



Planning Division  
City of Bend  
P.O. Box 431  
Bend, OR 97709

## NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for a Modification of Approval for a previously approved Micro-Unit Development.

The purpose of this letter is to inform you that you or anyone else may give comments in writing to the city regarding this application. **The last day to mail or email comments is October 24, 2023.** Comments should be directed to the staff reviewer identified below and must include the project number.

**PROJECT NUMBER:** PLMOD20230480

**APPLICANT:** Adam Erlandson

**LOCATION:** 445 NE Penn Avenue; Lots 4-6, Block 12 Wiestoria; Tax Lot 171233BB00200

**REQUEST:** A Modification of Approval to a 40-unit Micro-Unit Development in the RH-zone; Increasing unit count to 59, reconfiguration of alley-loaded parking, elevations, and floor plans

**STAFF REVIEWER:** Nicolas Lennartz, Associate Planner  
(541) 330-4020 [nlennartz@bendoregon.gov](mailto:nlennartz@bendoregon.gov)

Comments must be directed toward the criteria that apply to this request and must **reference the project number**. Failure to raise an issue with sufficient specificity to allow the decision maker to respond to the issue precludes an appeal based on that issue. Written comments may be emailed to the Staff Reviewer listed above or to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **October 24, 2023**.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following link to access the project directly:

<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLMOD20230480>

Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at [www.bendoregon.gov/permitcenter](http://www.bendoregon.gov/permitcenter). Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number in the search bar to find the project.

The applicable criteria are listed below and are available for review using the following link: <https://bend.municipal.codes/BDC>. Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above or at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon.

If you have questions or need help accessing the project in the Online Permit Center Portal, please

### **MATERIALS IN ALTERNATE FORMAT REQUEST**



#### **Accommodation Information for People with Disabilities**

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1.

contact the Staff Reviewer listed above or call (541) 388-5580 and choose Option 3 for the planner on duty.

**APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:**

**Criteria**

Chapter 4.1.1325, Modification of Approval

**Standards**

Chapter 2.1, Residential Districts (RH)

Chapter 3.1, Lot, Parcel and Block Design, Access & Circulation

Chapter 3.2, Landscaping, Street Trees, Fences and Walls

Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking

Chapter 3.4, Public Improvement Standards

Chapter 3.8, Development Alternatives

**Procedures**

Chapter 4.1, Land Use Review and Procedures



I, Isaak Staats, certify that a copy of this notice was mailed to all property owners of record and the addresses based on the City’s current addressing record for properties within 250 feet of the subject site, as well as the representative for the Orchard District Neighborhood Association(s). A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Isaak Staats, Planning Technician II

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