

# 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: November 27, 2013
To: Interested Person

**From:** Jennfer Kenny, Land Use Services

503-823-7011 / Jennifer.Kenny@portlandoregon.gov

# NOTICE OF A TYPE I 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 21 days, we need to receive your written comments by 5 p.m. on December 11 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-227845 HR, in your letter. It also is helpful to address your letter to me, Jennfer Kenny.

# CASE FILE NUMBER: LU 13-227845 HR

**Applicant/Owner:** Anthony Tranquilli, 1403 SE Birch St, Portland OR 97214

**Site Address:** 1403 SE BIRCH ST

Legal Description: BLOCK 1 NWLY 41.40' OF LOT 1 NWLY 41.40' OF SWLY 35' OF LOT 4,

LADDS ADD

**Tax Account No.:** R463300010

**State ID No.:** 1S1E02DC 17800

Quarter Section: 3232

**Neighborhood:** Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.

**Business District:** Division-Clinton Business Association, contact Darice Robinson at 503-

233-1888.

**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.

**Plan District:** None

Other Designations: Ladd's Addition Historic District Zoning:
R5, Single Family Residential
Case Type:
HR, Historic Resource Review

**Procedure:** Type I, an administrative decision with appeal to the Oregon Land Use

Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Design Review approval in the Ladd's Addition Historic District for one wood replacement window in the kitchen and a new roof for the Albert J. Brugger House, a Contributing resource to the Ladd's Addition Historic District. Historic Design Review is required for this type of alteration to structures in Historic Districts. Other alterations proposed, but exempt from Historic Review per 33.445.320, include three replacement windows in the basement, a skylight, heat pump, new and replaced roof vents, flue removal, and to move the gas meter.

#### Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code found online at <a href="https://www.portlandonline.com">www.portlandonline.com</a>

The relevant approval criteria are:

- **33.846** Historic Reviews and 33.445.320
- Ladd's Addition Conservation District Guidelines

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 November 14, 2013 and determined to be complete on November 27, 2013.

## **Decision Making Process**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

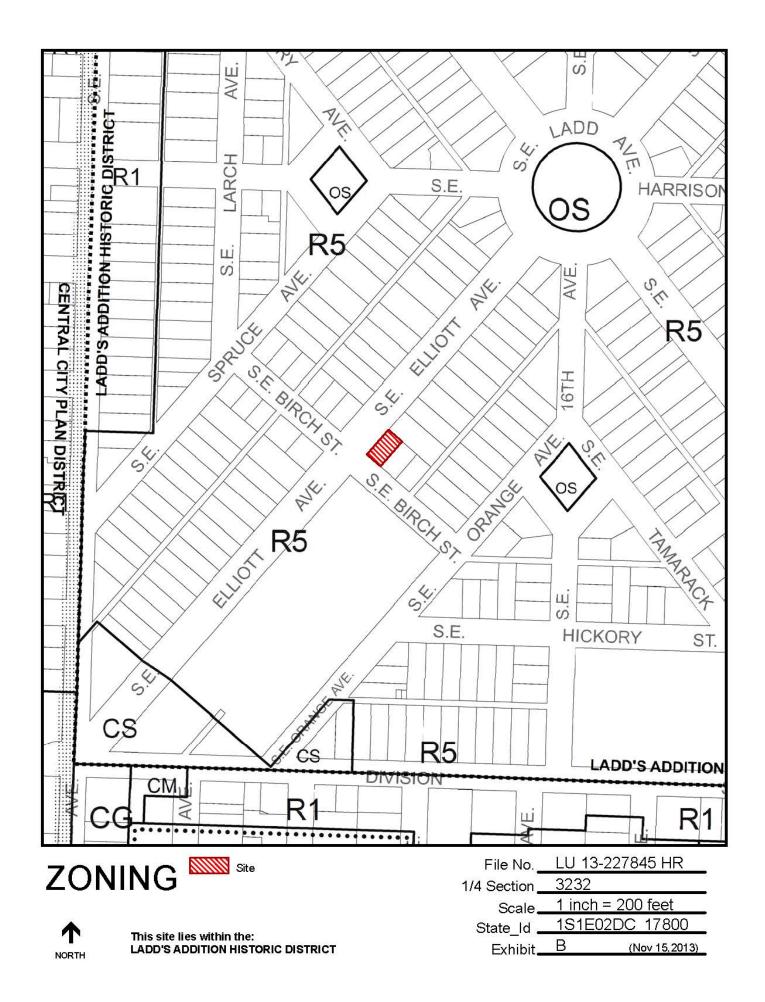
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

