

## 14 DAY OPPORTUNITY TO COMMENT

### Application for a Significant Environmental Concern Review

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:** T2-2021-15360

**Location:** Address: 14180 NW Germantown Road  
Alternate Account #: R649703400

Map, Tax Lot: 1N1W09B -01700  
Property ID #: R236843

**Applicant:** Bradlee Hersey

**Base Zone:** Rural Residential

**Overlays:** Significant Environmental Concern – Wildlife Habitat (SEC-h), Significant Environmental Concern – Streams (SEC-s)

**Proposal:** The applicant is proposing to construct a new single-family dwelling with an attached garage and expand the existing driveway.

Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on Monday, May 9, 2022**. 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](mailto: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): General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – Rural Residential (RR)

Rural Residential: MCC 39.4360 Allowed Use, MCC 39.4375 Dimensional Requirements and Development Standards

Significant Environmental Concern – Wildlife Habitat (SEC-h): MCC 39.5520 Application for SEC Permit, MCC 39.5860 Criteria for Approval of SEC-h Permit

Significant Environmental Concern – Streams (SEC-s): MCC 39.5520 Application for SEC Permit, MCC 39.5750 Criteria for Approval of SEC-s Permit

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.



Karina E. Adams, Architect

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503-755-2916

karina@karinadamsarch.com

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PRELIMINARY DRAWINGS FOR:  
**SYED/SPENCE RESIDENCE**

14180 NW Germantown Rd Portland, Oregon 97231

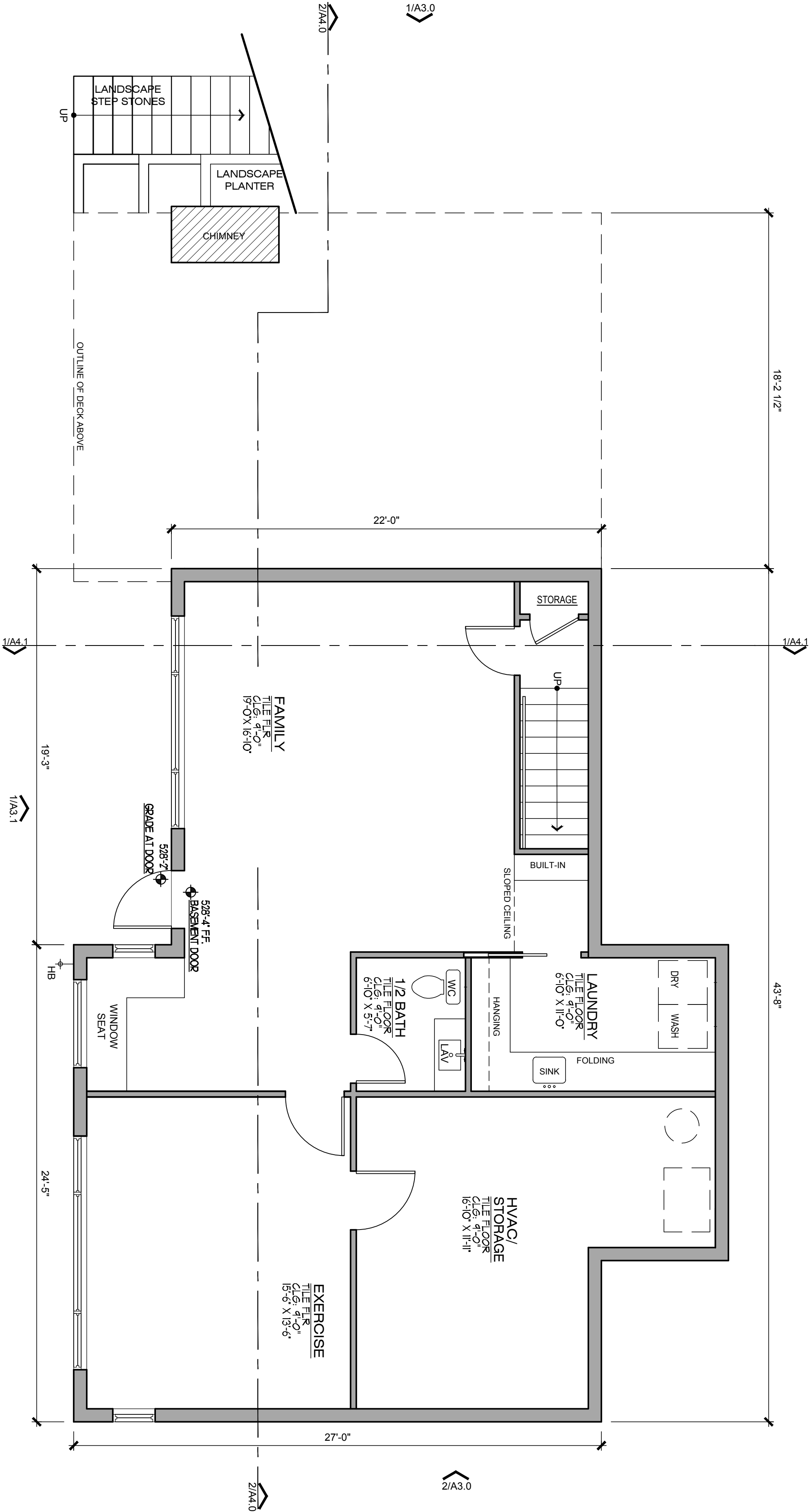
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DRAWN BY :	JEAN
DATE :	10/02/20
CHECKED :	
REVISD :	
REMARK :	

