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: December 24, 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 January 14, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-233068 DZ, in your letter. It also is helpful to address your letter to me, Chris Caruso.

CASE FILE NUMBER: LU 13-233068 DZ – ELEVATOR ADDITION

Applicant/Owner: John Frazier/Vancouver Avenue First Baptist Church
3138 N Vancouver Ave/Portland, OR 97227

Architect: Larry D Wilson, Architect
404 E. 15th St Suite #7/Vancouver, WA 98663

Site Address: 3138 N VANCOUVER AVE

Legal Description: BLOCK 2 LOT 1&2 LAND & IMPS SEE R308596 (R916400291) FOR BILLBOARD, WILLIAMS AVE ADD; BLOCK 2 LOT 6, WILLIAMS AVE ADD; BLOCK 2 LOT 7 N 60' OF LOT 10&11, WILLIAMS AVE ADD
Tax Account No.: R916400290, R916400470, R916400490
State ID No.: 1N1E27AB 12100, 1N1E27AB 12000, 1N1E27AB 11800
Quarter Section: 2730
Neighborhood: Eliot, contact Mike Warwick at 503-284-7010.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition: NE Coalition of Neighborhoods, Claire Adamsick at 503-388-9030.
Plan District: Albina Community
Zoning: RXd – High-Density Residential with design overlay
