



CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 **P524**
Land Use Notice Enclosed
Case # LU 13-115824 HDZ

16

Return Service Requested



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: Kate Marcello, Land Use Services
503-823-7538 | kate.marcello@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 13-115824 HDZ, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 13-115824 HDZ **Exterior Alterations to Non-contributing Resource**

Applicant/Owner: Charles Gill
3439 NE Sandy Blvd #275 | Portland, OR 97232 | (503) 516-4663

Site Address: 2606 NE 11th Avenue

Legal Description: BLOCK 89 LOT 16, IRVINGTON
Tax Account No.: R420420780
State ID No.: 1N1E26BD 19500
Quarter Section: 2731
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

Plan District: None
Other Designations: Non-contributing resource in the Irvington Historic District, which was listed in the National Register of Historic Places on Oct 22, 2010

Zoning: Residential 5000 (R5) base zone;
Historic Resource Protection overlay zone

Case Type: Historic Design Review (HDZ)
Procedure: Type II (an administrative decision with appeal to the Historic Landmarks Commission)

Proposal: The applicant requests Historic Design Review approval for exterior alterations to a non-contributing resource in the Irvington Historic District.

An existing dormer on the rear façade will be expanded. A double-hung wood window will be installed on the new portion of the dormer. The new portion of the dormer will match the existing dormer with respect to roof pitch, roof material, and siding material.

A new basement egress window will be installed on the south façade. The window will be made of vinyl.

Because the proposal is for non-exempt exterior alterations to an existing building in a designated Historic District, Historic Design Review approval is required prior to the issuance of building permits.

Note: Additional exterior alterations are indicated on the attached elevation drawings. These alterations are exempt from Historic Design Review per 33.445.320.B in the Portland Zoning Code.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33 (Portland Zoning Code). 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 13, 2013 and determined to be complete on February 15, 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, or
- 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 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.

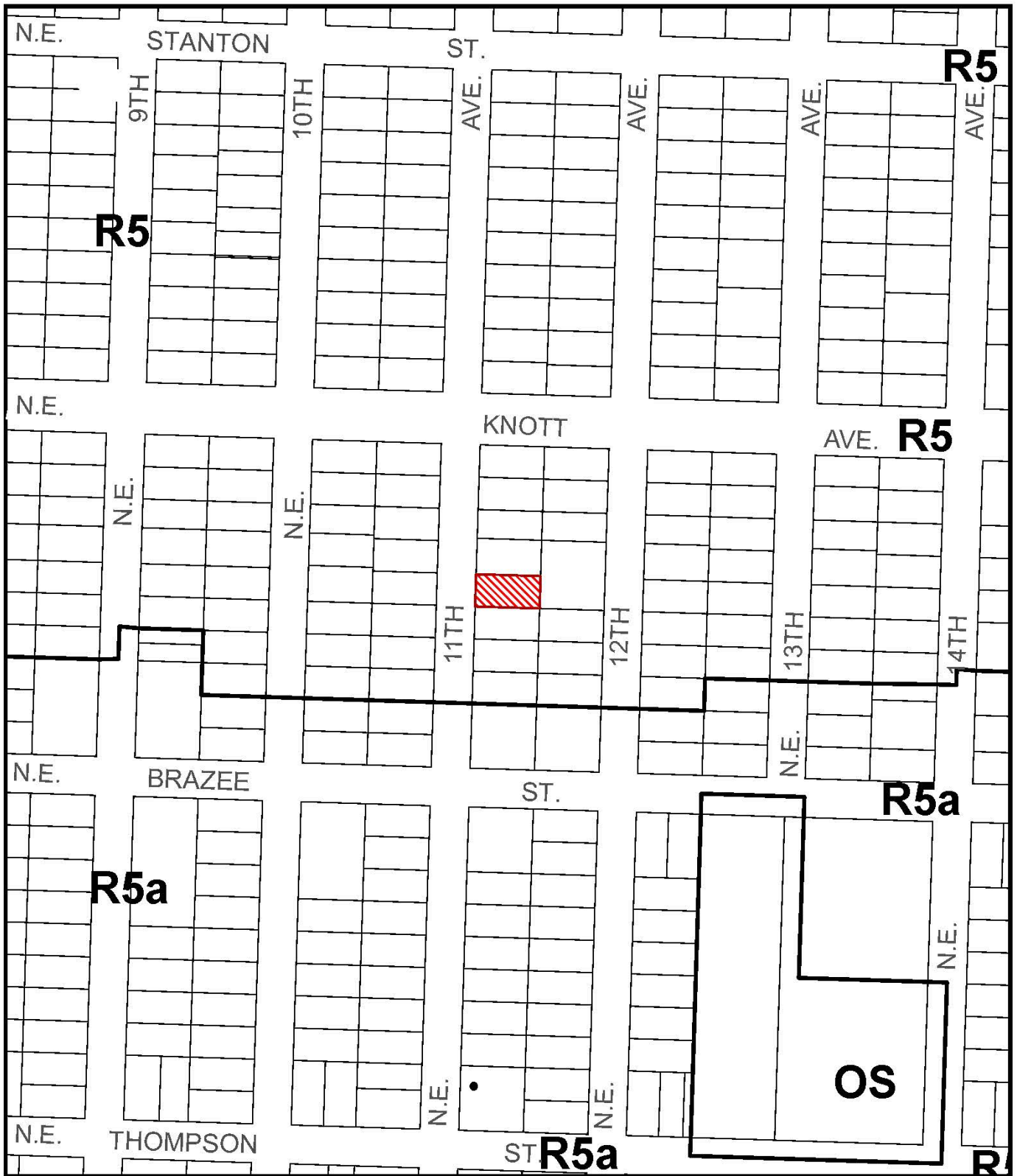
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Rear Elevation and South Elevation Drawings



