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: September 13, 2013

To: Interested Person

From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@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 October 4, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-194237 HR, in your letter. It also is helpful to address your letter to me, Amanda Rhoads.

CASE FILE NUMBER: LU 13-194237 HR

Applicant: Kathleen MacNaughton
4940 SW Richardson Dr.
Portland, OR 97239

Representative: Brendon Farrell
Brendon Farrell Architect
425 SE 3rd Avenue #203
Portland OR 97214

Site Address: 2521 NE 19TH AVE

Legal Description: BLOCK 38 LOT 8 N 1/2 OF LOT 9, IRVINGTON
Tax Account No.: R420408150
State ID No.: 1N1E26DB 00100
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 Shoshana Cohen at 503-388-5004.
Plan District: None
Zoning: R5 – Single-Dwelling Residential 5,000
Case Type: HR - Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:
The applicant is seeking Historic Resource Review approval for a proposal to add the following elements onto the west side (rear) of this non-contributing home in the Irvington Historic District:

- A 144 square foot addition with full height fiberglass west windows;
- Two sets of fiberglass sliding glass doors, four panels each, one in existing window opening and one in existing window and door opening;
- A 450 square foot covered patio with new concrete slab; and
- New north and south (side) elevation partial-height privacy walls at new concrete deck.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a historic district.

Also proposed, but exempt from review, are three new skylights on the rear roof slope; replacing the glass in the north picture window with insulated glass panes; building a new west (rear) elevation gutter downspout and line through new crawl space to existing connection; and a new west (rear) elevation air conditioning unit on a concrete pad.

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 Historic Resource Review – 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 August 19, 2013 and determined to be complete on September 11, 2013.

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.

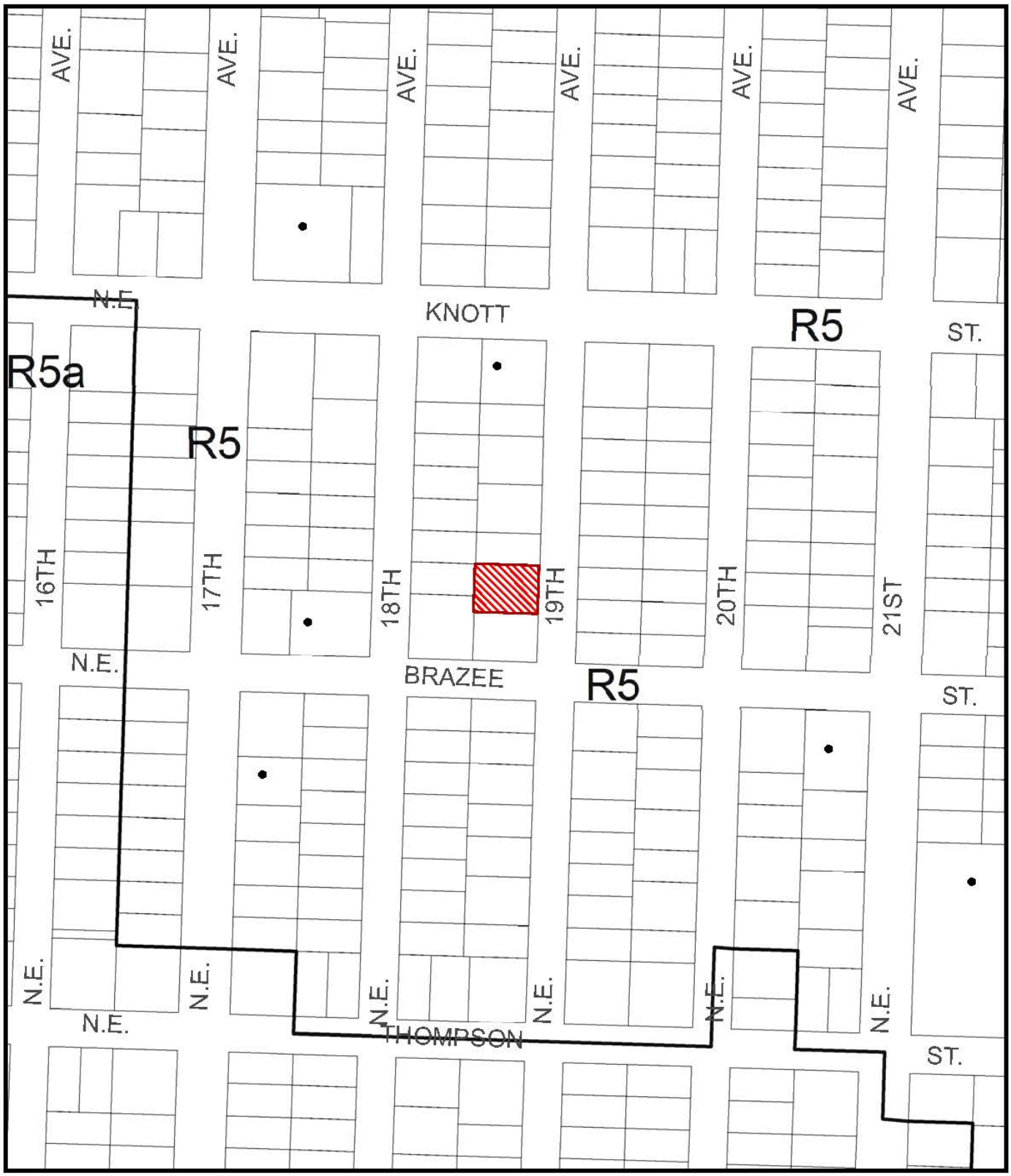
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 550 Capitol St. NE, Suite 235, Salem, OR 97301. 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
Elevations