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for a new elevator enclosure and equipment room attached to the northwest corner of the existing church building in the Albina Community Plan District. The new addition's materials include vertical rigidly backed interlocking metal panels,

membrane roofing, a new metal entry door, and side yard landscaping. The existing driveway off of Fargo Street will be widened to the east to allow cars to pass by the elevator enclosure, the concrete retaining wall will be rebuilt along the driveway edge, and there will be a new concrete walkway from the new side entry door to the sidewalk.

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:

- 33.825 Design Review
- Community Design 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 27, 2013 and determined to be complete on December 20, 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 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.

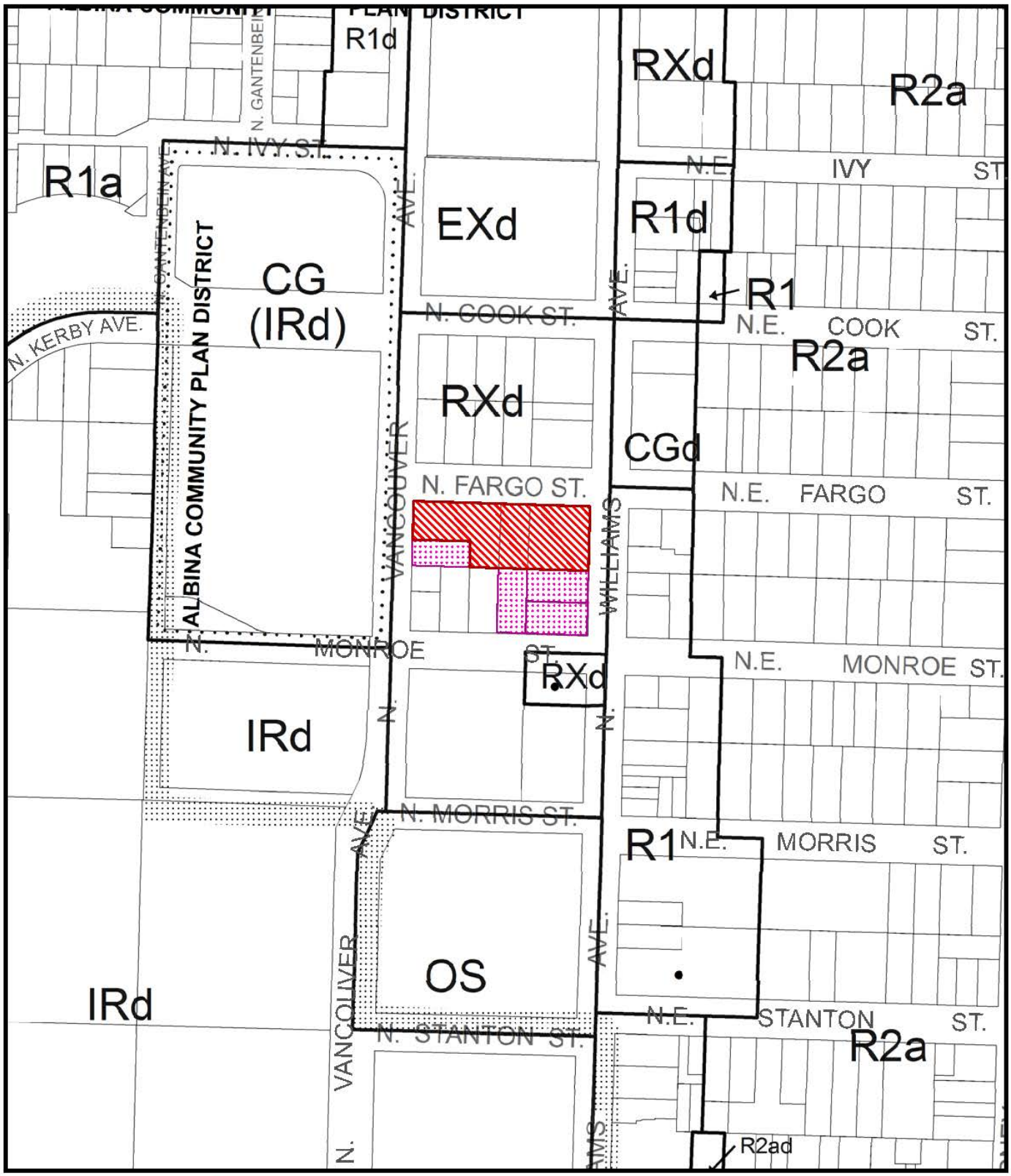
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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, Oregon 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
Site Plan
Elevations



