

Type Iix Proposal in Our Neighborhood

As part of the agenda at the regular RNA Board meeting, on Monday, March 25, board members, and those neighbors attending, discussed whether the board, in a letter to the Land Use Services, would support or not support the Type Iix Proposal submitted by Mr. John Welsh regarding property at 3350 SE Harold Court.

The proposal was submitted to alter the current lot in order to accommodate an additional new house and garage structure (see below). (No specific architectural designs have been submitted.) It includes requests for:

- Partition of the current lot and creation of a flag lot to house a new structure
- Request for a variance to City Code to **allow the wall of the existing house to be set back one-foot from the proposed flag pole, instead of the required 5 feet**; and to allow the eaves of the existing house to project approximately 2 feet into the proposed flag lot boundaries..
- Removal of an existing garage and the removal of 10 trees (to make room for construction.

The existing lot borders the Reed Canyon, located within Residential Zoning (currently R-7), and is a potential Landslide Hazard Area. The proposal is subject to the review of the City of Portland Bureau of Development, Land Use Services.

After discussion, a motion was passed that the board would not support the proposal due to the many outstanding issues in question about the proposal and the lack of information about them.

Concerns which surfaced regarded, among others – the safety and appropriateness of the two variances requested; the potential landslide and environmental hazards which might occur during construction; the easement requirements for sewer access; and the fact that trees were removed from the property before permission, and contrary to code requirements.

Without an extension of the proposal deadline for comments, another general neighborhood meeting could not be arranged to answer these concerns. Many of these specific questions can only be answered by contacting Mr. John Welsh, the petitioner, directly, or by speaking with Ms Kate Green, Land Use Services, who is available to explain details of the code.

Please read the Proposal for specific details

This link will take you directly to the proposal <http://www.portlandonline.com/bds/index.cfm?c=42262&a=288339>

If you have any specific questions or wish to document your concerns, the City and the Reed Board suggests you write a letter addressed to the Land Use Services Representative Kate Green (with a copy to the Reed Land Use Chair Jody Kurilla) “to voice your opinion about this proposal”

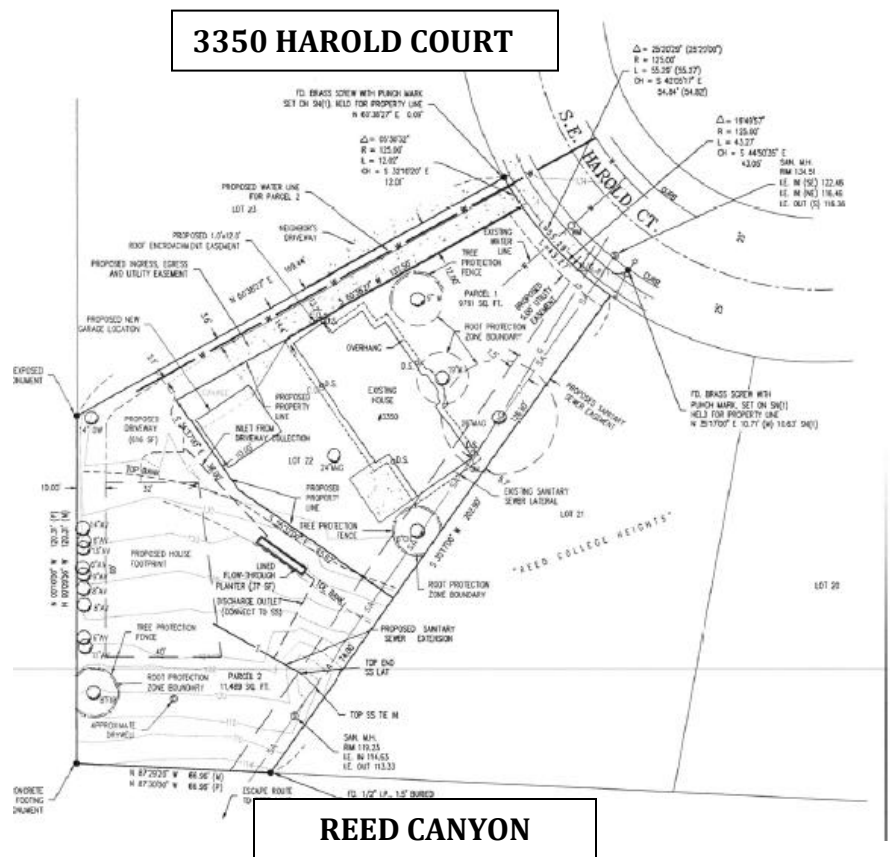
email: kate.green@ci.portland.or.us and kurillaj@earthlink.net

mail: Kate Green Bureau of Development Services, 1900 SW 4th Avenue, Ste. 5000, Portland Oregon 97201

If you have questions about specific parts of the proposal or the land use code, Kate Green is available by phone

503-823-5868

Deadline for written comments is 5pm on Friday, March 26, 2010. Please include the Case File Number LU 10-100293 LDP AD.



The RNA Board will continue to bring any issues which might affect the safety, health, or livability of this neighborhood to the attention of its residents. It encourages everyone to be responsive to these issues – and provide their feedback— whether for or against — whenever appropriate.

If you have any questions please do not hesitate to contact me.

Thank you for your time to consider this issue and contribute your feedback

Jody Kurilla, Land Use Chair, Reed Neighborhood Association Board kurillaj@earthlink.net

