

14 DAY OPPORTUNITY TO COMMENT

Application for Verification of Nonconforming Use & 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: T2-2021-14571

Applicant: Josh Peak

Location: **Address:** 14445 NW Old Germantown Rd, Portland **Map, Tax Lot:** 1N1W09C-01300
Alternate Account #: R026701600 **Property ID #:** R106141

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for wildlife habitat (SEC-h) & streams (SEC-s) /

Proposal: Applicant is proposing an addition and remodel of an existing single-family dwelling. In addition, a Verification of Nonconforming Use has been requested for an existing outbuilding located within the rear yard and over the rear property line.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, December 2, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the case planner, Lisa Estrin at 503-988-0167 or via email at lisa.m.estrin@multco.us. Copies of these materials may be purchased for \$0.40/per page.

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 39.6850 Dark Sky Lighting Standards;

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – RR;

Significant Environmental Concern for Wildlife Habitat: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5515 Exceptions, MCC 39.5520 Application for SEC Permit, MCC 39.5850 SEC-h Clear and Objective Standards; and

Nonconforming Use: 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 <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

Building Elevation

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.

