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 17, 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 31, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-241751 HR, in your letter. It also is helpful to address your letter to me, Jennifer Kenny.

CASE FILE NUMBER: LU 13-241751HR – BASEMENT WINDOW REPLACEMENT

Applicant /Owner: Kathryn R Smith,
3445 NE 19th Ave
Portland, OR 97212

Site Address: 3445 NE 19TH AVE

Legal Description: BLOCK 42 LOT 1 EXC PT IN ST, IRVINGTON
Tax Account No.: R420408980
State ID No.: 1N1E26AB 00100
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: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.
Plan District: None
Other Designations: Irvington Historic District
Zoning: R5, a single-dwelling zone
Case Type: Historc Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
The applicant seeks Historic Resource Review approval for exterior modifications to a contributing resource in the Irvington Historic District. The proposal is to replace an existing basement window on the south side with a larger wood egress window. The applicant proposes to use a wood casement window with 7/8" divided light grid on the edges of the window.

Exterior renovations, including window removal and replacement, within a historic district require historic resource review.

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:

- 33.445 Historic Resource Overlay Zone
- 33.846.060.G 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 26, 2013 and determined to be complete on January 16, 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, Elevation

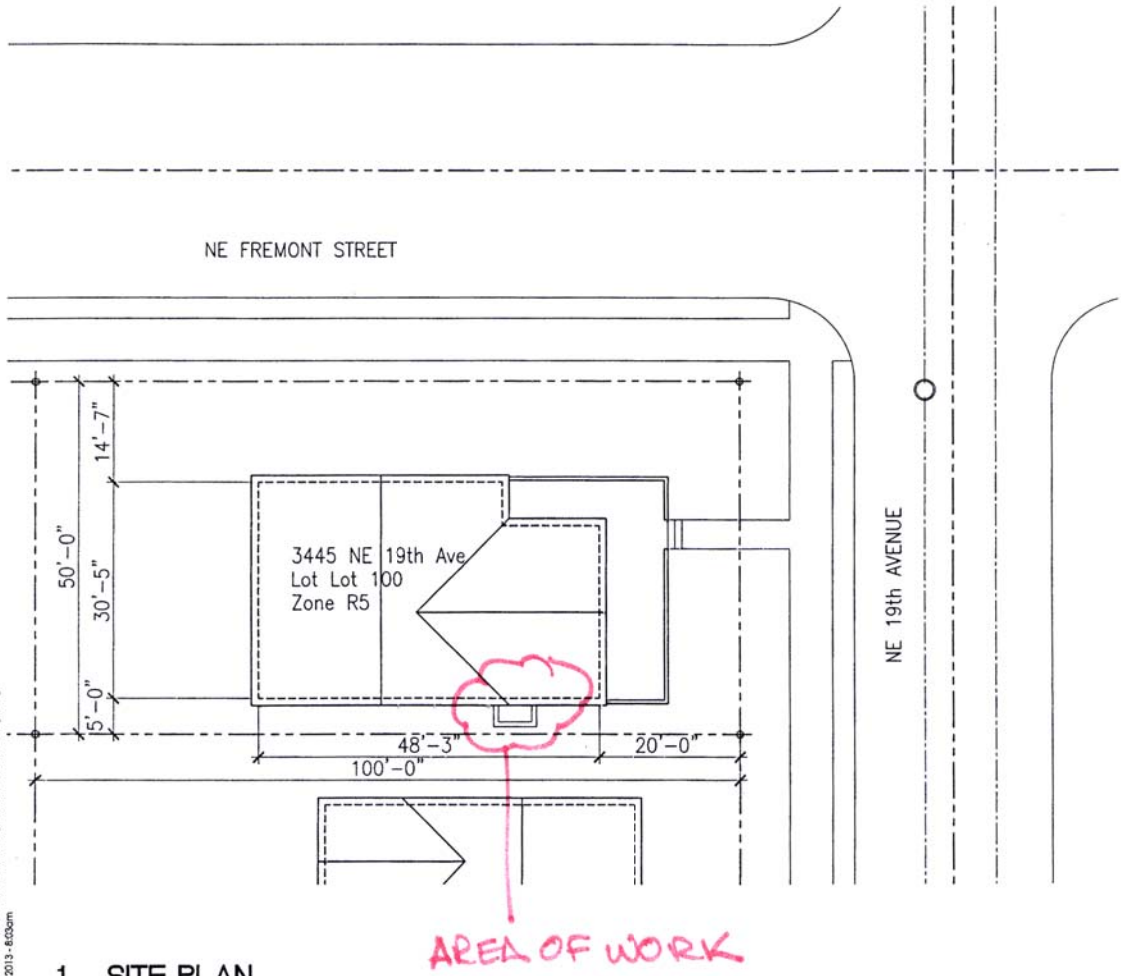
ZONING

Site

NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 13-241751 HR
1/4 Section 2732
Scale 1 inch = 200 feet
State_Id 1N1E26AB 100
Exhibit B (Dec 30, 2013)



1 SITE PLAN

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

CAD FILE: K:\Projects\K-Smith\Dwgs\20131224\PermitDwgs.dwg
Dec 24, 2013 - 8:03am

LU 13-241751 HR

PROJECT INFORMATION

DRAWING SHEET INDEX:

A1 SITE PLAN
A2 FLOOR PLAN
A3 EQUIPMENT / LIGHTING PLANS
A4 ELEVATIONS / DETAILS

General Notes & Supplemental Information
The attached 8 1/2 x 11 sheets are part of this plan approval. Plans are considered null and void without this information attached to the approved set of plans.

