

14 DAY OPPORTUNITY TO COMMENT

Application for an Accessory Use Determination and Geologic Hazard Permit

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case File: T2-2021-14294

Location: Address: No Situs Address
Alternate Account #: R649823330

Map, Tax Lot: 1N1W10C-01901
Property ID #: R530672

Applicant: Linden Brown Architecture

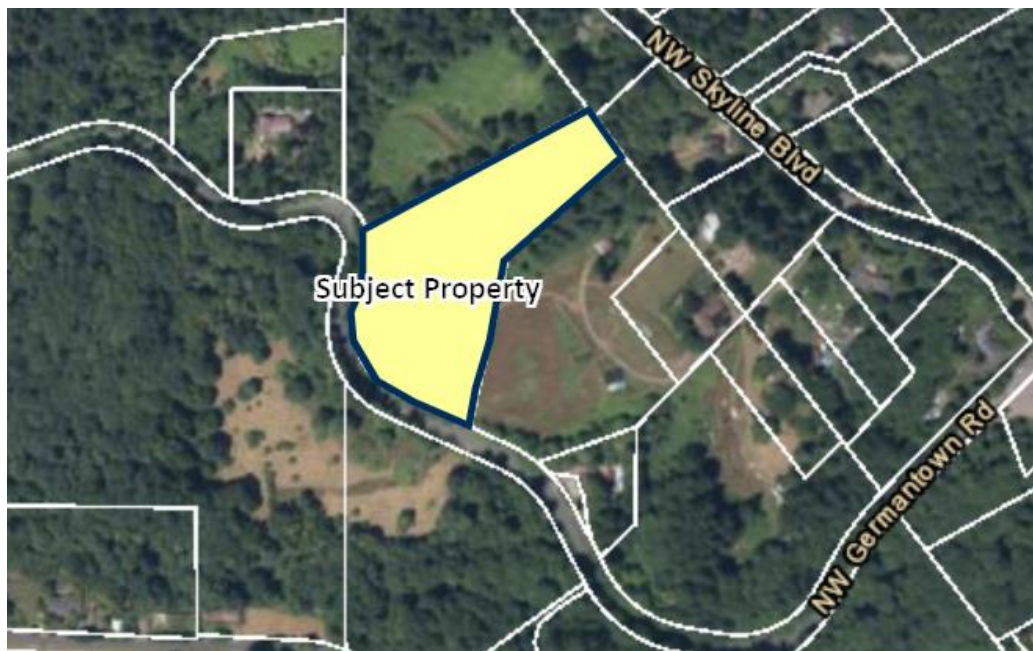
Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern – Stream (SEC-s); Significant Environmental Concern – Wildlife Habitat (SEC-h); Geologic Hazards (GH)

Proposal: New Single-Family Dwelling and Detached Accessory Structure

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on August 26, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the planner, Izze Liu via email at isabella.liu@multco.us. Copies of these materials may be purchased for \$0.40/per page.

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3090 Lot of Record – Rural Residential

Rural Residential Zone: MCC 39.4360 Allowed Use, MCC 39.4365 Review Uses, MCC 39.4375 Dimensional Requirements and Development Standards, MCC 39.6850 Dark Sky Lighting Standards

Significant Environmental Concern – Wildlife Habitat: MCC 39.5520 Application for SEC Permit, MCC 39.5850 SEC-h Clear & Objective Standards

Geologic Hazards: MCC 39.5085 Geologic Hazards Permit Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards, MCC 39.6235 Stormwater Drainage Control

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

Enclosures:

