



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 23, 2016
To: Interested Person
From: Jamie Stevens, Land Use Services
503-823-4987 / jamie.stevens@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 6, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-284057 HR, in your letter. It also is helpful to address your letter to me, Jamie Stevens. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-284057 HR – NEW WINDOW

Applicant: Mark Urban, Urban Restoration & Construction Inc
4131 SW Condor Avenue
Portland, OR 97239

Shana H Hawley & Gregory B Hawley
3228 NE 20th Ave
Portland, OR 97212

Site Address: **3404 NE 21st Avenue**

Legal Description: BLOCK 15 LOT 16, IRVINGTON
Tax Account No.: R420403170
State ID No.: 1N1E26AA 04200
Quarter Section: 2732
Neighborhood: Alameda, contact Dave Johansen at johansendr@gmail.com. Irvington, contact Dean Gisvold at 503-284-3885.

Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Plan District: None
Other Designations: Contributing Resource in the Irvington Historic District
Zoning: R5h, Residential 5,000 with Historic Resource Protection 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 an alteration to a contributing property in the Irvington Historic District. The alteration is a removal of an

existing double hung window to be replaced with a larger double hung window in the same location on the east façade. The proposed window will be approximately 20% greater in size and will match all aspects of the original window. Historic Resource Review approval is required for non-exempt exterior alterations on properties in the Irvington Historic District.

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:

- Section 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 December 9, 2016 and determined to be complete on 12/20/2016.

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.

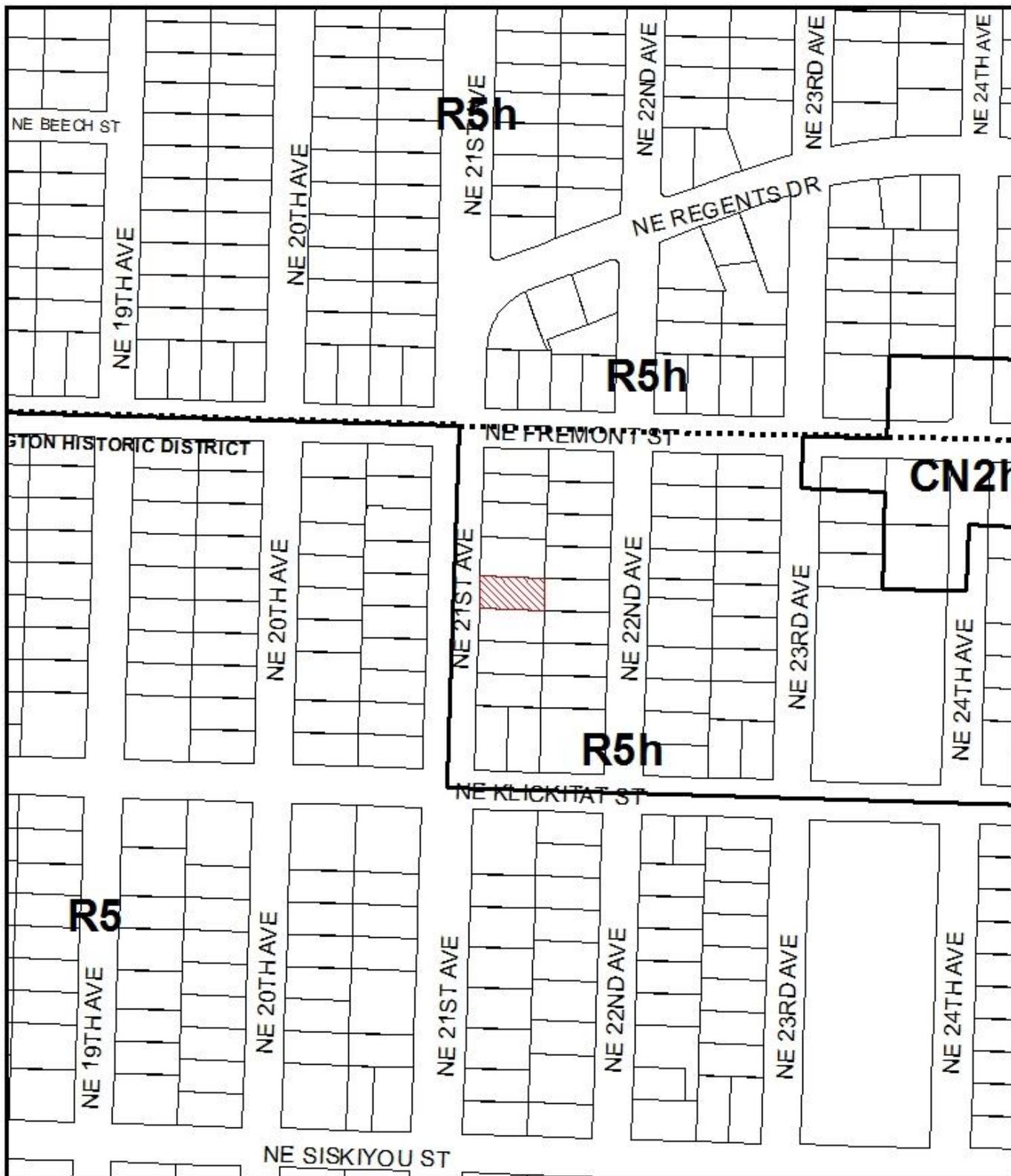
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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 / East Elevation



