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: April 1, 2014
To: Interested Person
From: Jennifer Kenny, Land Use Services
503-823-7011 / Jennifer.Kenny@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 April 22, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-128190 HR, in your letter. It also is helpful to address your letter to me, Jennifer Kenny.

CASE FILE NUMBER: LU 14-128190 HR – NEW WINDOW AND DOOR

Applicant: Jeffrey Kelly, Arciform LLC
2303 N Randolph Ave
Portland, OR 97227

Site Address: 2606 NW LOVEJOY ST
Legal Description: TL 4300 0.17 ACRES, SECTION 32 1N 1E
Tax Account No.: R941320170
State ID No.: 1N1E32AD 04300
Quarter Section: 2926
Neighborhood: Hillside, contact Peter Stark at 503-274-4331.Northwest District, contact John Bradley at 503-313-7574.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Other Designations: Resource listed in the National Register of Historic Places

Zoning: R7, a single-dwelling zone
Case Type: Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:
The applicant seeks Historic Resource Review approval for alterations to a house listed in the National Register of Historic Places. The proposal is to:

- Replace an existing window with wood divided light French doors on the south elevation
- Replace a door with two double hung wood windows, with divided light upper sashes, on the west elevation.

Historic Resource Review is required because the property is listed in the National Register of Historic Places.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant 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 18, 2014 and determined to be complete on March 27, 2014.

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.

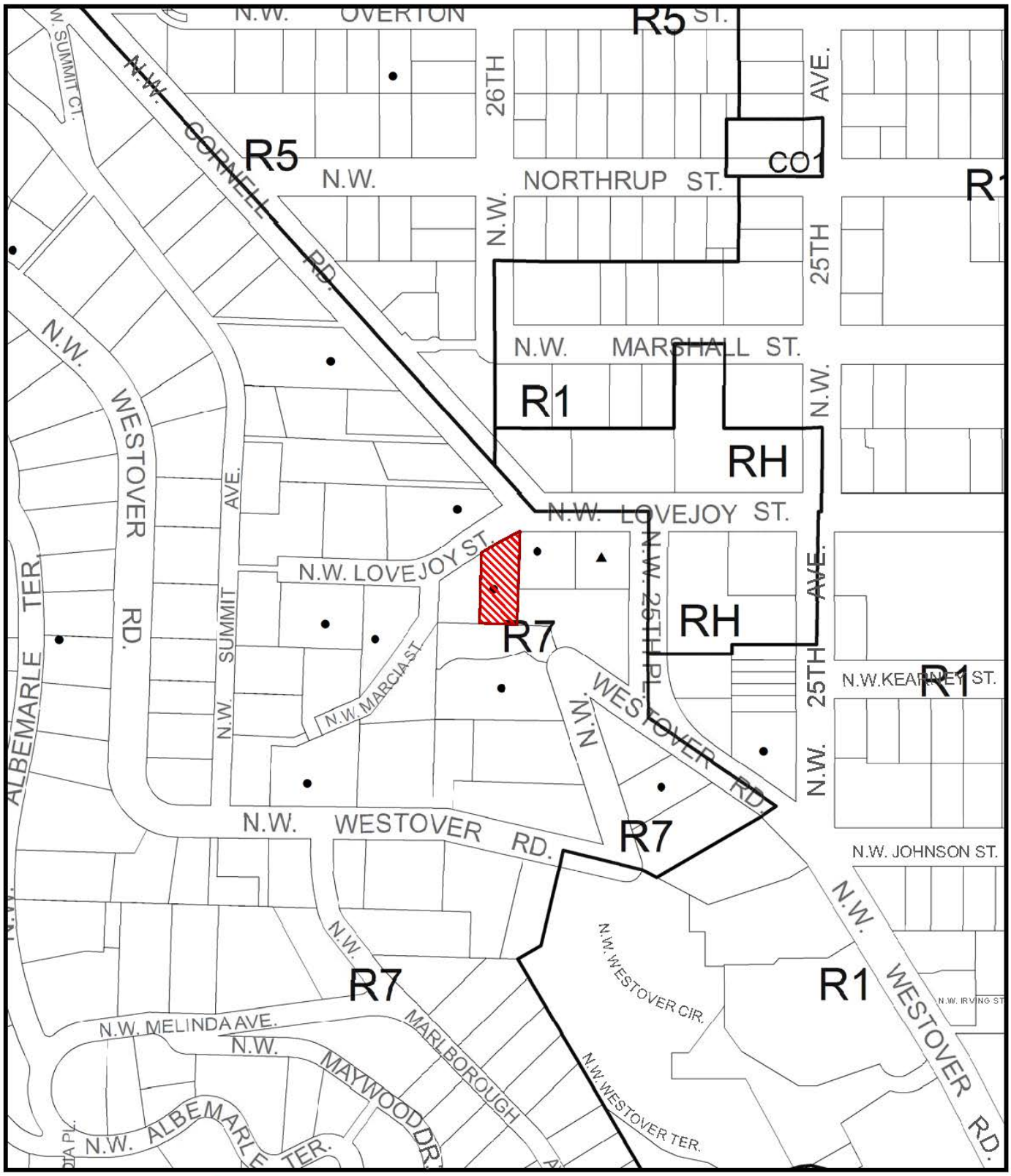
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file 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 Landmarks 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, Elevation