Site Plan

Floor Plan

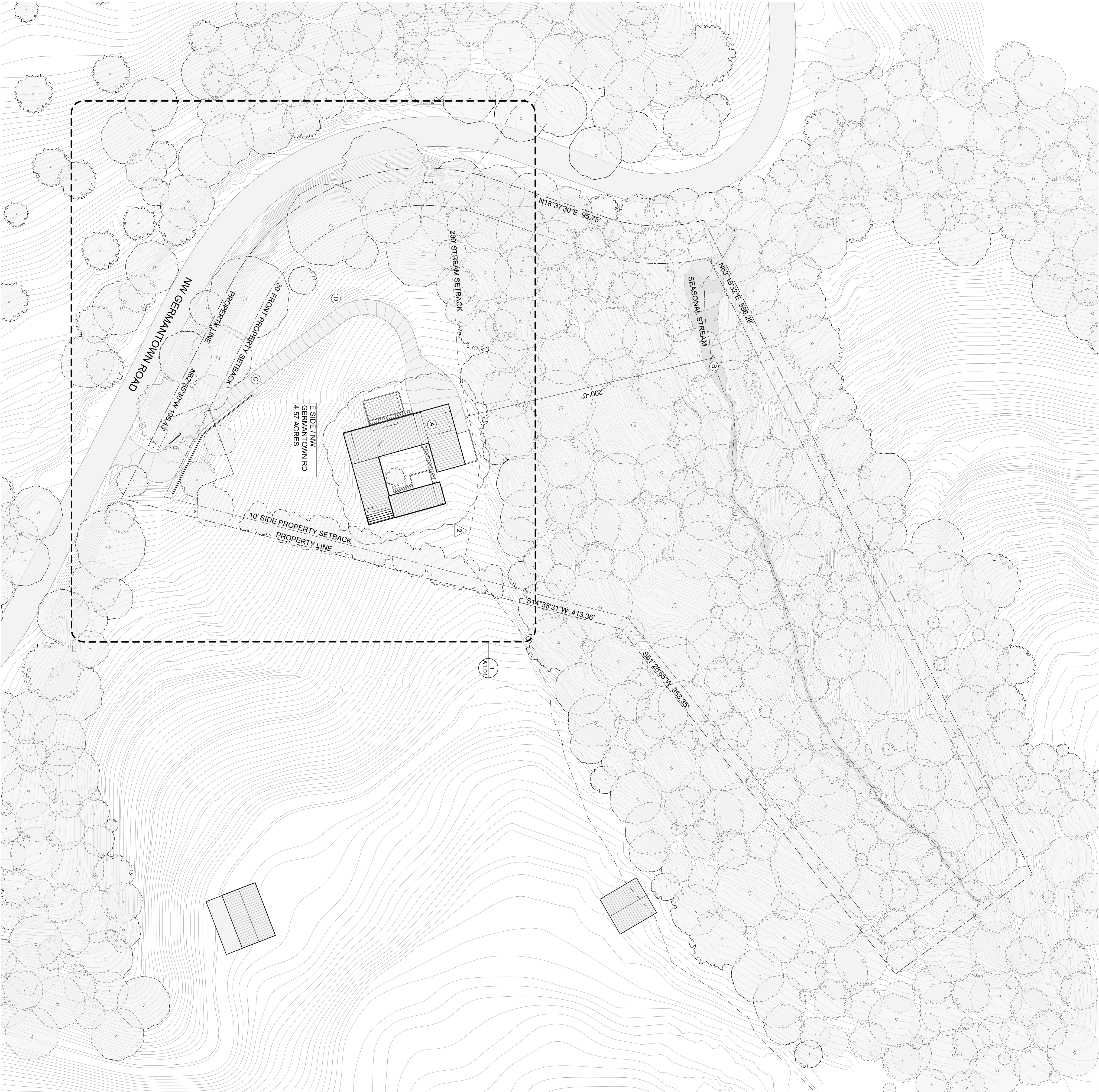
Building Elevation

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

PROPOSED SITE ELEMENTS

- A SINGLE FAMILY RESIDENCE
- B CENTERLINE OF CREEK DRAINAGE
- C DRIVEWAY
- D AREA OF CUT AND FILL



PROPOSED

Linden, Brown Architecture
2100 NW 9th Avenue #2
Portland, Oregon 97209
971.279.5038

PROPOSED

GHH

PROPOSED

GERMANTOWN HILL HOUSE

E Side / NW GERMANTOWN Rd
Portland, OR 97229

PROJECT NO. 20200000
ISSUE DESCRIPTION
06.18.21 REVISION 2

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

PROPOSED

DESIGN DEVELOPMENT
JUNE 2021

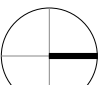
PROPOSED

SCALE: 1:500

PROPOSED

SITE CONTEXT PLAN

NORTH



A1.00

PROPOSED

- KEYNOTES - SEE G1.02 FOR MORE INFO**
- (C-1) CONCRETE - INTERIOR FLAT WORK
 - (C-2) CONCRETE - EXTERIOR FLAT WORK
 - (C-3) CONCRETE - EXTERIOR WALLS
 - (FLR-1) CARPET
 - (GR-1) EXTERIOR GRAVEL - TERRACE
 - (GR-2) EXTERIOR GRAVEL - PATH
 - (M-1) METAL ROOFING
 - (M-2) METAL GUTTER
 - (M-3) METAL FLASHING
 - (M-4) METAL SIDING
 - (PAV-1) EXTERIOR PAVEMENT - TYPE 1
 - (PAV-2) EXTERIOR PAVEMENT - TYPE 2
 - (T-1) CERAMIC TILE - TYPE 1
 - (T-2) CERAMIC TILE - TYPE 2
 - (T-3) CERAMIC TILE - TYPE 3
 - (T-4) CERAMIC TILE - TYPE 4
 - (T-5) CERAMIC TILE - TYPE 5
 - (WD-1) WOOD FLOORING
 - (WD-2) WOOD SIDING
 - (WD-3) WOOD BATTEN
 - (WD-4) EXPOSED FRAMING
 - (WD-5) EXTERIOR WOOD DECK

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06.18.21

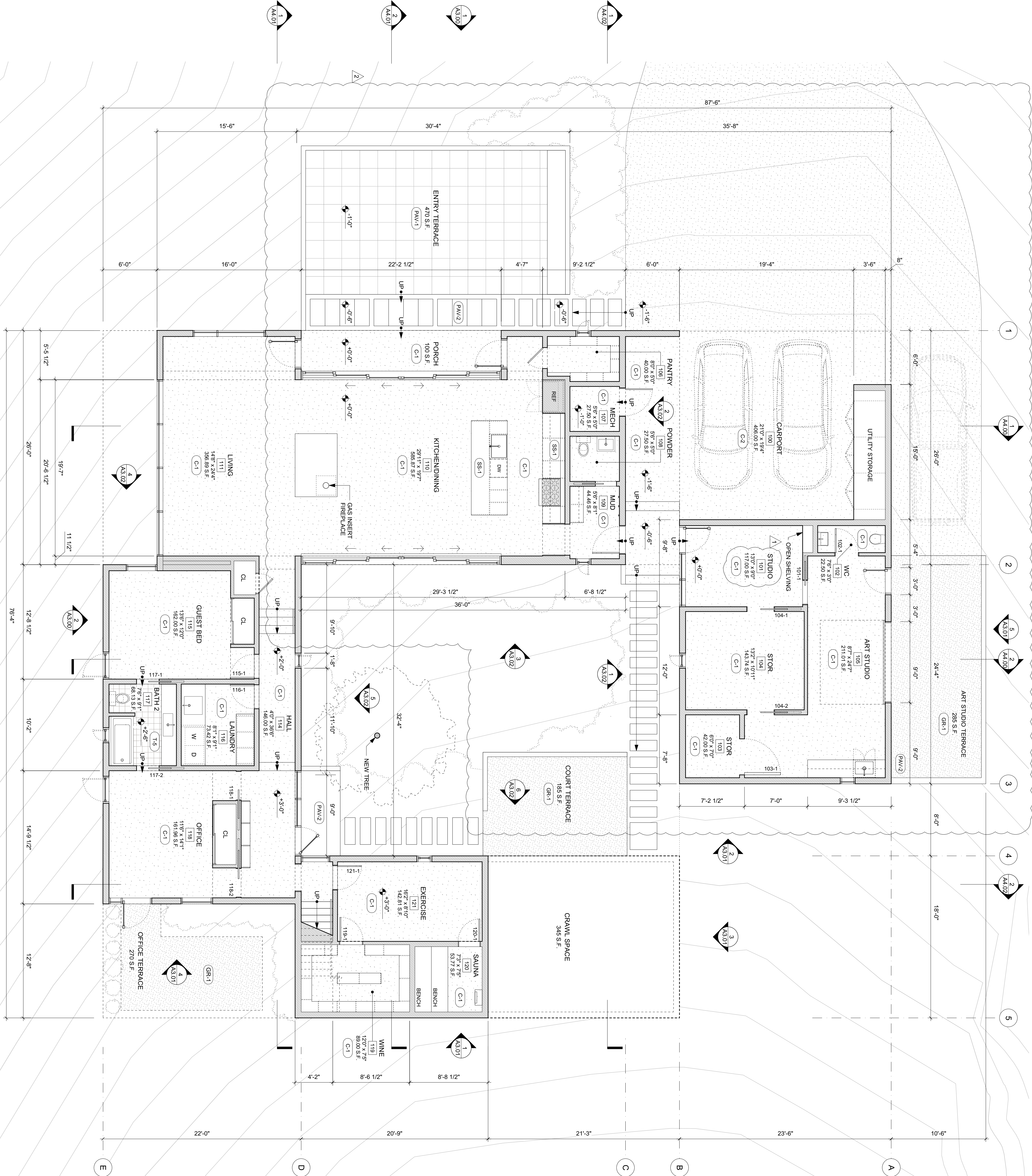
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DESIGN DEVELOPMENT JUNE 2021

