City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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

Date: February 21, 2013

To: Interested Person

From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@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 March 14, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-111859 HDZ, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 13-111859 HDZ – REAR ADDITION AND WINDOW ALTERATIONS

Applicant: Dylan Lamar
Greenhammer Inc.
1323 SE 6th Ave
Portland, OR 97214
503-804-1746 x 3

Owner: Karen Steer and Stephen Aiguier
3322 NE 14th Ave
Portland, OR 97212-2213

Site Address: 3322 NE 14th Avenue

Legal Description: BLOCK 70 LOT 13, IRVINGTON
Tax Account No.: R420415110
State ID No.: 1N1E26AB 08700
Quarter Section: 2732
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition: Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-388-5004.
Other Designations: Contributing resource in the Irvington Historic District, which was listed in the National Register of Historic Places on October 22, 2010.
Zoning: R5, Single Dwelling Residential 5000, with Historic Resource Protection Overlay
Case Type: HDZ, Historic Design Review

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

Proposal:
The applicant is seeking Historic Design Review approval for a proposal to:

- make a single story addition to the rear of the house (248 square feet in footprint) with new siding, windows, and roof pitch to match those on the existing house;
- alter six window openings by raising or lowering sill levels and installing new or relocated wood windows;
- add three new excavated concrete window wells, with two on the south side of the home and one on the north side;
- remove the existing paved driveway strips east of the new window well on the north side of the home, and convert the former garage to a storage-only use; and
- cut a new opening and install a new wooden basement egress window on the north side of the house.

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

- 33.846.060 G – Other Approval Criteria

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 February 1, 2013 and determined to be complete on February 14, 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

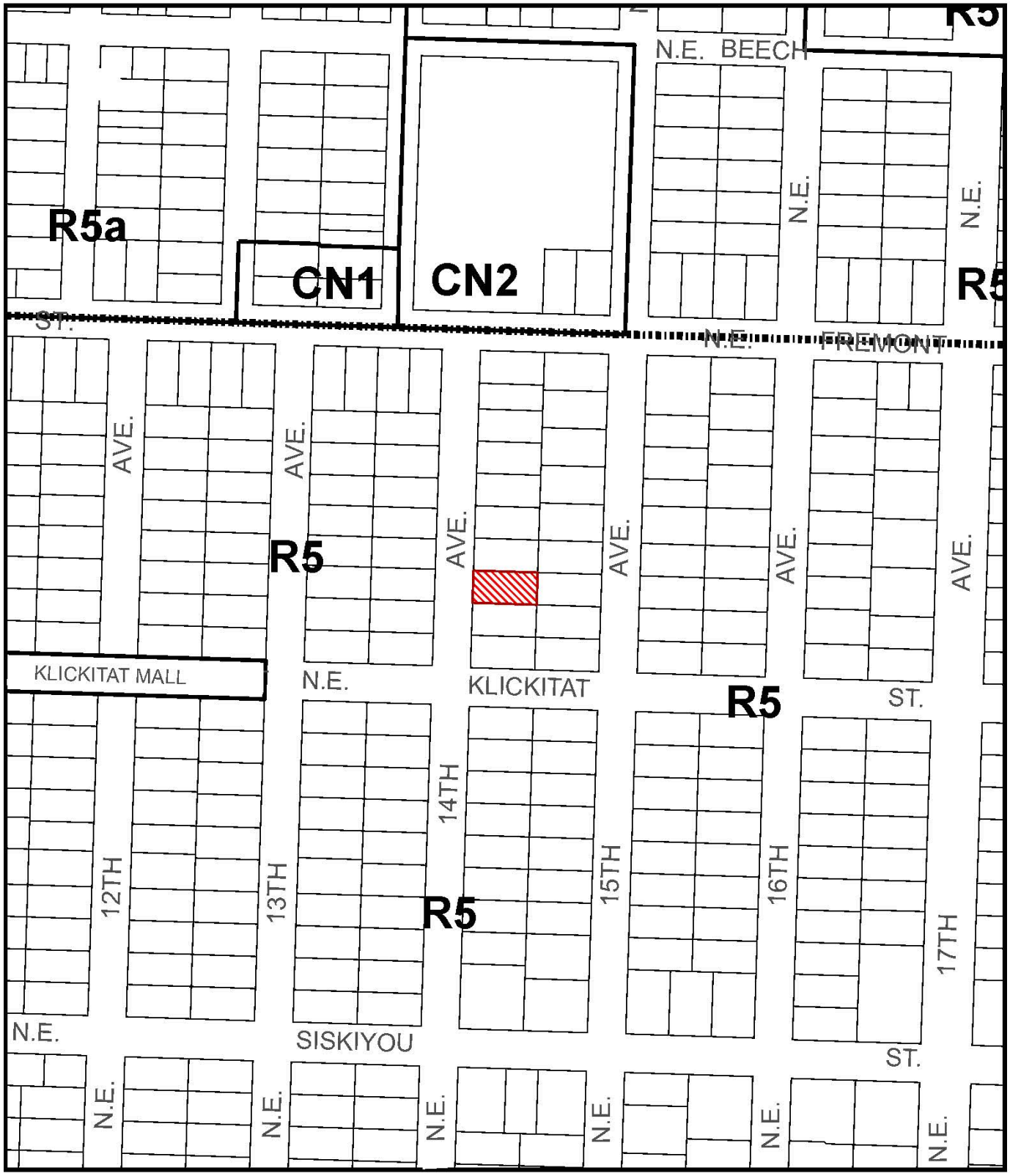
can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of 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
South Elevation
East Elevation
North Elevation