FILE NAME :	
SHEETS :	
DRAWING NAME :	BASEMENT FLOOR PLAN AREA CALCULATIONS

SHEET

A2.0

<b>AREA CALCULATIONS</b>
1ST FLOOR: 1718 SF
2ND FLOOR: 1222 SF
TOTAL MAJOR CONDITIONED: 2940 SF
2/3 BASEMENT: 1164 SF
2ND FLOOR BREEZEWAY: 73 SF
OFFICES OVER GARAGE: 743 SF
TOTAL LIGHTLY CONDITIONED: 1980 SF
<b>TOTAL CONDITIONED: 4920 SF</b>
GARAGE: 953 SF
COVERED WALKS/PATIOS: 635 SF
UNCOVERED BALCONIES: 747 SF
ROOF OVERHANGS: 633 SF



**1 BASEMENT PLAN**  
SCALE : 1/4" = 1'-0"  
PLAN NORTH

Karina E. Adams, Architect

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PRELIMINARY DRAWINGS FOR:  
**SYED/SPENCE RESIDENCE**

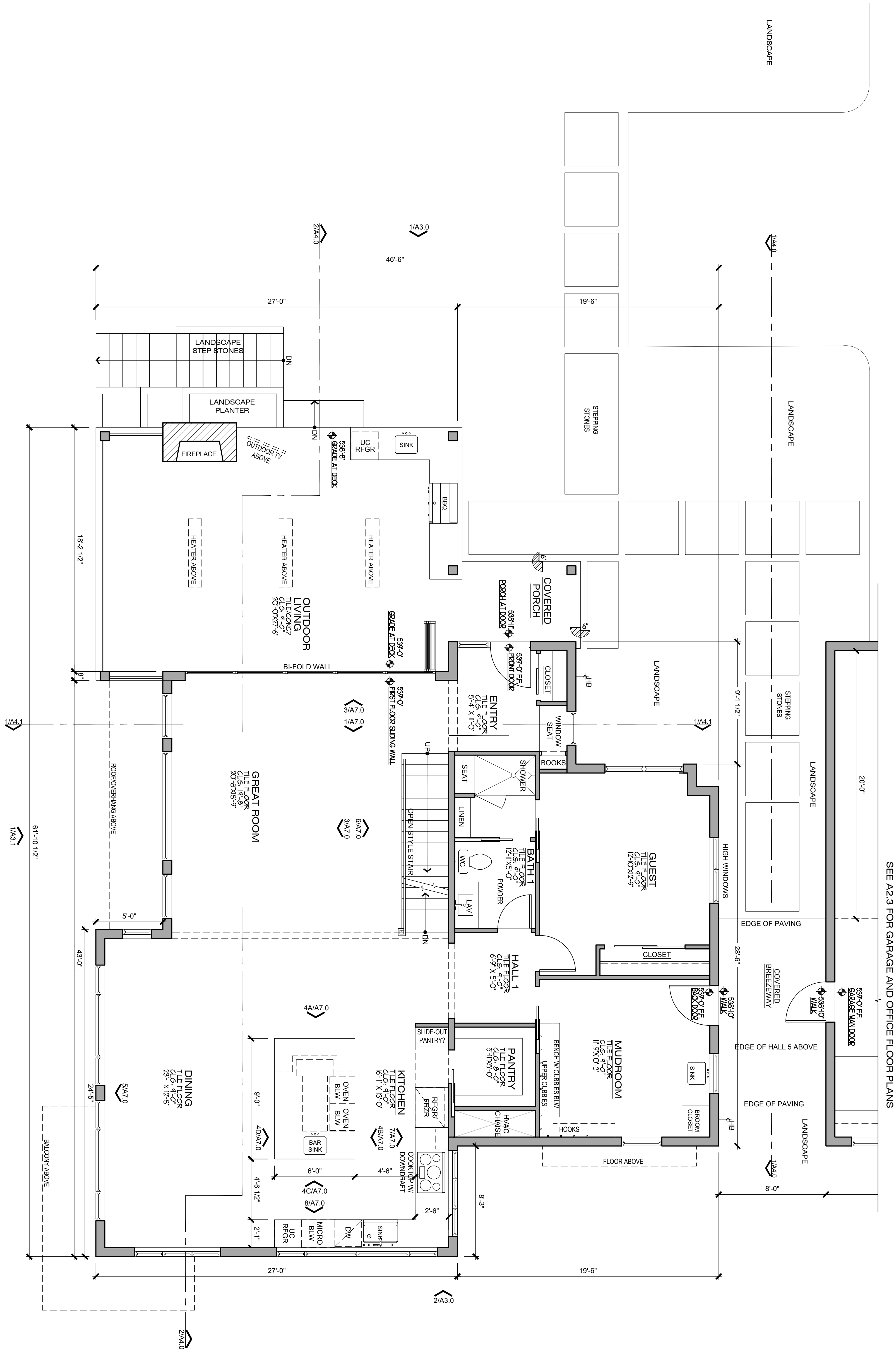
14180 NW Germantown Rd Portland, Oregon 97231