SCALE: 3/16" = 1'-0"

LEVEL 1 FLOOR PLAN

A.2.01



KEYNOTES - SEE G1.02 FOR MORE INFO

- C-1) CONCRETE - INTERIOR FLAT WORK
- C-2) CONCRETE - EXTERIOR FLAT WORK
- C-3) CONCRETE - EXTERIOR WALLS
- FLR-1) CARPET
- GR-1) EXTERIOR GRAVEL - TERRACE
- GR-2) EXTERIOR GRAVEL - PATH
- M-1) METAL ROOFING
- M-2) METAL GUTTER
- M-3) METAL FLASHING
- M-4) METAL SIDING
- PAV-1) EXTERIOR PAVER - TYPE 1
- PAV-2) EXTERIOR PAVER - TYPE 2
- T-1) CERAMIC TILE - TYPE 1
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DESIGNED BY
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GERMANTOWN HILL HOUSE

PROJECT AND ADDRESS
E Side / NW Germantown Rd
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ISSUED FOR PERMIT
06.18.21

REVISION 2

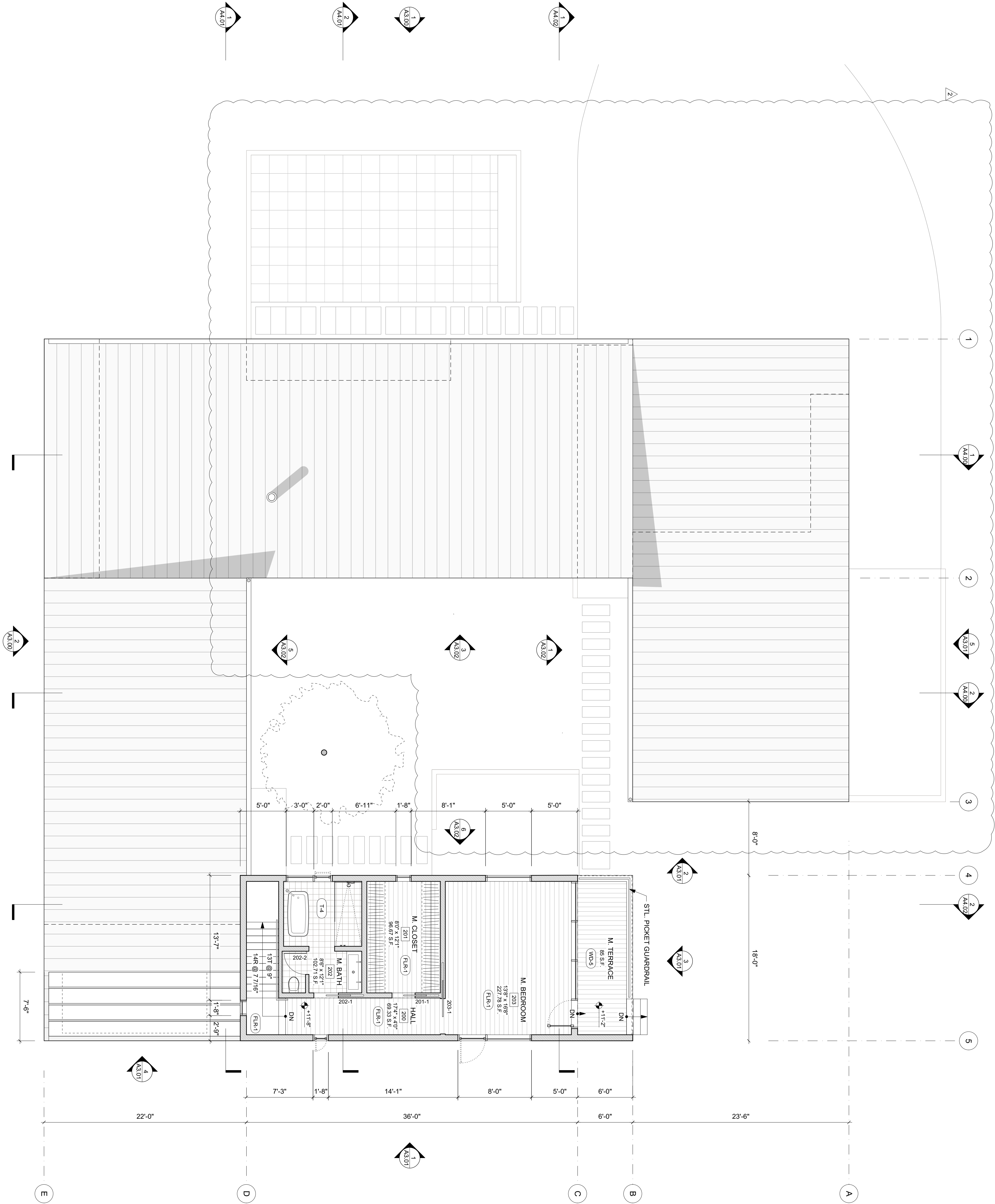
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DESIGN DEVELOPMENT
JUNE 2021

SCALE: 3/16" = 1'-0"

