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: October 4, 2013

To: Interested Person

From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 October 18, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-209251 HR, in your letter. It also is helpful to address your letter to me, Staci Monroe.

CASE FILE NUMBER: LU 13-209251 HR - WINDOW REPLACEMENT

Applicant: Bill Myles, 208-409-6862 / Craftsman Design & Renovation
1100 SE Grand Ave. Suite 202 / Portland, OR 97214

Owner: M. Margaret Rogers
1943 SE Locust Avenue / Portland, OR 97214-4826

Site Address: 1943 SE Locust Avenue

Legal Description: BLOCK 24 LOT 12, LADDS ADD **Tax Account No.:** R463305290
State ID No.: 1S1E02DB 05600 **Quarter Section:** 3232
Neighborhood: Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.
Business District: Division-Clinton Business Assoc, Darice Robinson at 503-233-1888.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: R5 - 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 an existing garden window on the NE, side-facing façade of the house with a new 1'-10" x 3'-0" vertically-oriented wooden casement window in the same location. The new window will use site-obscuring glass and wooden trim to match the original window. Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a historic district.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code (Title 33). The relevant approval criteria are:
- Ladd's Addition Conservation District Guidelines – Exterior Rehabilitation

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 September 24, 2013 and determined to be complete on October 1, 2013.

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.

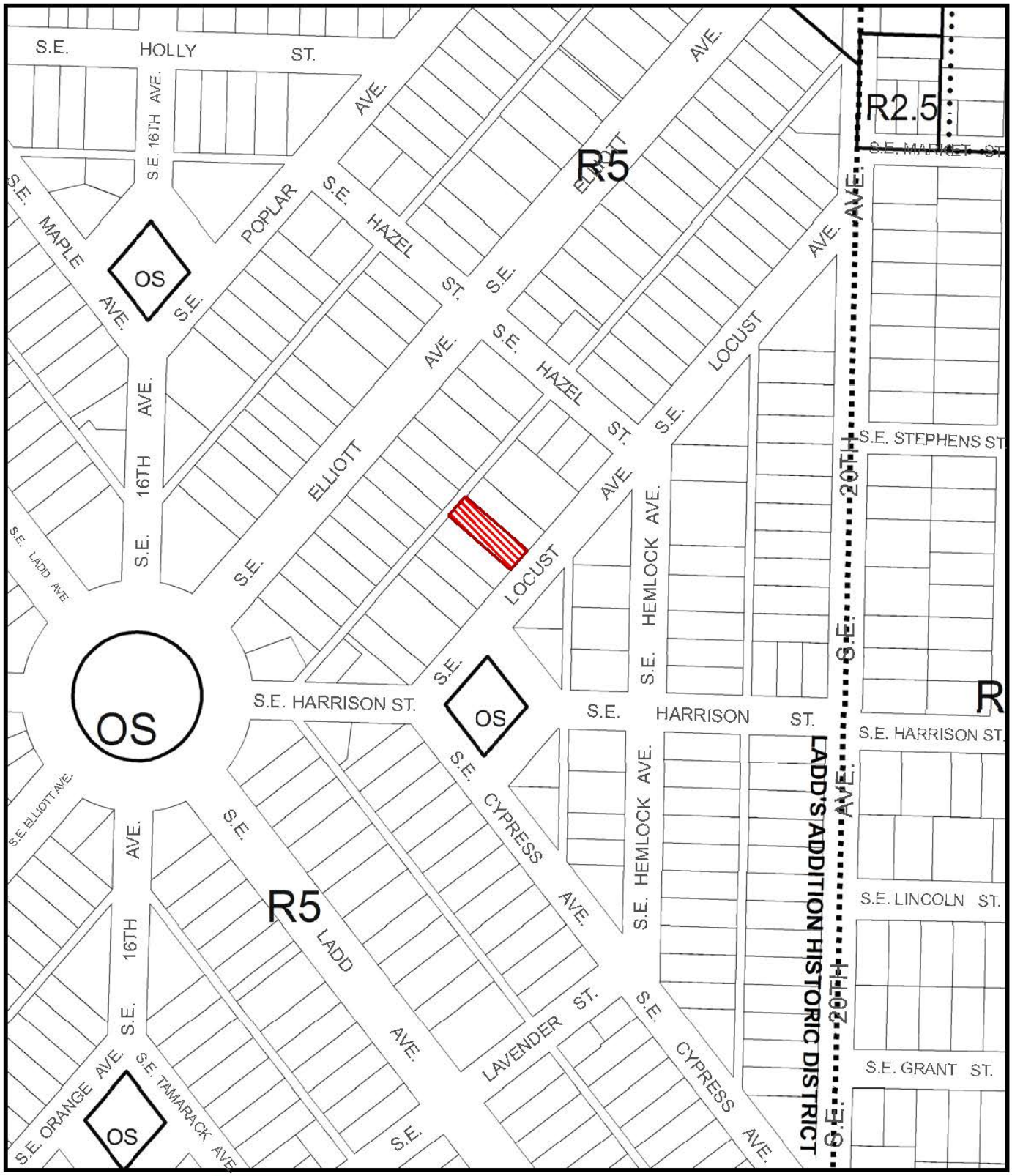
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file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