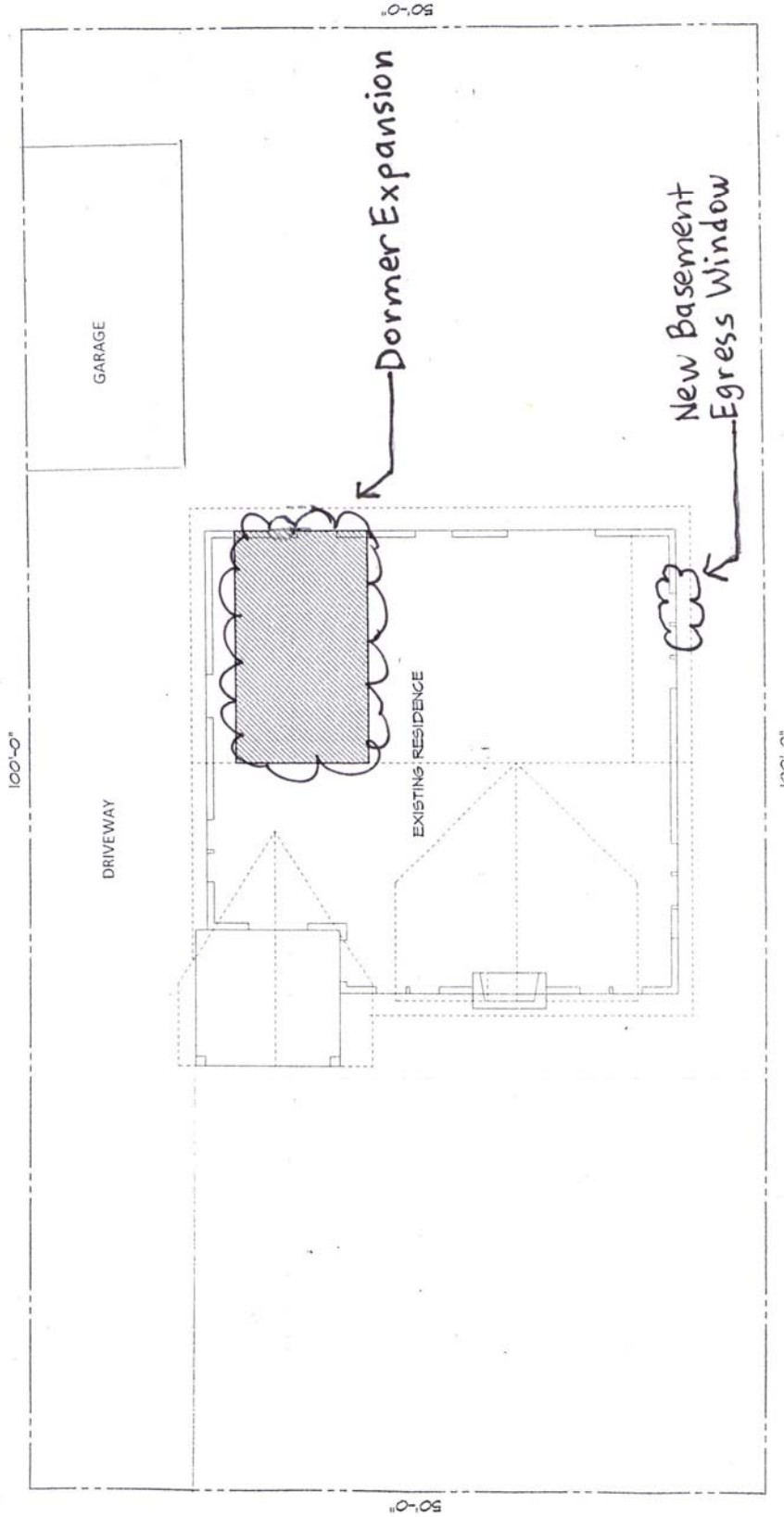
ZONING



This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 13-115824 HDZ
 1/4 Section 2731
 Scale 1 inch = 200 feet
 State_Id 1N1E26BD 19500
 Exhibit B (Feb 14, 2013)

Site Plan



SITE PLAN

THE SUBJECT PROPERTY IS LOCATED AT:
BLOCK 89, LOT 16, IRVINGTON

Case Number: LU 13-115824 HDZ