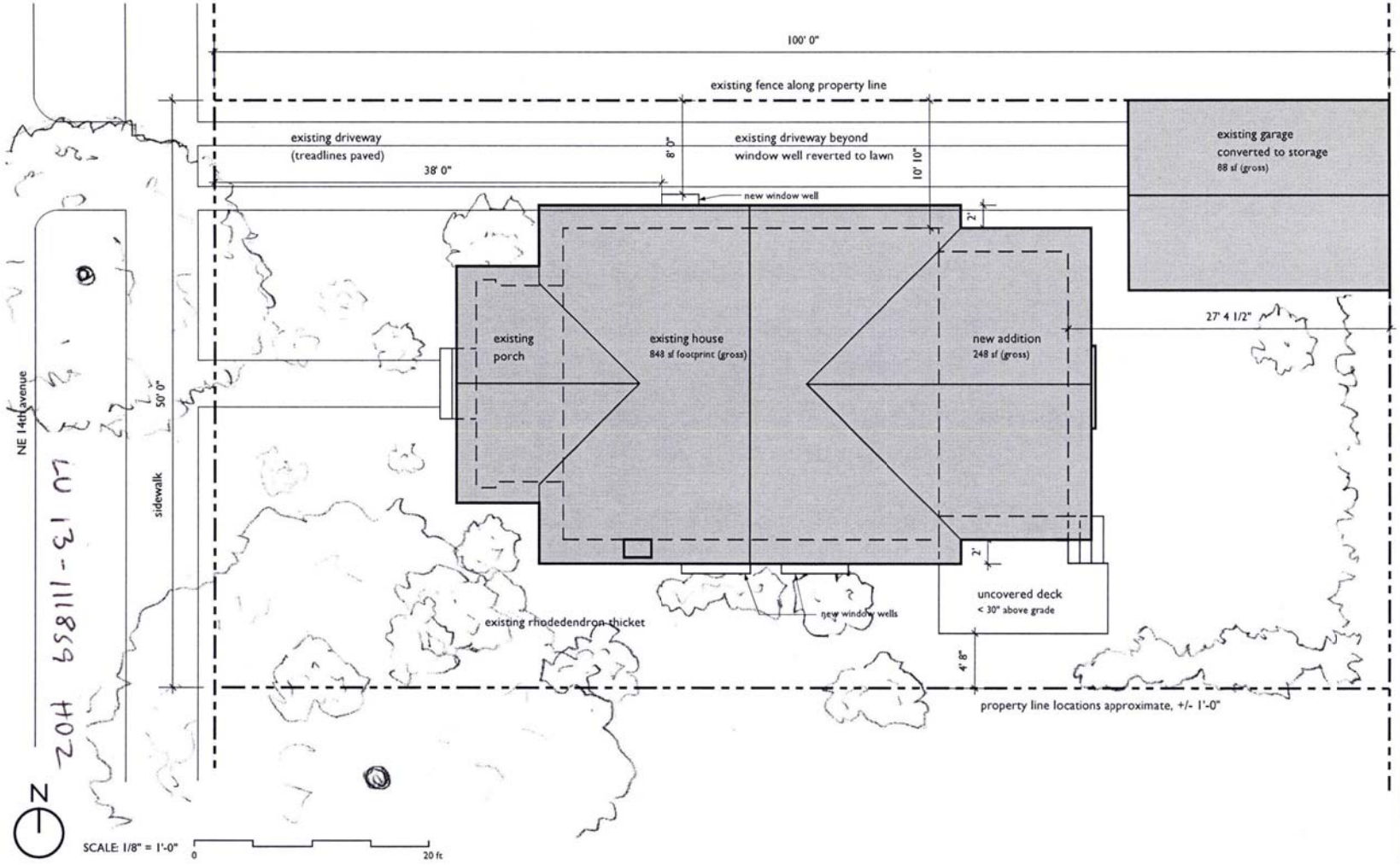
ZONING

Site

File No. LU 13-111859 HDZ
1/4 Section 2732
Scale 1 inch = 200 feet
State_Id 1N1E26AB 8700
Exhibit B (Feb 04,2013)

NORTH

This site lies within the:
IRVINGTON HISTORIC DISTICT



