

City of Portland, Oregon Bureau of Development Services Land Use Services

Charlie Hales, Mayor Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

FROM CONCEPT TO CONSTRUCTION

To: February 5, 2013

To: Interested Person

From: Hillary Adam, Land Use Services

503-823-3581 / Hillary.Adam@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, we need to receive your written comments by 5 p.m. on February 26, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-103411 HDZ, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 13-103411 HDZ – NEW GARAGE

Applicant: Michael Rusnak, Applicant

7460 SW Leslie St Portland OR 97223

Julie Colbert, Owner Craig Colbert, Owner 2042 SE Ladd Ave

Portland, OR 97214-5419

Site Address: 2042 SE LADD AVE

Legal Description: BLOCK 25 NLY 10' OF LOT 18 SLY 30' OF LOT 19, LADDS ADD

Tax Account No.: R463305740 **State ID No.:** 1S1E02DC 04400

Quarter Section: 3232

Neighborhood: Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.

Business District: Division-Clinton Business Association, contact Darice Robinson at 503-

233-1888.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: None

Other Designations: Contributing resource in the Ladd's Addition Historic District, listed in

the National Register of Historic Places on August 31, 1988.

Zoning: R5 – Residential, 5,000

Case Type: HDZ – Historic Design Review

Procedure: Type II, an administrative decision with appeal to the Landmarks

Commission.

Proposal:

The applicant proposes a new garage to be located at the rear of the property, with beveled cedar siding and front-gabled roof to match the existing house, with two vinyl single-hung windows on the west elevation interior to the property, a fiberglass man door on the north elevation, and an insulated steel roll-up garage door. A portion of the existing fence will be removed to accommodate access to the garage.

Because the proposal is for new construction in a historic district, historic design review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

Ladd's Addition Historic District Design Guidelines

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on January 10, 2013 and determined to be complete on January 31, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Historic Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the

review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

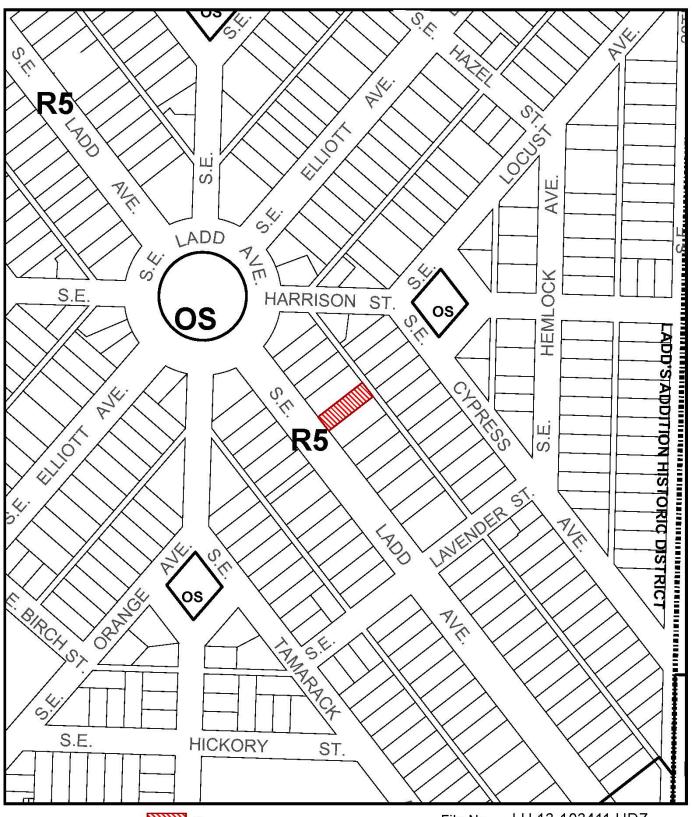
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map Site Plan and Elevations







File No. LU 13-103411 HDZ

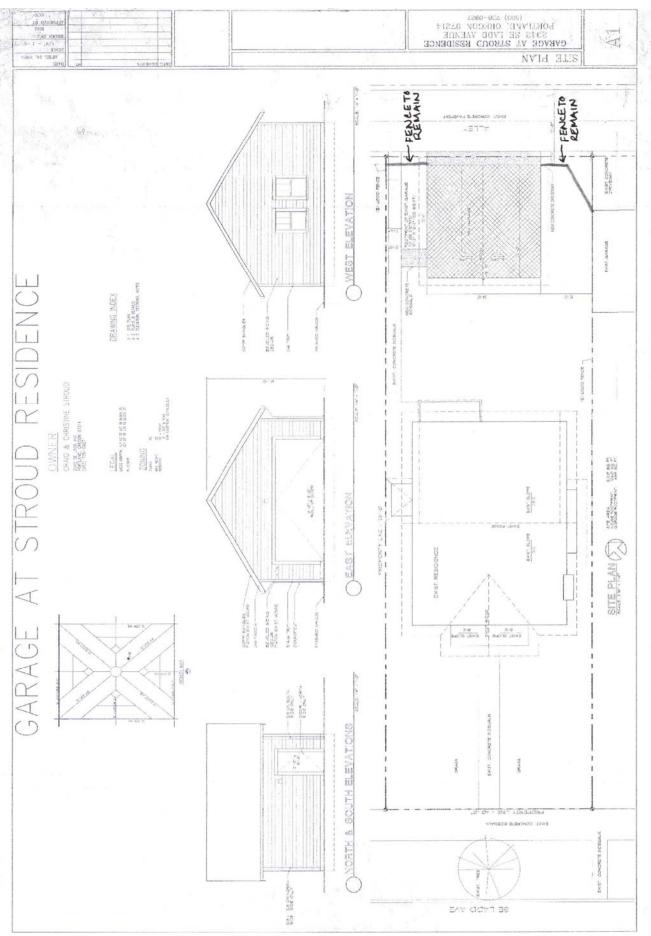
1/4 Section 3232

Scale 1 inch = 200 feet

State_Id 1S1E02DC 4400

Exhibit B (Jan 11,2013)





UN 13-103411 HDZ