JOB# :	SBB 3936
DRAWN BY :	JEFA
DATE :	10/2023
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REVISED :	
REVIEW :	
APPROVED :	

FILE NAME :	
SHEETS :	
DRAWING NAME :	FIRST FLOOR PLAN

SHEET

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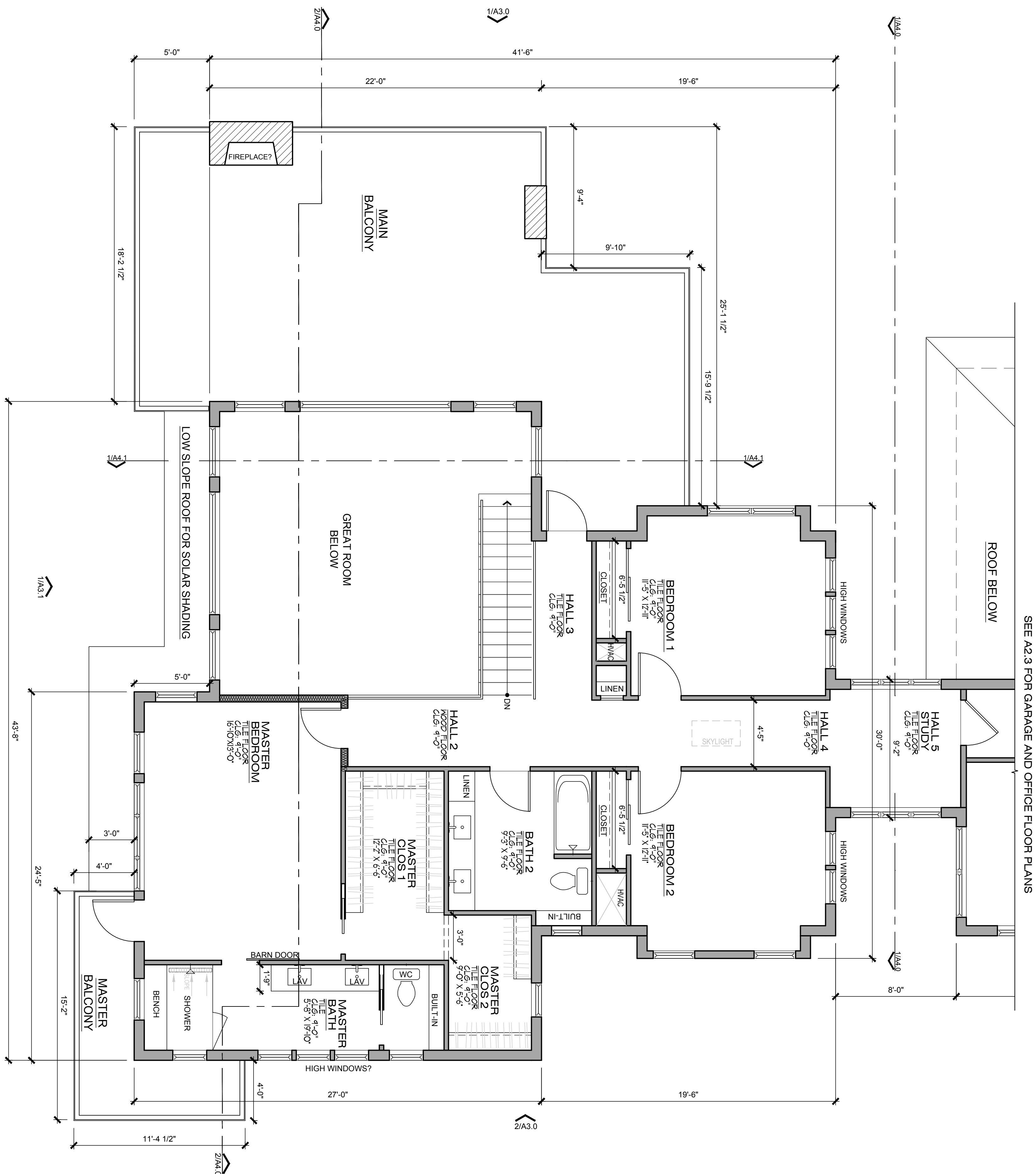