green hammer
Designed for People. Built for Life.
1323 SE 6th avenue, portland, or 97214
503-804-1746 www.greenhammer.com

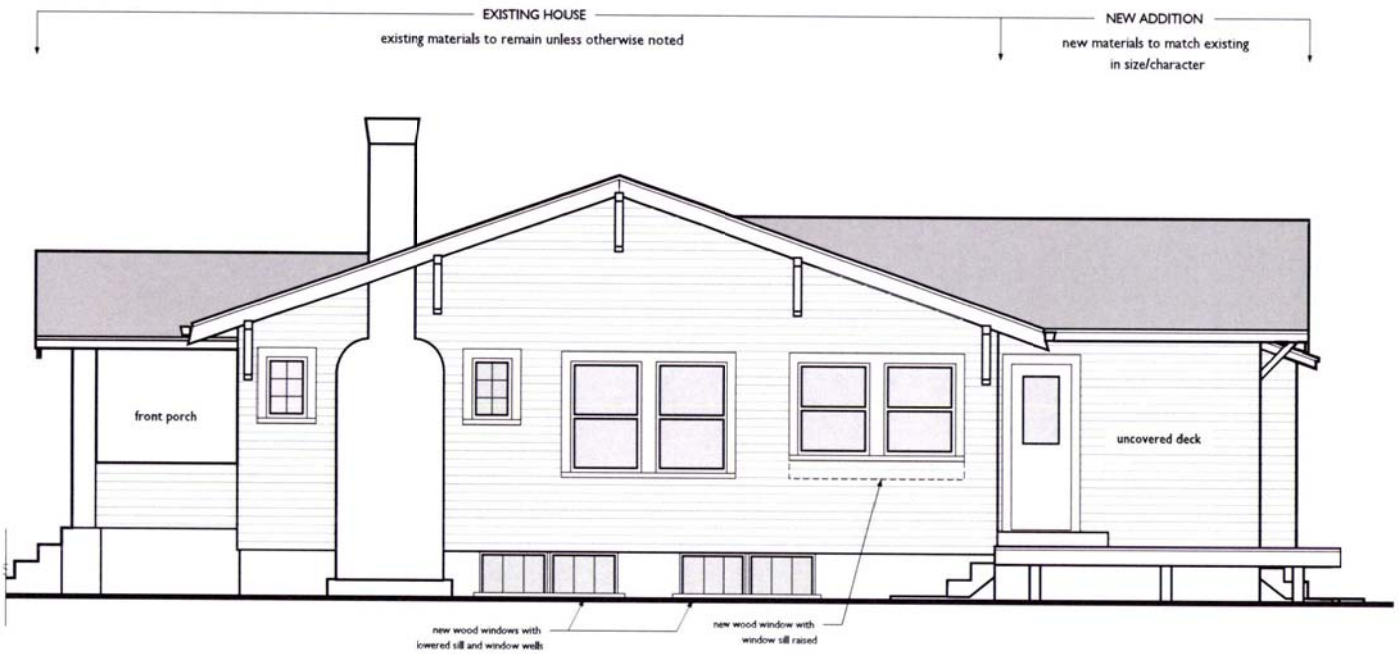
aiguier-steer residence
3322 NE 14th avenue
portland, oregon 97212
503-329-3679