ZONING

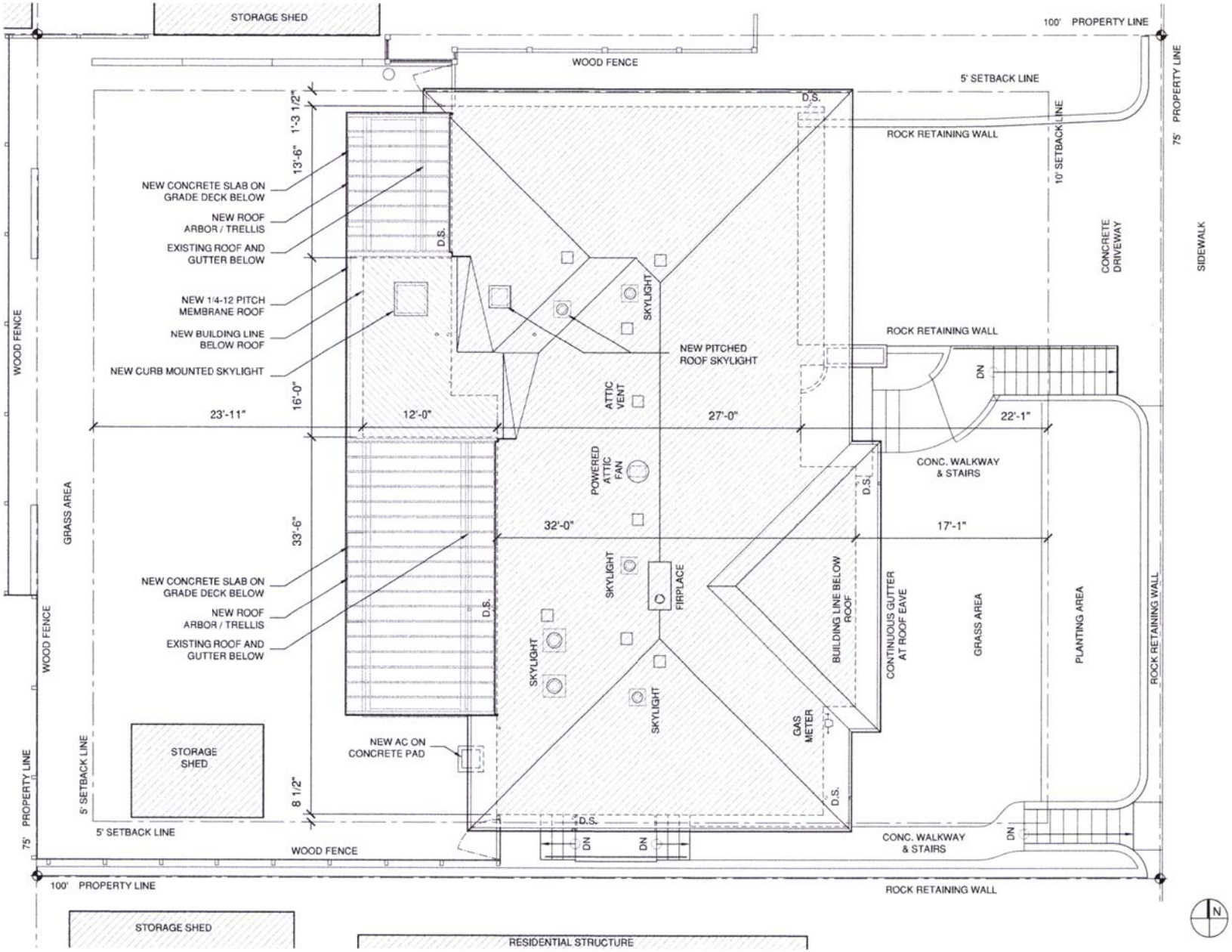
Site

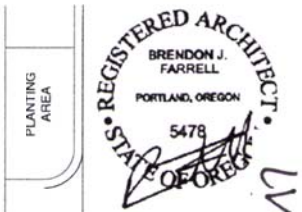
Historic Landmark

NORTH

This site lies within the:
IRVINGTON HISTORIC DISTICT

File No.	LU 13-194237 HR
1/4 Section	2832
Scale	1 inch = 200 feet
State_Id	1N1E26DB 100
Exhibit	B (Aug 21,2013)





REGISTERED ARCHITECT
BRENDON J. FARRELL
PORTLAND, OREGON
5478
STATE OF OREGON

LN 13-194237 HDC

