

# City of Portland, Oregon

# **Bureau of Development Services**

# **Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868

www.portlandoregon.gov/bds

**Date:** July 16, 2013

**To:** Interested Person

**From:** Chris Caruso, Land Use Services

503-823-5747 / Chris.Caruso@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 August 6, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-114134 HDZ, in your letter. It also is helpful to address your letter to me, Chris Caruso.

# CASE FILE NUMBER: LU 13-114134 HDZ RESIDENTIAL NEW WINDOWS AND FRONT STEPS

**Applicant:** Dovid Madian

8280 SW Apple Way/Portland, OR 97225

**Owners:** Keith Pitt and Stephanie Mix (503-330-8097)

3125 NE 15th Ave/Portland, OR 97212

**Site Address:** 3125 NE 15TH AVE

Legal Description: BLOCK 69 LOT 8 N 20' OF LOT 9, IRVINGTON

**Tax Account No.:** R420414890 **State ID No.:** 1N1E26AB 10500

**Quarter Section:** 2732

**Neighborhood:** Sabin Community Assoc., contact David Sweet at 503-493-9434.

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 Structure in the Irvington Historic District

**Zoning:** R5 – Single-Family Residential **Case Type:** HDZ – Historic Design Review

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

Commission.

## Proposal:

The applicant seeks historic resource review approval for new windows and front steps on the William W. Gordon House, built circa 1920 in the Colonial Revival style, listed as a contributing resource in the Irvington Historic District. The applicant proposes removing all the non-original vinyl slider windows and replacing them with aluminum clad wood casement windows that look similar to the remaining three original divided lite casement windows on the north side of the house. Two windows on the upper story of the north façade would also be widened by 2 feet each. The new front steps would be a series of concrete treads and risers that would replace the non-original wood steps currently on the front of the house. Historic Resource Review is required for non-exempt exterior alterations in historic districts.

# 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 Historic Design Review

■ 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 7, 2013 and determined to be complete on July 12, 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.

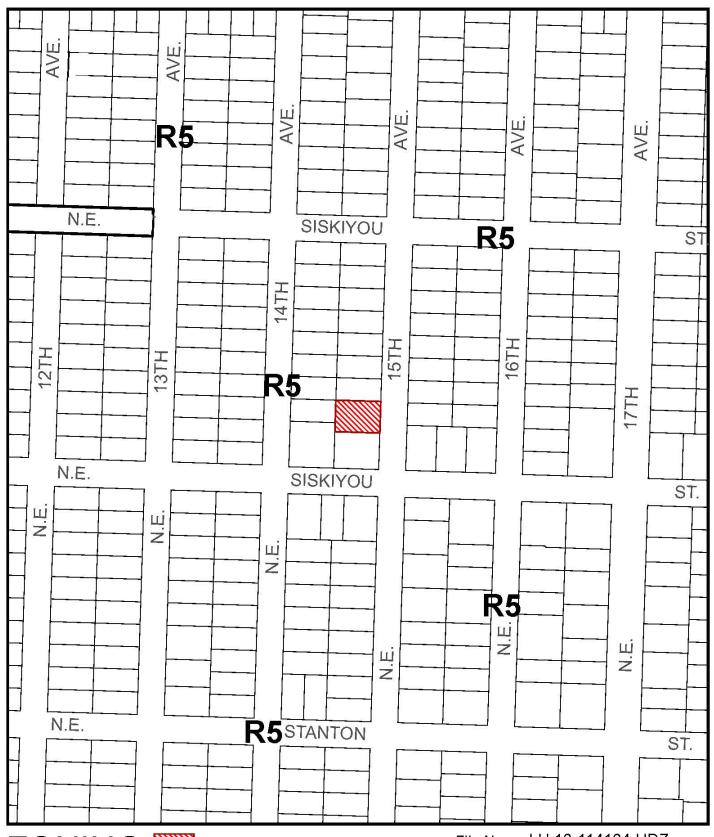
#### APPEAL OF THE FINAL CITY DECISION

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

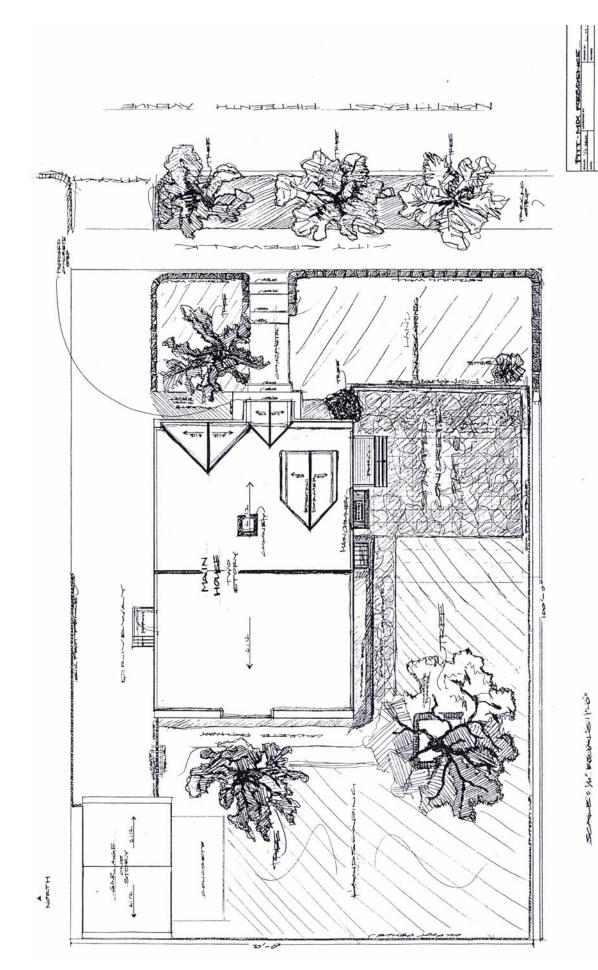


ZONING Site

File No. <u>LU 13-114134 HDZ</u> 1 inch = 200 feet Scale\_ 1N1E26AB 10500 State Id \_ В

(Feb 12,2013)

Exhibit\_



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