



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: March 19, 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 April 2, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-125392 HR, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 14-125392 HR – WINDOW REPLACEMENT

Owner: Robert Phillips
2009 NE Brazee Street
Portland, OR 97212-4656

Applicant: Karen Richmond
Neil Kelly Design Build Remodeling
840 N Alberta
Portland OR 97217

Representative: Shane Patrick 503-331-9434
Neil Kelly Co Inc
804 N Alberta Street
Portland OR 97217

Site Address: 2009 NE Brazee Street

Legal Description: BLOCK 24 LOT 11&12, IRVINGTON
Tax Account No.: R420405210
State ID No.: 1N1E26DA 01600
Quarter Section: 2832
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, contact 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 replace two non-historic aluminum sliding windows on a non street-facing facade with new wood casement windows with four new wooden casement windows, in the original openings and retaining the original trims. The proposal is subject to Historic Resource Review because it is for non-exempt exterior alterations 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 March 11, 2014 and determined to be complete on **March 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; or
- 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

Proposed East Elevation



ZONING



Site



Historic Landmark

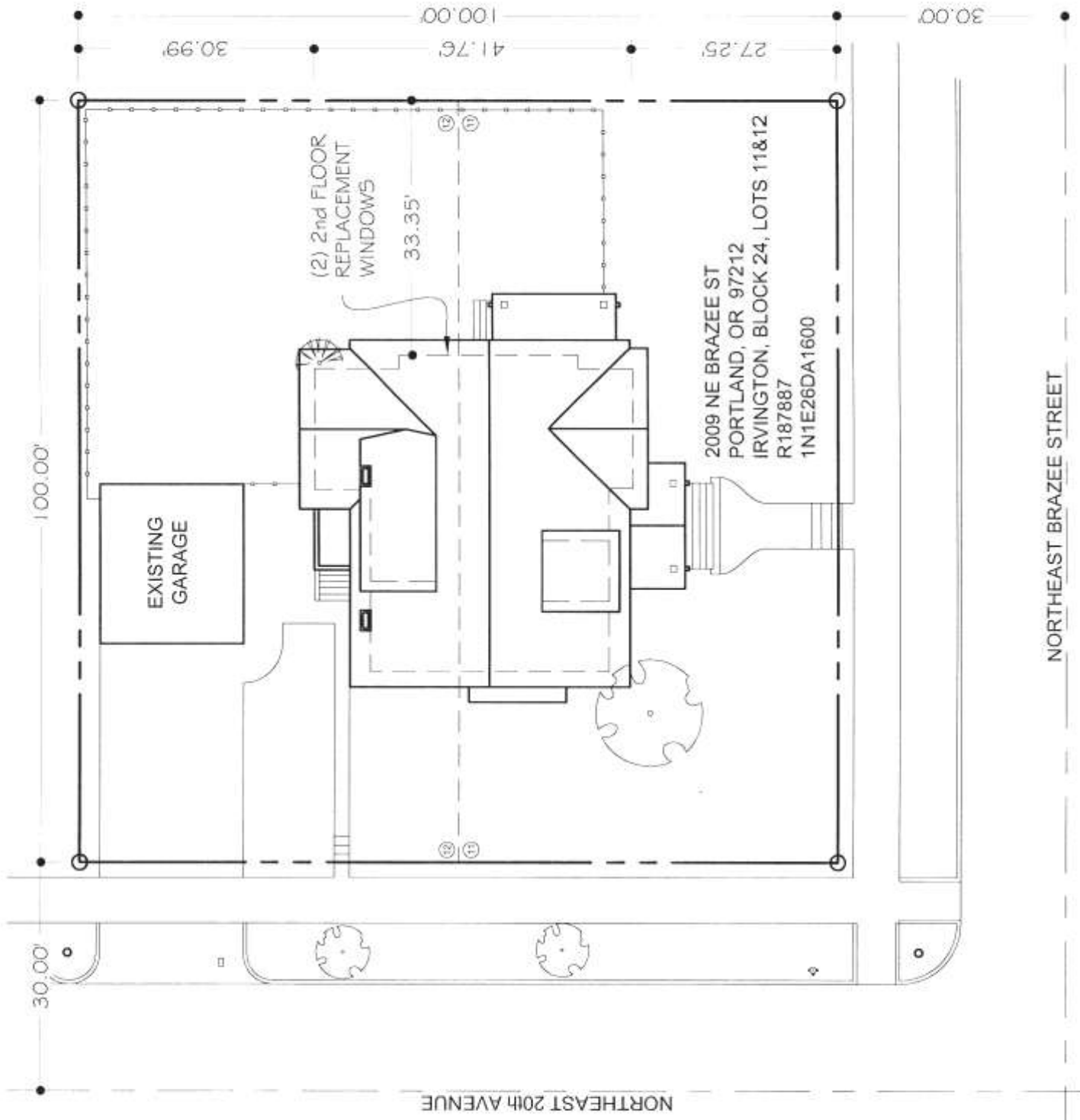


This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 14-125392 HR
 1/4 Section 2832
 Scale 1 inch = 200 feet
 State_Id 1N1E26DA 1600
 Exhibit B (Mar 11, 2014)



