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: 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 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 13-169221 HR, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 13-169221 HR

Applicant: Mark Zawadzki, Applicant
MZ Construction LLC
4862 SW Garden Home Rd.
Portland, OR 97219

Stephen L Backer, Owner
Ella Backer, Owner
2844 NE 25th Ave
Portland, OR 97212-3423

Site Address: 2844 NE 25TH AVE

Legal Description: BLOCK 4 LOT 1, STANTON ST ADD
Tax Account No.: R791500480
State ID No.: 1N1E25BC 08400
Quarter Section: 2733

Neighborhood: Alameda, contact Jim Brown at 503-284-6455.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.

Designations: Contributing resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2013.

Zoning: R5 – Residential 5,000

Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:
The applicant proposes a new 7'-0" x 7'-0" mudroom addition at the rear of the house to include:

- Re-installation of the existing rear door at the new exterior location;
- Installation of two wood simulated-divided-light double-hung windows on the south façade, facing the interior of the lot;
- Vinyl siding to match the existing vinyl siding on the house;
- A roof of similar design to the existing but extended and in a different plane than the existing roof;
- A new stair to provide access to the new mud room.

Historic resource review is required because the proposal is for non-exempt exterior alterations to a historic resource.

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 June 18, 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 www.portlandonline.com.

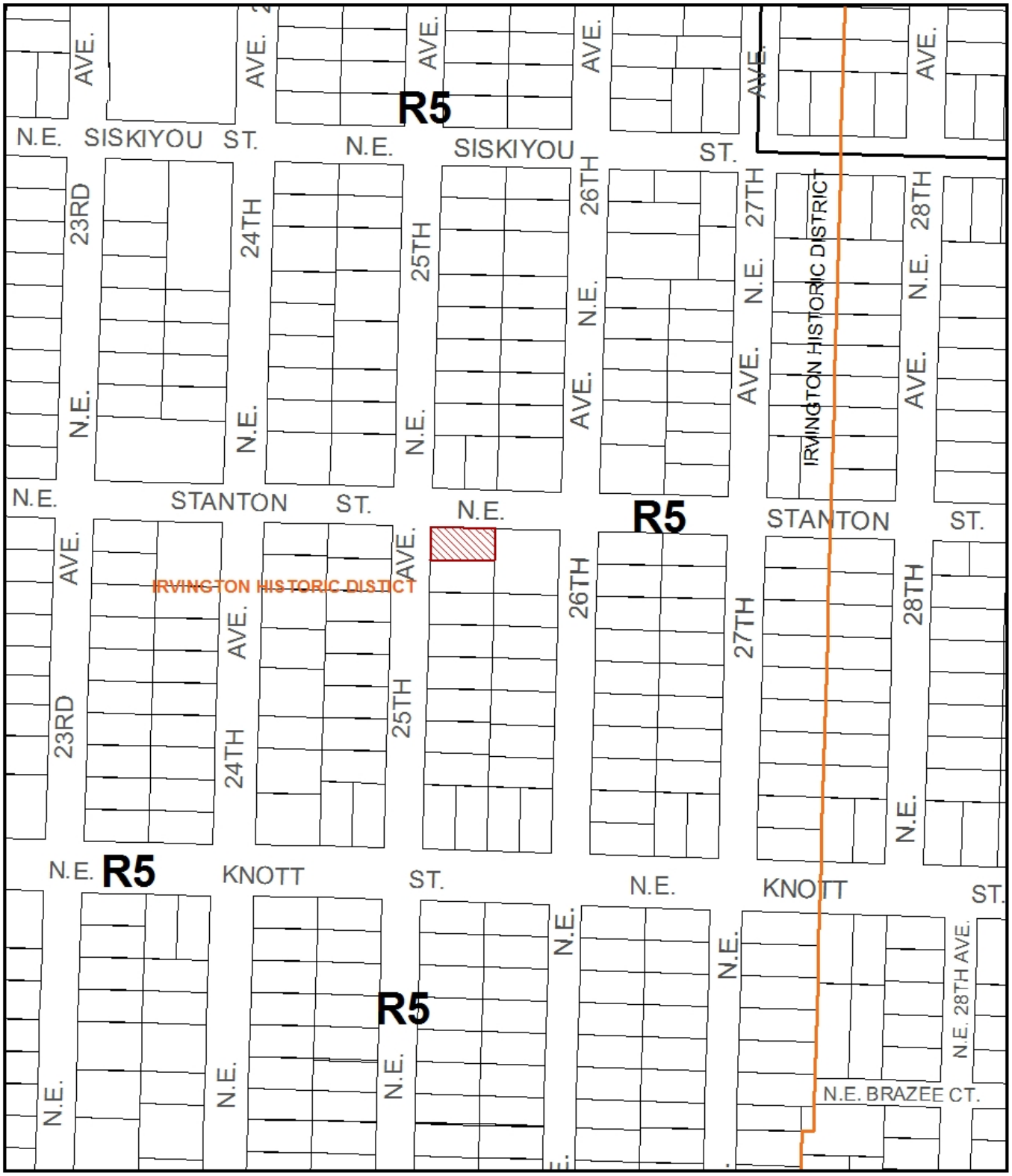
APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how 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
Proposed East Elevation
Proposed North and South Elevations