ZONING

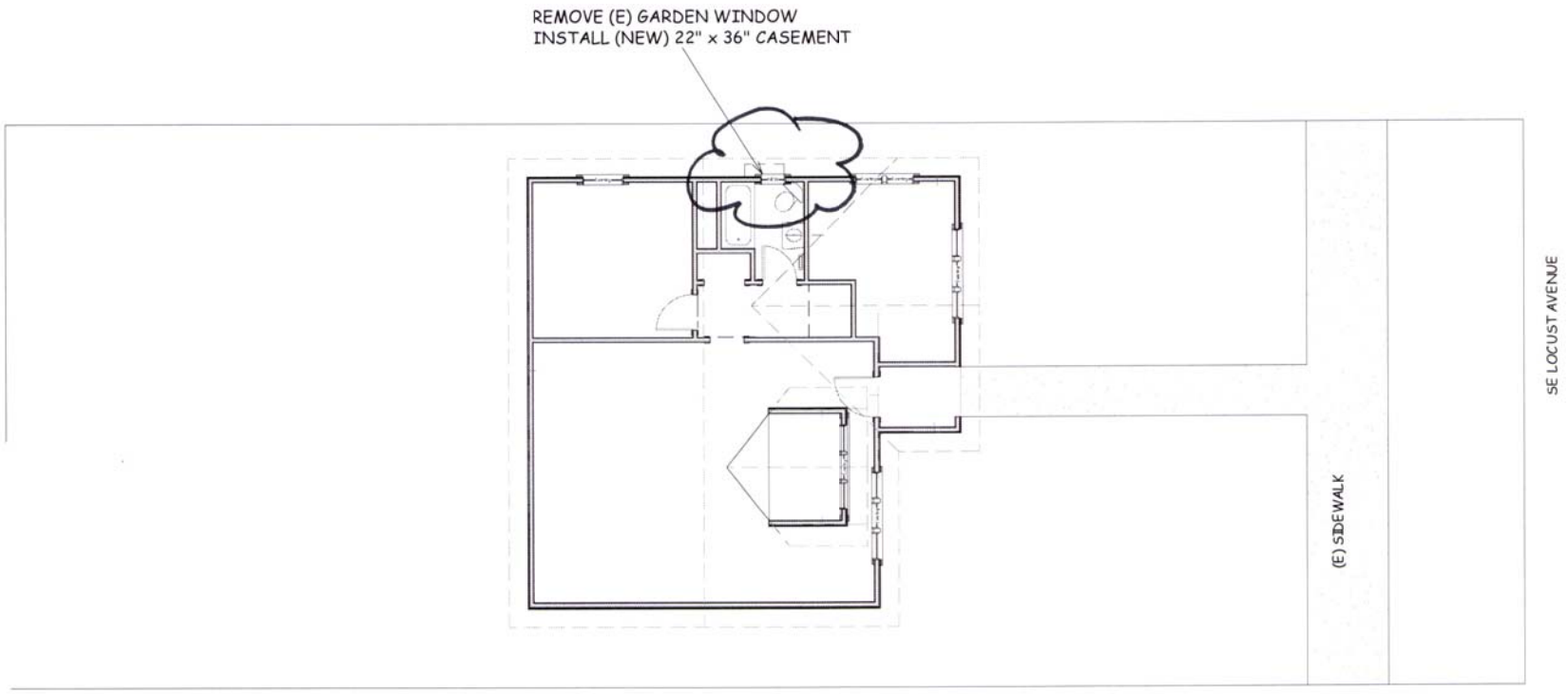
Site

NORTH

This site lies within the:
LADD'S ADDITION HISTORIC DISTRICT

File No.	LU 13-209251 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State_Id	1S1E02DB 5600
Exhibit	B (Sep 25,2013)

Historic Review Plans



1 Site Plan
Scale: 1/8" = 1'-0"

LU 13-209251 HR

N

Drawings reviewed and approved by client(s): _____ (initial)

