

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

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Verification of a Nonconforming Use

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

**Case File:** T2-2019-11563

**Location:** 33419 SE Carpenter Ln  
Tax Lot 500, Section 21DB, Township 1 South, Range 4 East, W.M.  
Alternate Account #R994210400 Property ID #R342495

**Applicant:** Brian & Trisha Stevens

**Base Zone:** Multiple Use Agriculture – 20 (MUA-20)

**Overlays:** None

**Proposal:** The applicants request a Verification of a Nonconforming Use for a building located on the subject property identified as 33419 SE Carpenter Ln. to determine if the building in question (marked with an 'X' below) is a legally established, nonconforming dwelling.



**Comment Period:** Written comments regarding this application will be accepted if received by **4pm on Thursday, April 18, 2019**. Comments should be directed toward approval criteria applicable to the Case #T2-2019-11563

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 staff planner, Chris Liu at [chris.liu@multco.us](mailto:chris.liu@multco.us) or at 503-988-2964.

**Applicable Approval Criteria:** Multnomah County Code (MCC) 39.1515: Code Compliance and Applications, MCC 39.2000: Definitions, MCC 39.3005: Lot of Record – Generally, MCC 39.3080: Lot of Record – Multiple Use Agriculture-20 (MUA-20), MCC 39.8300: Nonconforming Uses, MCC 39.8305: Verification of Nonconforming Use Status.

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](http://multco.us/landuse/zoning-codes) under the link *Chapter 39: Multnomah County 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, 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.