REGISTERED ARCHITECT
CRAIG P. STOCKBRIDGE
PORTLAND, OREGON
4575
STATE OF OREGON

PROJECT SCOPE:

CONVERT EXISTING 1,281 SQUARE FOOT SEMI-UNFINISHED BASEMENT AREA TO LIVING SPACE.

1. CEILING HEIGHT IS 6'-8" MINIMUM.
2. NEW EGRESS WINDOW IS PROVIDED FROM BEDROOM AREA. SILL IS WITHIN 44" OF FINISH FLOOR AND HAS MIN CLEAR OPENING OF 5.7 SQ FT. (WITH MIN 20" WIDTH AND AT LEAST 24" MIN. HEIGHT).
3. NEW WALLS ON THE EXTERIOR TO HAVE MIN OF R-13 INSULATION.

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS INCLUDING, ELEC., MECH. AND PLUMB. PRIOR TO CONSTRUCTION.
2. COORDINATE ALL DISCIPLINES INCLUDING ELECTRICAL, PLUMBING AND MECHANICAL.
3. VERIFY LOCATIONS OF ALL ELECTRICAL ITEMS W/ OWNER INCLUDING WALL HEATERS, SWITCHES, OUTLETS AND LIGHT FIXTURES.
4. ALL DOORS, WINDOWS, WALLS TO RECEIVE (N) MOULDING TO MATCH (E) - PAINTED.
5. ALL CLEANUP IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. VERIFY AND COORDINATE ALL PLUMBING, ELECTRICAL AND MECHANICAL REQUIREMENTS W/ OWNERS EQUIPMENT AND APPLIANCES.
7. COORDINATE AND VERIFY W/ OWNER ALL HARDWARE, LIGHTING, FINISHES
8. CONCRETE SLAB TO BE REFINISHED, PATCHED, REPAIRED, AND STAINED.
9. ALL CEILINGS TO BE PAINTED 1/2" GYPSUM, W/ ACOUSTIC INSULATION (EXCEPT UTILITY RM.)
10. PROVIDE TRIM AT DOORS TO MATCH HEAD AND JAMB TRIM ELSEWHERE IN HOUSE, FINISH TO MATCH EXISTING.

ABBREVIATIONS:

(E)	EXISTING	(N)	NEW
VER	VERIFY	CONC	CONCRETE
CL	CLOSET	FURN	FURNACE
CPT	CARPET	HWH	HOT WATER HEATER
EQUIP	EQUIPMENT	W/	WITH
OC	ON CENTER	GYPBD	GYPSUM BOARD
RM	ROOM	CMU	CONCRETE MASONRY UNIT
DW	DISHWASHER	REF	REFRIGERATOR

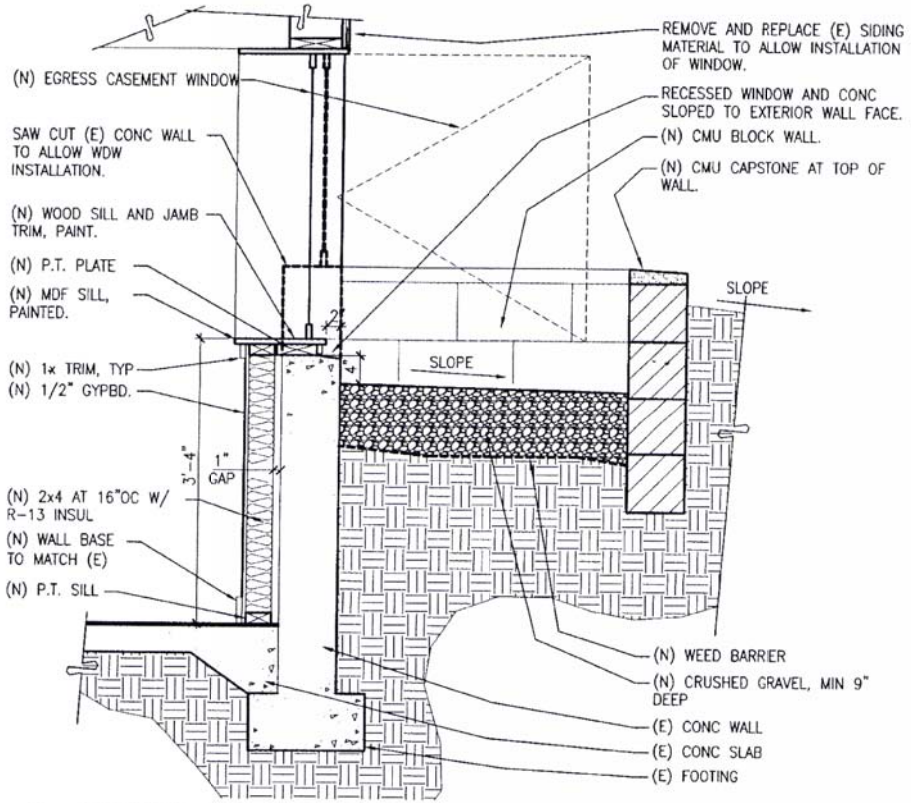
K. SMITH BASEMENT RENOVATION
3445 NE 19th Avenue, Portland, OR 97212

