



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 16, 2014
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@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 30, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-101995 HR, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 14-101995 HR – REAR WINDOW CHANGES

Applicant: Mark Urban, 971-570-1577 / Urban Restoration & Construction Inc.
4131 SW Condor Avenue / Portland, OR 97201

Owners: Fay and Stanley Horak
3228 NE 20th Avenue / Portland, OR 97212-2411

Site Address: 3228 NE 20th Avenue

Legal Description: BLOCK 27 LOT 18, IRVINGTON
Tax Account No.: R420405910
State ID No.: 1N1E26AA 10300
Quarter Section: 2732
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885. Sabin Community Assoc., contact Rachel Lee at 503-964-8417.

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.
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, Single Dwelling Residential 5000 with Historic Resource Overlay
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 is seeking Historic Resource Review approval for a proposal to remove four upper floor, rear-facing windows, closing one opening, replacing two with a larger wooden bay window, and replacing another with two wooden double hung windows meeting egress requirements.

Historic Resource Review is required because the proposal is for non-exempt exterior alteration in a historic district.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code (Title 33 of the Portland City Code). The approval 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 January 7, 2014 and determined to be complete on January 14, 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.

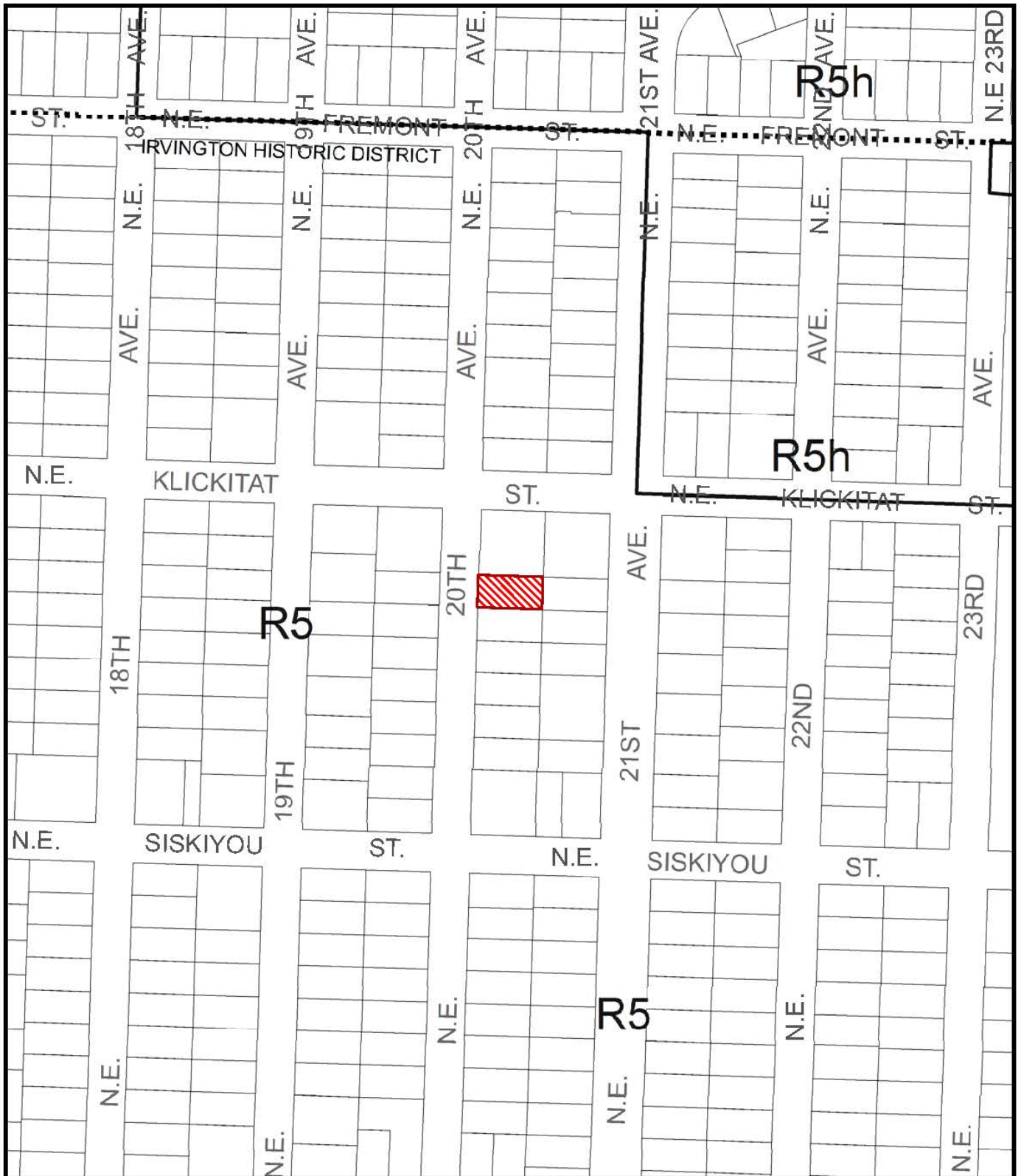
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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



