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: January 9, 2014

To: Interested Person

From: Jennifer 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 January 23, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-234357 HR, in your letter. It also is helpful to address your letter to me, Jennifer Kenny.

CASE FILE NUMBER: LU 13-234357 HR - REPLACEMENT OF NON-HISTORIC WINDOWS AND DOORS

Applicant/Rep.: Elliott Moore
Laferriere Family Real Estate LLC
4515 NE Royal Ct
Portland, OR 97213

Owner: Brandon Johnson
12314 SE Cedar Ct
Happy Valley, OR 97086

Site Address: 2716 NE 10TH AVE

Legal Description: BLOCK 95 LOT 12, IRVINGTON
Tax Account No.: R420421540
State ID No.: 1N1E26BD 08900
Quarter Section: 2731
Neighborhood: 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, Claire Adamsick at 503-388-9030.
Plan District: None
Other Designations: Contributing Resource in the Irvington Historic District, which was listed in the National Register of Historic Places on October 22, 2010.
Zoning: R5, Residential 5000, with Historic Resource Protection overlay zoning
Case Type: Historic Resource Review

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
The applicant is seeking Historic Design Review approval for a proposal to replace four non-historic windows with historically appropriate wood windows, and to replace an existing, non-historic door, within the same opening, using a stylistically appropriate new wooden door. Additionally, the applicant proposes to replace the non-historic front door with a historically appropriate wooden door, and to add wooden steps off the back door. Historic Design Review is required because the proposal is for non-exempt exterior alterations within a historic district.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:
33.846.060 – 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 December 4, 2013 and determined to be complete on January 9, 2014.

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.

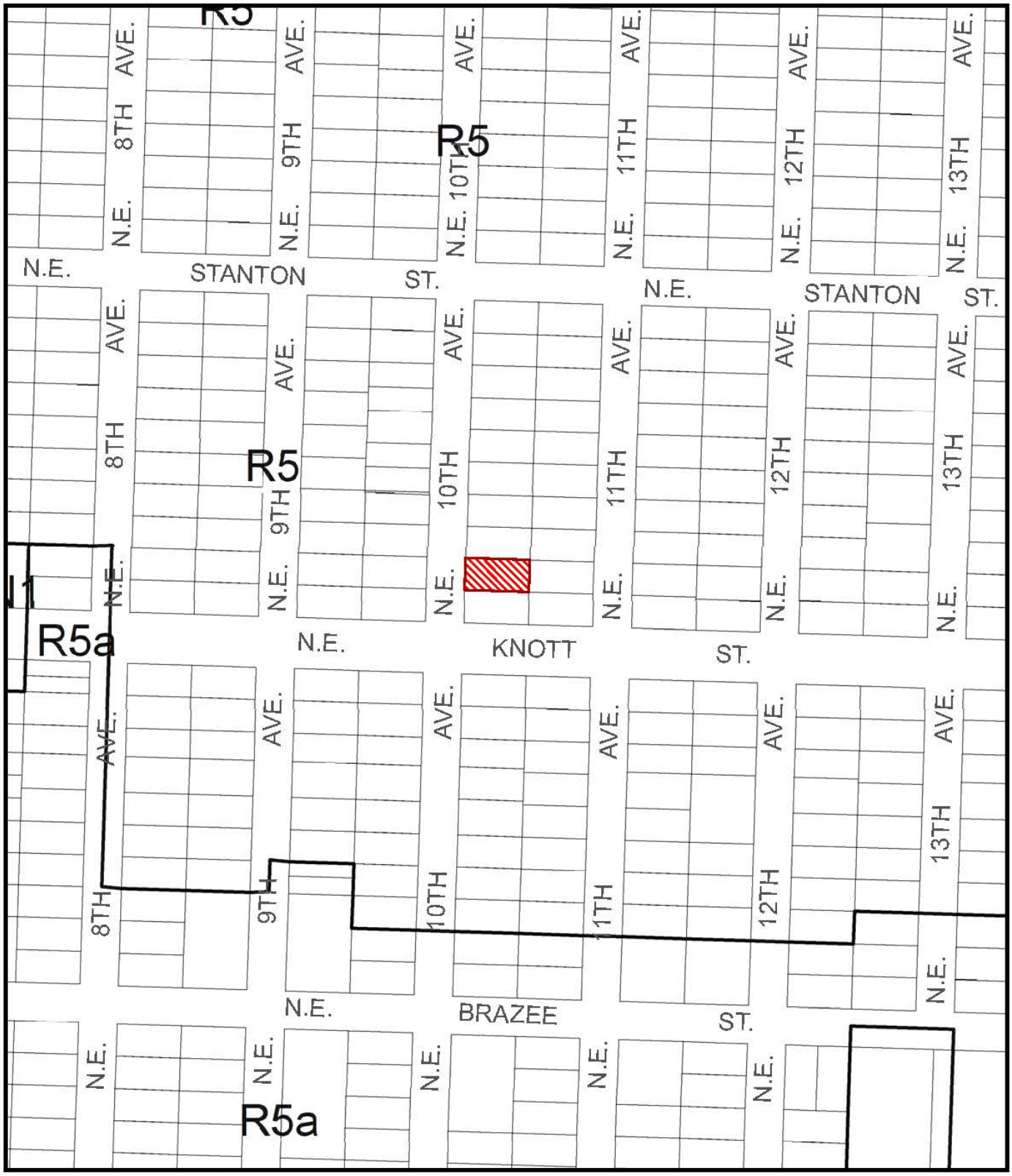
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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 97301-1283. 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
Elevations