2606 NE 11th Avenue

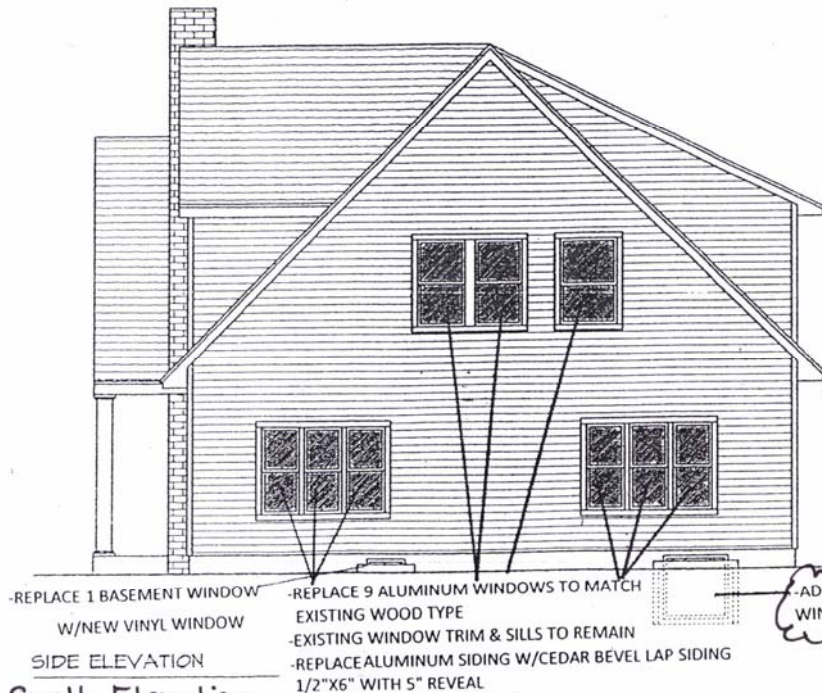


Scale: 1" = 10'-0"

Reduced sheet size. Scale is for 11x17-size sheet.

Case #: LU 13-115824 HDZ 2606 NE 11th Avenue

Historic Design Review is for egress window and dormer expansion only. All other work shown is exempt per 33.445.320.B. of the Portland Zoning Code.



