



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Date: February 12, 2025
To: Interested Person
From: Andrew Gulizia, Land Use Services
[503-865-6714/Andrew.Gulizia@portlandoregon.gov](mailto:Andrew.Gulizia@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 development 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 contact me if you have questions regarding this proposal.

Public comments must be received within 21 days of the mail date of this notice. If you would like to submit written comments, they must be received by 5 p.m. on March 5, 2025. Your comments must be emailed to the assigned planner listed above; please include the Case File Number, LU 25-003671 AD, in your email. If you do not have access to email, 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 25-003671 AD

Owner's Representative: Ines Llosa
929 SE 52nd Pl.
Portland, OR 97215
503-319-5241
birnbaumllosa@gmail.com

Owner/Applicant: David Birnbaum
929 SE 52nd Pl.
Portland OR 97215-2628

Site Address: 929 SE 52nd Pl.

Legal Description: KARLINDA TERR, LOT 3&4 TL 16900
Tax Account No.: R439100050
State ID No.: 1S2E06BA 16900
Quarter Section: 3135
Neighborhood: Mt. Tabor, contact at contact.MTNA@gmail.com
Business District: Belmont Business Association, contact Nicholas Clock at info@belmontdistrict.org
District Coalition: District 3, contact at matchu@seuplift.org
Plan District: None
Zoning: R5 – Single-Dwelling Residential 5,000
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer

Proposal:

The applicant intends to demolish the existing house on this property and construct a new house with an attached accessory dwelling unit (ADU). The applicant requests approval of two Adjustments to Zoning Code requirements for this project:

- To increase the maximum building coverage on the site from 2,700 square feet to 3,131 square feet (Zoning Code Section 33.110.225.B).
- To increase the maximum living area size of the ADU from 800 square feet to 992 square feet (Zoning Code Section 33.205.040.C.1).

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 in Zoning Code Section 33.805.040.A-F 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; and
- D. City-designated scenic resources and historic resources in Historic, Conservation and National Register Districts and within the boundaries of Historic, Conservation and National Register Landmarks are preserved; and *(not applicable)*
- 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)*

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

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 January 15, 2025, and was determined to be complete on February 10, 2025.

DECISION MAKING PROCESS

Portland Permitting & Development 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 Portland Permitting & Development. 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.

APPEAL PROCESS

If you disagree with Portland Permitting & Development 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. 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