ZONING

Site

File No. LU 13-169221 HR
1/4 Section 2733
Scale 1 inch = 200 feet
State_Id 1N1E25BC 8400
Exhibit B (Jun 21,2013)

NORTH

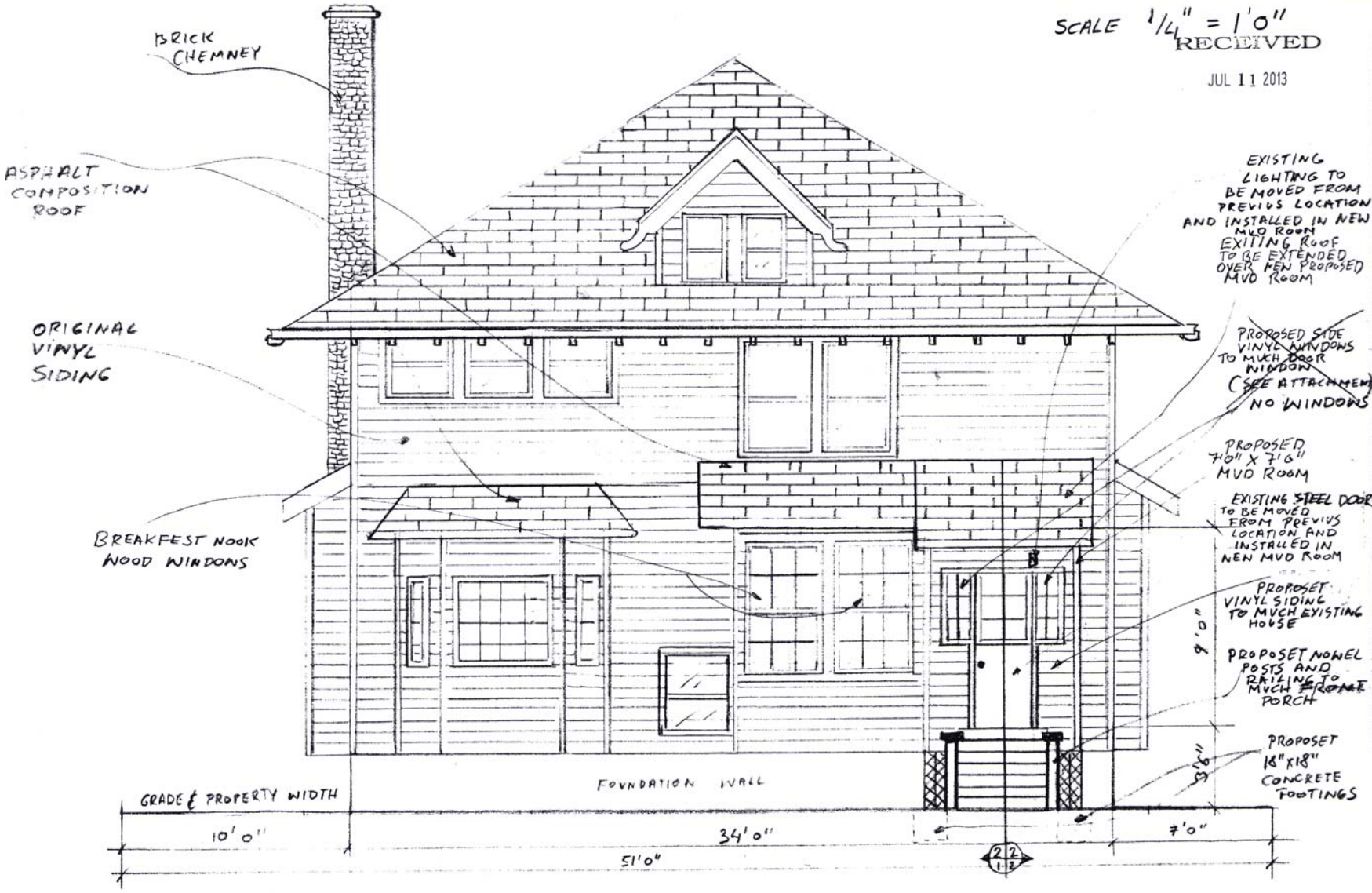
This site lies within the:
IRVINGTON HISTORIC DISTICT