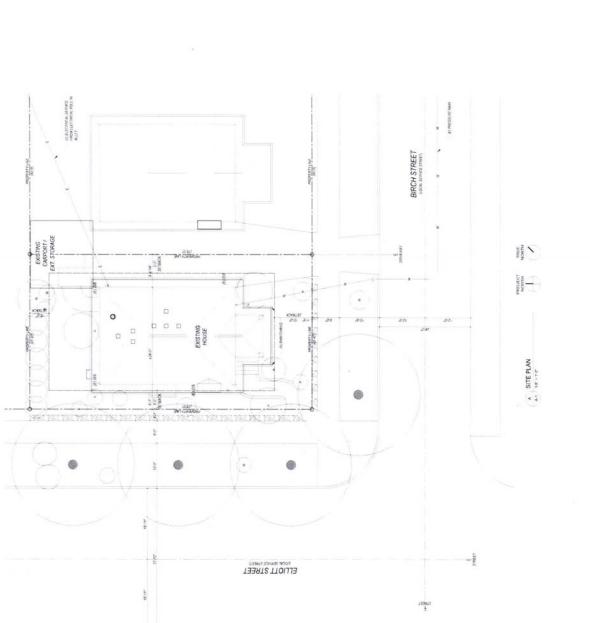
### **Appeal Process**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St. NE, Suite 330, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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, Elevation



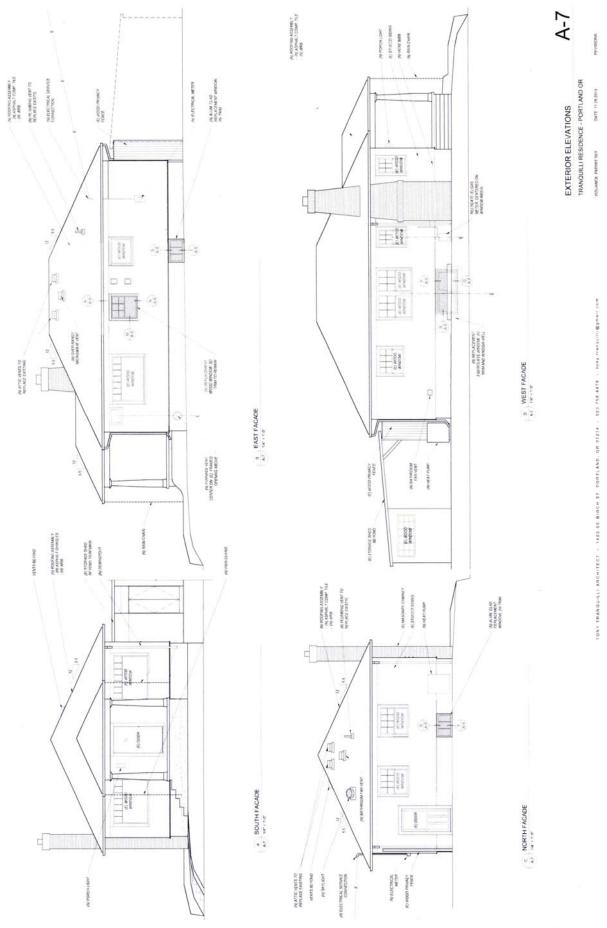


DRAWING INDEX:

SITE PLANS
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