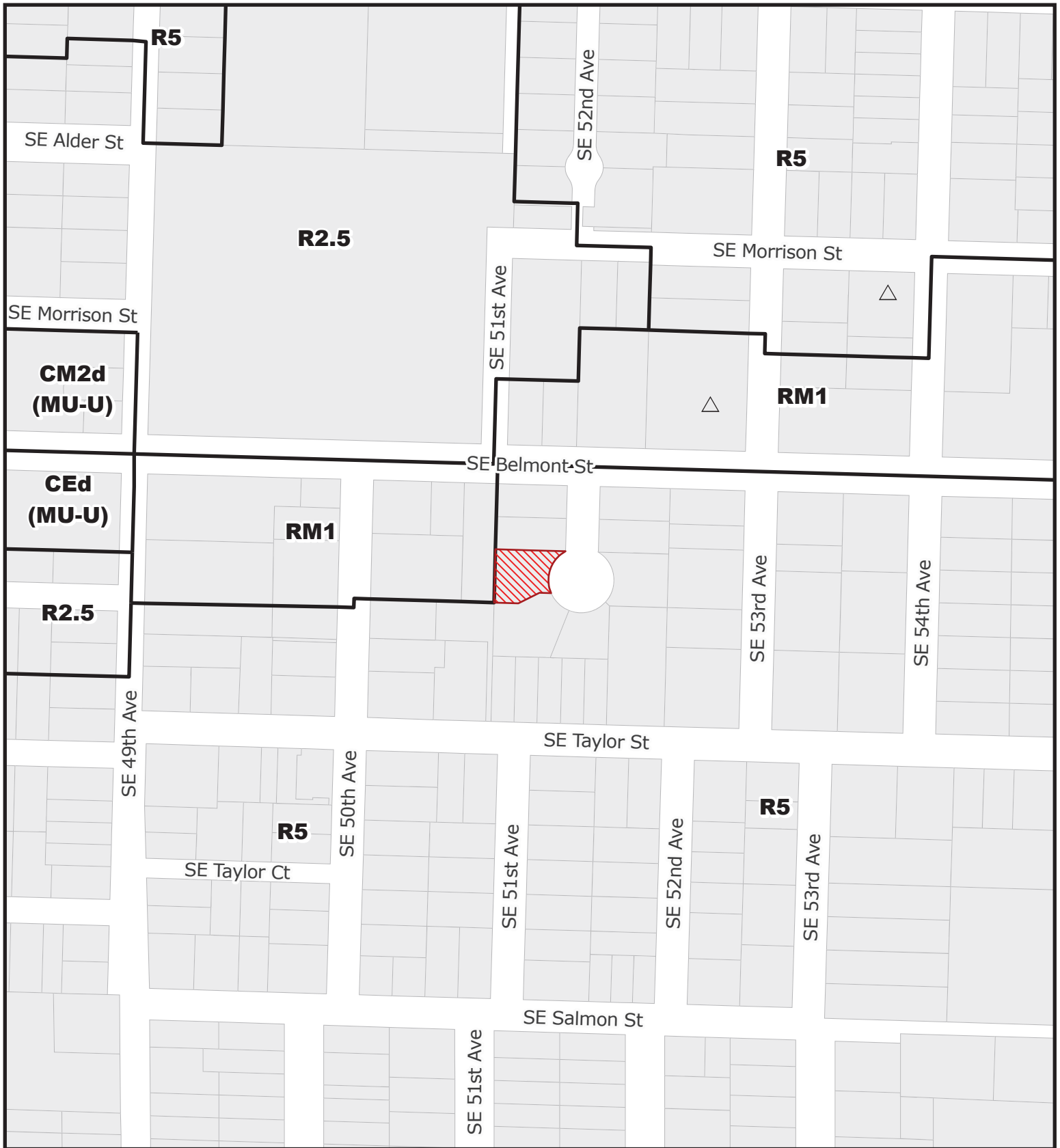
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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 Portland Permitting & Development an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The City of Portland ensures meaningful access to City programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. Request these services online or call 503-823-4000, Relay Service: 711.

503-823-4000 Traducción e Interpretación | Biên Dịch và Thông Dịch | 口笔译服务 | Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या



Enclosures:

Zoning map
Site plan
Building elevations
3D rendering

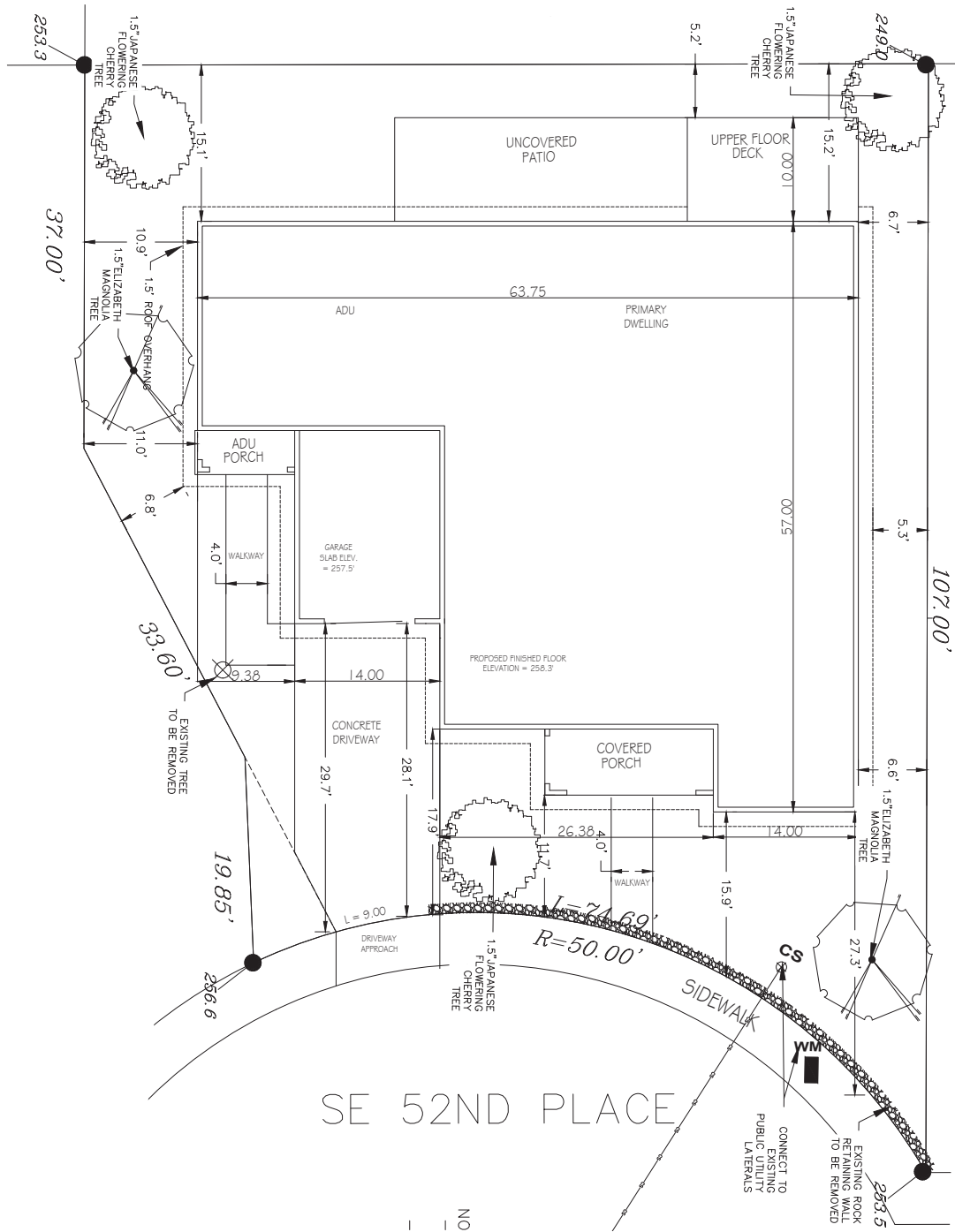


For Zoning Code in Effect Post October 1, 2024

ZONING

-  Site
-  Historic Landmark

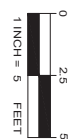
File No.	<u>LU 25 - 003671 AD</u>
1/4 Section	<u>3135</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S2E06BA 16900</u>
Exhibit	<u>B</u> <u>Jan 15, 2025</u>



SE 52ND PLACE

- NOTES:
- PROPOSED TREES, OR INTENDED EQUAL, TO BE DETERMINED BY LANDSCAPER.
 - PROPOSED TREES TO BE SELECTED FROM THE CITY OF PORTLAND TREE AND LANDSCAPING MANUAL.

LOT AREA	7,840 SF
MAIN FLOOR AREA	2,020
ADU FLOOR AREA	522
GARAGE AREA	274
MAIN COVERED PORCH	113
ADU COVERED PORCH	42
COVERED PATIO	160
BUILDING COVERAGE	3,131 SF
BUILDING HEIGHT	28.67'