ZONING

Site

Historic Landmark

Conservation Landmark

NORTH

File No.	LU 14-128190 HR
1/4 Section	2926
Scale	1 inch = 200 feet
State_Id	1N1E32AD 4300
Exhibit	B (Mar 24,2014)

ZONED: R7

(E) LOT COVERAGE: 2608 SF

ALLOWED LOT COVERAGE: 2625 SF

(N) LOT COVERAGE: 2608 SF

1 SITE DRIVE WAY

2 SITE WATER SHUT OFF

3 SITE GAS METER

4 SITE ELECTRICAL PANEL

5 SITE OVERHEAD CONNECTION FROM POLL TO ELEC PANEL

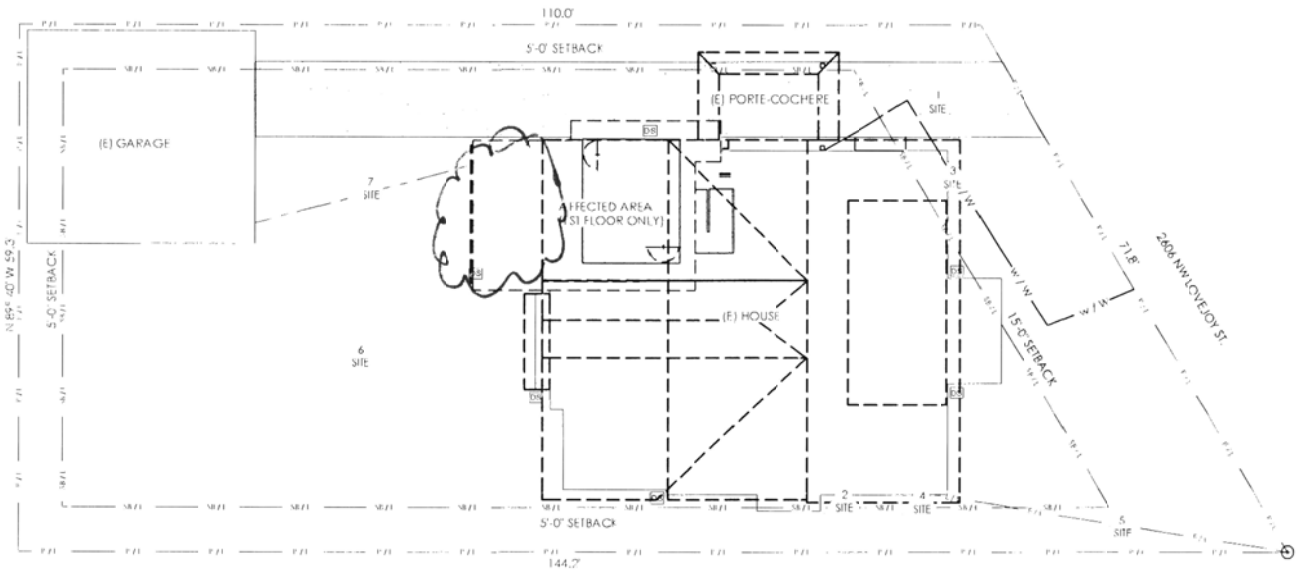
6 SITE LAWN

7 SITE FENCE

ARCIFORM
DESIGN | PERFORM | REMODEL
2303 N. RANDOLPH AVE
PORTLAND, OR 97227
MAIN 503.493.7344
FAX 503.493.0023
OR CCB NO.: 119917
WA NO.: ARCIFR*910K1

JUNG & ANNE YOO

2606 NW LOVEJOY
PORTLAND, OR 97210



= AREA OF WORK

A SITE PLAN
SCALE: 1"= 10'-0"