permit
drawings

02/13/13

SITE & ROOF
PLAN

A1



south elevation

SCALE: 1/4" = 1'-0" 0 10 ft

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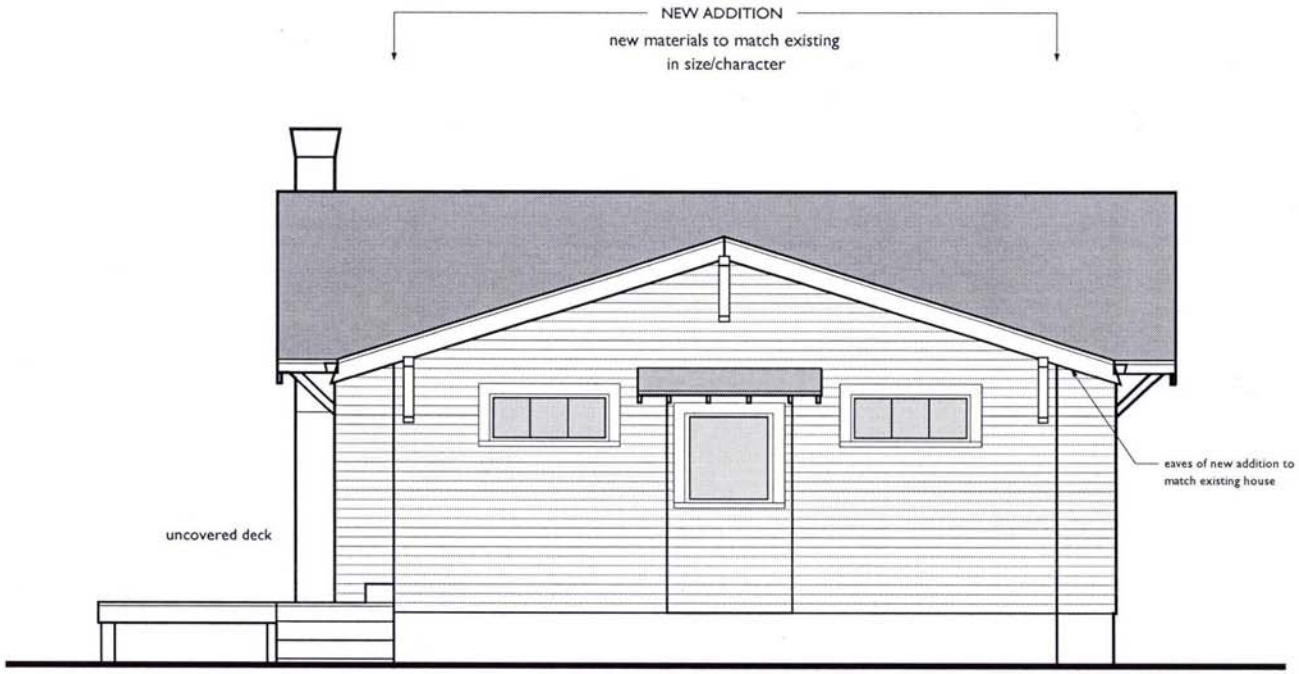
ELEVATIONS