LU 13-169221

PROPOSET EAST ELEVATION

SCALE 1/4" = 1'0"

RECEIVED
JUL 11 2013



OWNER - ELLA AND STEPHEN BACKER
ADDRESS - 2844 NE 25TH AVE PORTLAND OR 97212
6/17/2013
PROPERTY ID R 275265

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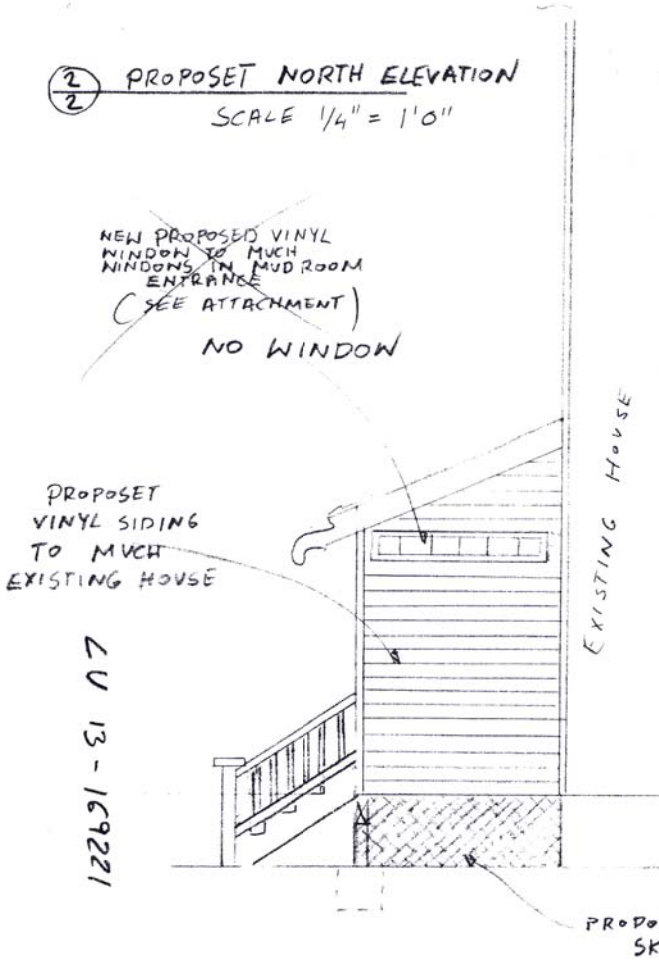
