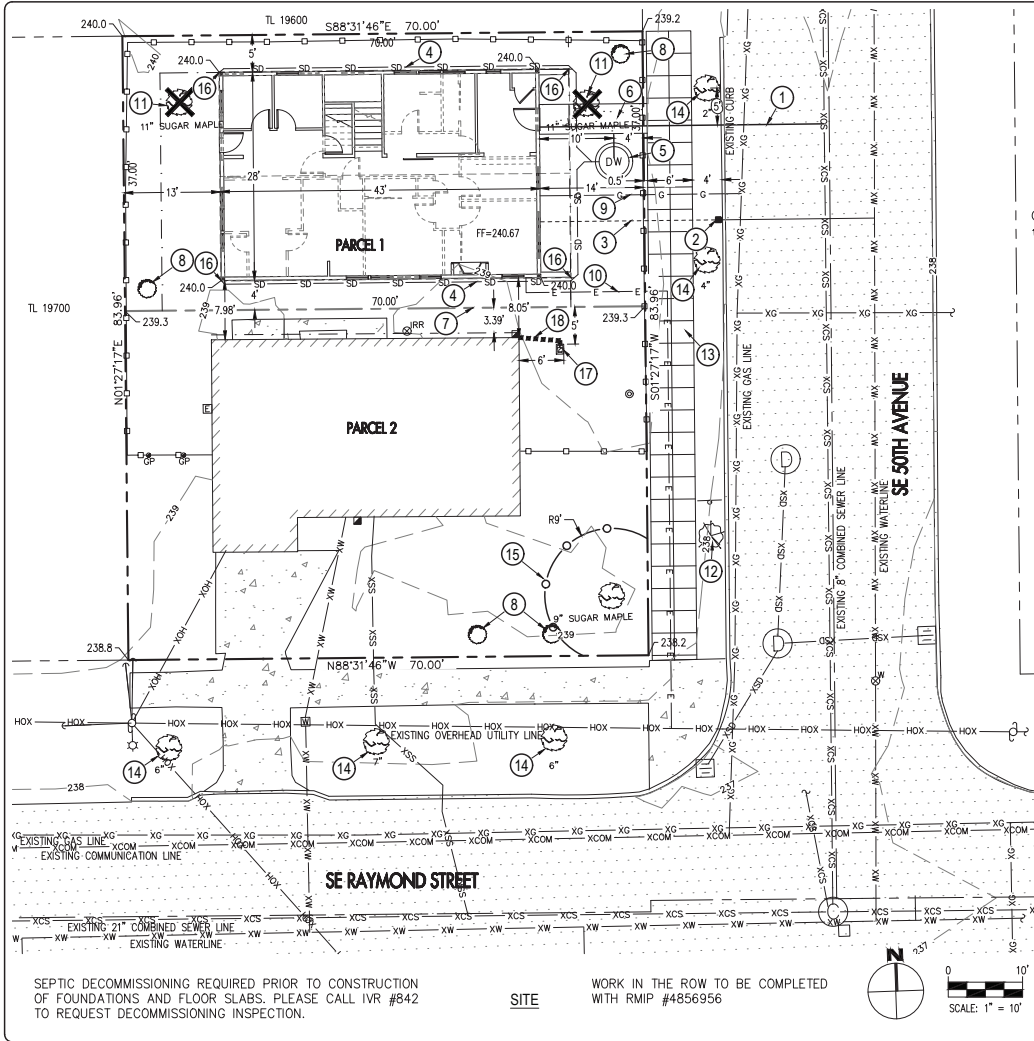
ZONING 

 Site

File No.	<u>LU 22 - 201266 MLDP</u>
1/4 Section	<u>3535</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S2E18BA 19800</u>
Exhibit	<u>B</u> <u>Nov 08, 2022</u>

SE RAYMOND STREET

LONGVIEW PK, LOT 1
 N.E. 1/4, N.W. 1/4, SECTION 18, T.1S., R.2E., W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON



SEPTIC DECOMMISSIONING REQUIRED PRIOR TO CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS. PLEASE CALL IVR #842 TO REQUEST DECOMMISSIONING INSPECTION.

SITE

WORK IN THE ROW TO BE COMPLETED WITH RMP #4856956

PROPERTY DATA:

ZONE:	R5
SETBACKS (MINIMUM)	
FRONT	10'
GARAGE	18'
SIDE	5'
REAR	5'
LOT AREA:	5,877 SF
BUILDING COVERAGE (NEW):	1,316 SF
(EXISTING):	1,046 SF
(TOTAL):	2,362 SF
MAX. BLDG. COVERAGE ALLOWED:	2,381 SF
ROOF AREA:	1,439 SF
PATH:	56 SF
TOTAL IMPERVIOUS AREA:	1,495 SF
FAR (EXISTING):	1,046 SF
(NEW):	2,332 SF
(TOTAL):	3,378 SF

TREE REQUIREMENT:

TREE DENSITY REQUIREMENT
 5,877 SF X 0.4 = 2,351 SF
 (5) 1.5" OREGON ASHES (2,500 SF) PROPOSED, EXISTING
 9" SUGAR MAPLE (500 SF) TO BE PRESERVED,
 REQUIREMENTS MET.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

BES PRIVATE STORMWATER FACILITY INSPECTION REQUIRED
 NOTE: BES APPROVAL REQUIRED PRIOR TO OCCUPANCY. TO SCHEDULE, DIAL IVR AT 503-823-7000
 REQUEST #487 BES ON-SITE STORMWATER FACILITY EVAL
 NEED ASSISTANCE? CONTACT BES AT 503-823-7761 OPTION 2
 SEPARATE BES SEWER CONNECTION UC PERMIT REQUIRED WORK IN THE PUBLIC RIGHT OF WAY
 CALL 503-823-1026

NOTES:

CONFIRM FINISH FLOOR HEIGHT w/OWNER & BUILDING SECTION

NOTES:

- 1 PROPOSED 4" 3034 PVC SANITARY LATERAL (TAP THE EXISTING MAIN LINE)
- 2 PROPOSED WATER METER
- 3 PROPOSED 1" WATERLINE
- 4 PROPOSED 4" ABS STORM LINE
- 5 PROPOSED 48" DIA. X 5' DEEP DRYWELL TOP=237.00, BOTTOM=232.00
- 6 PROPOSED CONCRETE PATH
- 7 FUTURE PROPERTY LINE
- 8 PROPOSED 1.5" OREGON ASH
- 9 GAS LINE TO BE DESIGNED BY OTHERS
- 10 POWER LINE TO BE DESIGNED BY OTHERS
- 11 EXISTING TREE TO BE REMOVED
- 12 PROPOSED 1.5" ZELKOVA SERRATA 'JFS-KW'
- 13 PROPOSED 6" SIDEWALK UNDER RMP #4856956
- 14 EXISTING STREET TREE
- 15 TREE PROTECTION FENCE (6' HIGH CHAINLINK SECURED TO THE GROUND WITH 8" METAL POSTS DRIVEN INTO THE GROUND)
- 16 DOWNSPOUT LOCATION (APPROX.)
- 17 EXISTING SPLASH BLOCK
- 18 EXISTING DRAIN PIPE