



**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](http://www.portland.gov/bds)

**Date:** January 25, 2023  
**To:** Interested Person  
**From:** Erik Forsell, Land Use Services  
503-823-6760 / [Erik.Forsell@portlandoregon.gov](mailto:Erik.Forsell@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 February 24, 2023. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-211740 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 22-211740 RP**

**Applicants/Owners:** James & Carrie Arnal  
3104 NE Us Grant Pl  
Portland, OR 97212-5141  
503-351-3000  
[jim@pdxhomes.com](mailto:jim@pdxhomes.com)

**Party of Interest:** Lori Gluck & Jeff Buehler  
6855 SW Canyon Drive  
Portland, OR 97225  
[Glucklo7@gmail.com](mailto:Glucklo7@gmail.com)  
[Jeffbuehler7@gmail.com](mailto:Jeffbuehler7@gmail.com)

**Representative:** Danelle Isenhardt  
Isenhardt Consulting LLC  
Po Box 2364  
Beaverton, OR 97075  
503-880-4979  
[danelle@isenhardtconsulting.com](mailto:danelle@isenhardtconsulting.com)

**Site Address:** 3104 NE US GRANT PL and 2120 NE 30<sup>th</sup> AVE

**Legal Description:** BLOCK 10 INC PT OF VAC ST S 50' OF LOT 1 S 50' OF LOT 2, S 50' OF W 46' OF LOT 3, DOLPH PK; BLOCK 10 E 2.5' OF LOT 3 LOT 4, W 14' OF LOT 5, DOLPH PK

**Tax Account No.:** R212502810, R212502930  
**State ID No.:** 1N1E25CA 18500, 1N1E25CA 18300  
**Quarter Section:** 2833

**Neighborhood:** Grant Park, contact Neon Brooks at [neonbluebrooks@gmail.com](mailto:neonbluebrooks@gmail.com)  
**Business District:** Soul District Business Association, contact at [Info@nnebaportland.org](mailto:Info@nnebaportland.org)  
**District Coalition:** Central Northeast Neighbors, contact Alison Stoll at [alisons@cnncoalition.org](mailto:alisons@cnncoalition.org)

**Zoning:** SINGLE DWELLING ZONE – R5  
**Case Type:** REPLAT – RP  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

A replat can be used to remove or reconfigure lot lines within a site to combine existing units of land into no more than three parcels. The applicant is proposing to replat the subject properties into two new parcels. Parcel 1 is proposed to be 4,503 square feet in area and will contain the existing residence addressed as 2120 NE 30<sup>th</sup> Avenue. Parcel 2 is proposed to be 11,893 square feet in area and will contain the existing residence addressed as 2104 NE US Grant Place. See attached preliminary plan. Parcel 2 is allowed to exceed the maximum lot size in the R5 zone, because the existing lot exceeds the maximum lot size (33.675.300.A.1.b). The applicant is proposing to demolish an existing accessory structure, located on area that will become part of Parcel 2.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are **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 December 15, 2022 and determined to be complete on January 23, 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 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 Plan