**1 FIRST FLOOR PLAN**

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



PLAN NORTH



**1 SECOND FLOOR PLAN**

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

PLAN NORTH

Karina E.  
Adams,  
Architect

**Karina Adams**  
**Architecture LLC**  
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PRELIMINARY DRAWINGS FOR:  
**SYED/SPENCE RESIDENCE**

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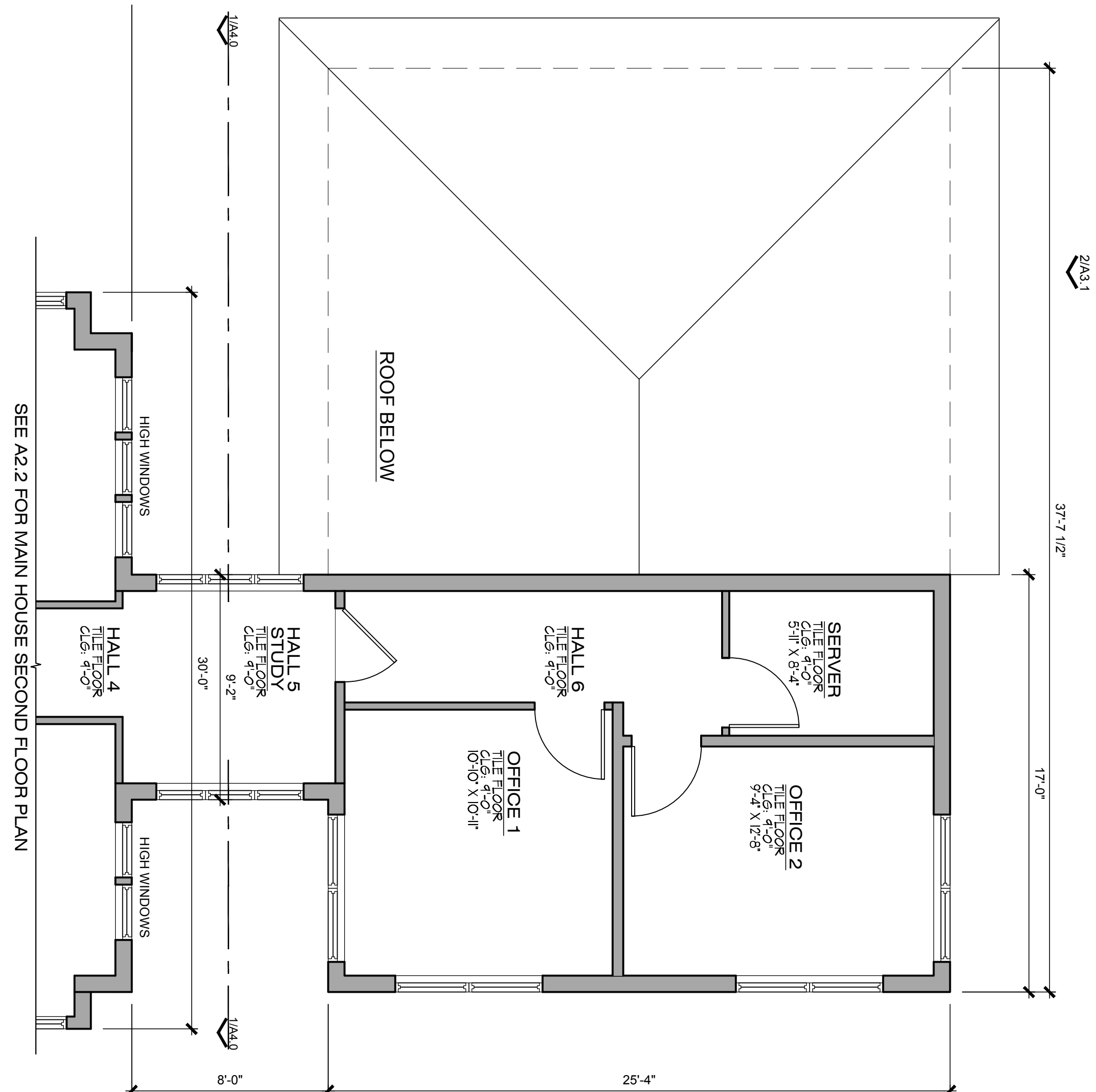
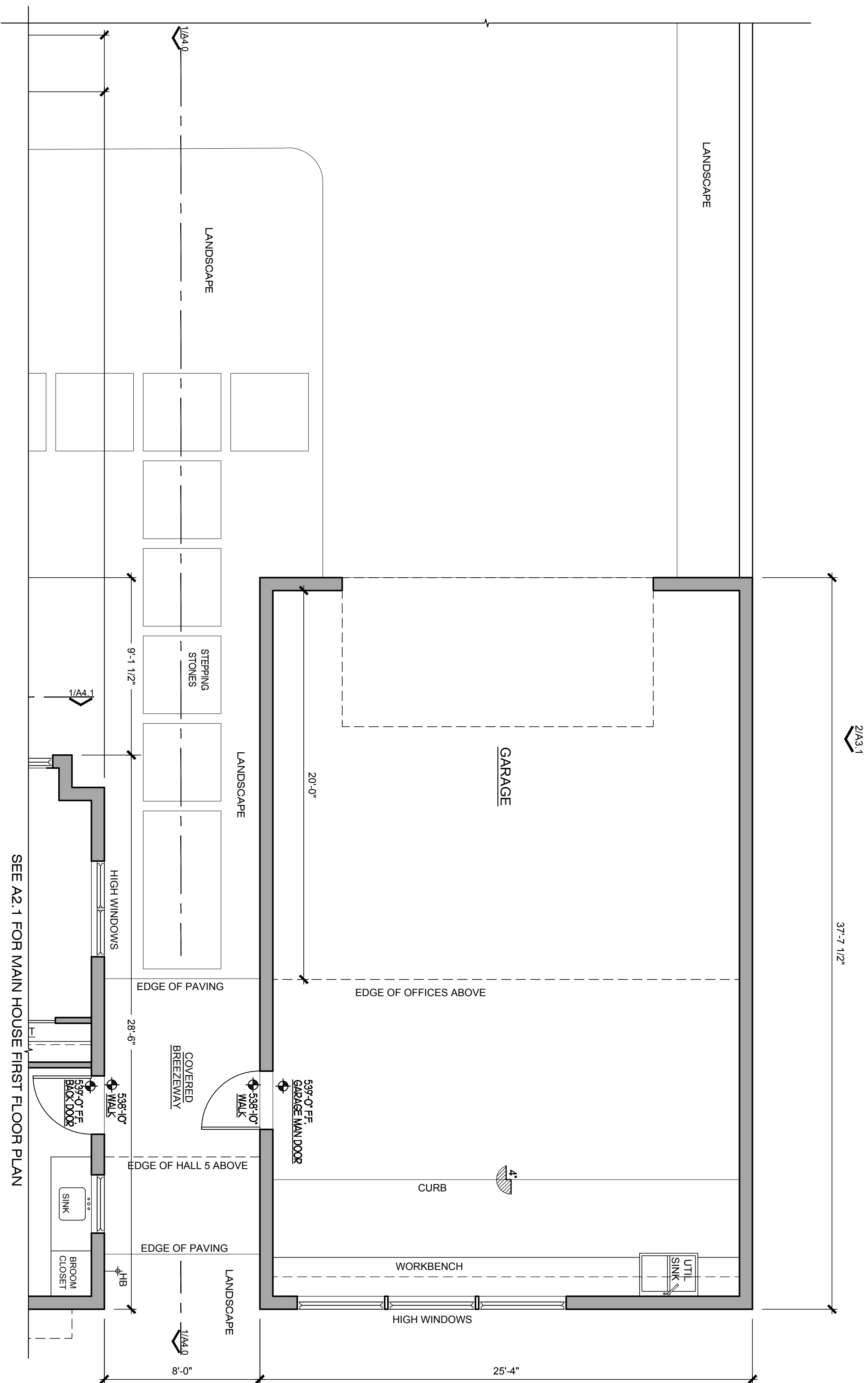
14180 NW Germantown Rd      Portland, Oregon 97231