N

DECEMBER 24, 2013

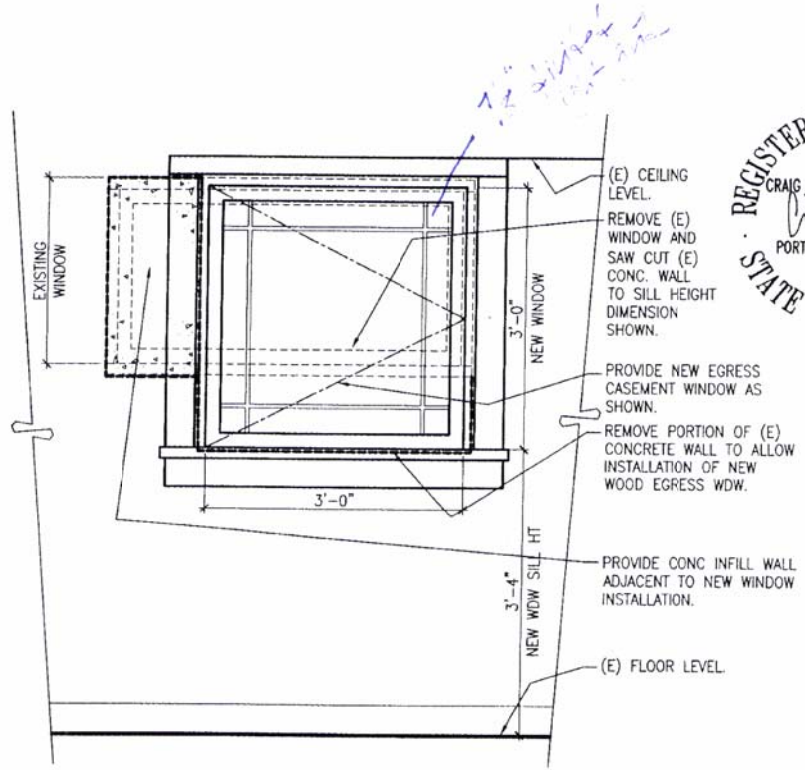
SCALE:
0' 2' 4' 8' 1

A1



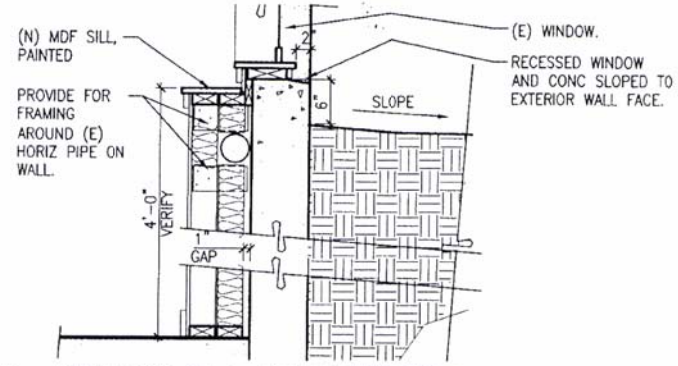
2 SECTION AT EGRESS WINDOW

1 SCALE: 3/4"=1'-0"



1 EGRESS WINDOW

1 SCALE: 3/4"=1'-0"



3 WINDOW SILL AT HORZ PIPE

SCALE: 3/4"=1'-0"

REGISTERED ARCHITECT
CRAIG P. STOCKBRIDGE
PORTLAND, OREGON
4575
STATE OF OREGON

K. SMITH BASEMENT RENOVATION
3445 NE 19th Avenue, Portland, OR 97212

DECEMBER 24, 2013
REV: 1/10/14 1
SCALE: AS NOTED

A4

LU 13-241751 HR

CAD FILE: K:\Projects\K-Smith\Dwgs\201401 10\Permit\Dwgs.dwg
Jan 10, 2014 - 12:42pm