Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

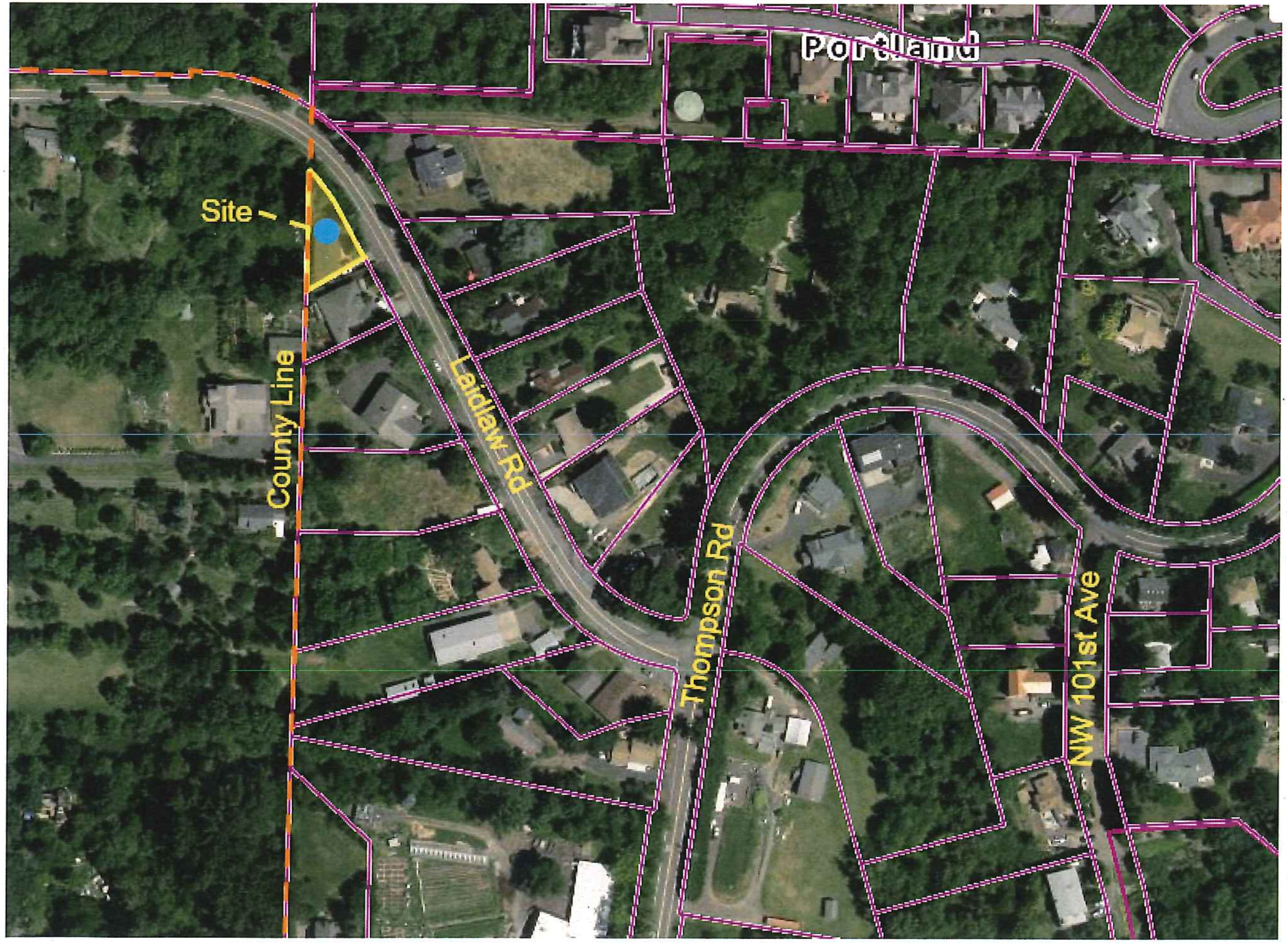
1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for
Verification and Alteration of a Nonconforming Use

This notice serves as an invitation to comment on the application cited and described below.

Case File:	T2-2017-7884
Location:	10450 NW Laidlaw Road, Portland Tax Lot 1700, Section 26, Township 1 North, Range 1 West, W.M. Alt. Acct # R961260050 Property ID# R324516
Applicant:	Yibing Jia
Base Zone:	Rural Residential (RR) **Overlays:** Significant Environmental Concern for streams
Proposal:	The applicant requests to verification of nonconforming front, side and rear yard setbacks. If verified, the applicant is proposing to rebuild a portion of the existing dwelling and remodel the remaining portion of the dwelling. A Verification and Alteration of a Nonconforming Use application has been submitted.



Comment Period: Written comments regarding this application will be accepted if received by **Thursday, December 21, 2017**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact Lisa Estrin at 503.988.0167 or *lisa.m.estrin@multco.us*.