SITE PLAN
SCALE: 1" = 20.0'

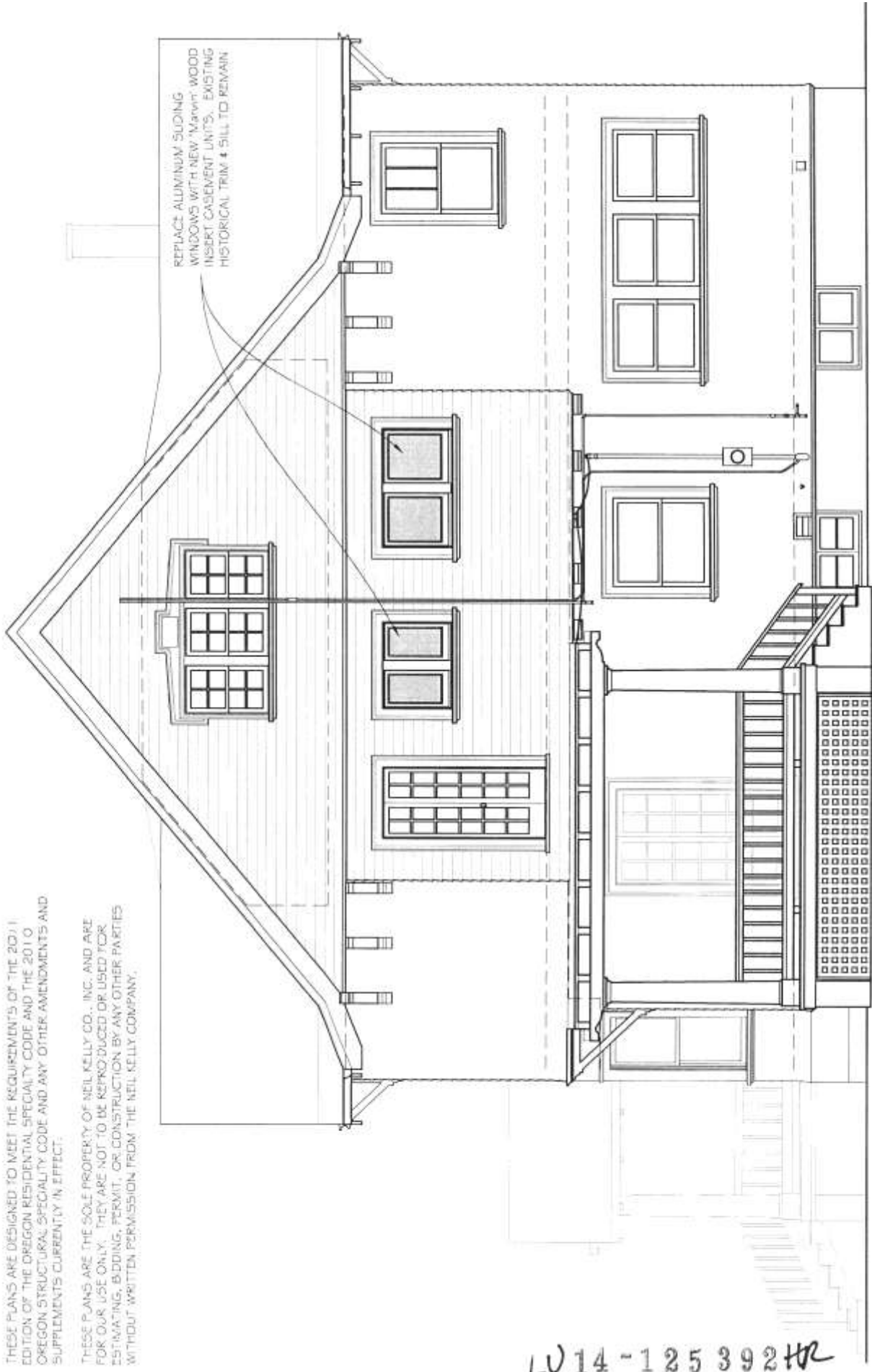


LV14-125392 HR

THESE PLANS ARE DESIGNED TO MEET THE REQUIREMENTS OF THE 2011 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE AND THE 2010 OREGON STRUCTURAL SPECIALTY CODE AND ANY OTHER AMENDMENTS AND SUPPLEMENTS CURRENTLY IN EFFECT.

THESE PLANS ARE THE SOLE PROPERTY OF NEIL KELLY CO., INC. AND ARE FOR OUR USE ONLY. THEY ARE NOT TO BE REPRODUCED OR USED FOR ESTIMATING, BIDDING, PERMIT, OR CONSTRUCTION BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION FROM THE NEIL KELLY COMPANY.

REPLACE ALUMINUM SLIDING WINDOWS WITH NEW 'MARVIN' WOOD INSERT CASSEMENT UNITS. EXISTING HISTORICAL TRIM & SILL TO REMAIN



EAST ELEVATION

LV14-125392HR