



Office of Planning
and
Development Review
Land Use Review Division

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July 13, 2000

Gary Thomas
Multnomah County Tax Title
PO Box 2716
Portland OR 97208-2716

Re: Zoning confirmation for a parcel of land in the block bounded by SE 97th Avenue, SE 99th Avenue, SE Holgate Boulevard and SE Pardee Street, legally described as except the west 113.69' Lot 6, Block 4, Rolley Addition; State Identification # 1S2E16AA 4800; Quarter Section Map 3540; Tax Account #R71970-0960.

Dear Mr. Thomas,

You have requested a zoning confirmation for the above-referenced property. Specifically, you asked if this property is suitable for construction or placement of a dwelling thereon under current zoning regulations.

This site is located in an R1 zone – Residential 1,000 (Chapter 33.120 of the Portland Zoning Code) with an “a” - Alternative Design Density Overlay Zone (Chapter 33.405). It is also located within the Johnson Creek Basin Plan District, Kelly Butte Subdistrict (Chapter 33.535). The R1 zone allows multi-dwelling residential development with a minimum lot size of 10,000 square feet for new lots. Development standards include a minimum building setback of 5 feet from side and rear property lines and a maximum building coverage of 60% of the site. The “a” overlay zone offers alternative development options including bonus density for projects approved through a Type III Design Review. The Johnson Creek Basin Plan District provides for safe, orderly, and efficient development of lands which are subject to physical constraints including flood plains, wetlands, steep and hazardous slopes, and the lack of streets, sewers, and water services.

In order to be “buildable”, a vacant parcel of land must be a legally created Lot or Lot of Record. The City of Portland defines a Lot of Record as “a tract of land which was created and recorded before July 26, 1979; which met the dimensional requirements for new lots at the time it was created; and for which the deed, or other instrument dividing the land, is recorded with the appropriate county recorder . . . this includes tracts created by subdivision or partition (lots), and those created through other methods.” A Lot is “a legally defined piece of land that is the result of subdividing or partitioning land.” In addition, all new lots must have 25' of street frontage. This site does not meet the definition of either Lot or Lot of Record. The site is a portion of Lot 6, Block 4, Rolley Addition, originally platted in 1910. There is no additional land use history that might indicate further division of the property. The site is a landlocked parcel with no street frontage. **Therefore, this lot is not suitable for the construction or placement of a dwelling.**

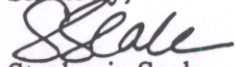
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A review of Bureau of Buildings records indicates no permits for this property. A review of land use case history was also completed as part of this zoning confirmation. There is no land use history associated with this property.

This confirmation is based on information provided by you, as well as our review of zoning regulations, building permits and land use case history. No site visit was conducted as part of this confirmation. The above information is current, but zoning regulations change over time; these changes may affect the use and/or development of the property. Please contact me if you have additional questions.

Sincerely,



Stephanie Seale
City Planner

encs. Chapter 33.120, 33.405, 33.535
Current zoning map 3540