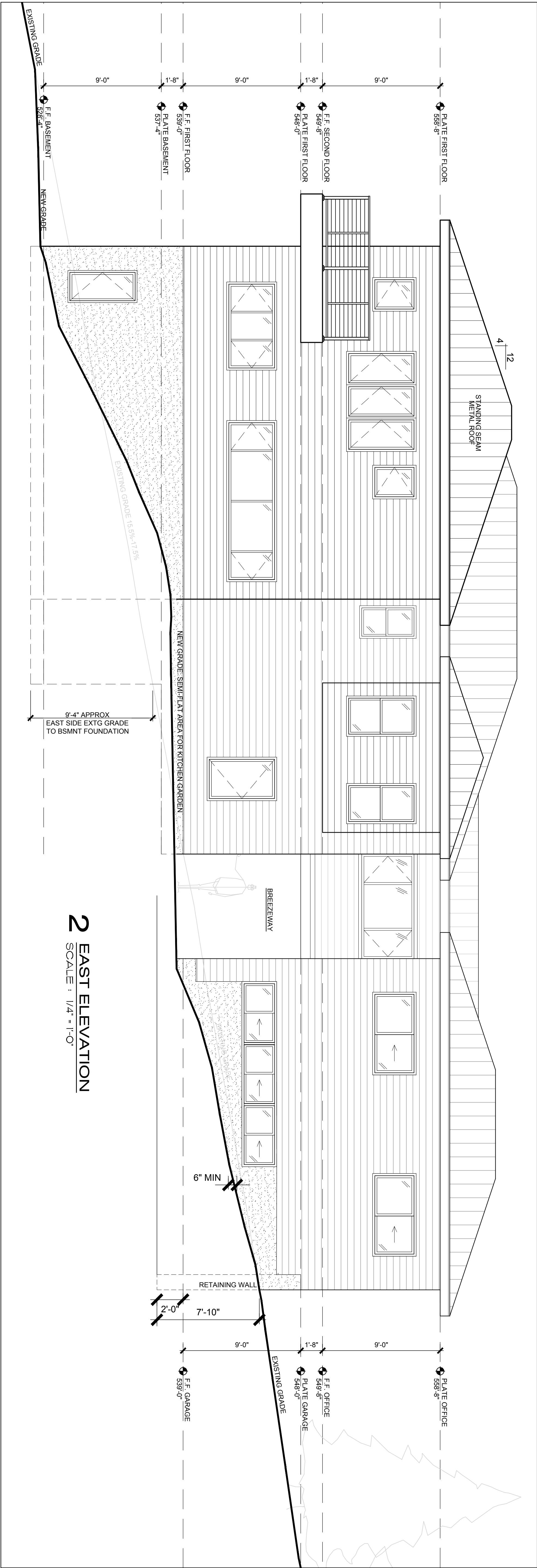
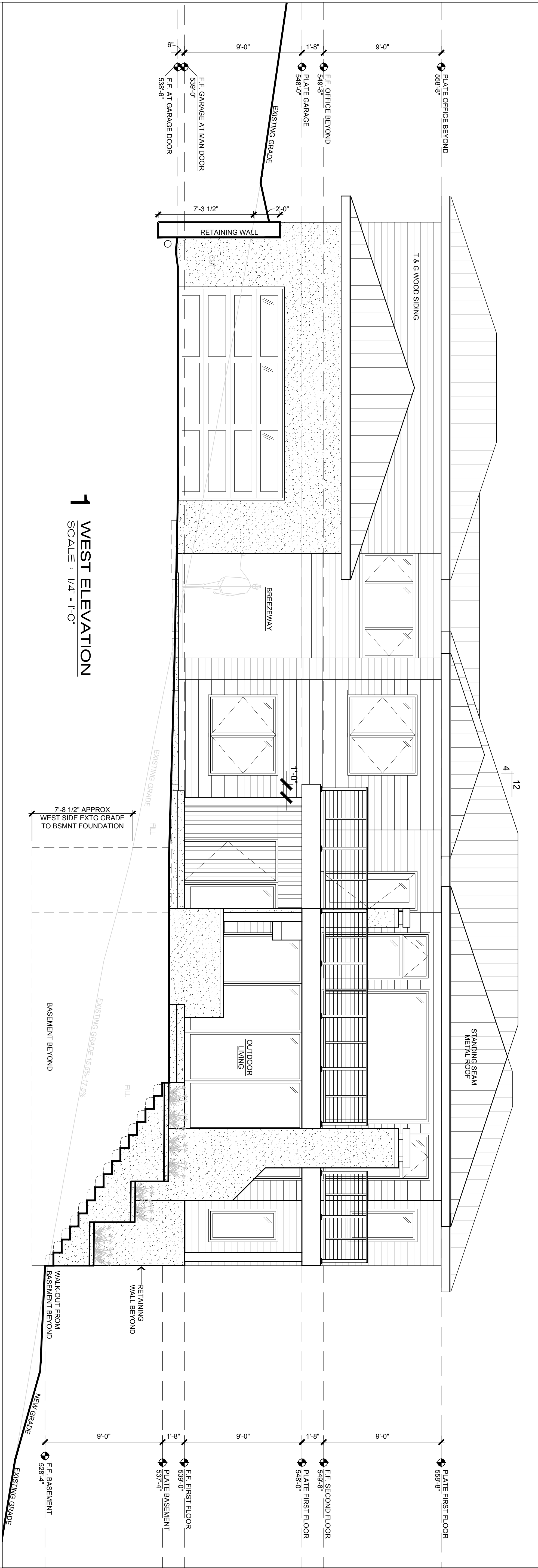
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GARAGE AND PARTIAL SECOND FLOOR PLANS	

