



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
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**NOTICE OF A PUBLIC HEARING BEFORE  
THE CITY COUNCIL ON AN APPEAL OF THE  
PORTLAND LAND USE HEARINGS OFFICER**

**CASE FILE:** LU 13-237078 ZC LDP (HO 4140005)  
**WHEN:** WEDNESDAY, SEPTEMBER 3, 2014 at 3:00PM  
**WHERE:** COUNCIL CHAMBERS, 1221 SW FOURTH AVENUE

**Date:** July 21, 2014  
**To:** Interested Person  
**From:** Rachel Whiteside, Land Use Services, 503-823-7605

A public hearing will be held to consider an appeal of the Land Use Hearings Officer decision to approve a zone change in conformance with the Comprehensive Plan and 3-lot land division at 3936 SE Reedway Street. The Land Use Hearings Officer decision of approval with conditions has been appealed by the Woodstock Neighborhood Association. At the hearing City Council will consider the appeal. You are invited to testify at the hearing.

This will be an On-the-Record hearing, one in which new evidence cannot be submitted to the City Council. For a general explanation of the City Council hearing process please refer to the last page of this notice.

**GENERAL INFORMATION**

**File No.:** LU 13-237078 ZC LDP (HO 4140005)

**Appellant:** Terry Giffiths, Land Use Chair  
Woodstock Neighborhood Association  
4128 SE Reedway / Portland, OR 97206

**Applicant:** Mike Coyle / Faster Permits  
14334 NW Eagleridge Lane / Portland, OR 97229

**Developer:** Vic Remmers / Everett Custom Homes  
735 SW 158<sup>th</sup>, Suite 180 / Beaverton, OR 97008

**Owner:** Greg Perrin / Columbia Redevelopment LLC  
3936 SE Reedway Street / Portland, OR 97202

**Hearings Officer:** Kenneth D. Helm

**Bureau of Development Services (BDS) Staff Representative:** Rachel Whiteside

**Site Address:** 3936 SE Reedway Street

**Legal Description:** BLOCK 70 LOT 1, WOODSTOCK

**Tax Account No.:** R928904210

**State ID No.:** 1S1E13DA 06600

**Quarter Section:** 3634

**Neighborhood:** Woodstock

**Business District:** Woodstock Community Business Association

**District Neighborhood Coalition:** Southeast Uplift

**Plan District:** None

**Zoning:** R5 (R2.5) – Single-Dwelling Residential 5,000 with a Comprehensive Plan Designation of Single-Dwelling Residential 2,500

**Land Use Review:** Type III, ZC LDP, Zoning Map Amendment and Land Division (Partition)

**Public Hearing:** The hearing was opened at 9:11 a.m. on May 28, 2014, in the 3<sup>rd</sup> floor hearing room, 1900 SW 4<sup>th</sup> Avenue, Portland, Oregon, and was closed at 10:26 a.m. The record was held open until 4:30 p.m. on June 4, 2014 for new argument/evidence from any party and until 4:30 p.m. on June 11, 2014 for applicant's rebuttal. The record was closed at that time.

**Testified at the Hearing:**

Rachel Whiteside  
Michael Robinson  
Terry Griffiths  
Les Szigethy  
Rebecca Luening  
Mary Kay Tetreault  
Douglas Strickler  
Corrine Lyons  
Paul Anuschat  
Lonnie Port  
Fabio de Freitas

**Proposal:**

The applicant proposes to partition the subject property into three parcels of approximately 4,548 (Parcel 1), 2,406 (Parcel 2), and 3,009 (Parcel 3) square feet in size in conjunction with a Zoning Map Amendment in conformance with the Comprehensive Plan from Residential 5,000 (R5) to Residential 2,500 (R2.5). Proposed Parcels 2 and 3 are below the minimum lot width of 36 feet and must meet the narrow lot criteria as part of the land division request. The existing home is to remain on Parcel 1, while the garage and pool will be removed to make way for proposed Parcels 2 and 3. No replacement parking is proposed for Parcel 1.

Sanitary sewer service is proposed for the new parcels from SE Reedway Street, with a 10-foot wide private sanitary sewer easement across Parcel 1 for the benefit of Parcel 3. Water service for each lot is proposed in their respective frontages. Stormwater disposal for Parcels 2 and 3 is proposed via individual drywells. There are no trees onsite, but six existing street trees are proposed to remain.

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS

92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create 3 units of land (3 parcels and 0 tracts). Therefore this land division is considered a partition.

This partition is generally reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; and (3) none of the lots, utilities, or services is proposed within a Potential Landslide Hazard or Flood Hazard Area (see 33.660.110). However, because a Type III Zoning Map Amendment is required for the zone change in conformance with the Comprehensive Plan, the entire case is processed through the Type III procedure.