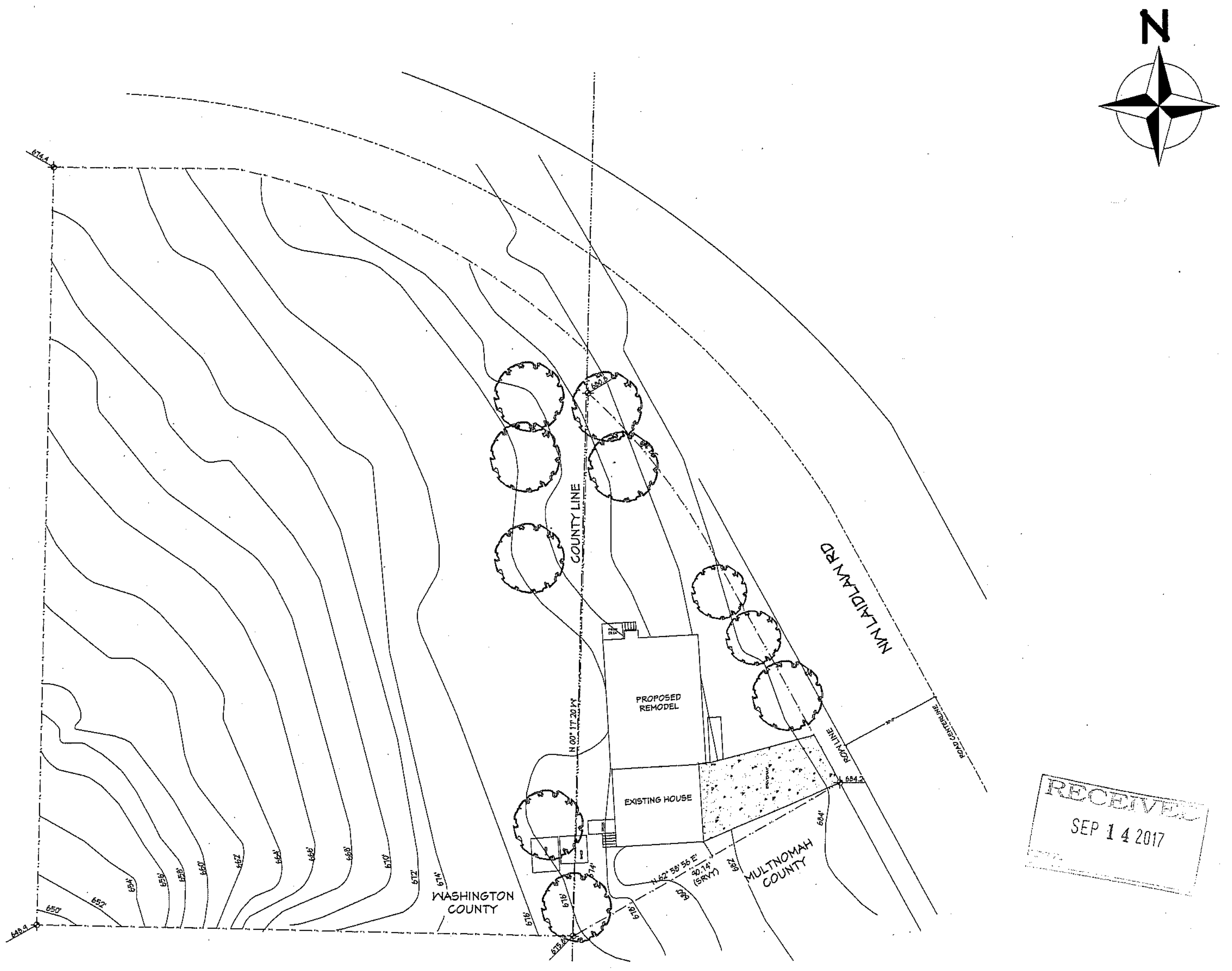
Applicable Approval Criteria: Multnomah County Code (MCC): *Rural Residential:* MCC 33.3155, MCC 33.3170, MCC 33.3180; *Nonconforming Uses:* MCC 33.7200, MCC 33.7204, MCC 33.7214; and *Significant Environmental Concern:* MCC 33.4515(A)(8)(b) & (c)

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at multco.us/landuse/zoning-codes under the link *Chapter 33: West Hills Rural Plan Area.*

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, 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.

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.



RECEIVED
SEP 14 2017

SITE PLAN
SCALE: 1" = 30'

DESIGN DATE:
9/12/2017

REVISION DATE:

3D DESIGN NORTHWEST
2500 NE 148TH COURT
VANCOUVER, WA 98684
360-980-3208
3ddesignnw@gmail.com

PROJECT:
JAI
RESIDENCE