This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 14-101995 HR
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Id 1N1E26AA 10300
 Exhibit B (Jan 07,2014)



LUMON COLE ARCHITECTS, PC
 3151 NE Belmont St.
 Portland, OR 97232
 P: 503.241.3424
 F: 503.241.3426
 www.lumoncole.com

Horak Residence Bay Window
 3228 NE 20th, Portland, OR 97212



PERMIT SET
 DATE: JANUARY 6, 2014

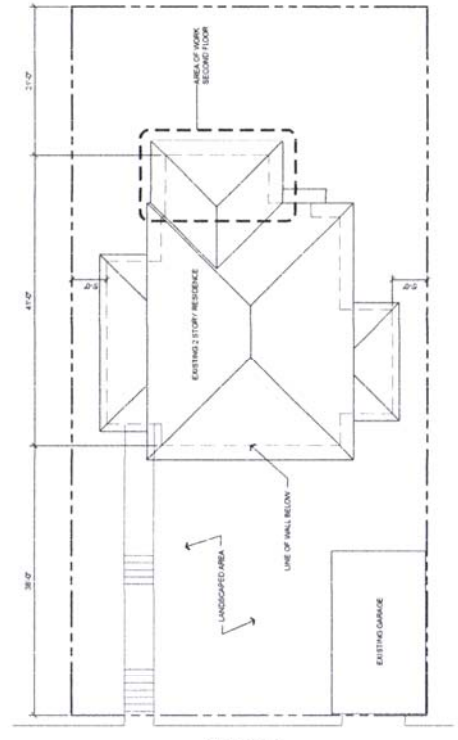
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13 SEP 11 10:00 AM
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SITE PLAN
 PROJECT
 INFORMATION
 A0

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN STRICT COMPLIANCE WITH BUILDING DEPARTMENT AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ELECTRICAL CODE AND ALL OTHER STATE AND LOCAL CODES AND BUILDING REQUIREMENTS THAT APPLY.
2. CONTRACTORS/CONTRACTORS SHALL BE LEGALLY BONDED AND INSURED. ALL CONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION INSURANCE AND ALL OTHER INSURANCE AS REQUIRED BY LAW.
3. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCEMENT OF WORK. THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE CONTRACTOR AND ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BEFORE COMMENCEMENT OF WORK.
4. DO NOT SCALE DRAWINGS. ALL NOTED DIMENSIONS SHALL BE AS SHOWN ON THE DRAWINGS.
5. CONTRACTORS/SUBCONTRACTORS SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
6. REMOVE ALL CONSTRUCTION MATERIALS FROM SITE TO 15 FT FROM ANY CONSTRUCTION MATERIALS DOWN DRAINAGE CATCH BASIN OR "LANDSCAPE".
7. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.
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11. VERIFY ALL DIMENSIONS OF ROUGH OPENING FOR ACTUAL WINDOW TO BE INSTALLED.
12. VERIFY ALL DIMENSIONS OF ROUGH OPENING FOR ACTUAL WINDOW TO BE INSTALLED.
13. VERIFY ALL DIMENSIONS OF ROUGH OPENING FOR ACTUAL WINDOW TO BE INSTALLED.



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

DRAWING INDEX

- A0 SITE PLAN, PROJECT INFORMATION
- A1 PLUMBING ELEVATION DETAILS

PROJECT SCOPE

- THIS PROJECT INCLUDES:
1. REMOVAL OF (2) 2'-0" X 7'-0" WINDOWS AND REPLACEMENT WITH (2) 2'-0" X 7'-0" WINDOWS ON THE SECOND FLOOR OF AN EXISTING RESIDENCE.
 2. REMOVAL OF (1) 2'-0" X 2'-0" WINDOW AND REPLACEMENT WITH (1) 2'-0" X 2'-0" GARMENT CLOSET.
 3. REMOVAL AND REPAIR OF ONE EXISTING WINDOW.
 4. MAJOR INTERIOR PARTITION WORK AND PLUMBING FOR NEW SECOND FLOOR LAUNDRY CLOSET.

