



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: Thursday, October 3, 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 October 24, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-204756 DZ, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 13-204756 DZ **New Deck Area, Fencing, and Exterior Alterations to Existing Building**

Applicant: Geno Salimena, Emerick Architects PC | 503-235-9400
208 SW 1st Ave, Ste 320 | Portland, OR 97204

Owners: Stanley A. and Shirley Hodes
1803 NE M L King Blvd
Portland, OR 97212-3926

Site Address: 432 SE 9th Avenue

Legal Description: BLOCK 201 LOT 3 W 68.5' OF LOT 4, EAST PORTLAND
Tax Account No.: R226513460
State ID No.: 1N1E35CD 12800
Quarter Section: 3031
Neighborhood: Buckman; contact Matthew Kirkpatrick at 503-236-6350
Business District: Central Eastside Industrial Council; contact Peter Fry at 503-274-1415
District Coalition: Southeast Uplift; contact Bob Kellett at 503-232-0010
Plan District: Central City Plan District; Central Eastside Subdistrict
Zoning: Central Employment (EX) base zone; Design (d) overlay zone
Case Type: Design Review (DZ)
Procedure: Type II, which is an administrative decision with appeal to the Design Commission.

PROPOSAL: The applicant requests Design Review approval for exterior alterations to an existing building, as well as a new deck area and new fencing, as follows:

- At the northernmost garage door bay on the northern half of the building, replace the existing wood panels with clear glazing. At the two adjacent garage door bays, replace the existing garage doors with new clear-glazed garage doors.
- At the northern storefront on the southern half of the building, install cedar slats over the existing solid spandrel panels, and replace the existing person door with fixed glazing and cedar slats. At the southern storefront, install cedar slats over the existing solid spandrel panels, and replace existing solid wood panels with glazing to restore the original condition.
- At the garage door bay on the southern half of the building, replace the existing garage door with a new clear-glazed garage door.
- On the south/SE Stark St façade, install a new solar-panel canopy above the existing steel-sash windows.
- At the northern half of the building, install a new metal sliding chain-link security gate.
- At the southern half of the building, install a new cedar fence. A new cedar gate with an arbor-like decorative cedar gateway will lead to the entry door of the southern storefront bay. The cedar fence will enclose an area where cedar decking will be installed, with cedar benches and steel planter boxes.

Because the proposal is for non-exempt exterior alterations to a site with Design overlay zoning in the Central City Plan District, Design Review is required prior to the issuance of building permits.

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 the *Central City Fundamental Design Guidelines* and the *Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan*.

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 September 13, 2013 and determined to be complete on Friday, September 27, 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 Design 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.