LEVEL 2 FLOOR PLAN

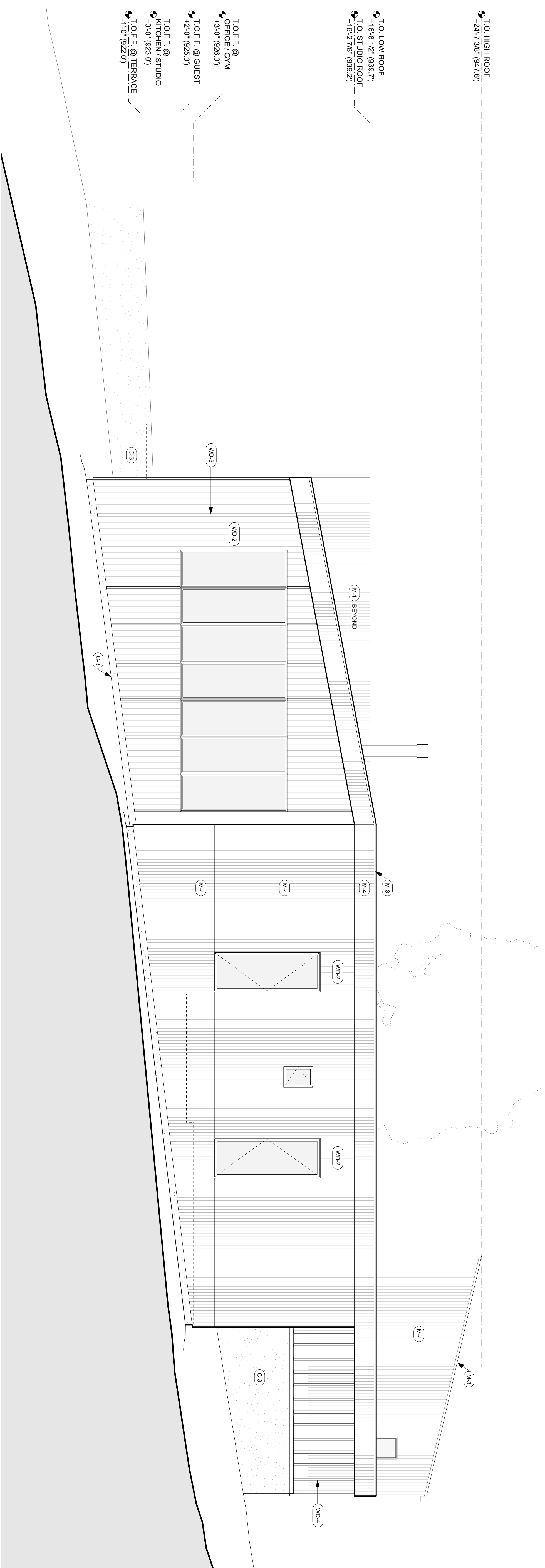
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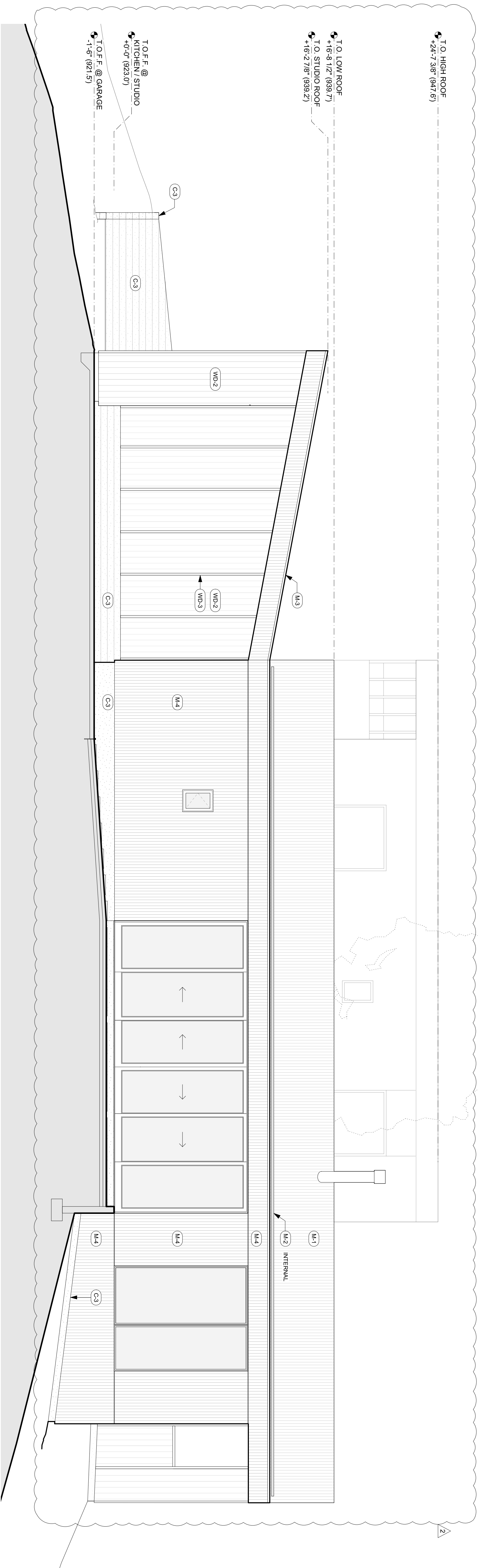
A 2.02

KEYNOTES - SEE G1.02 FOR MORE INFO

- | | |
|-------|-------------------------------|
| C-1 | CONCRETE - INTERIOR FLAT WALL |
| C-2 | CONCRETE - EXTERIOR FLAT WALL |
| C-3 | CONCRETE - EXTERIOR WALLS |
| FLR-1 | CARPET |
| GR-1 | EXTERIOR GRAVEL - TERRACE |
| GR-2 | EXTERIOR GRAVEL - PATH |
| M-1 | METAL ROOFING |
| M-2 | METAL GUTTER |
| M-3 | METAL FLASHING |
| M-4 | METAL SING |
| PAV-1 | EXTERIOR PAVER - TYPE 1 |
| PAV-2 | EXTERIOR PAVER - TYPE 2 |
| T-1 | CERAMIC TILE - TYPE 1 |
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2 SOUTH ELEVATION