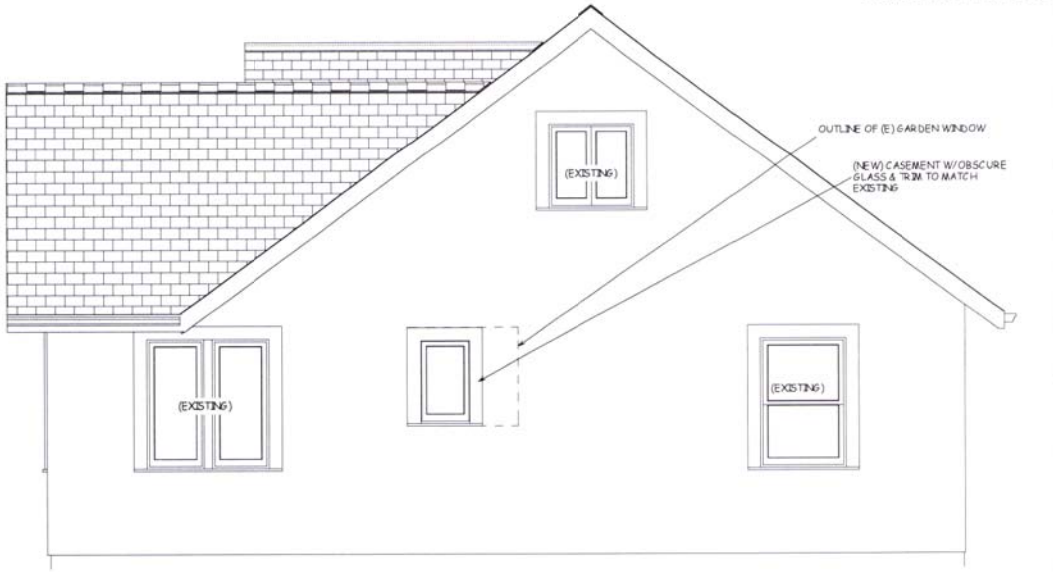
CRAFTSMAN DESIGN & RENOVATION LLC
1100 SE Grand Ave Suite 202, Portland Oregon 97214
Ph. 503.239.6200 Fax 503.234.1075

ROGERS BATH RENOVATION
1943 SE Locust Avenue
Portland Oregon 97214

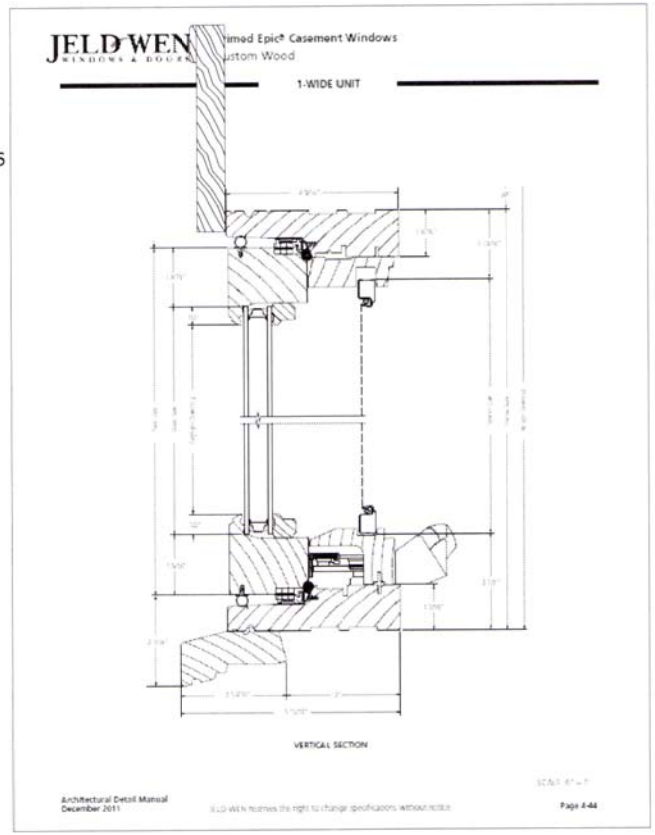
Drawn By: BT/ BM
Revised 09-10-13
Scale:
Created: 07/23/2013
Printed: 09/19/2013

2
Drawing Number

Historic Review Plans



1 Proposed NE Elevation
Scale: 1/4" = 1'-0"



2 (New) Window Cross Section
Scale: None

Drawings reviewed and approved by client(s): _____ (initial)

LU 13-209251 HR

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ROGERS BATH RENOVATION
1943 SE Locust Avenue
Portland Oregon 97214

Drawn By: BT/ BM
Revised 09-10-13
Scale: 1/2" = 1'-0"
Created: 07/23/2013
Printed: 09/19/2013

3
Drawing Number