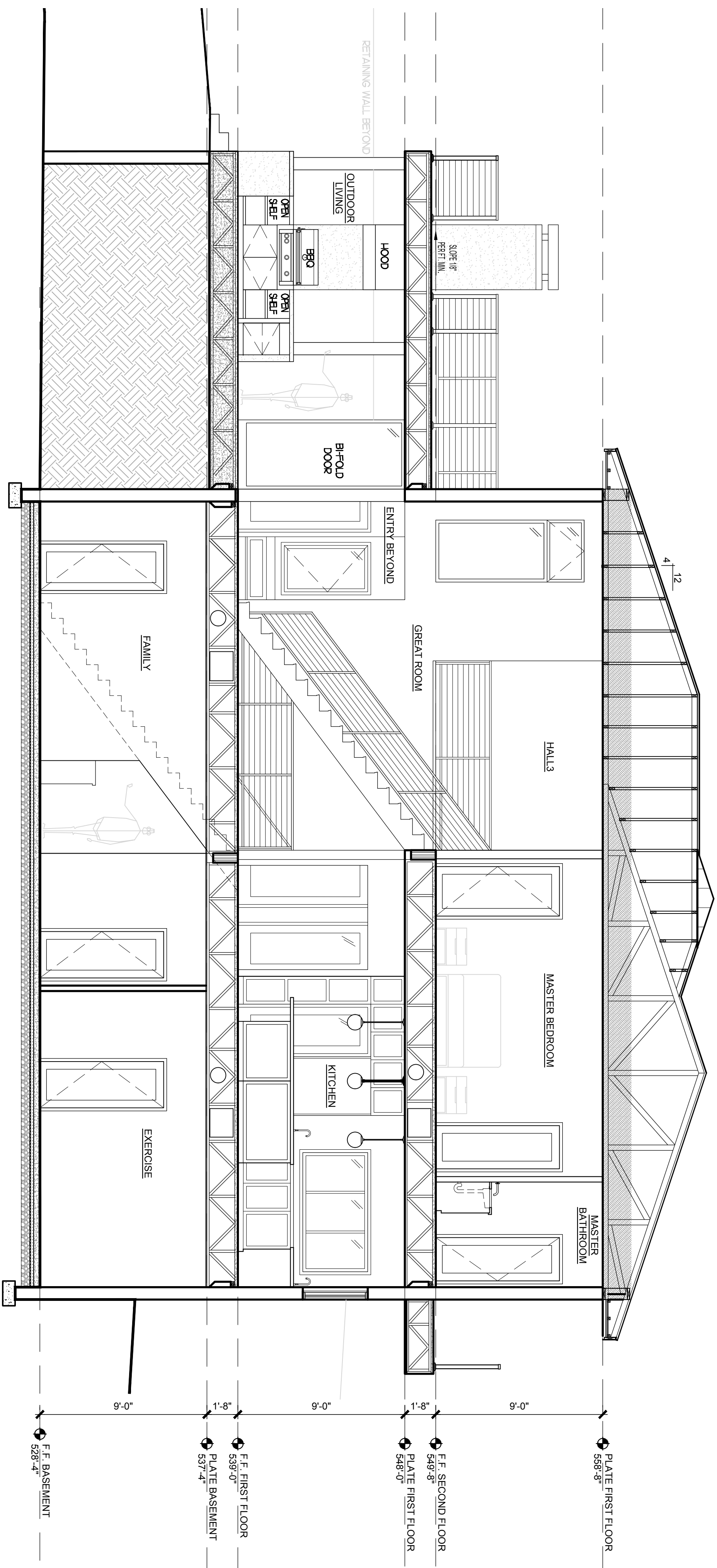
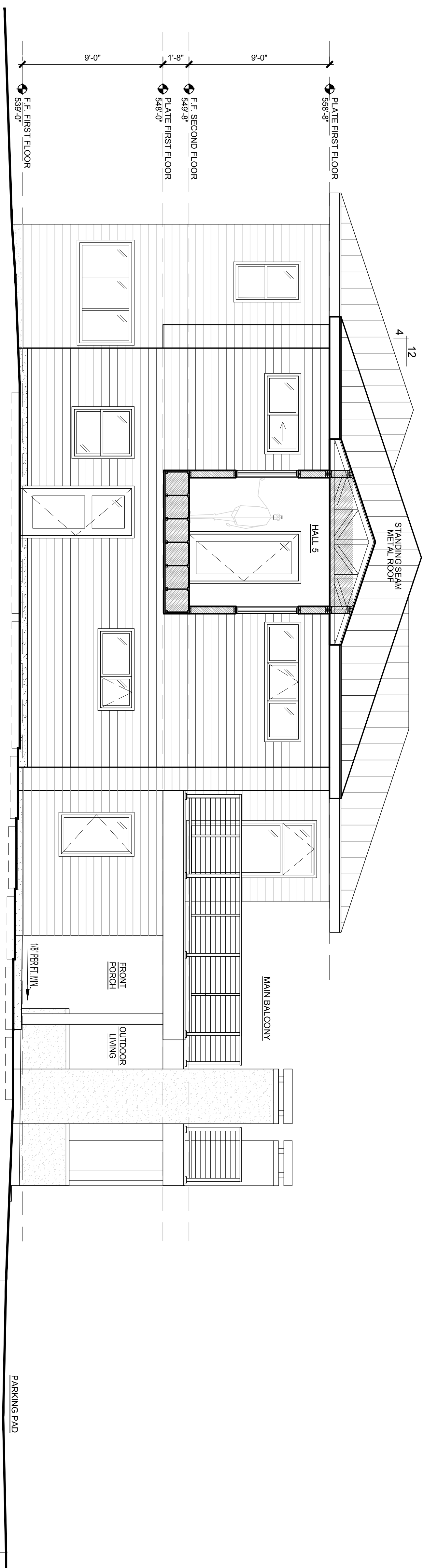
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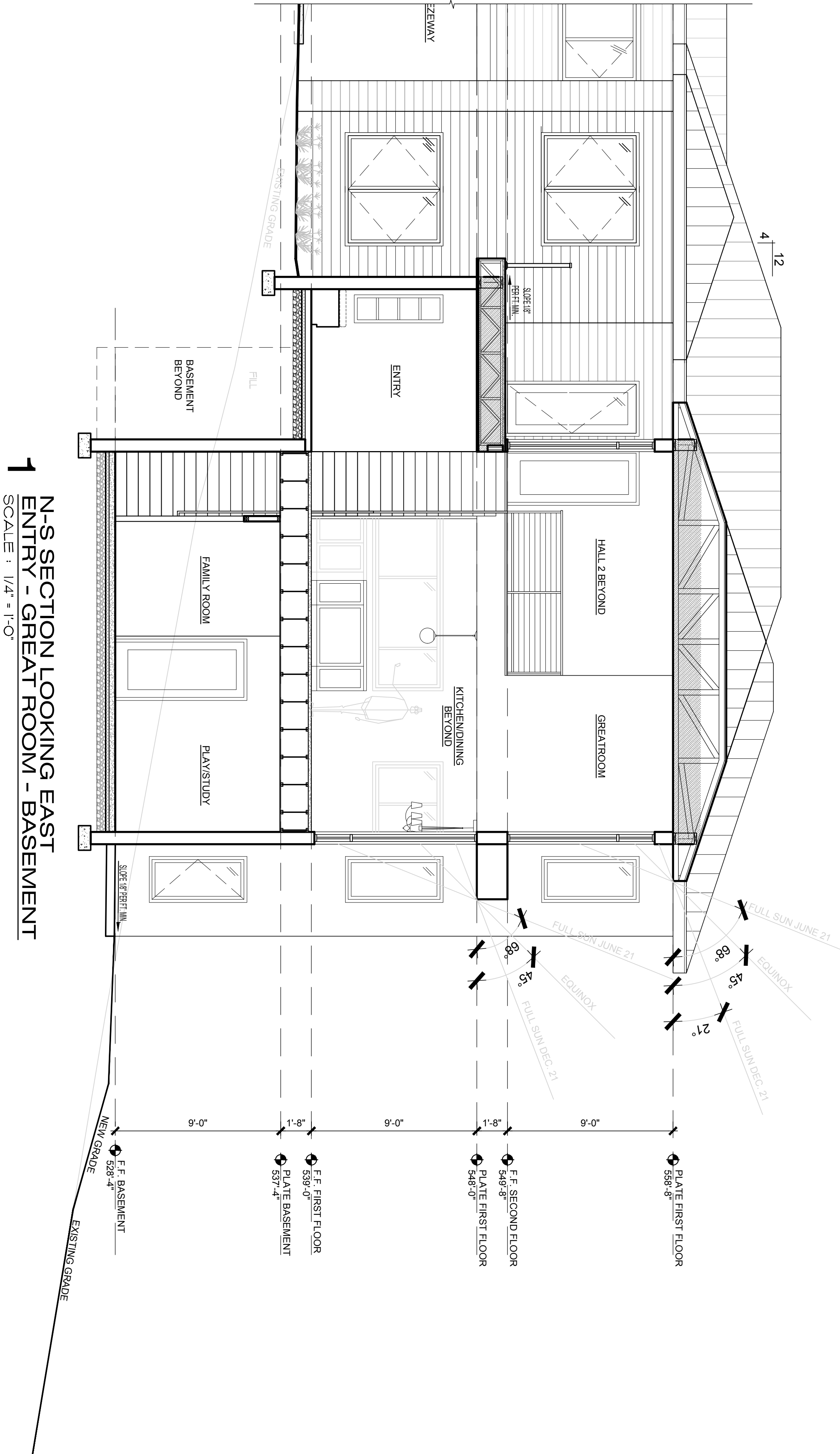
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A2.3











**1** N-S SECTION LOOKING EAST  
ENTRY - GREAT ROOM - BASEMENT  
SCALE : 1/4" = 1'-0"

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14180 NW Germantown Rd Portland, Oregon 97231

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DRAWN BY :  
DATE : 10/02/2021  
CHECKED :  
REVIS :  
REVIS :  
REVIS :  
REVIS :  
REVIS :  
REVIS :

DRAWING NAME :  
NORTH - SOUTH  
BUILDING SECTIONS

FILE NAME :  
XREFS :

SHEET

A4.1