1 WEST ELEVATION

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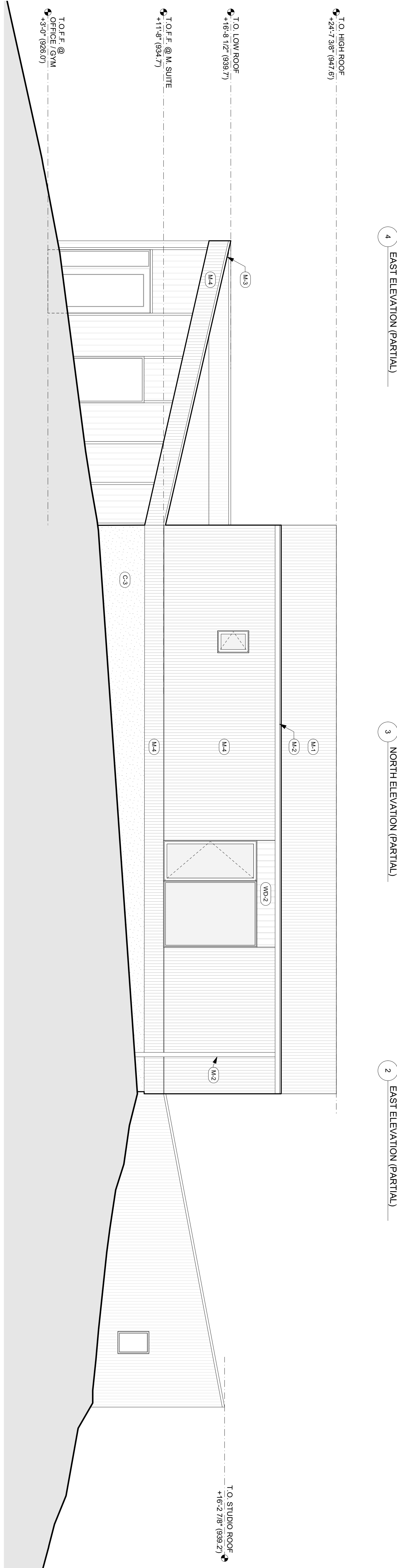
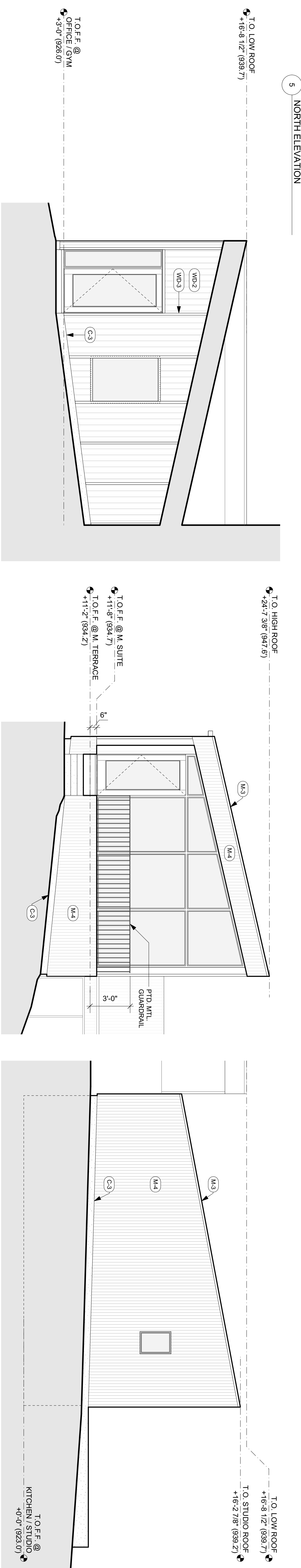
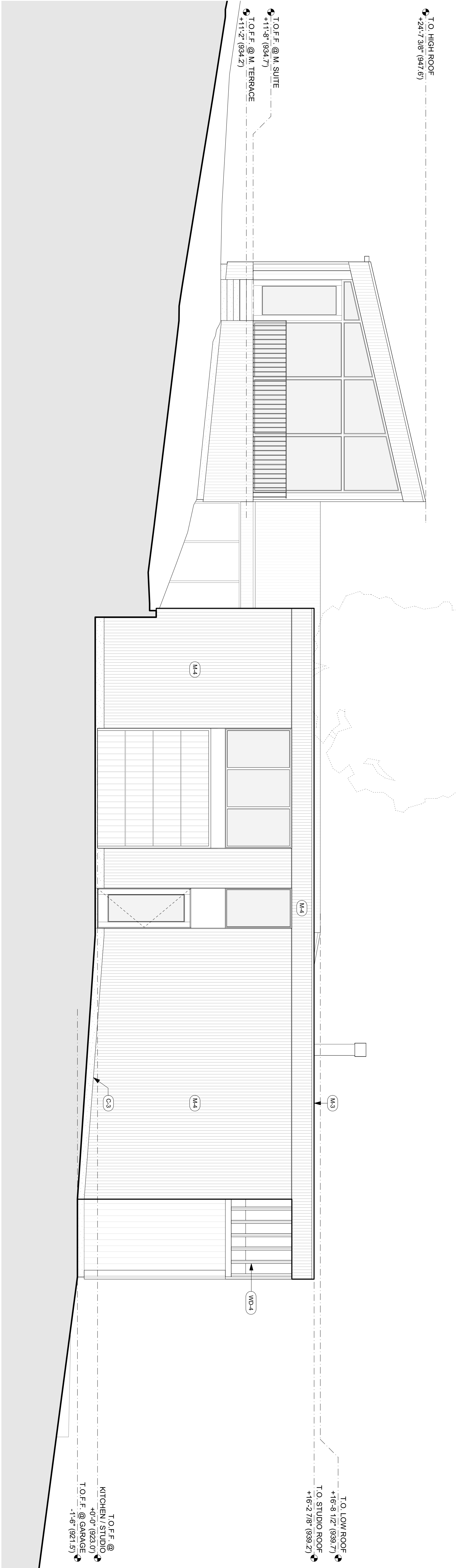
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DESIGN DEVELOPMENT
JUNE 2021

SCALE: 1/4" = 1'-0"