**Relevant Approval Criteria:**

- **33.855.050, Approval Criteria for Base Zone Changes**
- **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones**

**REVIEW BODY DECISION**

**Approval** of a Zoning Map Amendment in conformance with the Comprehensive Plan from R5 to R2.5; and

**Approval** of a Preliminary Plan for a 3-parcel partition, that will result in one standard lot and two narrow lots, as illustrated with Exhibit C.3, subject to the following conditions:

**A. Supplemental Plan.** Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, BES, and Fire review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- The proposed general location of future building footprints and stormwater facilities for each of the vacant lots along with a narrative describing the stormwater management plan for the proposed roof and non-roof impervious areas;
- The location of the nearest fire hydrant; and
- Any other information specifically noted in the conditions listed below.

**B. The final plat must show the following:**

1. A private sanitary sewer easement, for the benefit of Parcel 3, shall be shown and labeled over the relevant portions of Parcel 1.
2. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.7 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: “A Declaration of Maintenance Agreement for a Private Sanitary Sewer Easement has been recorded as document no. \_\_\_\_\_, Multnomah County Deed Records.”

**C. The following must occur prior to Final Plat approval:**

## **Utilities**

1. The applicant shall meet the requirements of the Water Bureau for providing plans and financial assurances for the upsizing of the water main in SE 40<sup>th</sup> Avenue.
2. If the applicant chooses to cap the existing sanitary lateral for Parcel 1 and establish a new service, the work must be completed and permits receive an approved final inspection.
3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.
4. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant residential hydrant spacing. The applicant must provide verification to the Fire Bureau that Appendix C of the Fire Code is met.

## **Existing Development**

5. The applicant must obtain finalized demolition permits for removing the garage on Parcel 3 and in-ground pool on Parcel 2.
6. Documentation of the location of the stormwater disposal system for the existing house shall be submitted to the Bureau of Environmental Services. The location of any existing or required stormwater systems serving the existing home must be shown on the Supplemental Plan. If, as a result of final plat approval, the stormwater system for the existing home will extend beyond the boundaries of Parcel 1 (the lot with the existing home), then the applicant must provide finalized plumbing permits for modifications to the stormwater system that result in a system that meets City requirements.

## **Required Legal Documents**

7. A Maintenance Agreement shall be executed for the Private Sewer Easement described in Condition B.1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.
8. The applicant shall execute a covenant with the city that prohibits development with an attached garage. Such covenant must meet the requirements of section 33.700.060 and must be attached to and recorded with the deed for the new lot.

### **D. The following conditions are applicable to site preparation and the development of individual lots:**

1. The applicant must meet the addressing requirements of the Fire Bureau for future development.
2. If determined necessary, the applicant will be required to meet any conditions identified through a Fire Code Appeal. Please refer to the final plat approval report for details on whether or not this requirement applies.
3. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30

feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.

### **APPEAL**

The Land Use Hearings Officer decision of approval with conditions has been appealed by the Woodstock Neighborhood Association. According to the appellants' statement, the appeal of the Hearings Officer decision is based on arguments that the applicant failed to demonstrate that the following criteria have been met:

- **PCC 33.611.200, Lot Dimensions**
- **PCC 33.639, Solar Access**

**Review of the case file:** The Land Use Hearings Officer decision and all evidence on this case are now available for review at the Bureau of Development Services, 1900 SW 4<sup>th</sup> Avenue, # 5000, Portland OR 97201. Copies of the information in the file can be obtained for a fee equal to the City's cost for providing those copies. I can provide some of the information over the phone.

**We are seeking your comments on this proposal.** The hearing will be held before the City Council. To comment, you may write a letter in advance, or testify at the hearing. In your comments, you should address the approval criteria, as stated above. Please refer to the file number when seeking information or submitting testimony. Written comments **must be received by the end of the hearing** and should include the case file number and the name and address of the submitter. It must be given to the Council Clerk, in person, or mailed to 1221 SW Fourth Avenue, Room 140, Portland, OR 97204. A description of the City Council Hearing process is attached.