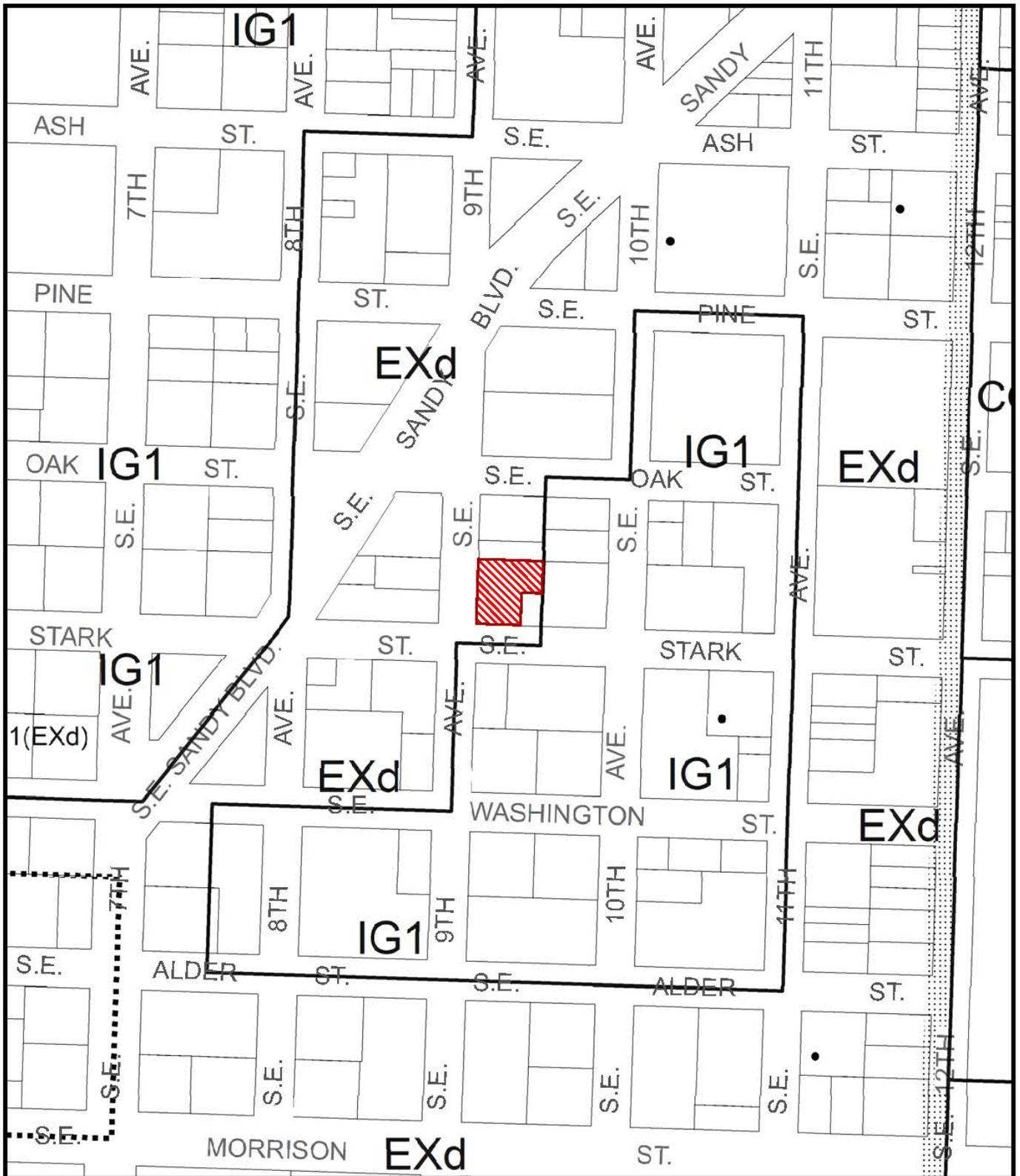
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. 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
- Existing and Proposed Site Plans
- Existing and Proposed West Elevation Drawings
- Proposed West Elevation Drawing at Deck (Southern Half of Building)
- Proposed South Elevation Drawing