PROJECT DATA

3228 NE 20TH PORTLAND OR 97212
 140-0000000
 PORTLAND BLOCK C LOT 8
 PROJECT DESCRIPTION

UNIFORM RESIDENTIAL APPOINTMENT CODE
 AS Laid on the International Residential Code

PROJECT TEAM

OWNER: STEPHEN AND FAI NORM
 PORTLAND OR 97103

ARCHITECT: LUMON COLE ARCHITECTS, PC
 3151 NE BELMONT ST.
 PORTLAND, OR 97232
 CONTACT: JOHN COLE

STRUCTURAL ENGINEER: JAMES W. STEVENSON ENGINEERS, LLC
 6750 111TH AVE, SUITE 200
 TULLYVILLE, OR 97140
 CONTACT: JOHN KOBRODZIK

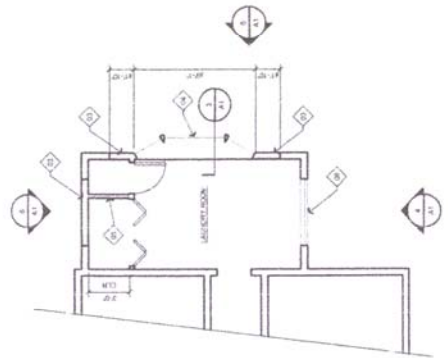
CONTRACTOR: USHERMAN CONSTRUCTION
 2550 NE BELMONT ST.
 PORTLAND, OR 97212
 CONTACT: MARK USHERMAN

LV 14-101995 HR

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GENERAL NOTES

- ALL CONSTRUCTION SHALL BE DONE IN STRICT ACCORD WITH THE LATEST EDITION OF THE CITY OF PORTLAND PLANNING, ZONING AND ALL OTHER CITY ORDINANCES AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND AND OTHER AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND OTHER FINANCIAL PROTECTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS FROM THE CITY OF PORTLAND AND OTHER AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE CITY OF PORTLAND AND OTHER AGENCIES.
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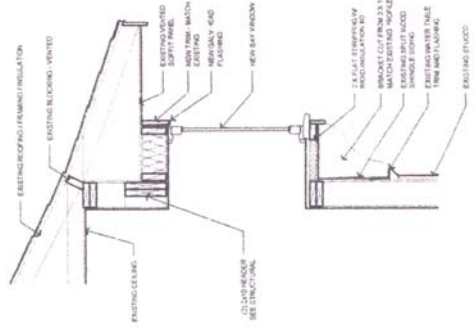


2 IMPROVED FLOOR PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"

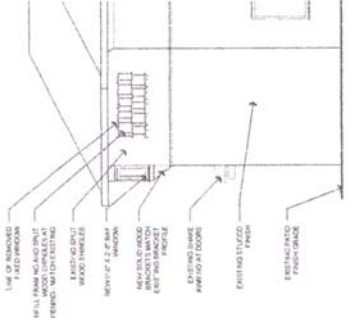
1 DEMOLITION FLOOR PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"

- LEGEND**
- EXISTING WALL OR WINDOW TO BE REMOVED
 - EXISTING WALL OR WINDOW TO REMAIN
 - NEW WALLS TO BE BUILT
 - NEW DOORS AND WINDOWS TO BE BUILT
 - EXISTING DOORS AND WINDOWS TO REMAIN
 - EXISTING DOORS AND WINDOWS TO BE BUILT

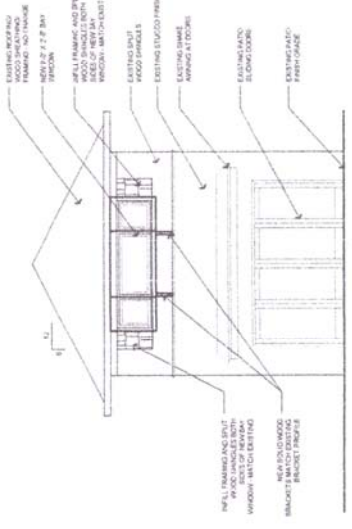
- KEYNOTES**
- 1 NEW 2-1/2" x 2-1/2" BAY WINDOW
 - 2 EXISTING WINDOW FRAME
 - 3 NEW BRACKET FOR NEW WINDOW
 - 4 NEW BRACKET FOR EXISTING WINDOW
 - 5 NEW BRACKET FOR EXISTING WINDOW
 - 6 NEW BRACKET FOR EXISTING WINDOW



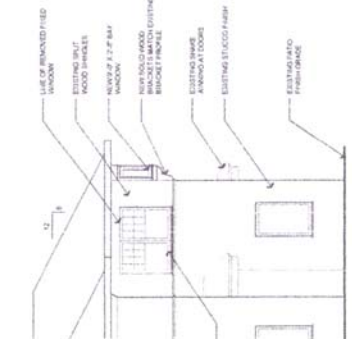
3 WALL SECTION
SCALE: 1/2" = 1'-0"



6 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



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

W 14 - 101 995 HR