BUILDING ELEVATIONS

A 3.00



- KEYNOTES - SEE G1.02 FOR MORE INFO**
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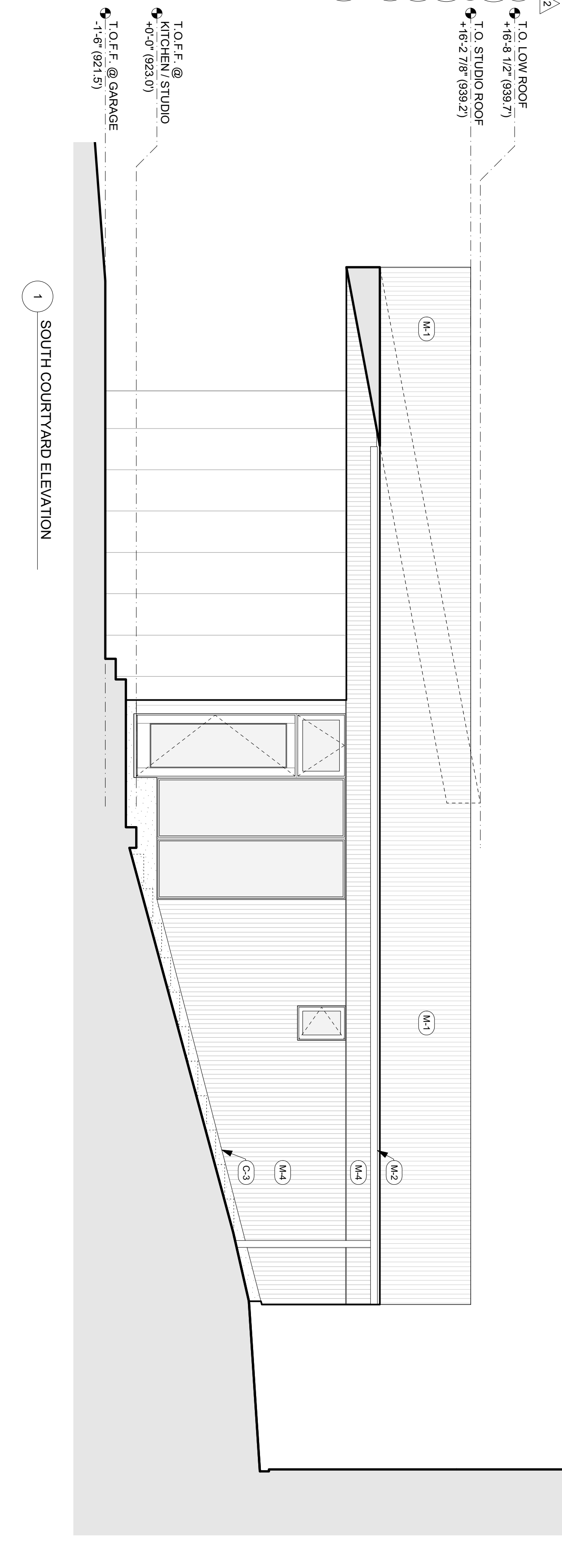
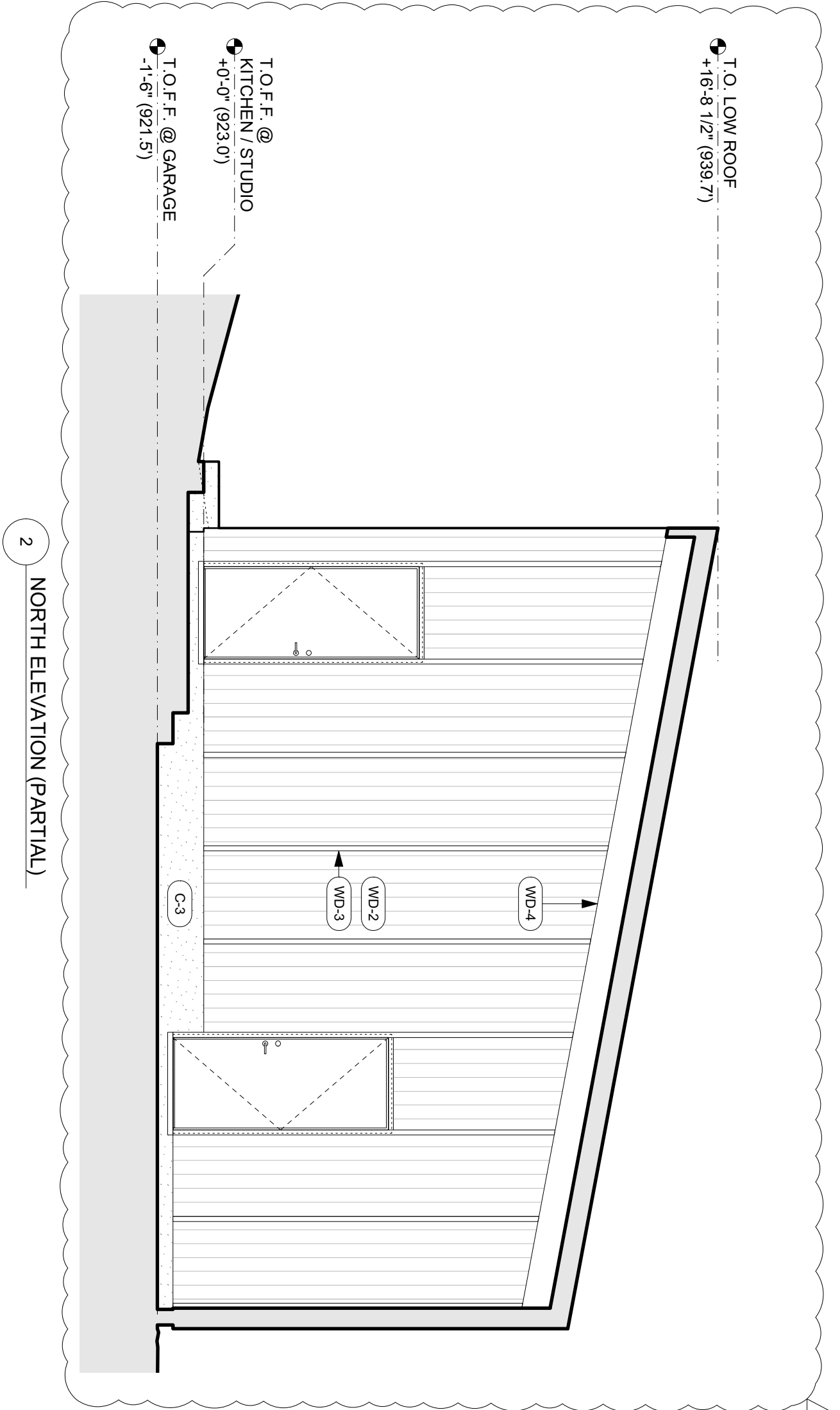