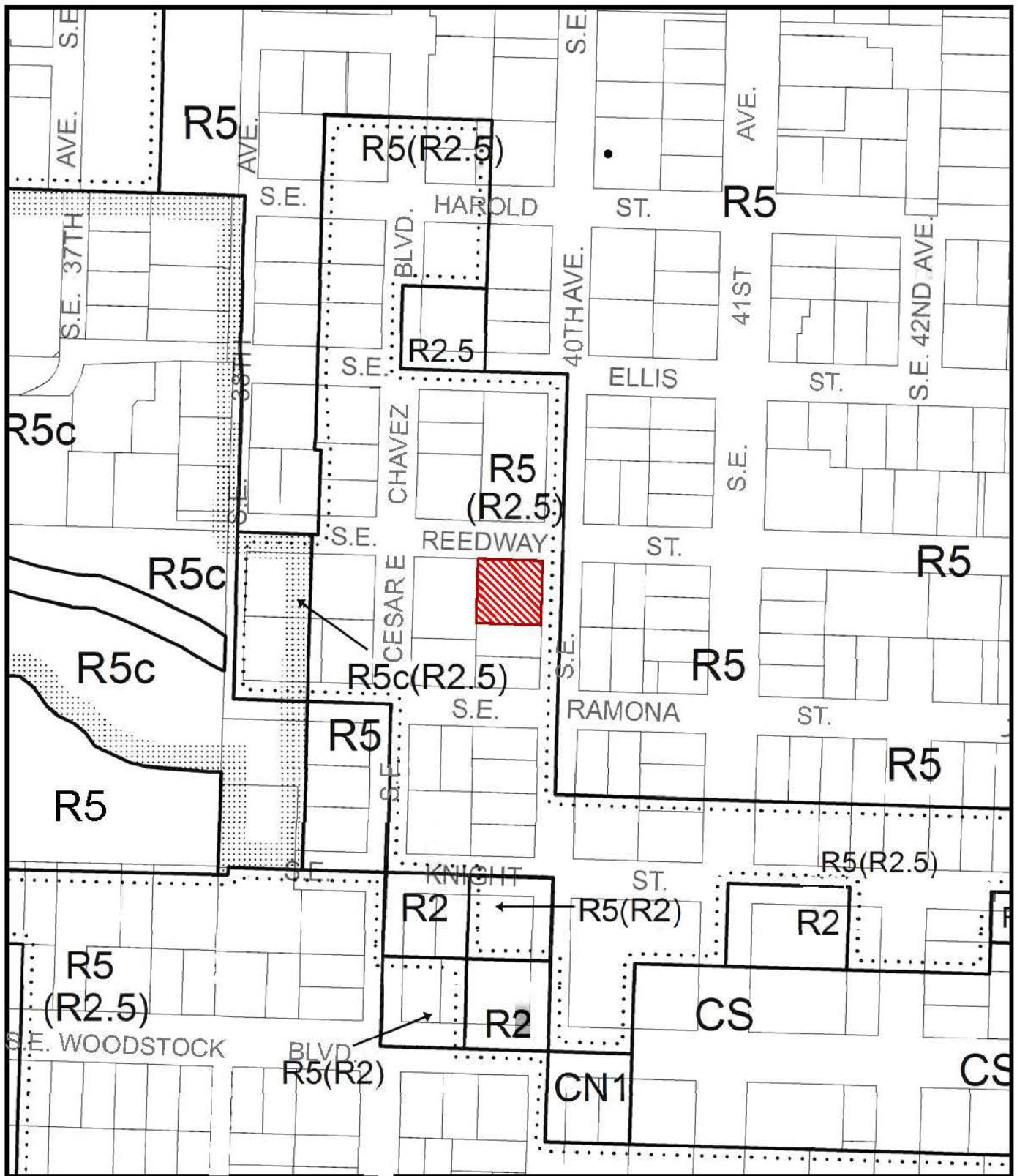
If you choose to provide testimony by electronic mail, please direct it to the Council Clerk [[karla.Moore-Love@portlandoregon.gov](mailto:karla.Moore-Love@portlandoregon.gov)]. Due to legal and practical reasons, City Council members cannot accept electronic mail on cases under consideration by the Council. Any electronic mail on this matter must be received no less than one hour prior to the time and date of the scheduled public hearing. The Council Clerk will ensure that all City Council members receive copies of your communication.

City Council's decision is final. Any further appeal must be filed with the Oregon Land Use Board of Appeals (LUBA). Failure to raise an issue in a hearing, in person or by letter, by the close of the record or at the final hearing on the case or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the City Council, they may not be able to respond to the issue you are trying to raise. For more information, call the Auditor's Office at (503) 823-4086.

