

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: June 6, 2014

To: Interested Person

From: Jennifer Kenny, Land Use Services

503-823-7011 / Jennifer.Kenny@portlandoregon.gov

NOTICE OF A TYPE IX 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 45 days, we need to receive your written comments by 5 p.m. on July 7, 2014. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-146782 HR, in your letter. It also is helpful to address your letter to me, Jennifer Kenny. You can also e-mail your comments to me at my e-mail address identified above.

Case File Number: LU 14-146782 HR – New Vent and Transom **A**LTERATION

Applicant: Sean Grummer

330 SE MLK Blvd, Suite #350

Portland, OR 97214

Site Address: 123 NE 3RD AVE

Legal Description: BLOCK 68 INC PT VAC ST LOT 1&8 LOT 2&3&6&7 INC PT VAC ST

LOT 4&5; HISTORIC PROPERTY; POTENTIAL ADDITIONAL TAX, EAST

PORTLAND

Tax Account No.: R226504340

1N1E34DA 02800 State ID No.:

Quarter Section: 3030

Kerns, contact Steve Russell at 503-784-8785. Neighborhood:

Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: Central City - Central Eastside

Other Designations: Listed in the National Register of Historic Places as the Ira Powers

Warehouse and Factory

Zoning: EXd, Central Employment (EX) with a Design (d) overlay

Case Type: HR, Historic Resource Review

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use

Board of Appeals (LUBA).

Proposal: The applicant is seeking Historic Resource Review approval to replace a transom with a louvered vent and a partial transom on a structure listed in the National Register of Historic Places. Historic Resource Review is required because the proposal is for non-exempt exterior alterations on a historic building.

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- 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 April 23, 2014 and determined to be complete on June 2, 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.

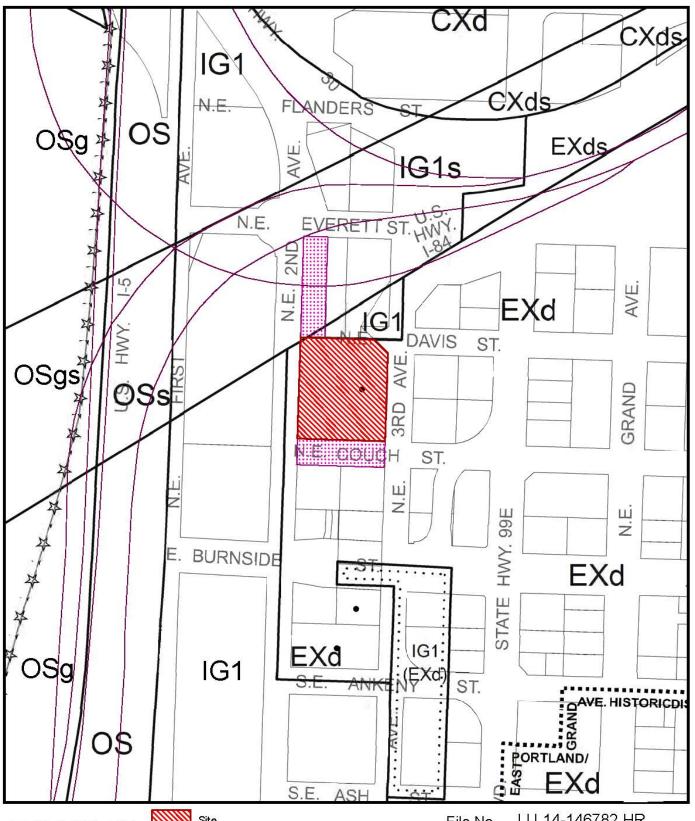
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file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

Also Owned



Historic Landmark Recreational Trail



NORTH

This site lies within the: CENTRAL CITY PLAN DISTRICT

LU 14-146782 HR File No.

3030 1/4 Section.

1 inch = 200 feet Scale. 1N1E34DA 2800 State_Id

(Apr 25,2014) Exhibit.

O-AREA OF WORK