

# 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

**Date:** March 7, 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 March 28, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-104886 HDZM, in your letter. It also is helpful to address your letter to me, Hillary Adam.

## CASE FILE NUMBER: LU 13-104886 HDZM – EXTERIOR ALTERATIONS

**Applicant:** Dan Hallock, Applicant

7670 SE Mcbride St Milwaukie, OR 97222

Griffith & Margaret Marshall, Owners

1909 NE Brazee St Portland, OR 97212

**Site Address:** 1909 NE BRAZEE

**Legal Description:** BLOCK 33 LOT 11, IRVINGTON R420407100, R420407100

**State ID No.:** 1N1E26DA 02100, 1N1E26DA 02100

Quarter Section: 2832

**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:** Contributing resource in the Irvington Historic District, listed in the

National Register of Historic Places on October 22, 2010.

**Zoning:** R5 – Residential, 5,000

**Case Type:** HDZM – Historic Design Review with Modification request **Procedure:** Type II, an administrative decision with appeal to the Historic

Landmarks Commission.

#### Proposal:

The applicant proposes the following exterior alterations:

- Construction of a 2'-6" x 7'-3" addition in a corner at the rear of the building on the north and east façades to enlarge a first floor bathroom, with stucco siding to match the existing and a shed roof extended from an existing shed roof;
- Removal of a 5'-2" x 3'-6" glass block opening at the rear of the building, on the north façade, and its replacement with a 3'-0" x 3'-6" wood casement window, with infill siding to match the existing; and
- Widening of the existing 4'-0" wide concrete front entry stair to 6'-0".

Historic Design Review is required because the proposal is for exterior alterations to a contributing resource in the Irvington Historic District.

Also proposed, but not subject to historic design review, the following aspects of the proposal are provided for informational purposes only.

- Installation of a hand rail at the front entry stair and landing for safety, though not required as the landing is less than 30" above grade; and
- Alterations to the garage to change the existing flat roof to a gabled roof.

#### 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 January 15, 2013 and determined to be complete on February 28, 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 <a href="https://www.portlandonline.com">www.portlandonline.com</a>.

#### 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.

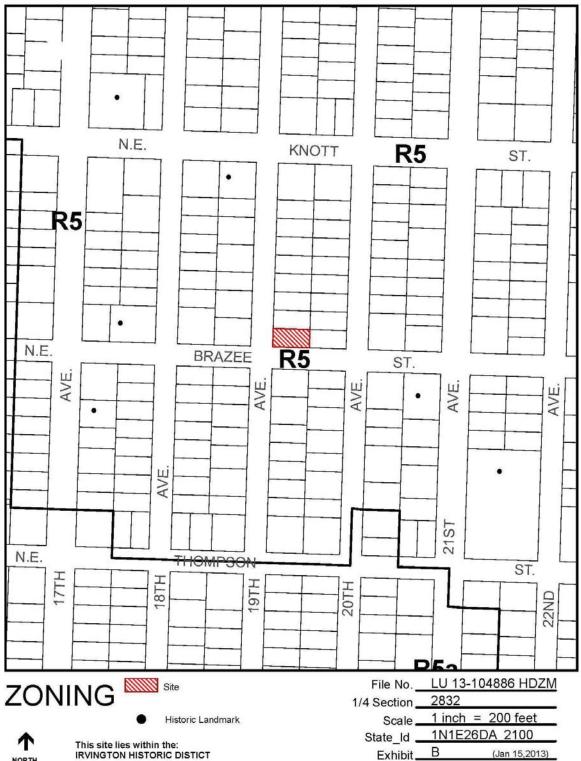
#### APPEAL OF THE FINAL CITY DECISION

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 Elevations



NORTH

