

14 DAY OPPORTUNITY TO COMMENT

Application for Geologic Hazards Permit and Significant Environmental Concern 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: T2-2020-12986

Location: 1300 NW 53rd Drive, Portland
Tax Lot 800, Section 31AB, Township 1 North, Range 1 East, W.M.
Alternate Account #R590301110 Property ID #R223157

Applicant: Tony DiBenedetto

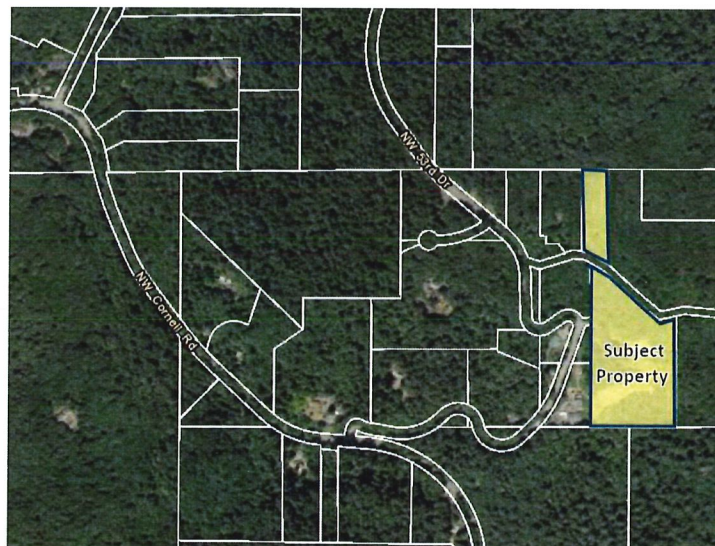
Base Zone: Commercial Forest Use – 2 (CFU-2)

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

Proposal: Applicant proposes to amend a previous land use approval (T2-2018-10544) for a SEC-h and GH permit for a garage/shop addition to the existing single-family dwelling. The amendment includes a second-story to the garage to serve as a personal yoga studio and an in-ground swimming pool to be located adjacent to the garage/shop addition.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, July 16, 2020**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for review by contacting the case planner below. Copies of these materials may be purchased for 35-cents per page. For further information regarding this application contact planner, Chris Liu at 503-988-2964 or chris.liu@multco.us.

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 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record – (CFU-2), MCC 39.6850 Dark Sky Lighting Standards

CFU-2 Zone: MCC 39.4070 Allowed Uses – (D) and (T), MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwellings and Structures

Geologic Hazards: MCC 39.5075 Permits Required, MCC 39.5085 Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards

Significant Environmental Concern: MCC 39.5510 Uses, SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5860 Criteria for Approval of Sec-h 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

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.

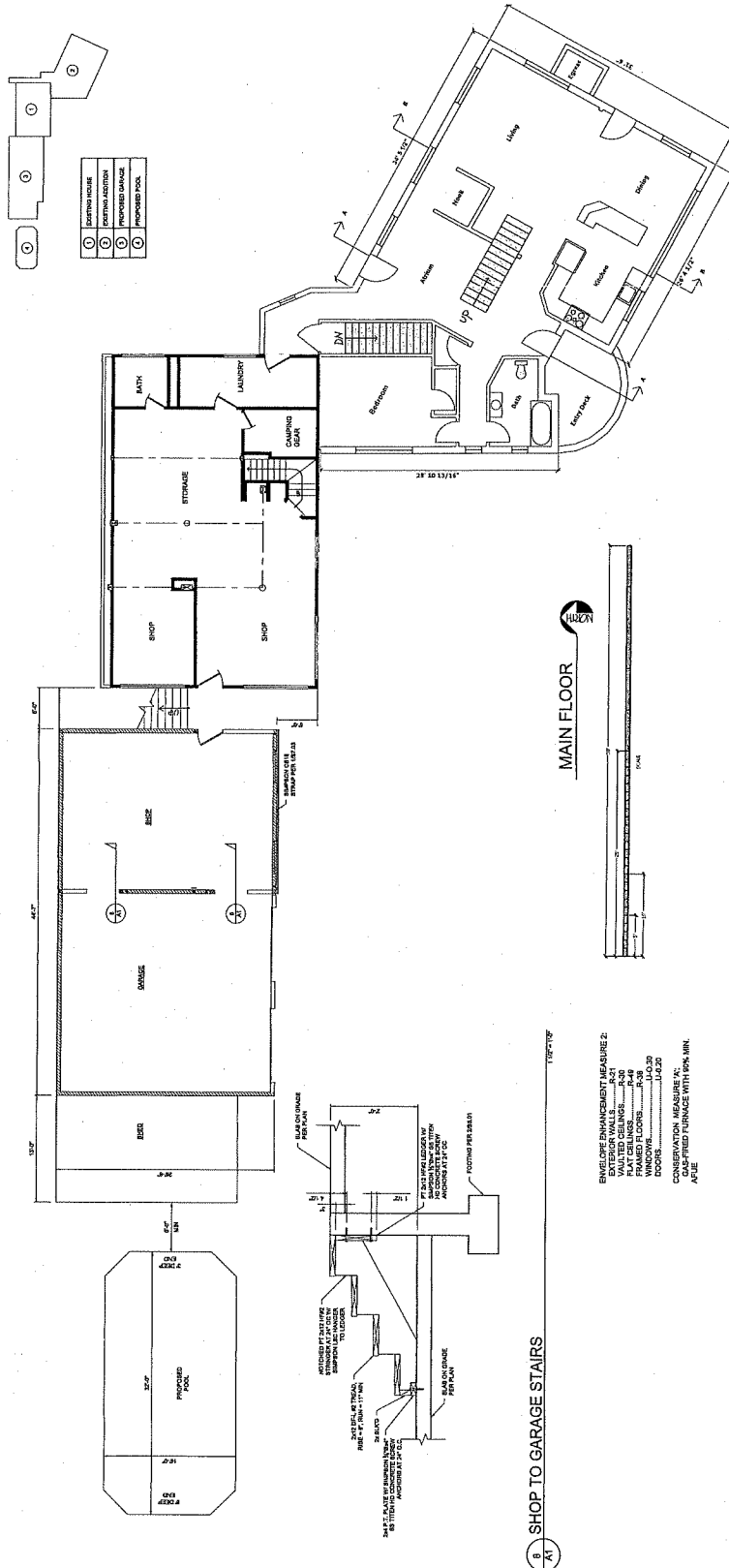
Tony & Susan Dibenedetto
1300 NW 53rd Drive
Portland, Oregon 97210