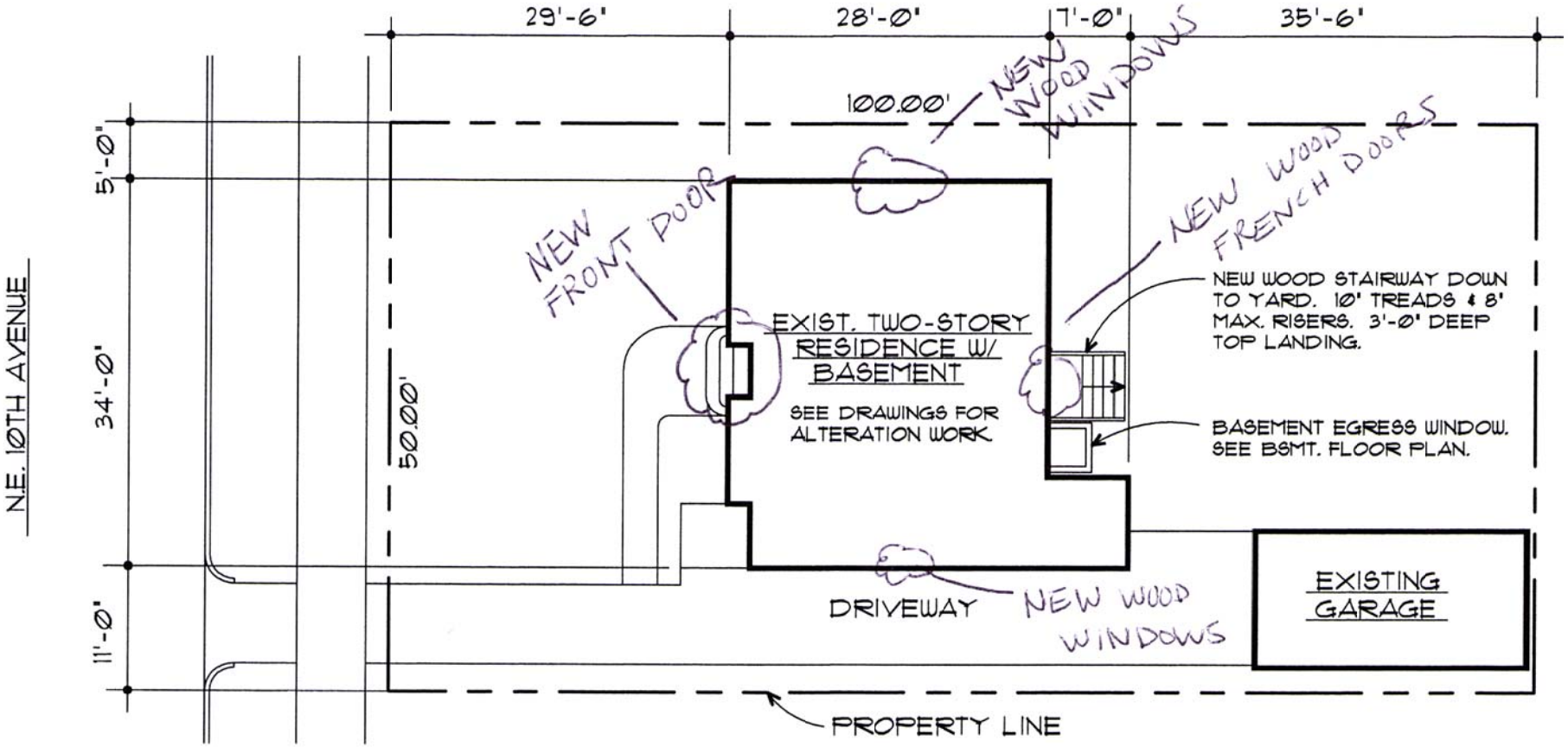
ZONING

Site

File No. LU 13-234357 HR
1/4 Section 2731
Scale 1 inch = 200 feet
State_Id 1N1E26BD 8900+
Exhibit B (Dec 05,2013)

NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT



NORTH

SITE PLAN

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

RESIDENCE ALTERATION

2716 NE 10TH AVENUE PORTLAND, OREGON

DAN GLENNON ARCHITECT AIA

NOVEMBER 20, 2013

REGISTERED ARCHITECT
Daniel P. Glennon
Daniel P. Glennon
PORTLAND, OR
STATE OF OREGON

LU 13-234357 HR

NOTE: ALL CONSTRUCTION IS EXISTING UNLESS NOTED OTHERWISE.