**If you have a disability and need accommodations, please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.**

### Attachments

1. Zoning Map
2. Site plan
3. Appeal Statement
4. City Council Appeal Process



# EXISTING ZONING



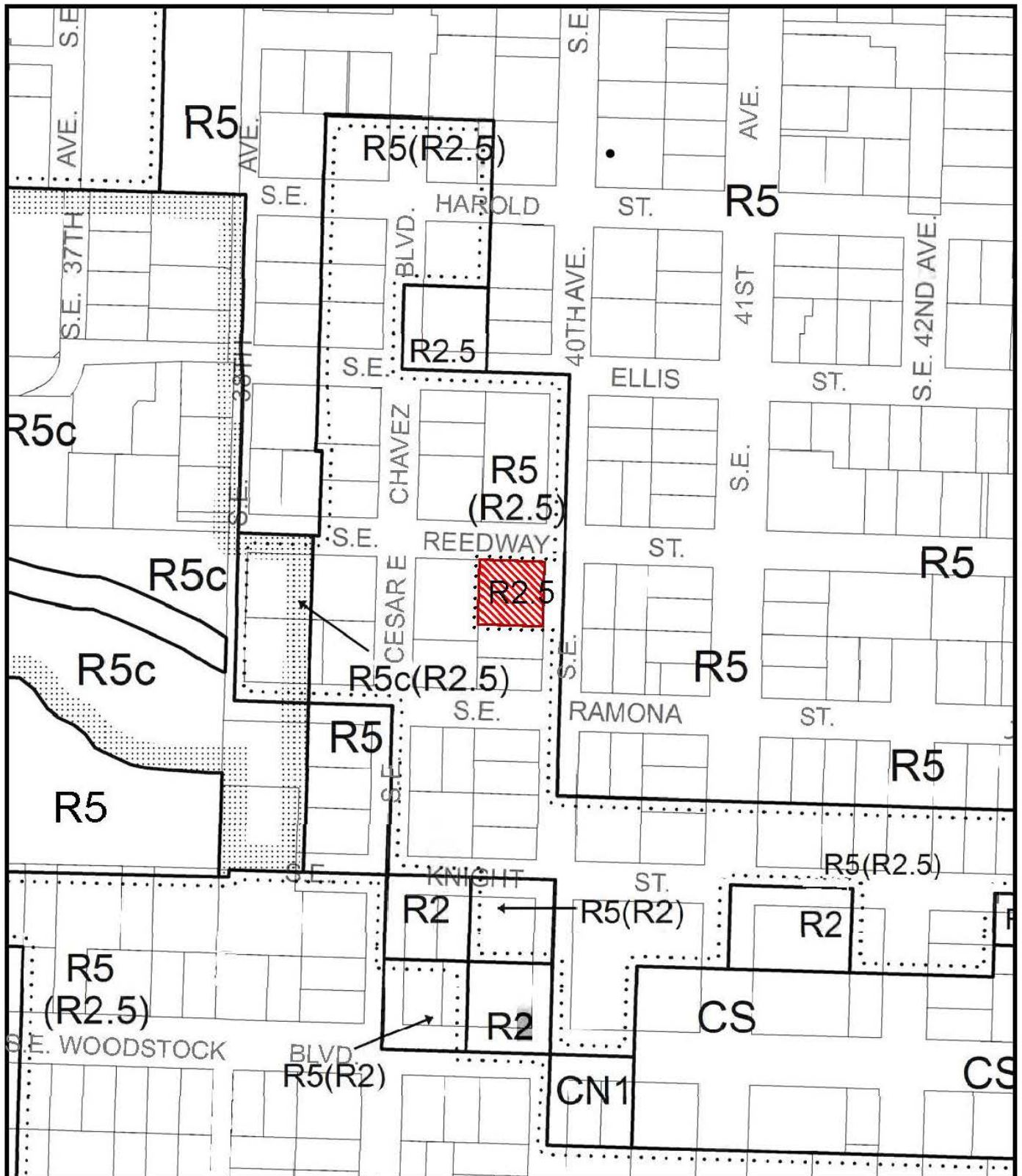
Site



NORTH

File No. LU 13-237078 ZC,LDP  
 1/4 Section 3634  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E13DA 6600  
 Exhibit B.2 (May 15, 2014)





# PROPOSED ZONING



File No. LU 13-237078 ZC, LDP  
 1/4 Section 3634  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E13DA 6600  
 Exhibit B.1 (May 15, 2014)