ZONING



Site



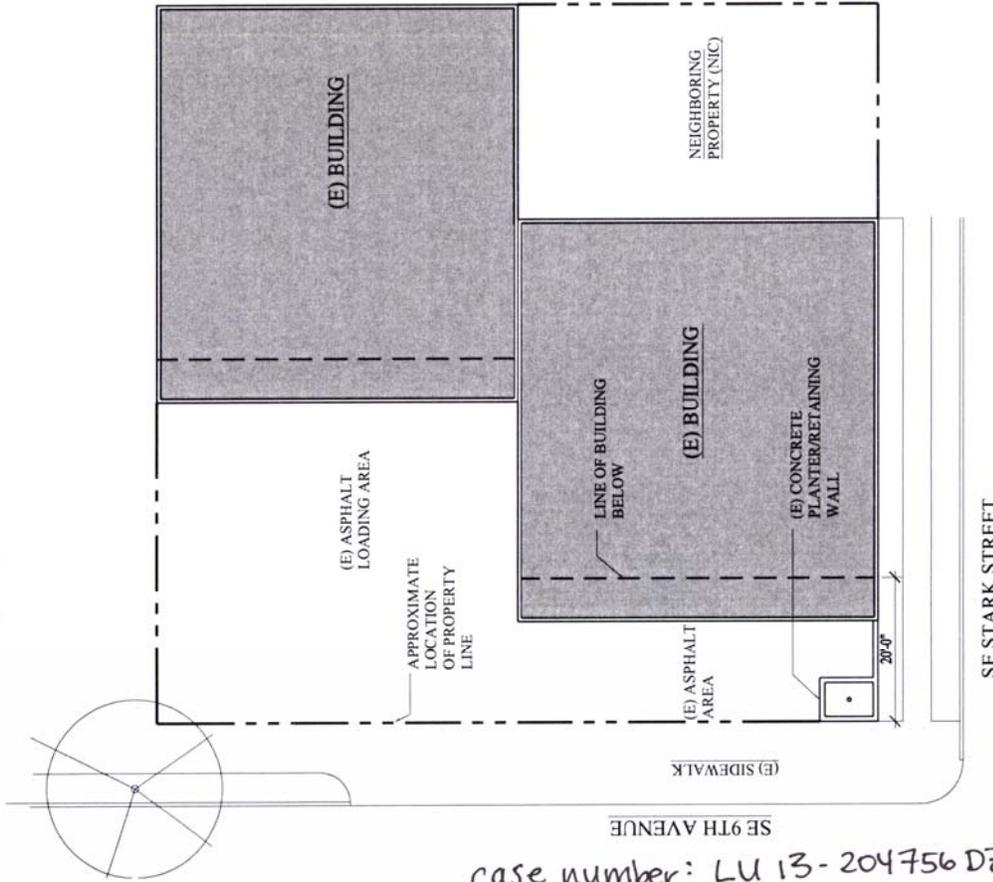
Historic Landmark



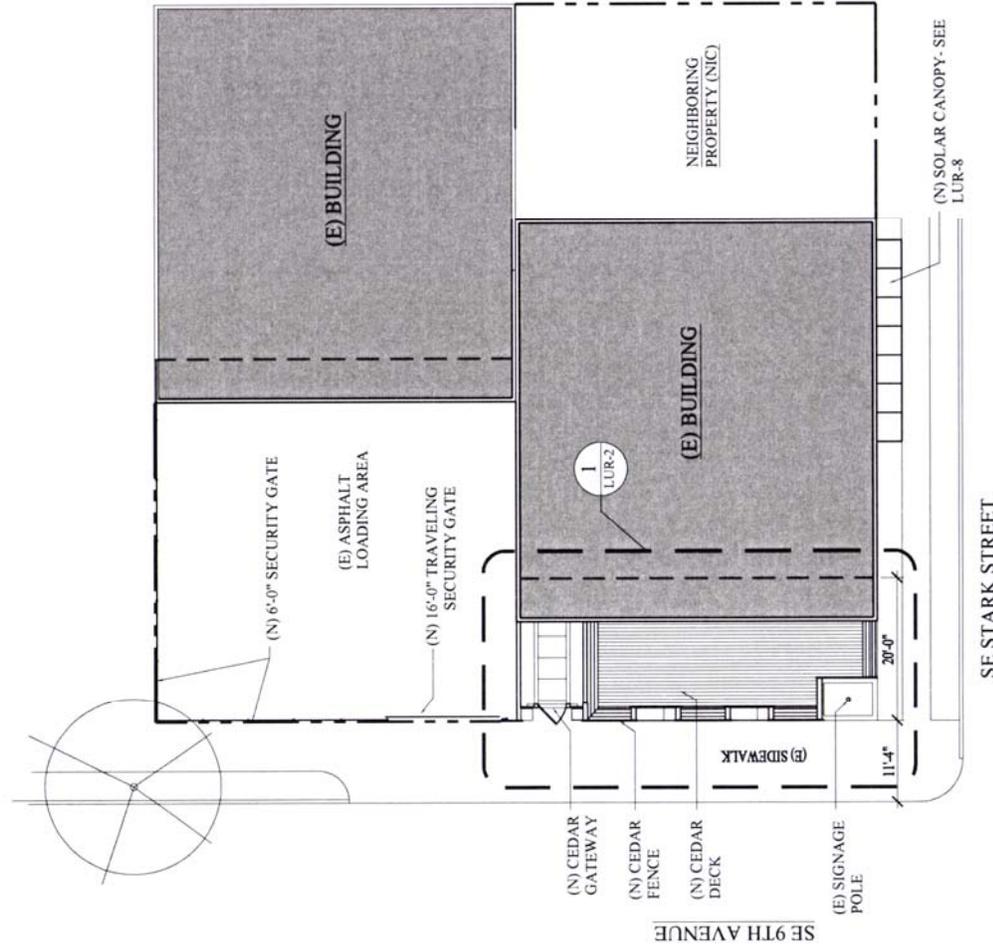
This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE

File No.	<u>LU 13-204756 DZ</u>
1/4 Section	<u>3031</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E35CD 12800</u>
Exhibit	<u>B (Sep 16, 2013)</u>

