



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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www.portlandoregon.gov/bds

Date: September 16, 2011
To: Interested Person
From: Mark Bello, Land Use Services
503-823-7810 / Mark.Bello@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 7, 2011.** Please mail or deliver your comments to the address above, and include the Case File Number, LU 11-173588 HDZ, in your letter. It also is helpful to address your letter to me, Mark Bello.

CASE FILE NUMBER: LU 11-173588 HDZ

TARPLEY HOUSE GUARDRAIL EXTERIOR ALTERATION

Applicant: Keith Davis
10740 SW Lancaster
Portland, OR 97219

Barbee Lyon
2520 NW Westover Rd
Portland, OR 97210-3109

Joan Kruse
2520 NW Westover Rd
Portland, OR 97210-3109

Matthew Roman
Roman Design Llc
107 SE Washington St
Suite#227
Portland, OR 97214

Site Address: 2520 NW WESTOVER RD

Legal Description: TL 5800 0.20 ACRES HISTORIC PROPERTY 15 YR 2008 POTENTIAL
ADDITIONAL TAX, SECTION 32 1N 1E

Tax Account No.: R941320080

State ID No.: 1N1E32AD 05800

Quarter Section: 2926

Neighborhood: Hillside, contact Mark Lerner at 503-241-4825, Northwest District, contact John Bradley at 503-313-7574.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Other Designations: Listed in the National Register of Historic places, as the Louse and Bessie Tarpley House, on August 23, 2007.

Zoning: R7, residential 7000 with Historic Resource Protection overlay
Case Type: HDZM, Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission

PROPOSAL: The applicant is seeking Historic Design Review approval to install a new guardrail that will replace an existing deteriorated guardrail at the existing second floor deck. No original historic material would be altered. A drawing is attached to this notice.

Historic Design Review is required because the property is a historic landmark and the proposal is for non-exempt exterior alterations.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant approval 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 September 2, 2011 and determined to be complete on September 14, 2011.

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

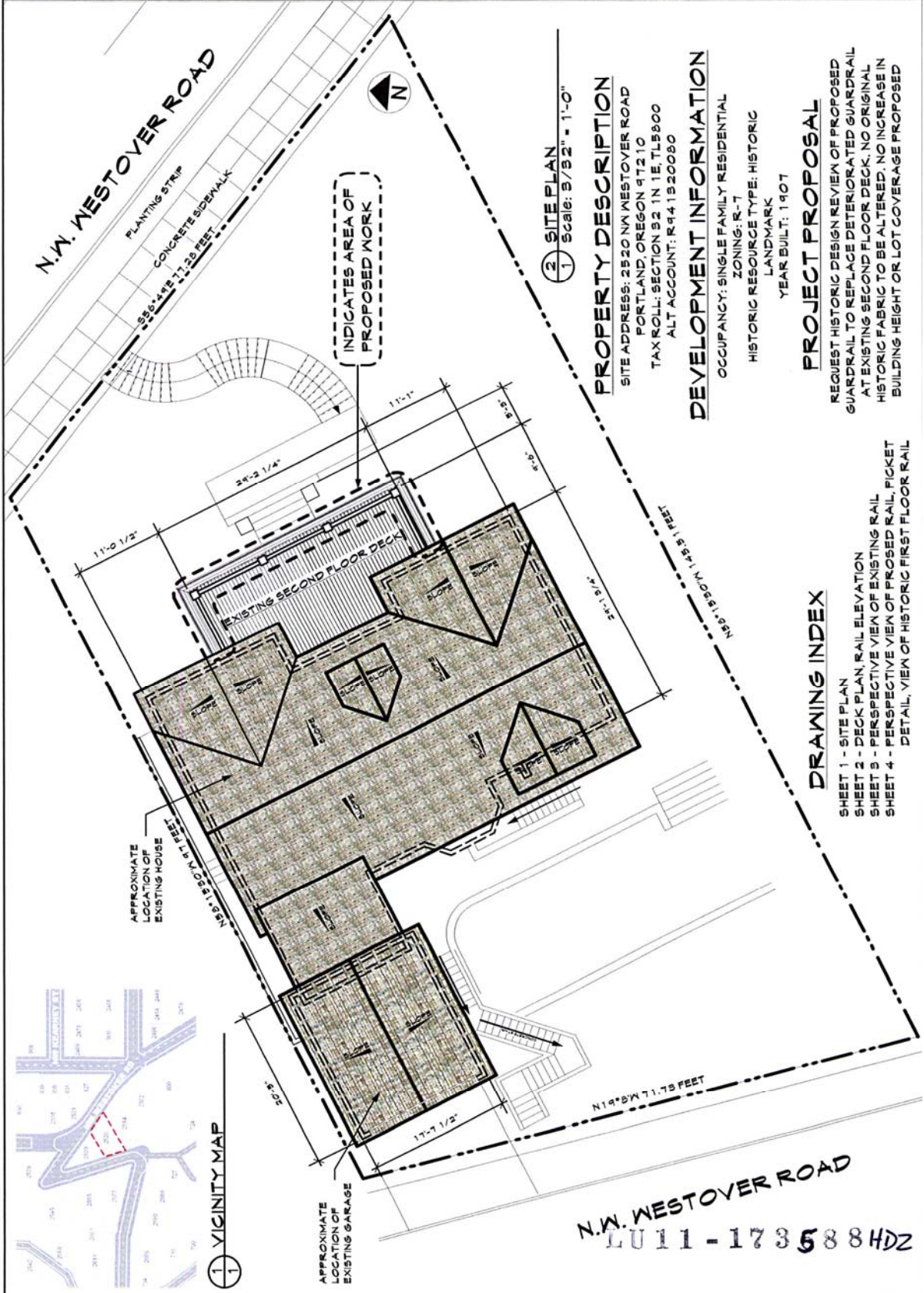
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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).