3936 SE REEDWAY STREET  
TAX MAP T1S R1E 13DA  
PORTLAND, OREGON

PRELIMINARY PLAT



**EMERIO**  
DESIGN  
6107 SE MILWAUKEE AVE. SUITE 100  
PORTLAND, OREGON 97206  
PH: (503) 748-8822

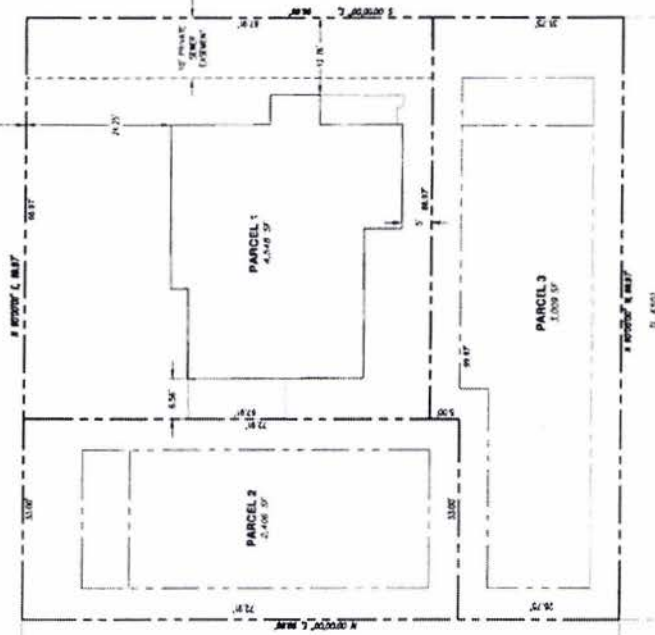


**LEGEND**  
PROPERTY LINE  
ADJACENT PROPERTY  
EXISTING LOT LINE  
STREET LINE

**ZONE**  
R2.5  
**SETBACKS**  
FRONT: 10 FT.  
GARAGE: 18 FT.  
REAR: 5 FT.  
SIDE: 5 FT.

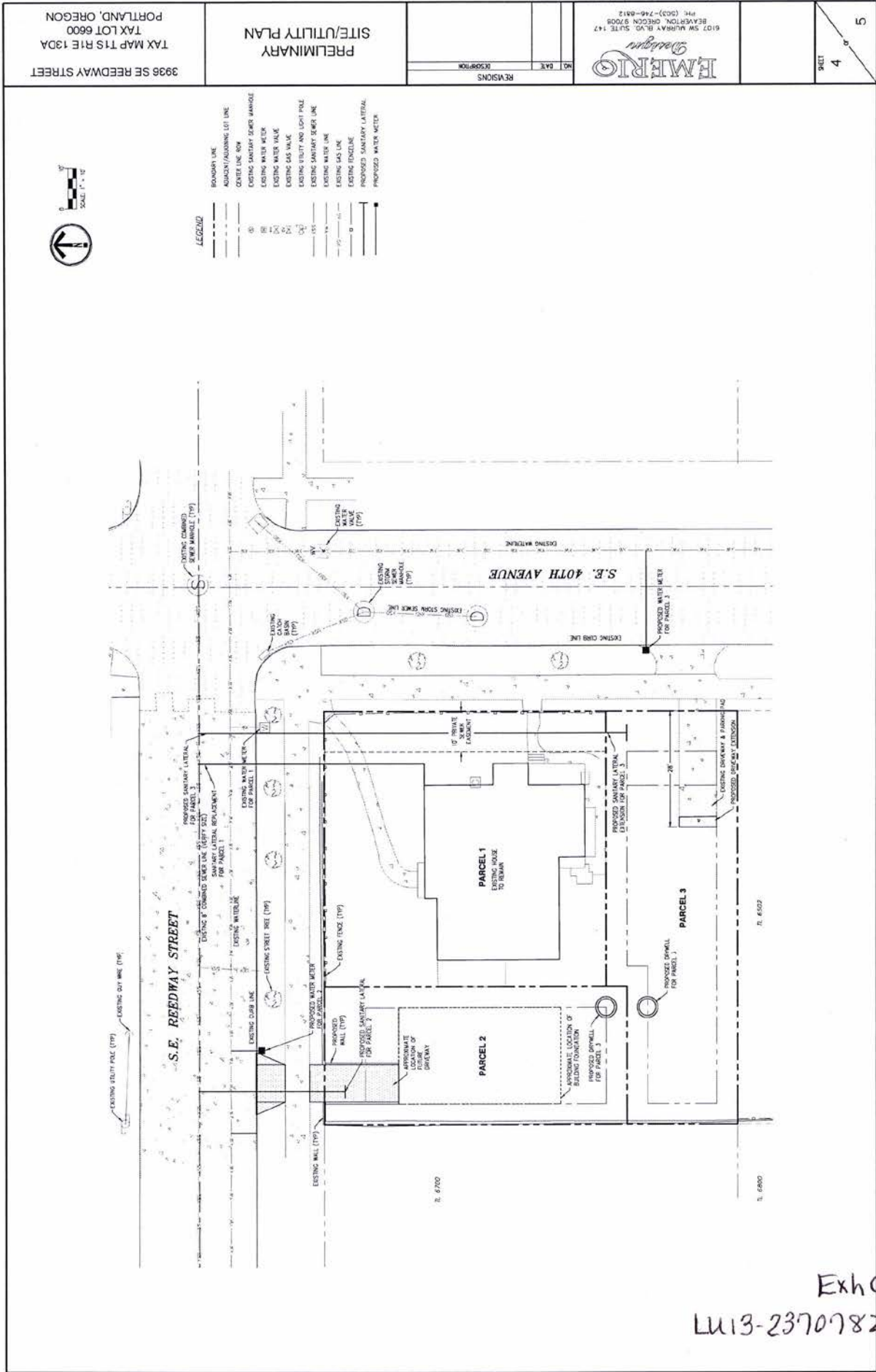
S.E. REEDWAY STREET

S.E. 40TH AVENUE



ExhC-3  
LU 13-237078ZCLDP





Exh C.4  
LU13-237078ZC LDP



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds



## Type III Decision Appeal Form

LU Number: 13-237078 ZCLDP

### FOR INTAKE, STAFF USE ONLY

Date/Time Received 7/11/14 12:03

Received By 5th Fl Reception

Appeal Deadline Date 7/11/14

☒ Entered in Appeal Log

☒ Notice to Auditor

☒ Notice to Dev. Review

☒ Action Attached

Fee Amount \$4,790

☒ [N] Fee Waived

Bill # 3640006

☐ [Y] [N] Unincorporated MC

### APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 3936 SE Reedway DEADLINE OF APPEAL 7-11-14

Name Woodstock Neighborhood Association, Attention Terry Griffiths, Land Use Chair

Address 4128 SE Reedway City Portland State/Zip Code OR, 97206

Day Phone 503-771-0011 Email treterry@yahoo.com Fax \_\_\_\_\_

Interest in proposal (applicant, neighbor, etc.) City of Portland Recognized Neighborhood Organization

### Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33. 211 . 600

Zoning Code Section 33. 611 . 010

Zoning Code Section 33. 639 . \_\_\_\_\_

Zoning Code Section 33. \_\_\_\_\_ . \_\_\_\_\_

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

Please refer to the correspondence previously submitted by the Woodstock Neighborhood Association as well the attached letter addressing the Hearings Officer's decision.

Appellant's Signature Terry Griffiths

### FILE THE APPEAL - Submit the following:

- ☒ This completed appeal form
- ☒ A copy of the Type III Decision being appealed
- ☒ An appeal fee as follows:
  - ☐ Appeal fee as stated in the Decision, payable to City of Portland
  - ☒ Fee waiver for ONI Recognized Organizations approved (see instructions under Appeals Fees A on back)
  - ☐ Fee waiver for low income individual approved (attach letter from Director)
  - ☐ Fee waiver for Unincorporated Multnomah County recognized organizations is signed and attached

CASE NO. 13-237078  
EXHIBIT I.1

The appeal must be filed by 4:30 pm on the deadline listed in the Decision. To ensure the appeal is received within this deadline, the appeal should be filed in the Development Services Center at 1900 SW 4th Ave, 1st Floor, Suite 1500, Portland, Oregon, between 8:00 am and 3:00 pm on Monday through Wednesday and Friday, and between 8:00 am and 2:00 pm on Thursday. After 3:00 pm on Monday through Wednesday and Friday, and after 2:00 pm on Thursday, the form(s) must be submitted at the Reception Desk on the 5th Floor.

The Portland City Council will hold a hearing on this appeal. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.