WEST ELEVATION

SCALE: 1/4" = 1'-0"

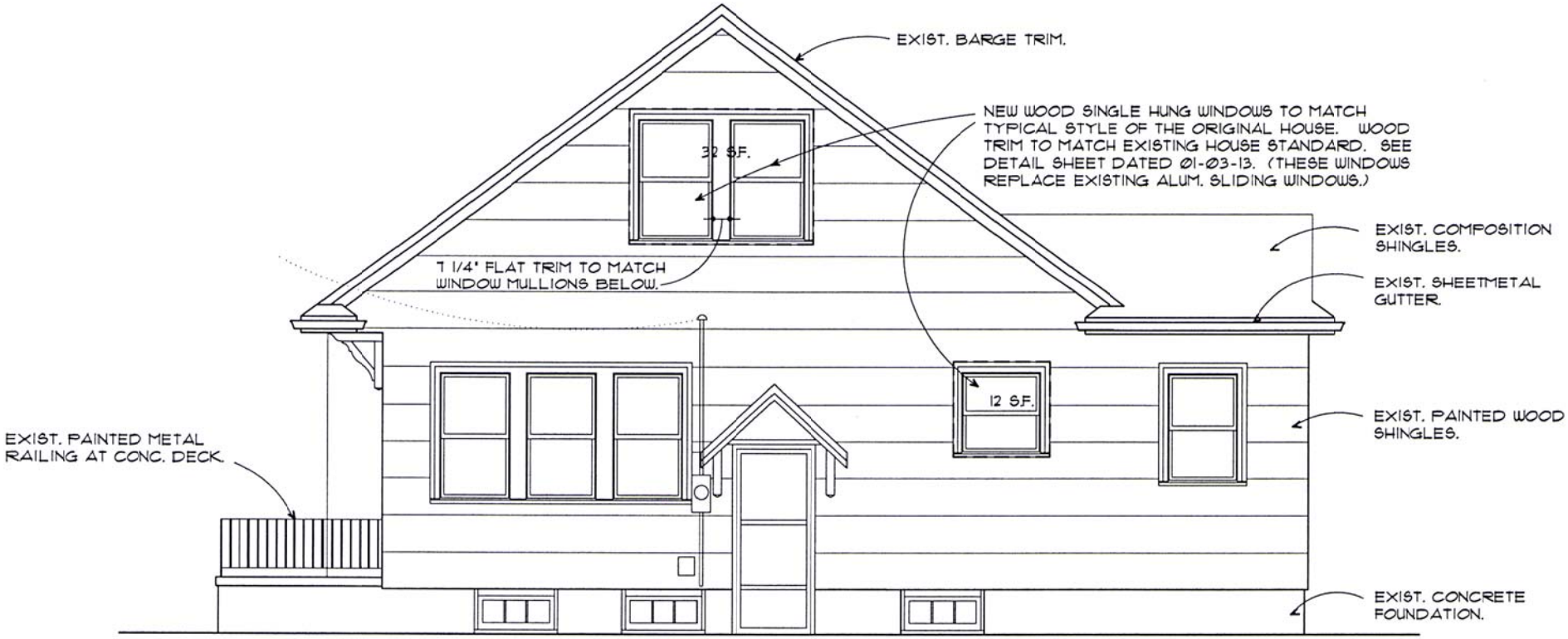
DAN GLENNON
ARCHITECT AIA
4106 NE 32nd PLACE
PORTLAND, OR 97211 (503) 288-4132

RESIDENCE ALTERATION
2716 NE 10TH AVENUE PORTLAND, OREGON

JOB NO.: 1320

DATE: 11-19-13

SHT. NO. ELEV. 1 OF 4



NOTE: ALL CONSTRUCTION IS EXISTING UNLESS NOTED OTHERWISE.

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

THIS DRAWING REVISED 01-03-2013 TO SHOW NEW WOOD WINDOWS AND TRIM (WHERE REPLACING ALUMINUM WINDOWS OR PROVIDING EGRESS.) EXISTING VINYL WINDOWS TO REMAIN.

DAN GLENNON
ARCHITECT AIA
4106 NE 32nd PLACE
PORTLAND, OR 97211 (503) 288-4132

RESIDENCE ALTERATION
2716 NE 10TH AVENUE PORTLAND, OREGON

JOB NO.: 1320

DATE: 11-19-13

SHT. NO. ELEV. 2 OF 4