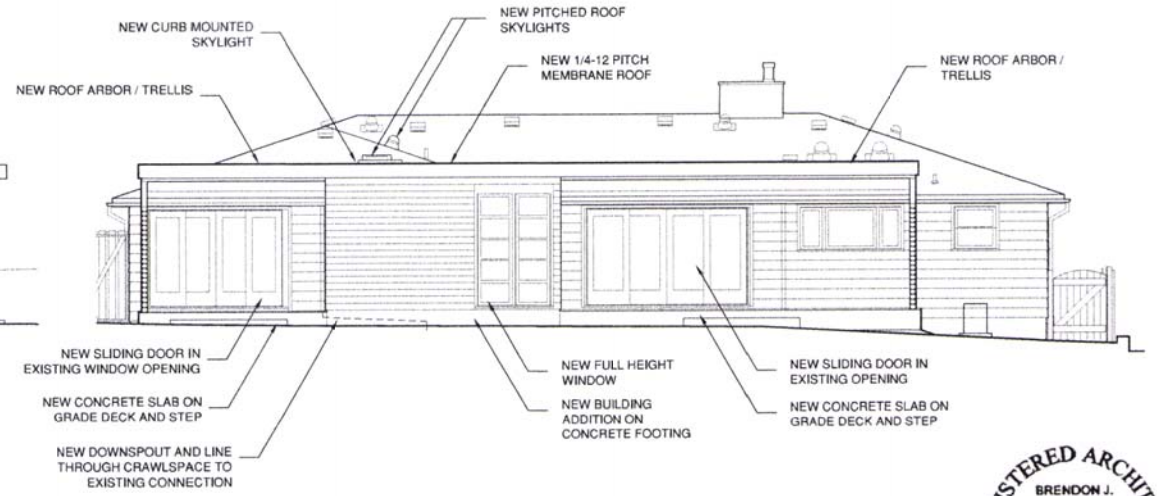
Address	2521 NE 19th AVENUE PORTLAND, OR 97212
County	MULTNOMAH
Prop. ID	R1881134
State ID	1N1E26DB 100
ALT #	R420408150
Map #	2832 OLD
Owner	PENDING SALE
Tax Roll	IRVINGTON BLOCK 38, LOT 8, N 1/2 OF LOT 9
Land	.17 AC (7,500 SQ. FT.)
Use	SINGLE FAMILY RES.
Class	1 STORY W/ BSMNT.
Year Built	1954
Zone	R5
Overlay	-
Hist. Dist.	IRVINGTON
Renewal	-
Zone Map	2832
Water Dist.	CITY OF PORTLAND