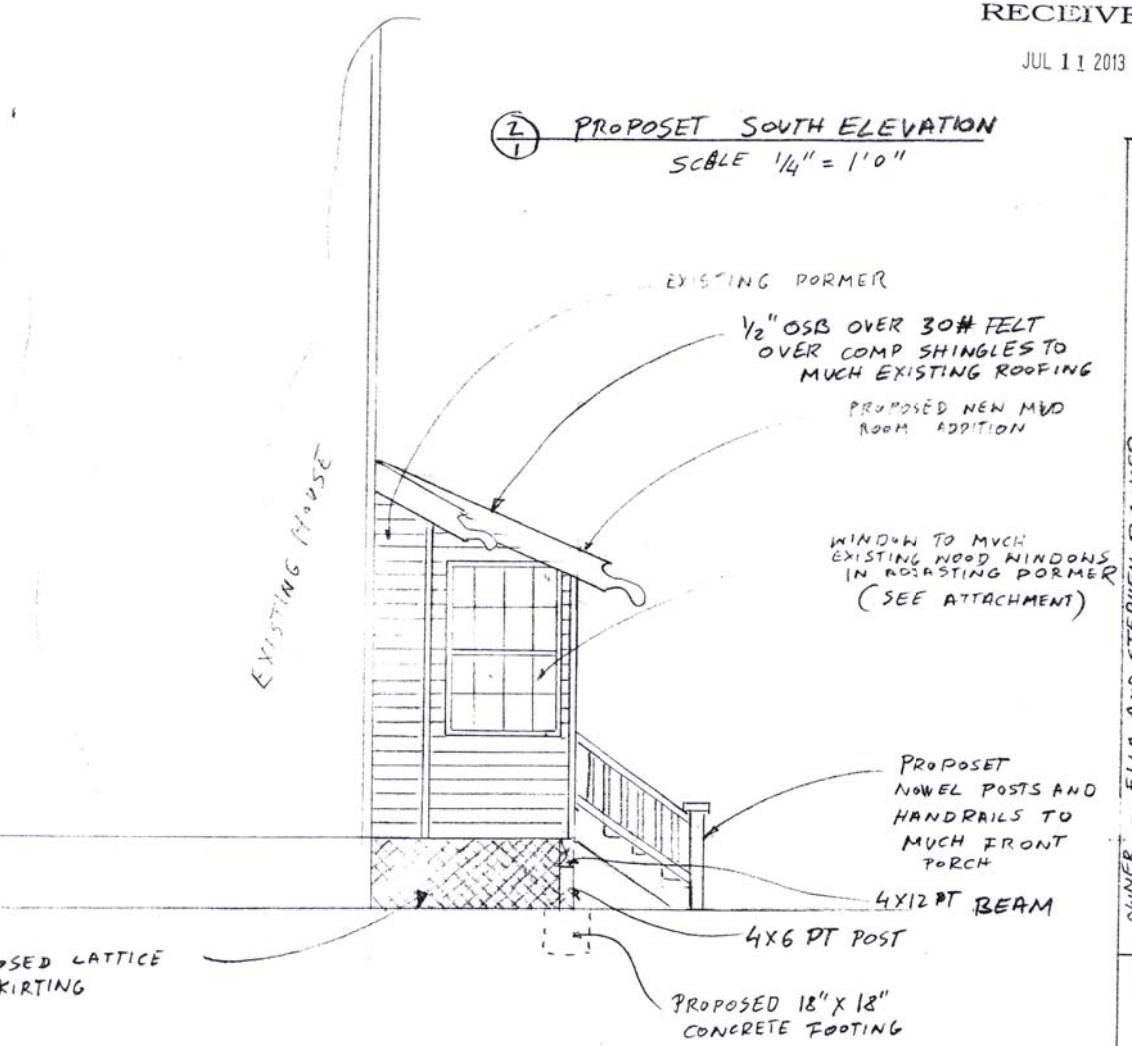
RECEIVED
JUL 11 2013

(2/2) PROPOSET NORTH ELEVATION
SCALE 1/4" = 1'0"



(2/1) PROPOSET SOUTH ELEVATION
SCALE 1/4" = 1'0"



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