432 SE 9th Avenue



1 EXISTING SITE PLAN
SCALE: 1:25



2 PROPOSED SITE PLAN
SCALE: 1:25

case number: LU 13-204756 DZ

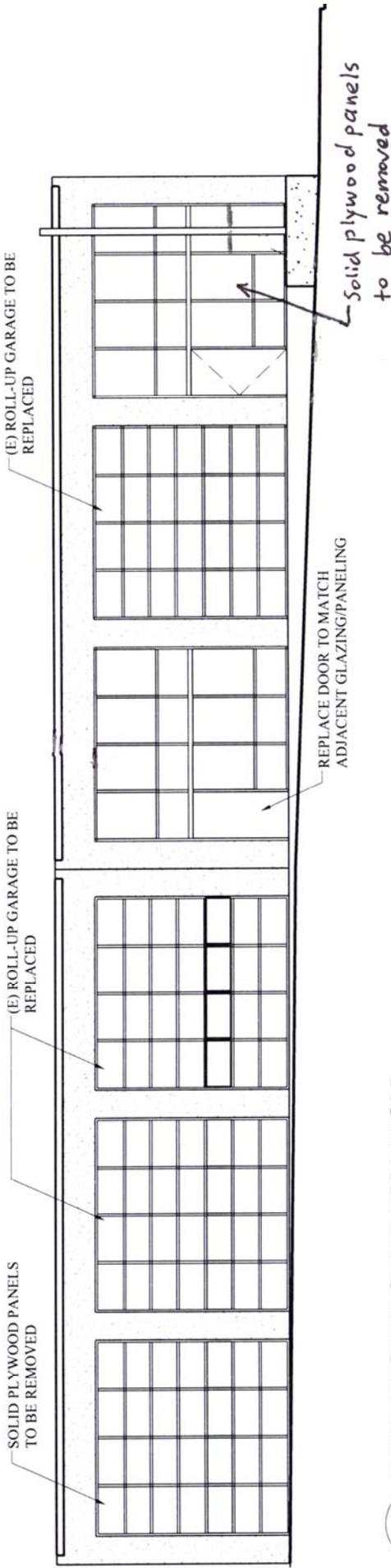
DESIGN REVIEW DRAWINGS

NOT FOR CONSTRUCTION



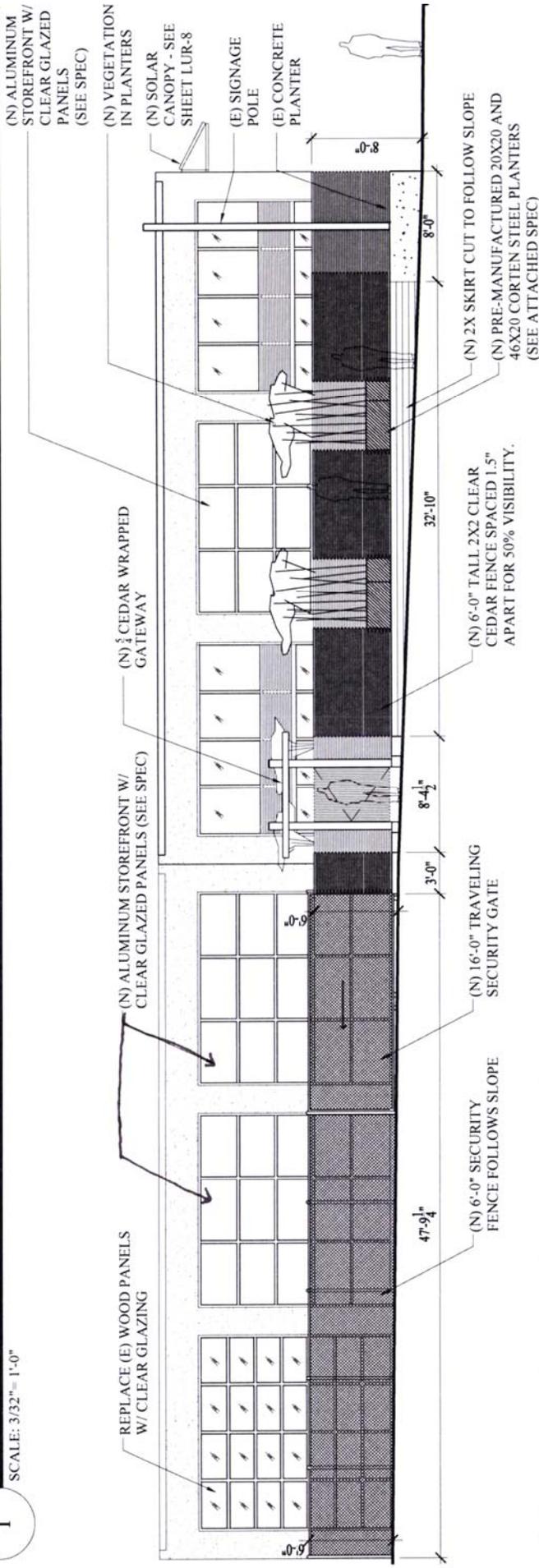
LUR-1

DATE: 09-09-13



1 EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"



2 PROPOSED WEST ELEVATION

SCALE: 3/32" = 1'-0"