ZONING

Site

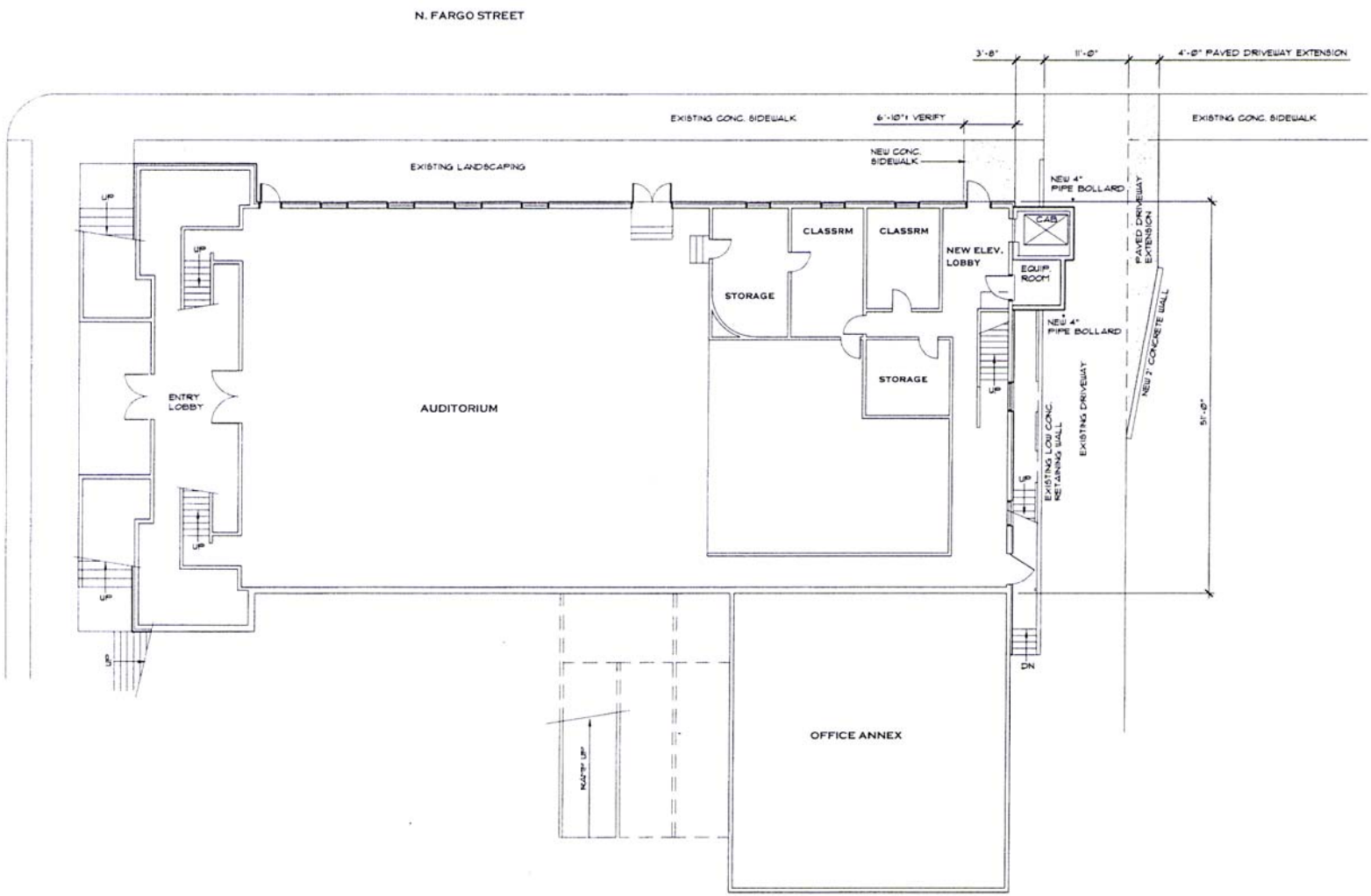
Also Owned

Historic Landmark

NORTH

This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

File No. LU 13-233068 DZ
1/4 Section 2730
Scale 1 inch = 200 feet
State_Id 1N1E27AB 12000+
Exhibit B (Dec 04,2013)



GROUND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"
= 1/16" = 1'-0"

LU 13-233068DZ

LARRY D. WILSON
ARCHITECT
404 E. 15TH ST. ST. #7
VANCOUVER WA
98663
(360) 696-4722

REGISTERED ARCHITECT
LARRY D. WILSON
VANCOUVER, WA
STATE OF OREGON

ELEVATOR ADDITION FOR VANCOUVER AVENUE FIRST BAPTIST CHURCH
3134 N. VANCOUVER AVENUE
PORTLAND, OREGON

DATE 5/3/2013	SCALE 1/8" = 1'-0"
JOB NO. 3313	DRAWN BY ACJ

REVISIONS:

1	PERMIT SET
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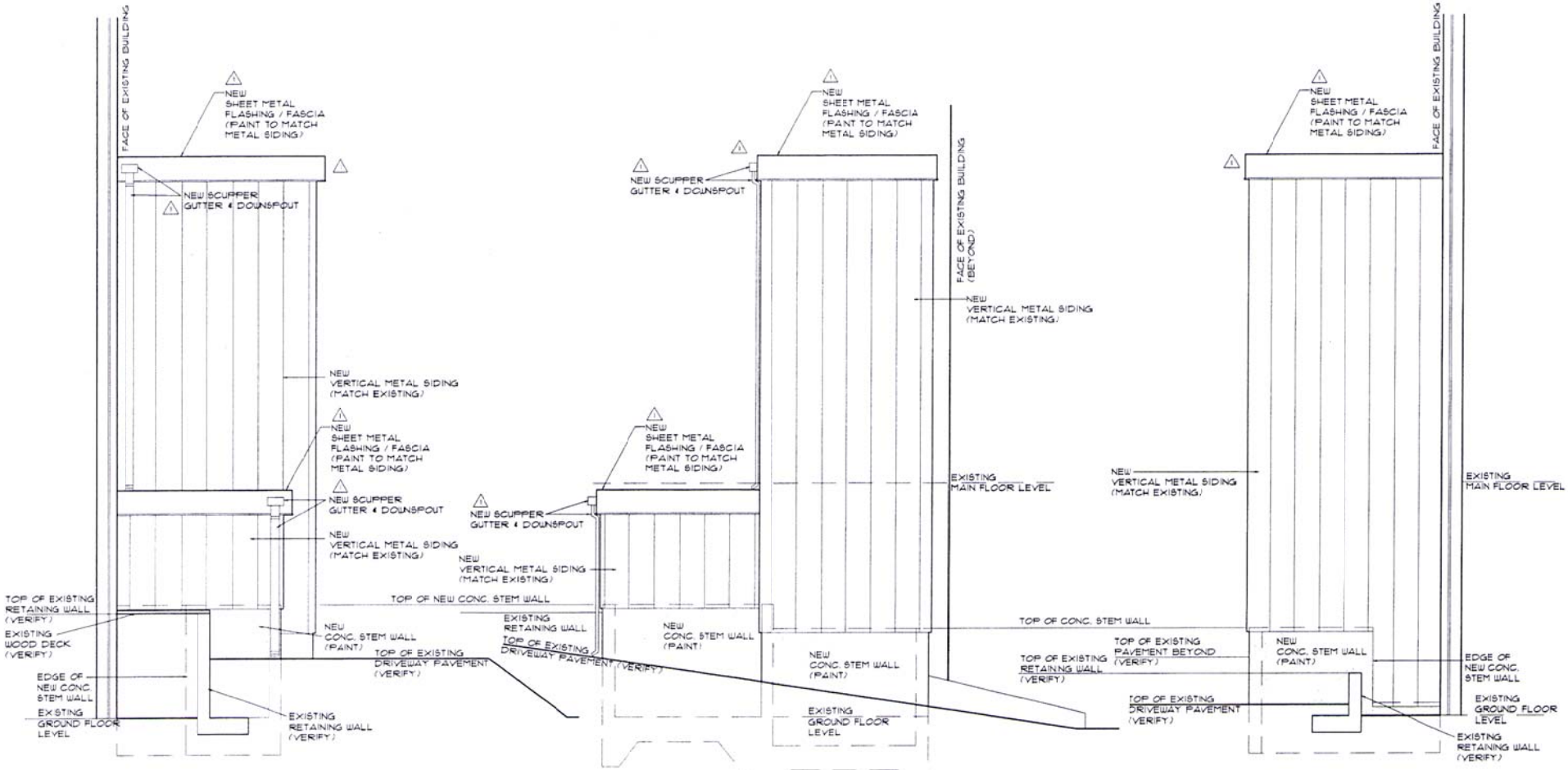
A3.1

GROUND LEVEL FLOOR PLAN



1 A4.1 SOUTH ELEVATION
SCALE: 1/2"=1'-0"

2 A4.1 EAST ELEVATION
SCALE: 1/2"=1'-0"

3 A4.1 NORTH ELEVATION
SCALE: 1/2"=1'-0"

LU 13-233068DZ

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LARRY D. WILSON
VANCOUVER, WA
STATE OF OREGON

ELEVATOR ADDITION FOR VANCOUVER AVENUE FIRST BAPTIST CHURCH
3134 N. VANCOUVER AVENUE
PORTLAND, OREGON

DATE 5/12/2013	SCALE 1/2" = 1'-0"
JOB NO. 333	DRAWN BY ACJ

REVISIONS:

1	REVISED 5/24/2013
2	PERMIT SET
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A4.1

EXTERIOR ELEVATIONS