No.	Revision	Date
1	HIST. DIST.	13-0815

brendon farrell architect
425 SE 3rd Ave #203 Portland, Oregon 97214
info@brendonfarrell.com 917 589 7140

Project 19th AVENUE
Title SITE PLAN
Scale NOT TO SCALE
Date 13-0531
A100

1 NORTH (SIDE) ELEVATION
NOT TO SCALE



2 WEST (REAR) ELEVATION
NOT TO SCALE

REGISTERED ARCHITECT
BRENDON J. FARRELL
PORTLAND, OREGON
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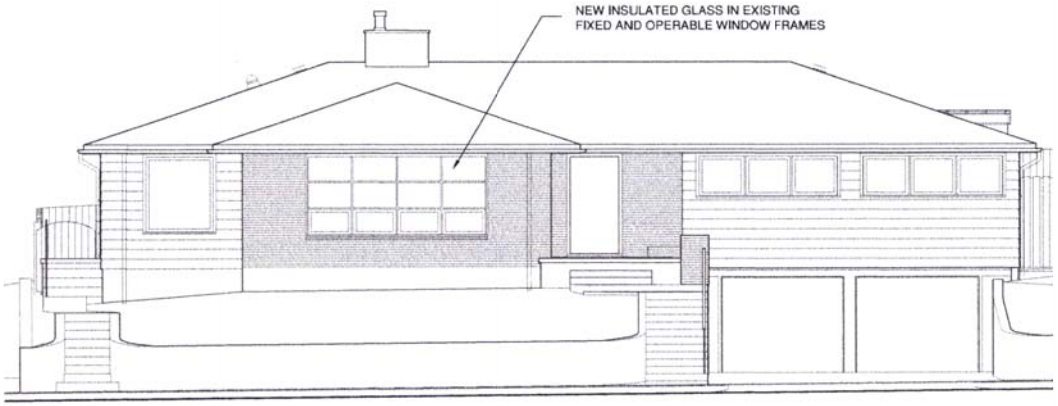
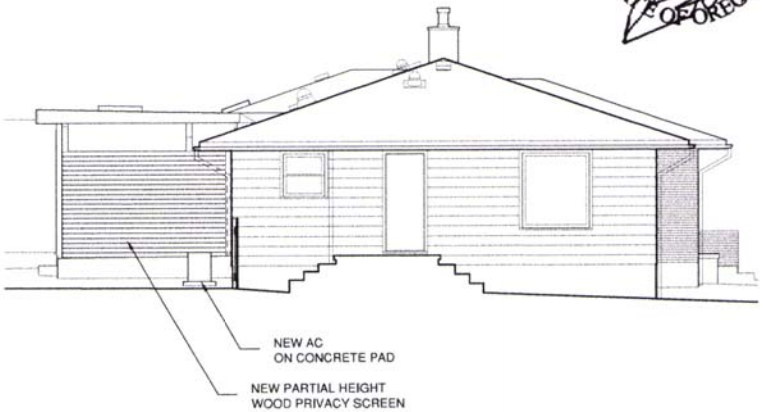
STATE OF OREGON



3 EAST (STREET) ELEVATION
NOT TO SCALE



4 SOUTH (SIDE) ELEVATION
NOT TO SCALE

No.	Revision	Date
1	HIST. DIST.	13-0815

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