NORTH

SITE LEGEND

P/L	PROPERTY LINE
SB/L	SET BACK LINE
W/W	WATER LINE
S/W	SEWER LINE
G	GAS LINE
E/L	OVER HEAD ELEC LINE
DS	DOWN SPOUT

PAGE TITLE:

SITE PLAN

JOB NO.: 11032D

DESIGNER: KRISTYN BESTER
JUNIOR DESIGNER: JEFFREY KELLY

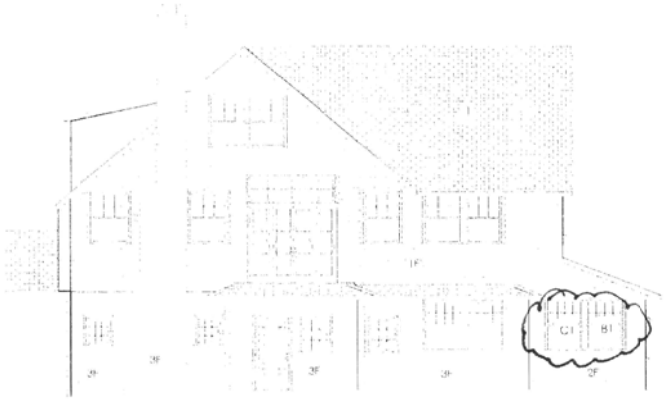
DATE: BID SET 1.31.2014
CONSTRUCTION SET 3.13.14

REVISED:

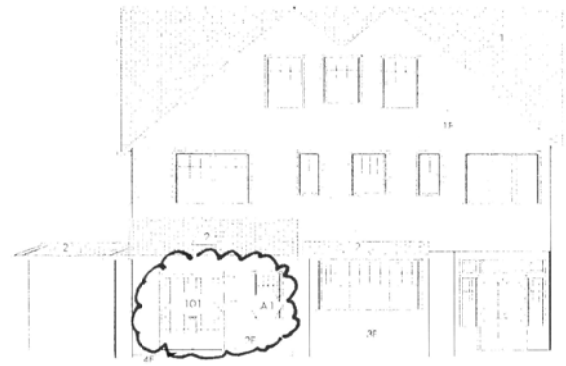
PAGE NO.:

SITE

LU14-128190HR

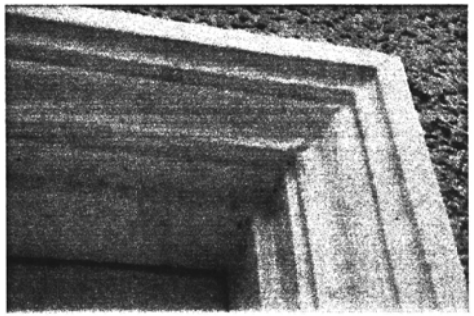


A EXTERIOR ELEVATION - WEST FACING
SCALE: 1/8"= 1'-0"



B EXTERIOR ELEVATION - SOUTH FACING
SCALE: 1/8"= 1'-0"

= AREA OF WORK



C (E) MILLWORK DETAILS
SCALE: NTS

D PHOTO OF (E) EXTERIOR ELEVATION - SOUTH FACING
SCALE: NTS

GENERAL NOTES

1 10:12 PITCH

2 2:12 PITCH

MILLWORK
MILLWORK IS PAINTED UNO

(N) MILLWORK TO MATCH
(E) AS CLOSELY AS POSS

FINISHES

1F (E) 10" HORIZ LAP SIDING

2F PATCH STUCCO TO MATCH ADJ STUCCO AREAS

3F (E) STUCCO

4F ADD OPTION: (1) (N) CONCRETE STEP TO MATCH STEPS AT PORTE COCHERE SIDE ENTRY AS CLOSELY AS POSS

MEP

CENTER ABOVE OF (N) EXT SCONCE @ 72" AFF

DOORS & WINDOWS

100 DOOR

A1 WINDOW

ARCIFORM
DESIGN | PERFORM | REMOVE
2303 N. RANDOLPH AVE
PORTLAND, OR 97227
MAIN 503.493.7344
FAX 503.493.0023
OR CCB NO.: 119917
WA NO.: ARCIF*910KJ

JUNG & ANNE YOO
2606 NW LOVEJOY
PORTLAND, OR 97210

PAGE TITLE:
(N) EXTERIOR ELEVATIONS

JOB NO.: 11032D
DESIGNER: KRISTYN BESTER
JUNIOR DESIGNER: JEFFREY KELLY

DATE:
BID SET 1.31.2014
CONSTRUCTION SET 3.13.14
REVISED:

PAGE NO.:
A3.1

W14-128190 HR