

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 Alteration of a Nonconforming Use

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

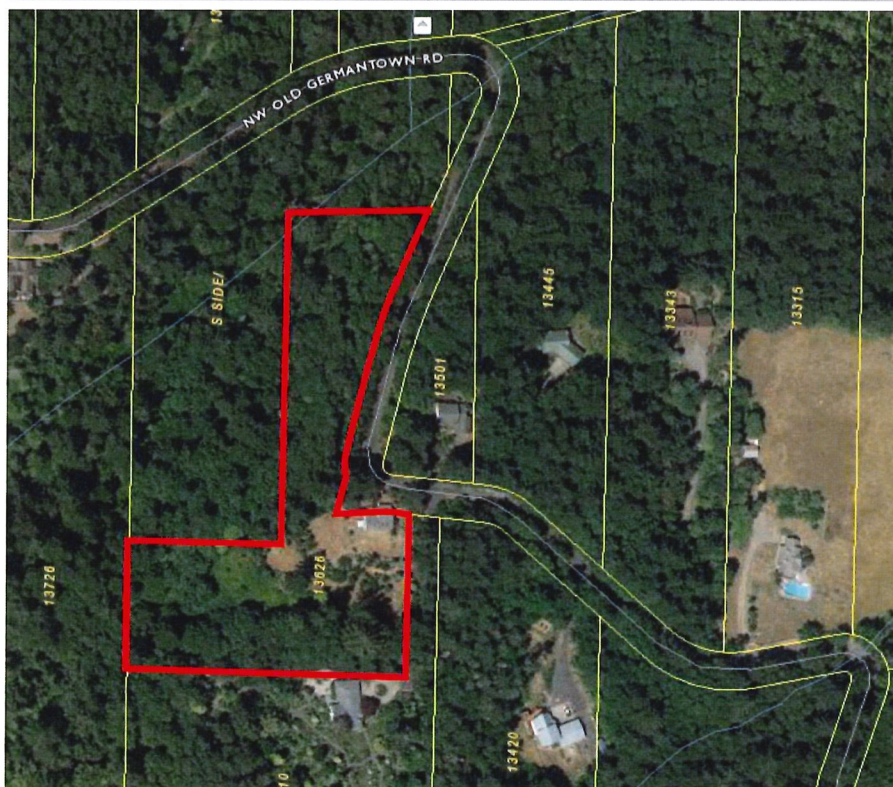
**Case File:** T2-2019-12506

**Location:** 13626 NW Old Germantown Road  
Tax Lot 1800, Section 09C, Township 1 North, Range West, W.M.  
Alt. Acct #: R026703100  
Property ID#: R106149

**Applicant:** Cascade Fence & Deck

**Base Zone:** Rural Residential

**Proposal:** Request for an Alteration of a Nonconforming Use Permit for new construction of an approximately 623 square foot deck with stairs along the south & southwest side of the existing single family dwelling with a portion of the deck meeting a previously reviewed nonconforming setback approval for the existing dwelling.



**Comment Period:** Written comments regarding this application will be accepted if received by **4:00 pm on November 20, 2019**. 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 **George Plummer, Planner at email: [george.a.plummer@multco.us](mailto:george.a.plummer@multco.us) phone (503) 988-0202 or (503) 988-3043 (Planner on Duty), office hours 8 am to 4 pm Tuesday through Friday.**

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 39.4350 - 39.4390: Rural Residential Zone, MCC 39.8300 – 39.8315: Nonconforming Uses

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: 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.