ZONING

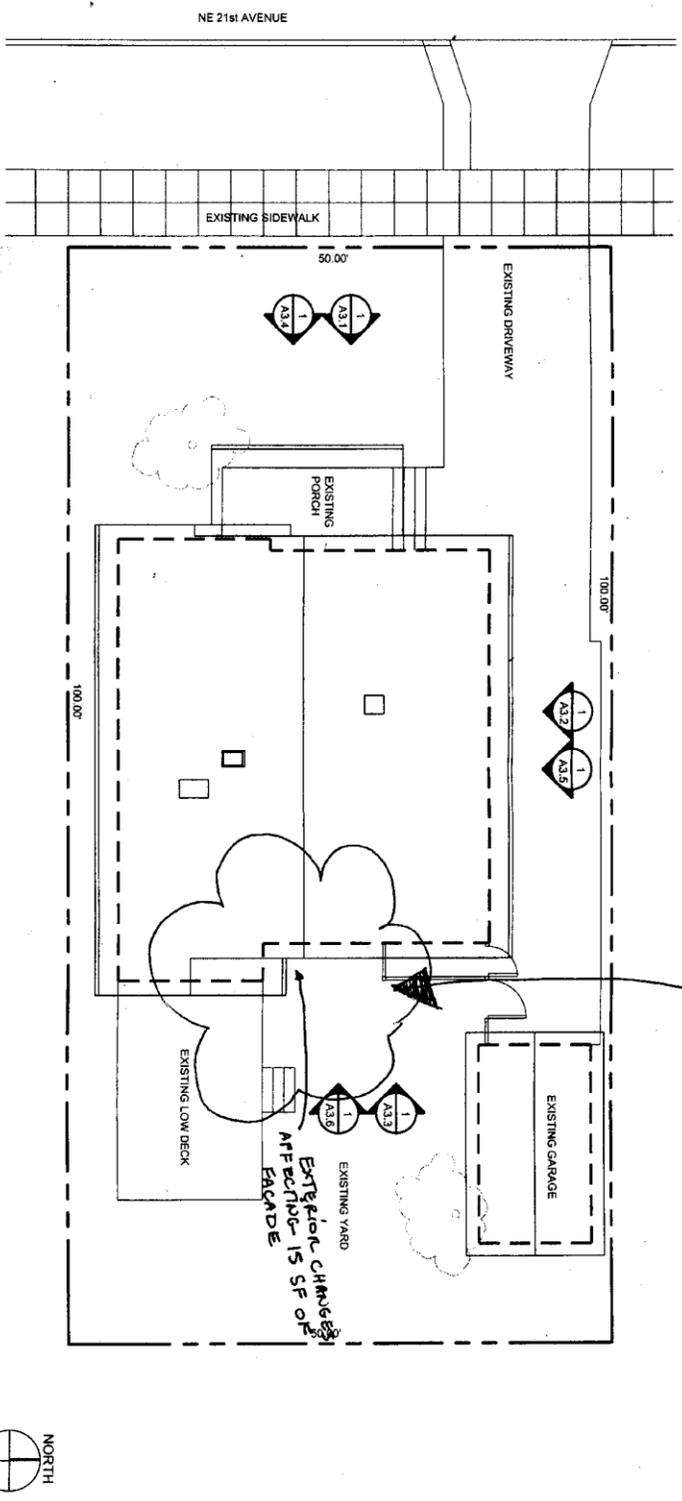
 Site

This site lies within the:
IRVINGTON HISTORIC DISTRICT



File No. LU 16-284057 HR
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Id 1N1E26AA 4200
 Exhibit B (Dec 12, 2016)

1 SITE PLAN
1" = 10'-0"



PROJECT CONTACT INFORMATION:

CLIENT:
GREG AND SHANA HAWLEY
3404 NE 21st AVENUE
PORTLAND, OR 97212

DRAFTING:
KEN WIESLER
503.866.9535
ken@spiretech.com

CONTRACTOR:
MARK URBAN
URBAN RESTORATION
971-570-1577
CCB # 122337

OWNER:
STANLEY F AND FAY B HORAK
3228 NE 20TH AVENUE
PORTLAND, OR 97212

SITE ADDRESS:
3404 NE 21st AVENUE
PORTLAND, OR 97212

PROPERTY ID: R187750
ZONING: R5h
HIST. DISTRICT: IRVINGSTON
ALLOWED USE: HOUSEHOLD LIVING

SITE COVERAGE DATA:

LOT SIZE: 5,000 SF
BUILDING COVERAGE AND IMPERVIOUS AREA NOT AFFECTED

SETBACKS:
FRONT: 10' NO CHANGE
SIDE: 5' NO CHANGE
REAR: 5' NO CHANGE

PROJECT CONSISTS OF:

- 1. INTERIOR REMODEL OF SINGLE FAMILY RESIDENCE.
- 2. REMOVAL AND SUBSTITUTION OF WINDOW

- 3. ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING.