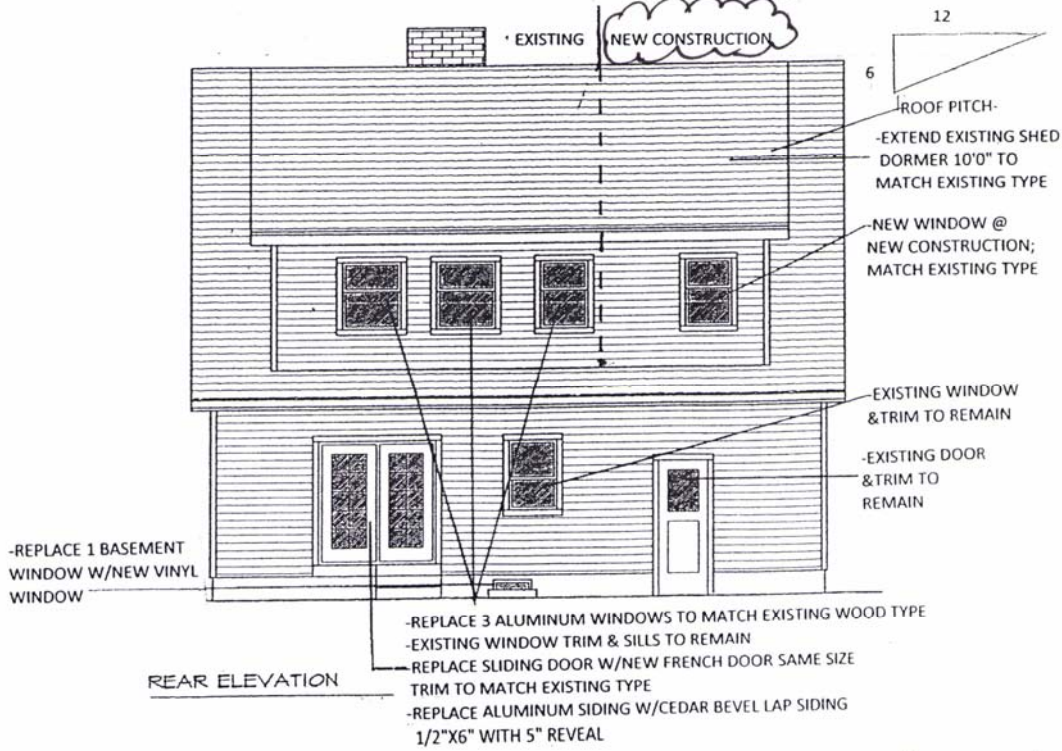
Subject to Historic Design Review

- REPLACE 1 BASEMENT WINDOW W/NEW VINYL WINDOW
- REPLACE 9 ALUMINUM WINDOWS TO MATCH EXISTING WOOD TYPE
- EXISTING WINDOW TRIM & SILLS TO REMAIN
- REPLACE ALUMINUM SIDING W/CEDAR BEVEL LAP SIDING 1/2"X6" WITH 5" REVEAL

ADD EGRESS WINDOW

SIDE ELEVATION
South Elevation

subject to Historic Design Review



- REPLACE 1 BASEMENT WINDOW W/NEW VINYL WINDOW

REAR ELEVATION

- REPLACE 3 ALUMINUM WINDOWS TO MATCH EXISTING WOOD TYPE
- EXISTING WINDOW TRIM & SILLS TO REMAIN
- REPLACE SLIDING DOOR W/NEW FRENCH DOOR SAME SIZE TRIM TO MATCH EXISTING TYPE
- REPLACE ALUMINUM SIDING W/CEDAR BEVEL LAP SIDING 1/2"X6" WITH 5" REVEAL

- EXTEND EXISTING SHED DORMER 10'0" TO MATCH EXISTING TYPE
- NEW WINDOW @ NEW CONSTRUCTION; MATCH EXISTING TYPE
- EXISTING WINDOW & TRIM TO REMAIN
- EXISTING DOOR & TRIM TO REMAIN

Scale: 1/8" = 1'-0" Reduced sheet size. Scale is for 11x17-size sheet.