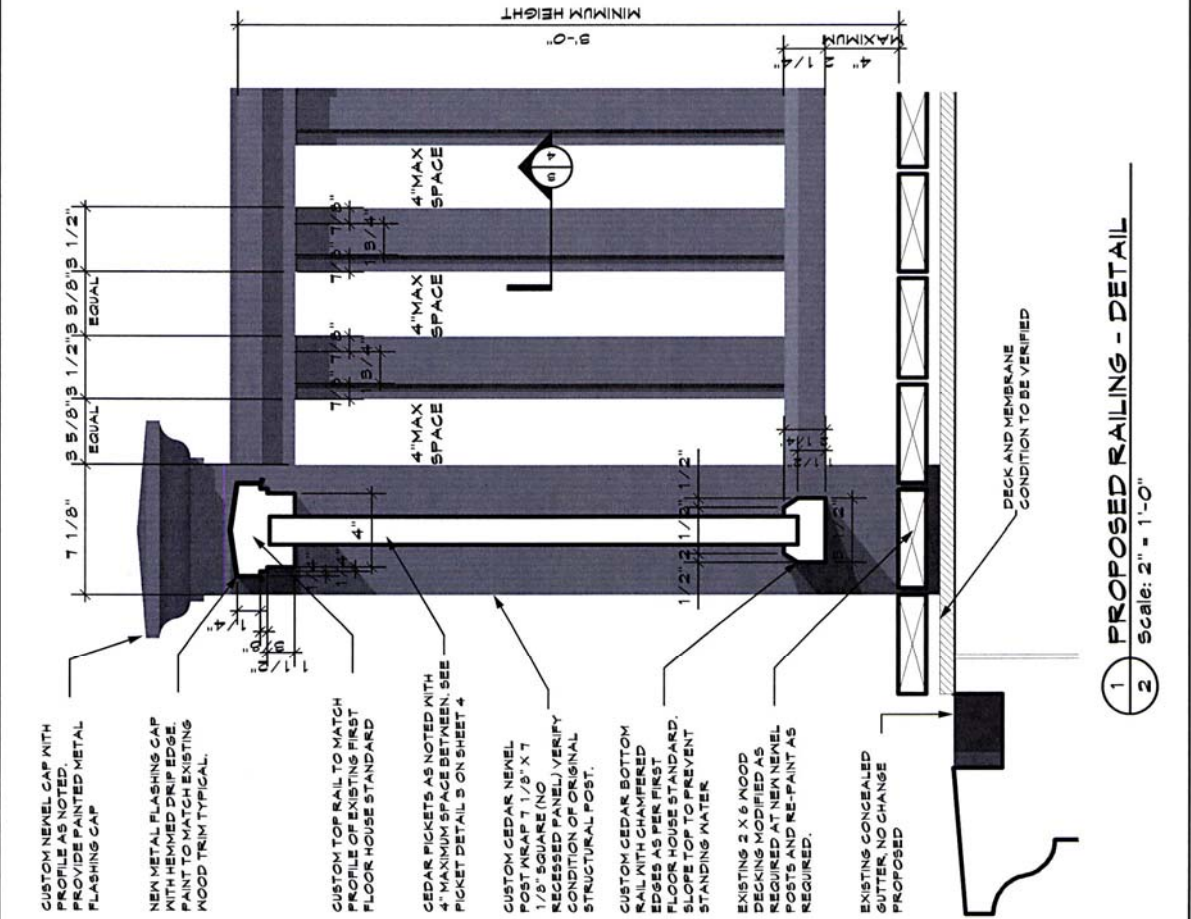
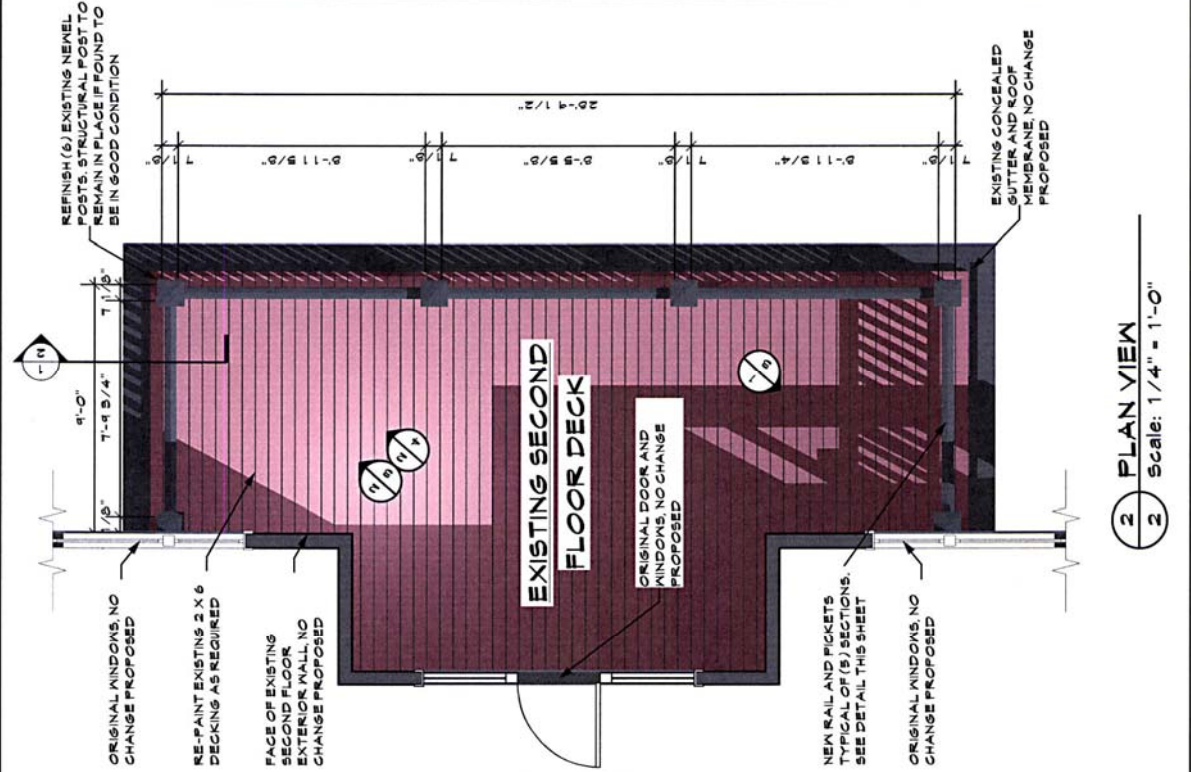
Enclosures:

Zoning Map
Site Plan
Proposed Railing – Detail and Plan View

Project Title SITE PLAN		Project No. 1	Scale AS NOTED
Client ROMAN DESIGN LLC		Sheet No. 1	Total Sheets 4
Project Address 107 SE WESTOVER ROAD PORTLAND, OREGON 97214		Date 8-30-11	
Project Manager ROMAN		Issue Notes ISSUE FOR DESIGN REVIEW - NOT FOR CONSTRUCTION	
Drawn By ROMAN		NO	
Checked By ROMAN		DATE	
Reviewed By ROMAN		A	
Approved By ROMAN		8-30-11	



PROJECT TITLE RAILING DESIGN FOR 020 NM WESTOVER ROAD PORTLAND, OREGON 97210		PROJECT NO. 503-948-6045	
DESIGNER ROMAN DESIGN LLC 107 SE WASHINGTON ST. # 227 PORTLAND, OREGON 97214		ARCHITECT ROMAN	
CONTRACTOR ROMAN		DATE 8-30-11	
ISSUE FOR DESIGN REVIEW - NOT FOR CONSTRUCTION		ISSUE NO. 8-30-11	
ISSUE NOTES		SHEET NO. 2 OF 4	



2 PLAN VIEW
 Scale: 1/4" = 1'-0"

1 PROPOSED RAILING - DETAIL
 Scale: 2" = 1'-0"

LUII-173588#D2