July 10, 2014

Rachel Whiteside  
Bureau of Development Services  
City of Portland

RE: Woodstock Neighborhood Association Appeal of LU 13-237078 ZC LDP

Please accept this letter as a formal response from the Woodstock Land Use Committee on behalf of the Woodstock Neighborhood Association in response to case file LU 13-237087 ZC LDP. We believe the proposed zone change and associated partition are not consistent with all applicable sections of Title 33 of the City's code. The applicant has failed to demonstrate that the proposal meets all applicable review criteria.

We believe the Hearings Officer has incorrectly granted approval and request your consideration regarding the findings previously submitted by the Woodstock Neighborhood Association and the information contained within this letter.

**33.611.200 Lot Dimension Regulations**

***C. Minimum lot width. Each lot must meet one of the following regulations. Lots that do not meet these regulations may be requested through Planned Development Review. Adjustments to the regulations are prohibited.***

- 1. Each lot must be at least 36 feet wide; or***
- 2. Minimum lot width may be reduced below 36 feet, if all of the following are met:***

- a. On balance, the proposed lots will have dimensions that are consistent with the purpose of this section;***
- b. The minimum width for lots that will be developed with detached houses may not be reduced below 25 feet;***
- c. If the lot abuts a public alley, then vehicle access must be from the alley. This requirement will be imposed as a condition of approval of the land division;***
- d. Lots must be configured so that development on the site will be able to meet the garage limitation standard of Subsection 33.110.253.E, at the time of development;***
- e. Lots that will be developed with attached houses must be configured so that 60 percent of the area between the front lot line and the front building line can be landscaped at the time of development; and***
- f. In areas where parking is not required by this Title, lots may be proposed that will not accommodate onsite vehicle access and parking. Such lots do not have to meet the requirements of subparagraphs 2.c and d. As a condition of approval of the land division, the property owner must execute a covenant with the city. The covenant must:***



- (1) State that the owner will develop the property without parking, and that a driveway for access to on-site parking may not be created in the future, unless it is in conformance with regulations in effect at the time;*
- (2) Meet the requirements of Section 33.700.060, Covenants with the City; and*
- (3) Be attached to, and recorded with the deed for the new lot.*

**Finding:** The applicant is proposing two of the three lots to be less than the 36 feet in width and therefore must demonstrate that the proposed lots meet 33.611.200(C)2 a-f. The applicant fails to demonstrate the proposed lot widths are consistent with the purpose of this section and the purpose of the Chapter as detailed below.

