NOTICE OF PUBLIC HEARING

Multnomah County

This notice concerns a public hearing scheduled to consider the land use case(s) described below.

CASE FILE: T3-2024-0004   **APPLICANT**: Jeff Waldien

LOCATION: 31522 SE Dodge Park Blvd   **Property ID #** R342371

Map, Tax lot: 1S4E20AC -01100   **Alt. Acct. #** R994201110

BASE ZONE: Pleasant Home Rural Center (PH-RC)

OVERLAYS: None

PROPOSAL: Request for a Type III Variance to the 30-foot front yard setback along the right-of-way of SE Dodge Park Blvd for a remodel and addition to an existing single-family dwelling that will be located 7 ft 5.75 inches from the right-of-way at its nearest point. The applicants also request a Type II Lot of Record Determination.

HEARING TIME AND PLACE

December 13, 2024 at 10:30 AM

The referenced Hearing is scheduled before one of the County's Hearing's Officers via virtual hearing.

Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notices

To register for this event, provide your name, phone number, and email address either by email to LUP-hearings@multco.us or phone to 503-988-3043 **no later than 12:00 pm on December 12, 2024.**

❖ **PUBLIC PARTICIPATION AND HEARING PROCESS**: A copy of the application and all supporting evidence is available by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents are $0.46/page. For further information on this case, contact LUP-hearings@multco.us.

All interested parties may appear and testify virtually or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward the approval criteria listed below and must be received prior to the close of the Hearing. The Hearing will follow the Hearing Officer's Rules of Procedure and will be explained at the Hearing.

The Hearings Officer may announce a decision at the close of the Hearing or on a later date, or the Hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comment or provided oral testimony at the Hearing. A decision by the Hearings Officer may be appealed to the

Land Use Board of Appeals (LUBA) by the applicant or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Any issue that is intended to provide a basis for an appeal to the Land Use Board of Appeals (LUBA) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.

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❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions

Lot of Record: General Provisions: MCC 39.3005 Lot of Record – Generally, MCC 39.3120 Lot of Record – Pleasant Home Rural Center (PH-RC)

Pleasant Home Rural Center (PH-RC): MCC 39.4510(C) Residential use consisting of a single-family dwelling, MCC 39.4525(B), (C), (E), (F), and (G) Dimensional Requirements and Development Standards, MCC 39.4545 Access

Variance Criteria: 39.8200 Adjustments and Variances; Generally, MCC 39.8205(B), (C) Scope, Variances, MCC 39.8215 Variance Approval Criteria

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at https://multco.us/landuse/zoning-codes/ under the link **Chapter 39: Multnomah County Zoning Code** and at https://multco.us/landuse/comprehensive-plan under the link **Multnomah County Comprehensive Plan**.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:
ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.