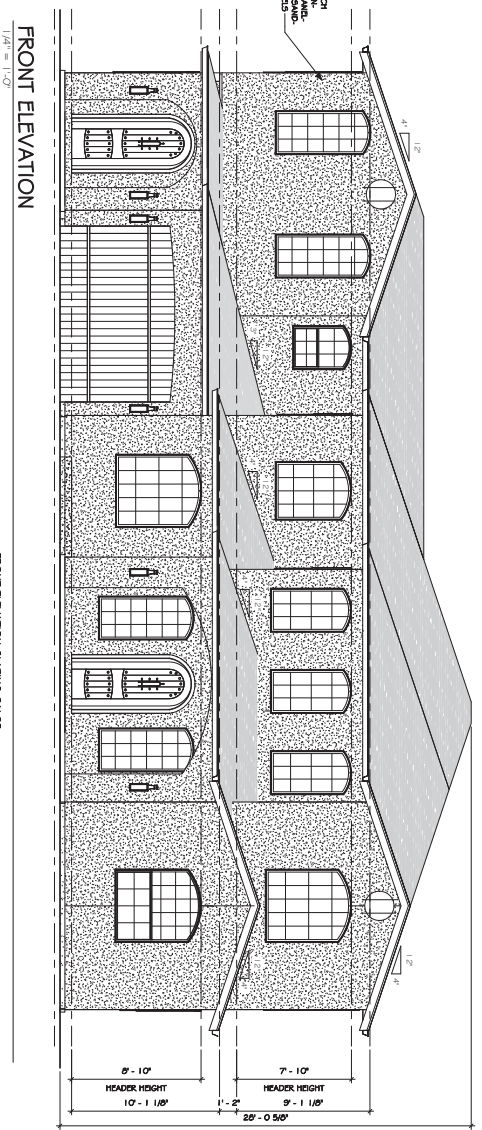
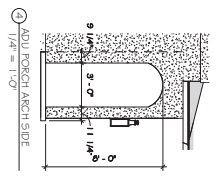
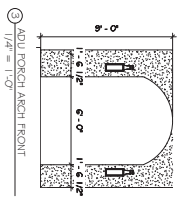
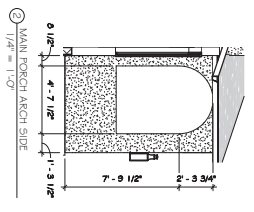
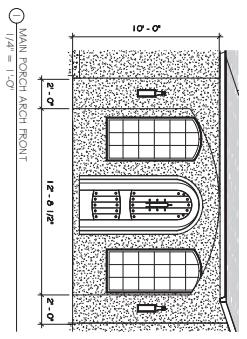