A6

LU 13-111859 HDZ



east (rear) elevation

SCALE: 1/4" = 1'-0" 0 10 ft

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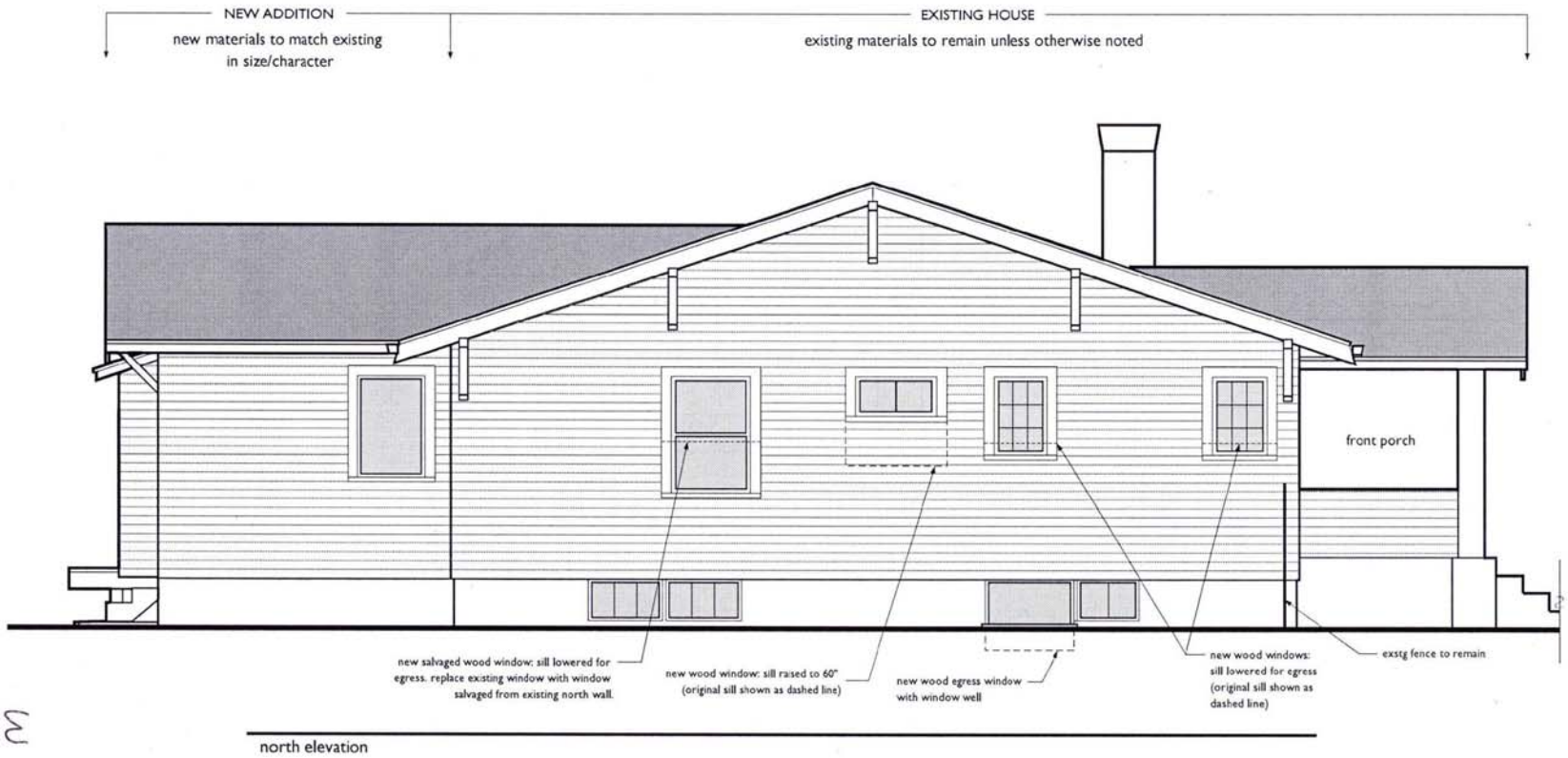
ELEVATIONS

A7

W 13-111859 HDZ



north elevation

SCALE: 1/4" = 1'-0" 0 10 ft

W 13-111859 HDZ

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A8