***33.611.200 Lot Dimension Regulations***

***A. Purpose. The lot dimension regulations ensure that:***

- Each lot has enough room for a reasonably-sized attached or detached house;*
- Lots are of a size and shape that development on each lot can meet the development standards of the R2.5 zone;*
- Lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future;*
- Each lot has room for at least a small, private outdoor area;*
- Lots are wide enough to allow development to orient toward the street;*
- Each lot has access for utilities and services;*
- Lots are not landlocked;*
- Lots don't narrow to an unworkable width close to the street; and*
- Lots are compatible with existing lots while also considering the purpose of this chapter;*

**Finding:** We submit that the proposed 3-lot partition is NOT compatible with existing surrounding lots. The Hearing's Officer noted the following:

*The Hearings Officer finds "compatibility" standards such as the one in purpose statement No. 9 to be particularly vexing from a legal standpoint because they are so subjective as to be nearly meaningless as a standard.*

We agree that the standard is not clear and objective, however we believe the standard to be very meaningful as it is intended to address "compatibility", a concept that is not easily quantified. Review of a proposal against purpose statement No. 9 requires the reviewing authority to exercise discretion and weigh the information provided by those that are affected by the decision. We believe the Hearing Officer failed to do this, as the Neighborhood clearly articulated concern for the proposed





development during the initial comment period, in person at the hearing and now again through this appeal process.

The Hearings Officer further finds to appropriate definition for "compatible" to be:

*capable of existing together without discord or disharmony*

Within our previous correspondence we demonstrated the proposed lot widths are not similar, they are significantly smaller than the lots that surround the subject property. We believe the concerns raised by neighbors, our neighborhood association and residents throughout Southeast Portland need to be addressed and taken into account during land use reviews, especially in this situation.

The minimum 36 foot wide lot was arrived at by the community as the minimum standard. In those special circumstances where an applicant is permitted to go below this standard there is a significant test that needs to be met. We believe that lots should only be permitted to be reduced in width below 36 feet when it can be found that those lots are compatible with the surrounding lots. We content they are not.

Not only do the lots as proposed not meet the standard, approval of this request will essentially reduce the minimum lot width for each subsequent land division within the neighborhood, incrementally further eroding livability of the neighborhood. This is contrary to the intent of the standard itself. We have areas within our neighborhood that have single family detached lots that are less than 36 feet in width, in proximity to these areas the reduction could be found to be compatible.

In this specific instance the lots are not compatible. This finding is supported by the lack of lots within proximity to the site with similar dimensions, the concern or "discord" raised by the immediate neighbors and unanimously supported by the Woodstock Neighborhood Board. This partition cannot be found to be "harmonious" or "without discord" as currently proposed.

The applicant can resubmit the partition request and address the standards of the R 2.5 without the need to reduce the lot width.

***33.611.010 Purpose***

***This chapter contains the density and lot dimension requirements for approval of a Preliminary Plan for a land division in the R2.5 zone. These requirements ensure that lots are consistent with the desired character of the zone while allowing lots to vary in size and shape***



*provided the planned intensity of the zone is respected. This chapter works in conjunction with other chapters of this Title to ensure that land divisions create lots that can support appropriate structures in accordance with the planned intensity of the R2.5 zone.*

**Finding:**

The overall purpose statement for the chapter notes that the chapter is intended to work in conjunction with other chapters within Title 33. Reducing the lot widths is inconsistent with the intent of Chapter 33.639, as the resulting lots will not provide adequate solar access to the adjacent or proposed properties. The current proposal does not meet threshold to allow for reduced lot width as proposed. The applicant has the ability to pursue a Planned Development to allow for the lot width to be reduced below 36 feet.

The *requirements* identified above are those minimum standards set forth in the code. The ability to deviate from those standards should only be granted in specific circumstances. In this case the applicant fails to meet all of the criteria.

As elected official you have a duty to enforce the laws of the community to the benefit of all those involved. This appeal represents an opportunity for you to act on community concerns and exercise the discretion that is afforded to you in this instance. We recognize that you have the ability to approve and/or deny each land use request before you. You can approve the zone change and deny the partition. We would respectfully request that both be denied, at a bare minimum the partition request must be denied.

Please adopt the findings provided by the Woodstock Neighborhood Association and deny the proposal before you.