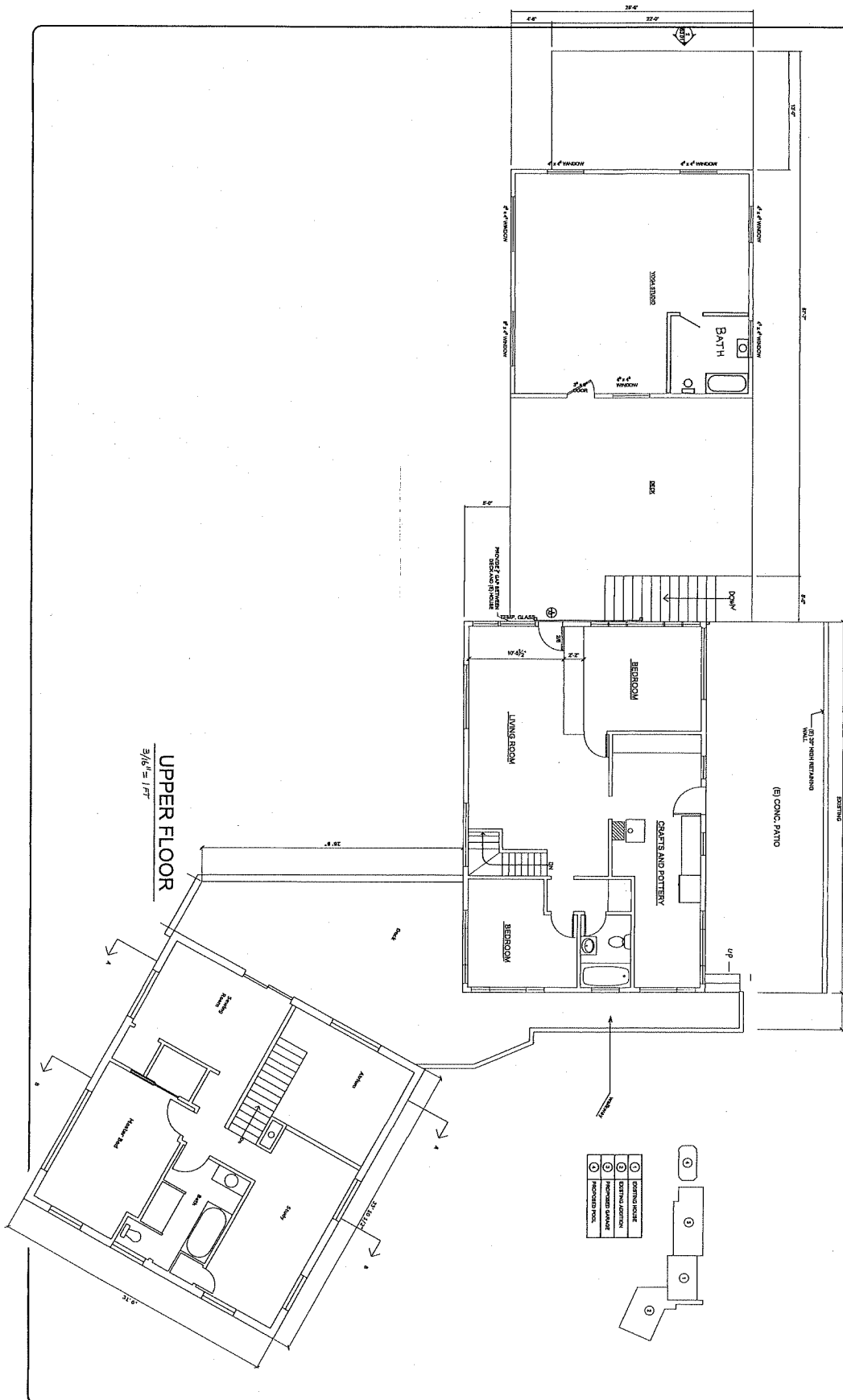
GARAGE / CARPORT
AND
2-STORY ADDITIONS

Permit/Track	No.
8/30/12	SS
9/07/12	SS
8/1/19	SS
3/9/20	SS
5/24/20	TD

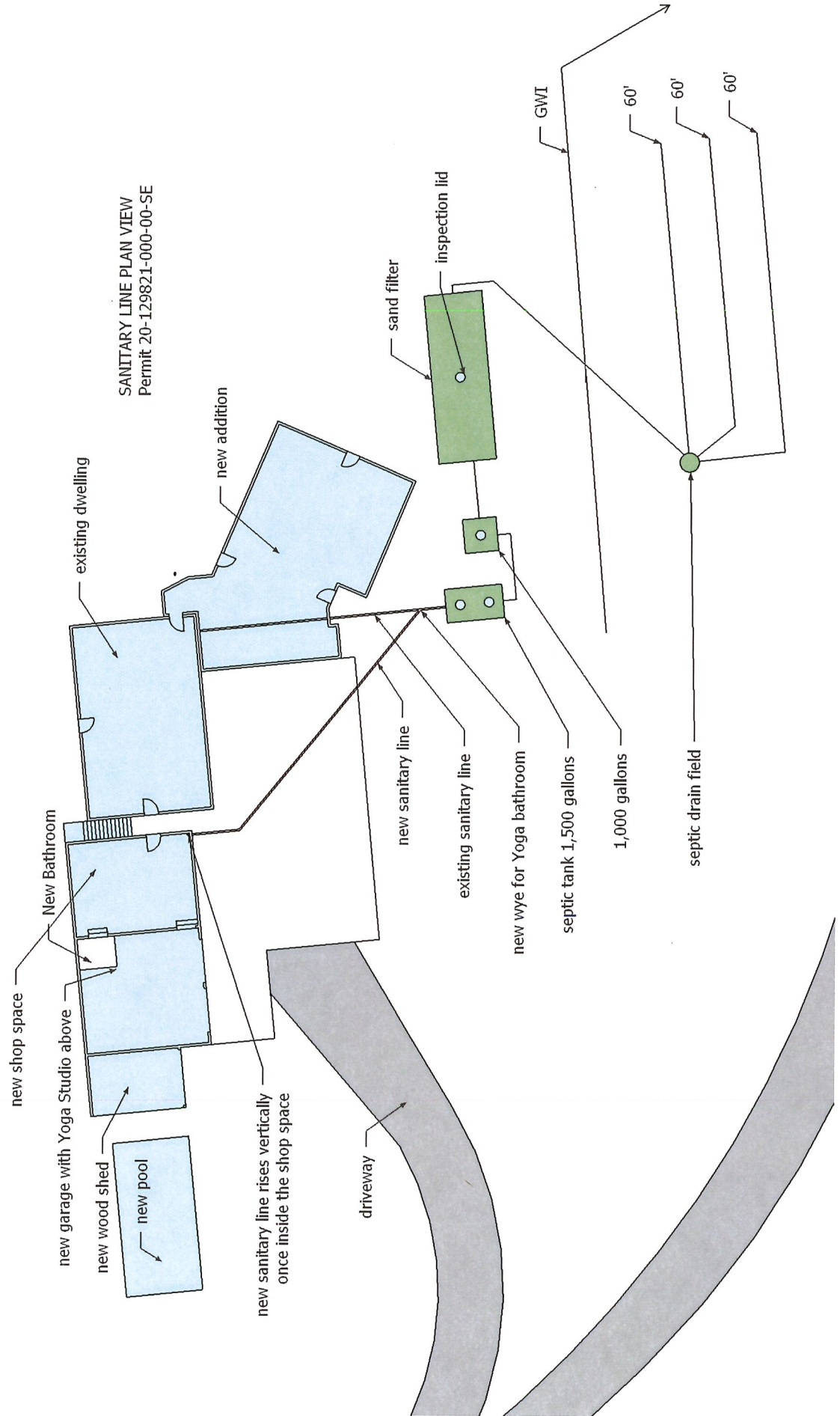
SPS	7/23/12
SHOWN	110402
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A2 10	SPS Date: 7/23/12 Scale: SHOWN No: 110402	8/30/12 SS 8/1/19 SS 3/9/20 SS 5/26/20 ITD	GARAGE / CARPORT AND 2-STORY ADDITIONS	Tony & Susan DiBenedetto 1300 NW 53rd Drive Portland, Oregon 97210
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SANITARY LINE PLAN VIEW
Permit 20-129821-000-00-SE