Note: "aluminum storefront" is clear-glazed garage door

DESIGN REVIEW DRAWINGS

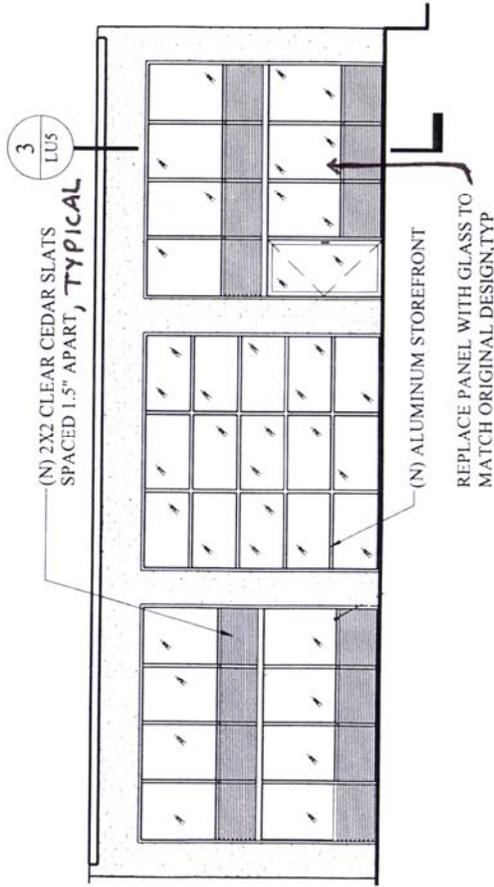
Case number: LU 13-204756 DE

NOT FOR CONSTRUCTION



LUR-3

DATE: 09-09-13

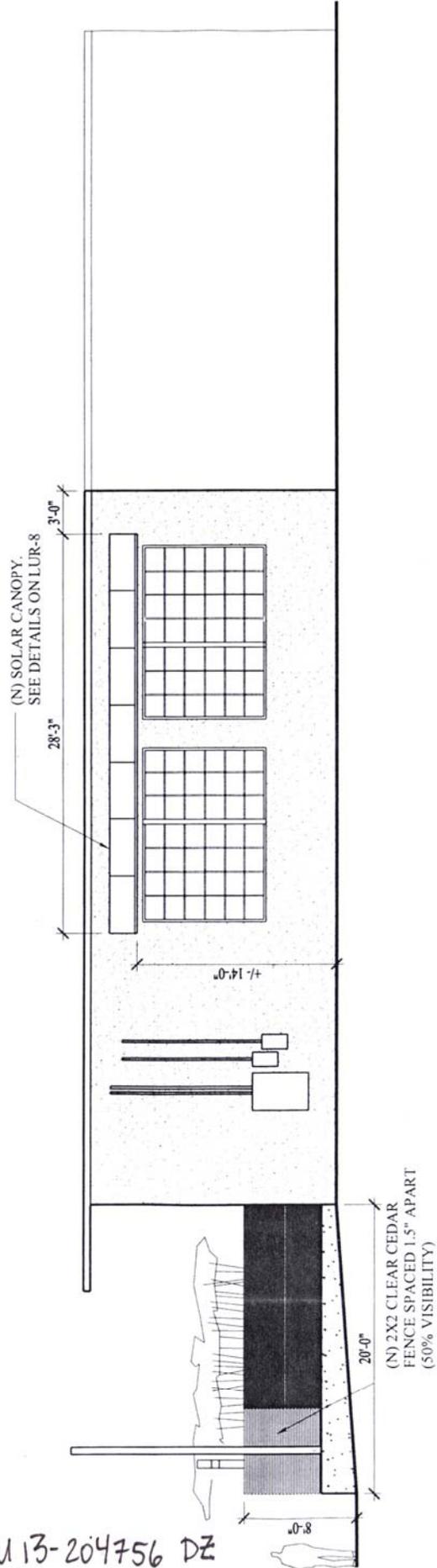


Note: "aluminum storefront" is clear-glazed garage door

2 WEST BUILDING ELEVATION @ DECK

SCALE: 1/8" = 1'-0"

Case number: LU 13-204756 DZ



2 PROPOSED SOUTH ELEVATION (SE Stark St)

SCALE: 3/32" = 1'-0"