ADDRESS: 929 SE 52ND PLACE

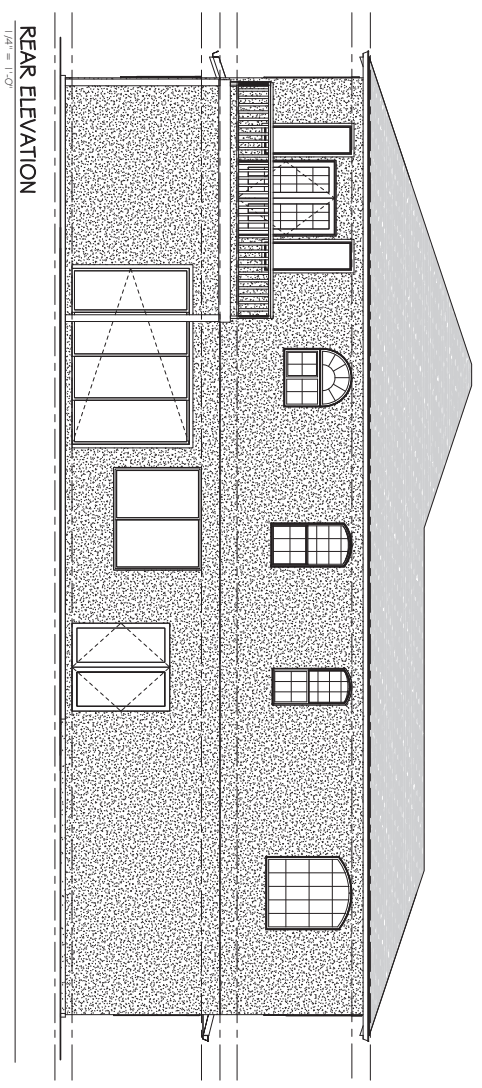
SCALE: AS NOTED

DATE: 02/10/2025

SITE PLAN

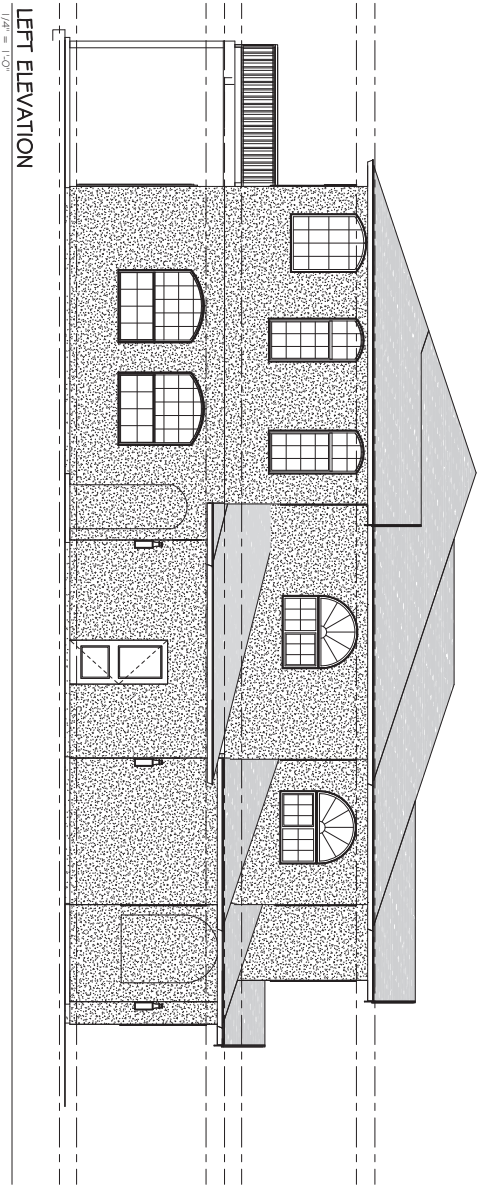


FRONT ELEVATION GLAZING CALC.
 FRONT ELEVATION GLAZING AREA SF 1395 SF
 GLAZING AREA (1.5%) SF 20.1 SF
 SHOWN SF 1375 SF
 TOTAL SF 1575 SF



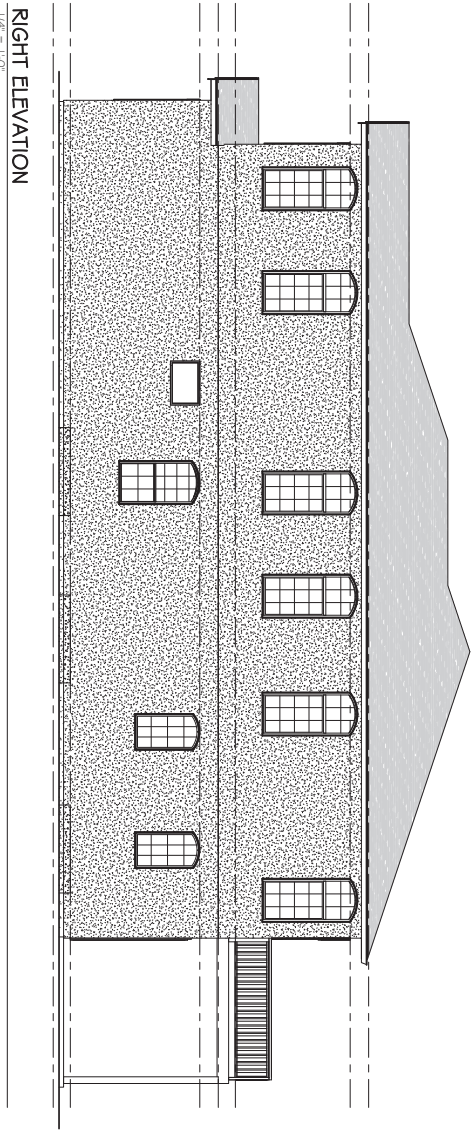
REAR ELEVATION
 1/4" = 1'-0"





LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



BIRNBAUM & LLOSA
LEFT & RIGHT ELEVATIONS

2/6/23

8.2

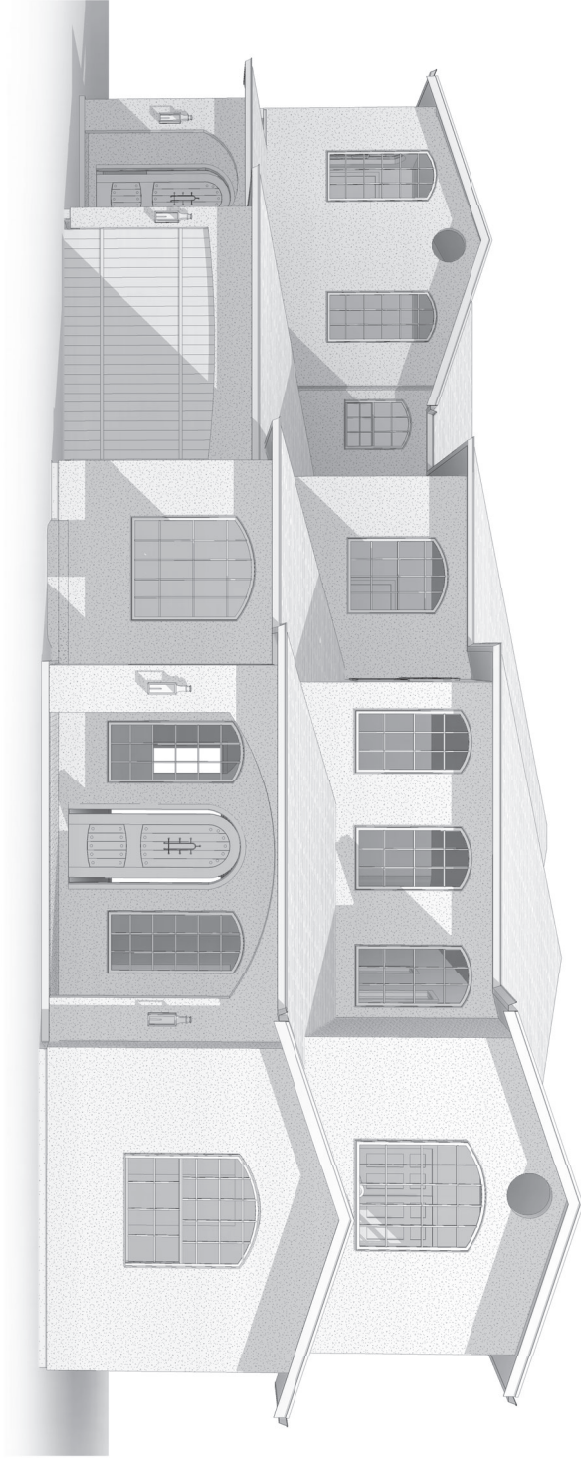
PROJECT TEAM

OWNER
 DAVID BIRNBAUM & NIES LLOSA
 928 SE 52ND PLACE
 FORTLAND, OR

CONTACT
 AMANDA LOVERIDGE
 AMANDA@AMANDAMAEDESIGNS.COM
 971.604.2370

BUILDING AREA

FLOOR AREAS:	
BASEMENT	1,904
MAIN FLOOR	2,020
UPPER FLOOR	1,410
MAIN DWELLING TOTAL	5,334
AUJ MAIN	522
AUJ UPPER	470
-ADD TOTAL	992*
TOTAL	6,326
1 CAR GARAGE	274
COVERED PORCH	113
AUJ COVERED PORCH	142
COVERED PATIO	150



SHEET INDEX

C5	COVER SHEET
N5	GENERAL STRUCTURAL NOTES
1.1	BASEMENT FOUNDATION PLAN
2.1	BASEMENT FLOOR PLAN
3.1	MAIN FLOOR FOUNDATION & FRAMING
3.2	MAIN FLOOR PLAN
4.1	UPPER FLOOR PLAN
5.1	UPPER FLOOR FRAMING
7.1	ROOF FRAMING PLAN
6.1	FRONT & REAR ELEVATIONS
6.2	LEFT & RIGHT ELEVATIONS
9.1	BUILDING SECTIONS

REVISION INDEX

REV #	DATE	PAGE #	CHANGES/NOTES