- A1.1 PROJECT INFORMATION, SITE PLAN
- A3.1 EXISTING WEST ELEVATION
- A3.2 EXISTING NORTH ELEVATION
- A3.3 EXISTING EAST ELEVATION

- A3.6 PROPOSED EAST ELEVATION
- A4.1 WINDOW AND TRIM DETAILS

2 PROJECT INFORMATION
NO SCALE

3 DRAWING INDEX
NO SCALE

LV16-284057HR

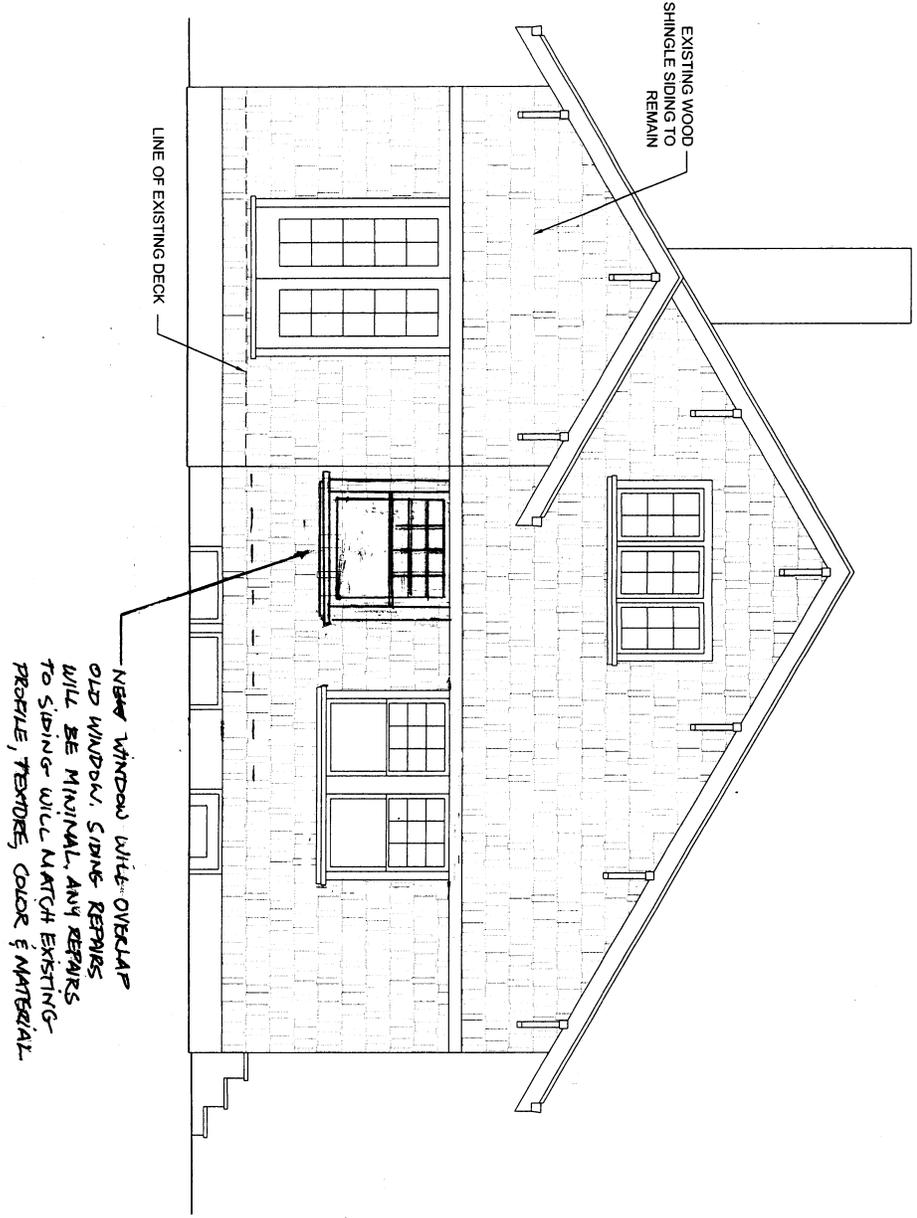
A1.1

PROJECT INFO	HAWLEY RESIDENCE
SITE PLAN	GREG AND SHANA HAWLEY 3404 NE 21st AVENUE PORTLAND, OR 97212

Ken Wiesler
Residential Design
and Consulting
503.866.9535
ken@spiretech.com

HISTORIC REVIEW	1/2 / 8 / 16
REVISIONS:	

1 EXISTING EAST ELEVATION
1/4" = 1'-0"



L16-284057HR

A3.6	HISTORIC REVIEW 12/5/16 REVISIONS:	EXISTING EAST ELEVATION	HAWLEY RESIDENCE GREG AND SHANA HAWLEY 3404 NE 21st AVENUE PORTLAND, OR 97212	Ken Wiesler Residential Design and Consulting 503.866.9535 ken@spiritech.com