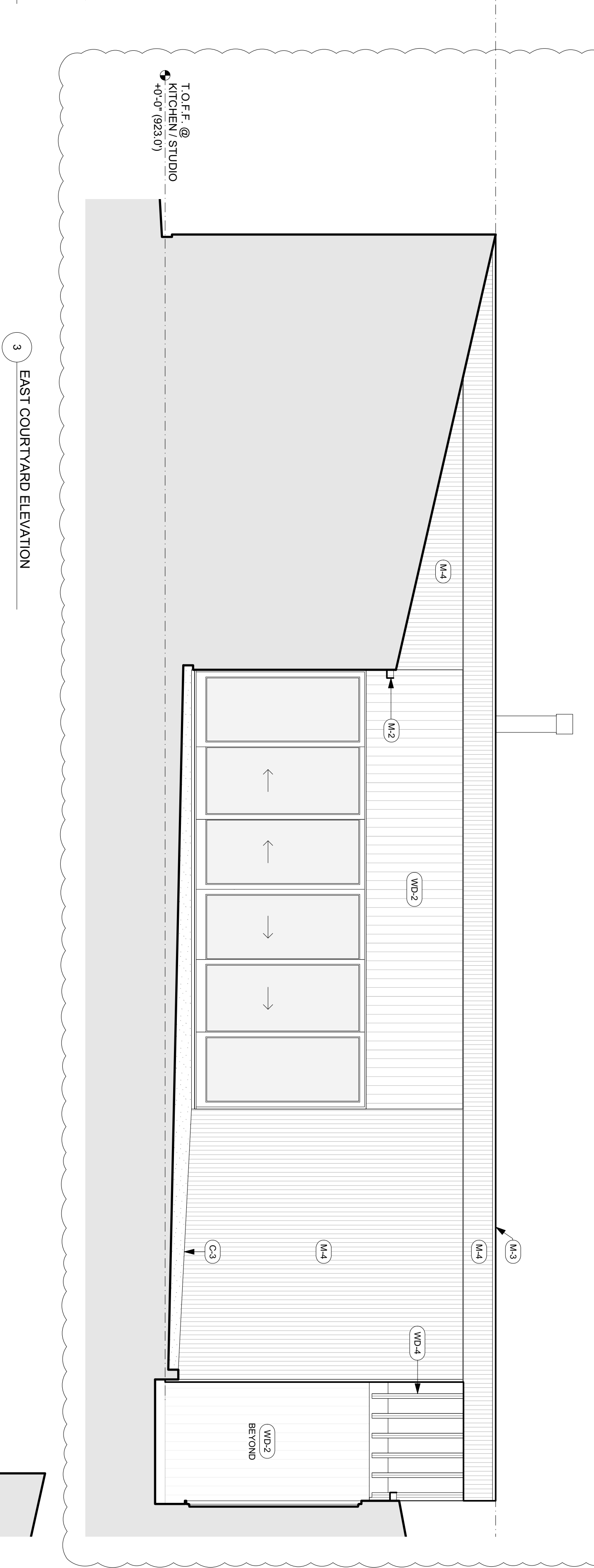
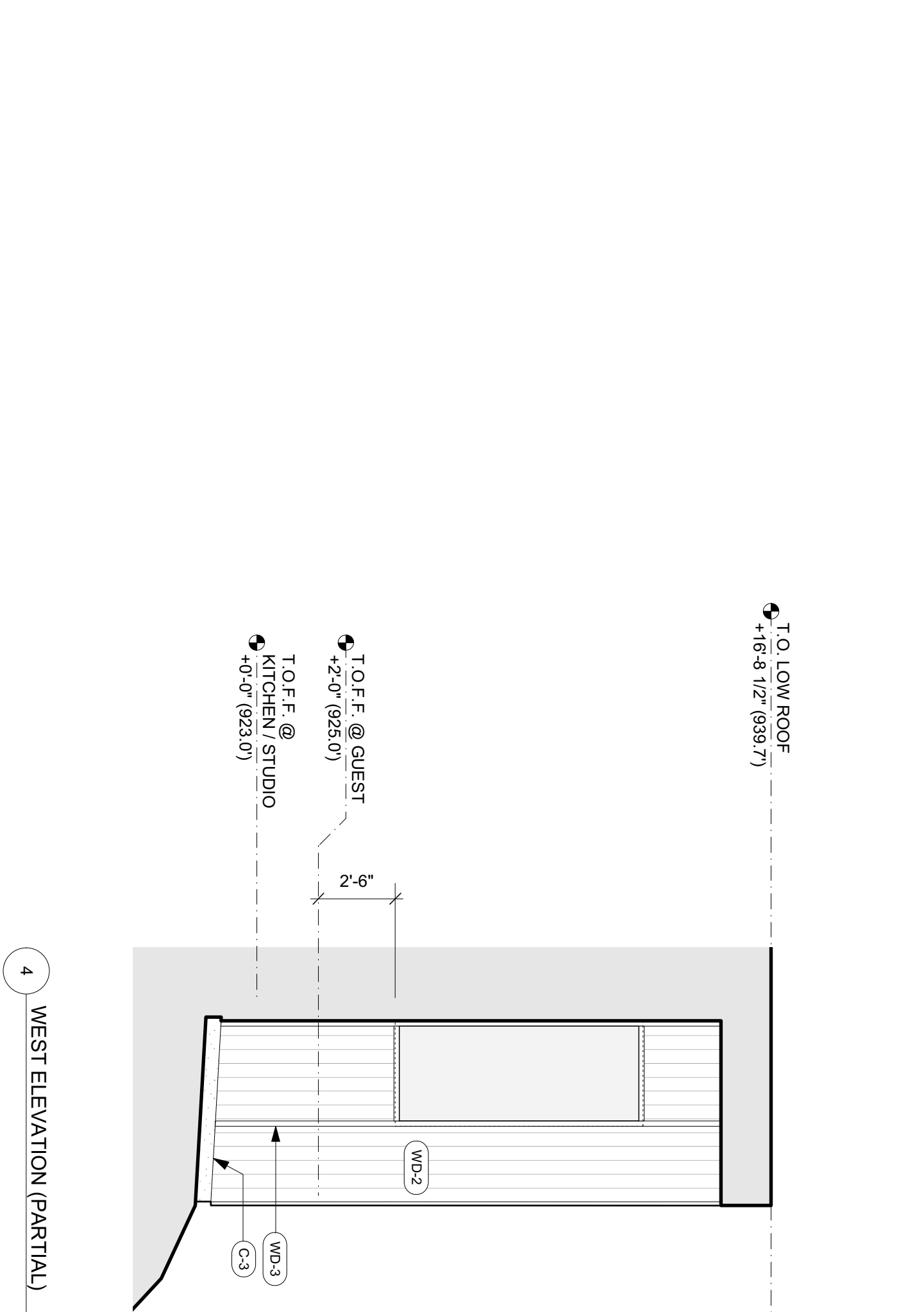
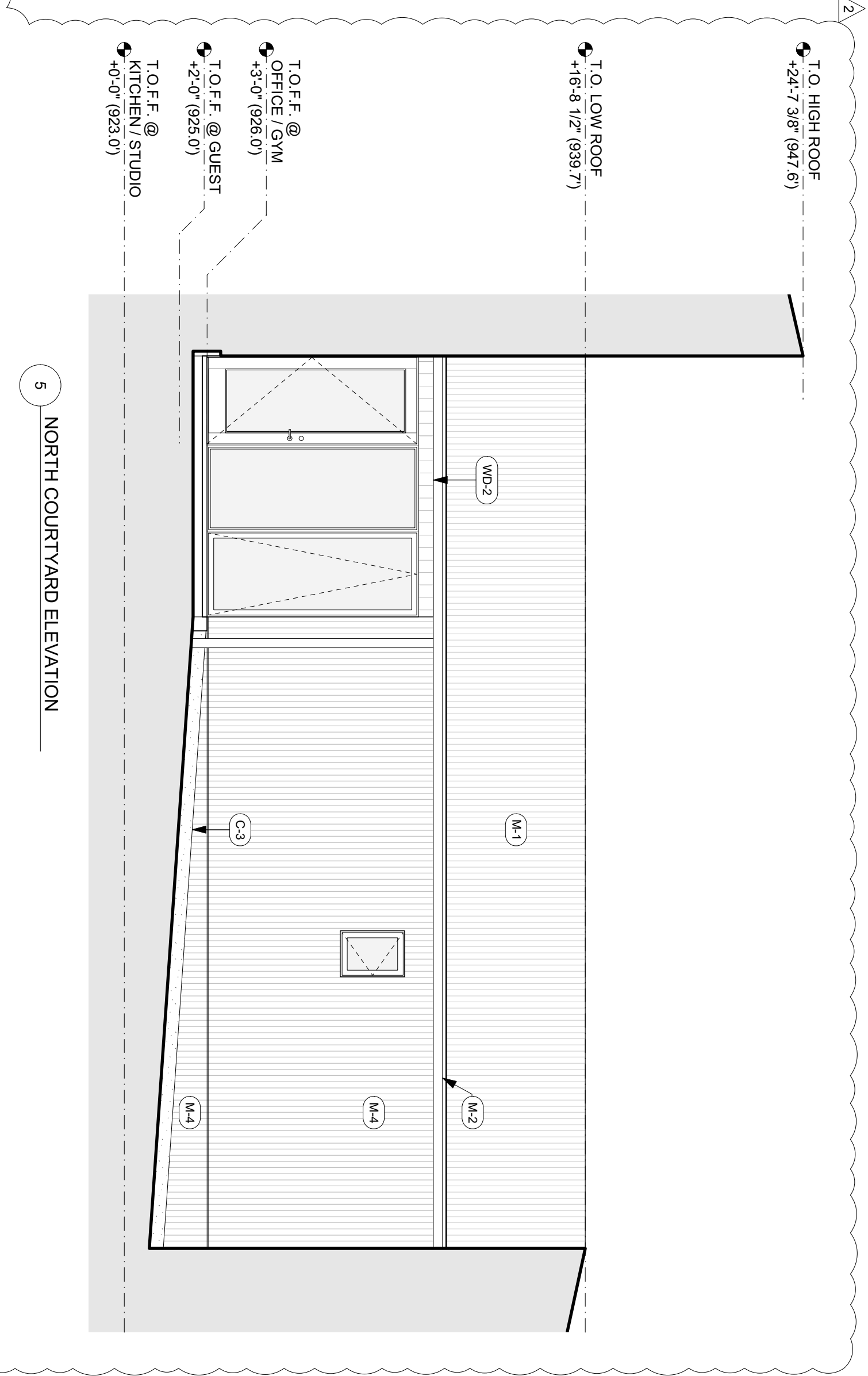
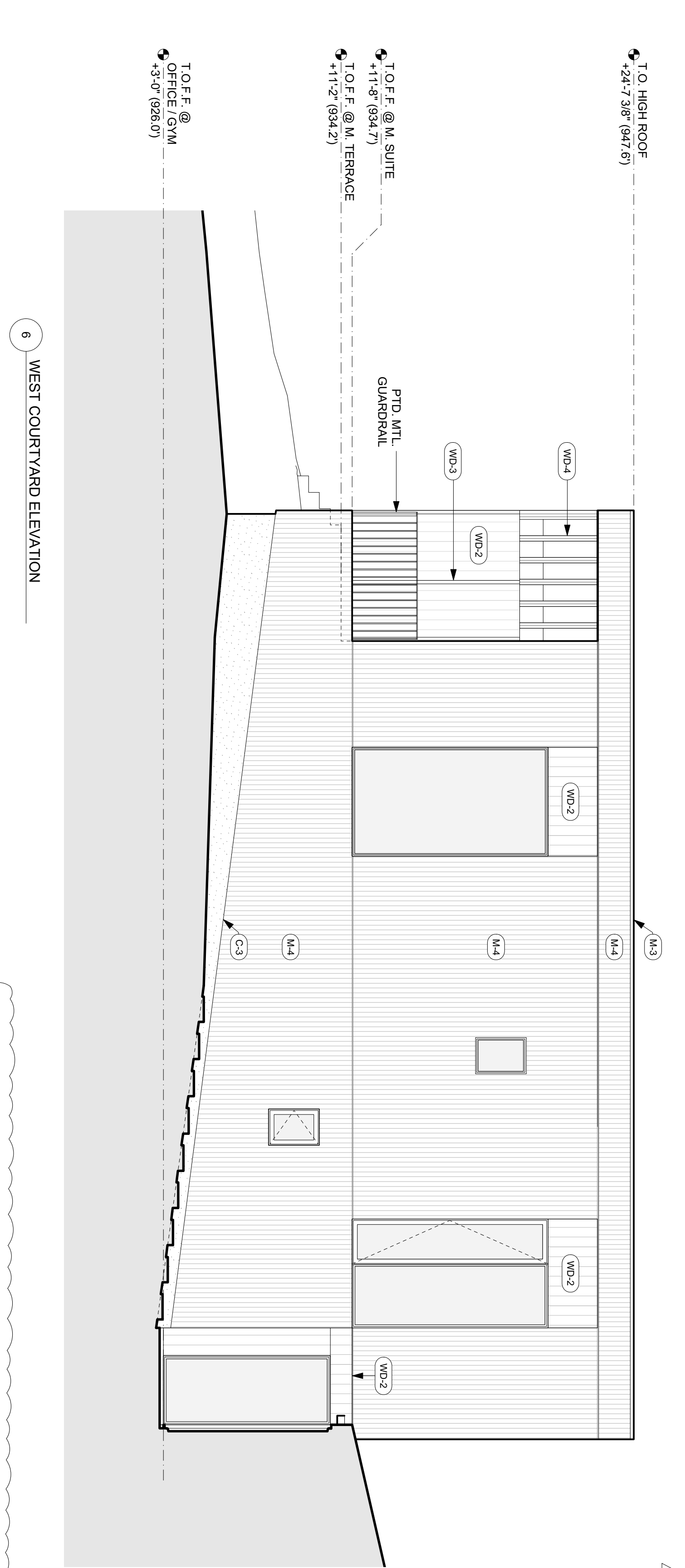
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JUNE 2021**

SCALE: 1/4" = 1'-0"

BUILDING ELEVATIONS

A 3.01



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BUILDING ELEVATIONS

A 3.02