Respectfully,

Terry Griffiths  
Land Use Chair  
Woodstock Neighborhood Association



**GENERAL EXPLANATION OF CITY COUNCIL APPEAL HEARING PROCESS FOR  
ON-THE-RECORD APPEALS**

**1. SUBMISSION OF LEGAL ARGUMENT**

- a.** On-the record appeals are limited to legal argument only. The only evidence that will be considered by the City Council is the evidence that was submitted to the HEARING OFFICER prior to the date the HEARING OFFICER closed the evidentiary record. Parties may refer to and criticize or make arguments in support of the validity of evidence received by the HEARING OFFICER. However, parties may not submit new evidence to supplement or rebut the evidence received by the HEARING OFFICER.
- b.** Legal argument may be mailed to the Council Clerk, 1221 SW Fourth Avenue, Room 140, Portland, OR 97204. Written legal argument must be received by the time of the hearing and should include the case file number.
- c.** Legal argument may be submitted orally (see below).

**2. COUNCIL REVIEW**

- a.** The order of appearance and time allotments are generally as follows:

Staff Report	10 minutes
Appellant	10 minutes
Supporters of Appellant	3 minutes each
Principal Opponent	15 minutes
Other Opponents	3 minutes each
Appellant Rebuttal	5 minutes
Council	

- b.** The applicant has the burden of proof to show that the evidentiary record compiled by the HEARING OFFICER demonstrates that each and every element of the approval criteria is satisfied. If the applicant is the appellant, the applicant may also argue the criteria are being incorrectly interpreted, the wrong approval criteria are being applied or additional approval criteria should be applied.
- c.** In order to prevail, the opponents of the applicant must persuade the City Council to find that the applicant has not carried the burden of proof to show that the evidentiary record compiled by the HEARING OFFICER demonstrates that each and every element of the approval criteria is satisfied. The opponents may wish to argue the criteria are being incorrectly applied, the wrong approval criteria are being applied or additional approval criteria should be applied.

**3. OTHER INFORMATION**

- a.** Prior to the hearing, the case file and the HEARING OFFICER decision are available for review, by appointment, at the Bureau of Development Services, 1900 SW 4<sup>th</sup> Avenue, #5000, Portland, OR 97201. Call 503-823-7617 to make an appoint to review the file.

**If you have a disability and need accommodations, please call 823-4085 (TDD: 823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.**

DAVID L. ALLRED  
PO BOX 1304  
PORTLAND, OR 97207

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5837 SE CESAR E. CHAVEZ BLVD.  
PORTLAND, OR 97202-7507

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5720 SE 41<sup>ST</sup> AVE.  
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3805 SE REEDWAY ST.  
PORTLAND, OR 97202

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5830 SE 41<sup>ST</sup> AVE.  
PORTLAND, OR 97202

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PORTLAND, OR 97202-4242

LINDA J. BRANDON  
5536 SE 40<sup>TH</sup> AVE.  
PORTLAND, OR 97202-4231

ADRIAN & STEPHANIE BRANDT  
5730 SE 41<sup>ST</sup> AVE.  
PORTLAND, OR 97202

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4010 SE ELLIS ST.  
PORTLAND, OR 97202-4247

LAWRENCE M. & KAREN D. CARNEY  
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PORTLAND, OR 97202-7529

JUSTIN M. CATES  
4015 SE RAMONA ST.  
PORTLAND, OR 97202

JOSEPH W. & JULIE Y. CHO  
12838 SE SPRING MOUNTAIN CT.  
HAPPY VALLEY, OR 97086

STEVEN S. & SARAH K. COOPER  
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PORTLAND, OR 97202-7512

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5729 SE 41<sup>ST</sup> AVE.  
PORTLAND, OR 97202-7517

JASON T. & AUBREE M. DAVENDONIS  
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PORTLAND, OR 97202

JOHN DENKER & JANE STEINKAMP-DENKER  
5622 SE 41<sup>ST</sup> AVE.  
PORTLAND, OR 97202

PAUL T. FALBY  
6662 SE FLAVEL ST.  
PORTLAND, OR 97206-8059

CLARK R. & CATHERINE E. FRENCH  
5823 SE 40<sup>TH</sup> AVE.  
PORTLAND, OR 97202-7512

ROBERT M. & ELEANOR M. FUGLEE  
5825 SE CESAR E. CHAVEZ BLVD.  
PORTLAND, OR 97202-7507

LINDA J. GILLETTE  
5714 SE 41<sup>ST</sup> AVE.  
PORTLAND, OR 97202

RANDALL C. & CONSTANCE HAAN  
7021 NE 217<sup>TH</sup> AVE.  
VANCOUVER, WA 98682-9063

CASIANO HACKER-CORDON  
196 CROWN ST. #309  
NEW HAVEN, CT 06510

THEODORE F. & BETTY J HALLER  
9450 NW GROVELAND RD.  
HILLSBORO, OR 97124-9352

JUSTIN IVERSON & THIEN-KIM BUI  
5706 SE 41<sup>ST</sup> AVE.  
PORTLAND, OR 97202-7518

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