



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: November 9, 2012
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 November 30, 2012.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-187312 HDZ, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 12-187312 HDZ – EXTERIOR ALTERATIONS

Applicant: Danelle Isenhart, Architect
Emerio Design
8285 SW Nimbus Avenue, Suite 180
Beaverton, OR 97008

Owner: Larry Strutz,
JT & LS Holdings LLS
12550 SE 93rd Ave Ste 200
Clackamas, OR 97015

Site Address: 3022 NE 14TH AVE

Legal Description: BLOCK 68 LOT 18, IRVINGTON
Tax Account No.: R420414790
State ID No.: 1N1E26AB 21000
Quarter Section: 2732
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 Chris Lopez at 503-823-4575.

Plan District: None
Other Designations: Contributing resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2012.

Zoning: R5 – Residential 5,000
Case Type: HDZ – Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant proposes exterior alterations including:

- On the West façade, removal of an interior brick chimney, replacement of the existing front door with a new partially-glazed wood panel front door, replacement of the existing non-historic metal porch railing and columns with square columns and open wood balustrade at the top of the porch, and reconfiguration of the front porch steps to create a straight access path between the sidewalk and the front porch;
- On the South façade, removal of one window on the first level to accommodate reconfiguration of the interior and replacement of one basement level window with a new wood casement egress window with egress well; and
- On the East façade, removal of a non-historic metal awning, removal and infill of an existing window, replacement of a sliding glass door with wood French doors, and replacement of a basement access door with wood sliding glass doors raised to the first floor level. The French doors and the sliding glass doors will access a new wood deck with railing approximately 3'-9" above ground;
- Removal of the existing aluminum lap siding to reveal 6" cedar lap siding on the entirety of the building.

Also proposed, though not subject to historic design review, is the installation of a 3' wide planting strip along the centerline of the driveway.

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 *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 27, 2012 and determined to be complete on November 7, 2012.

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).

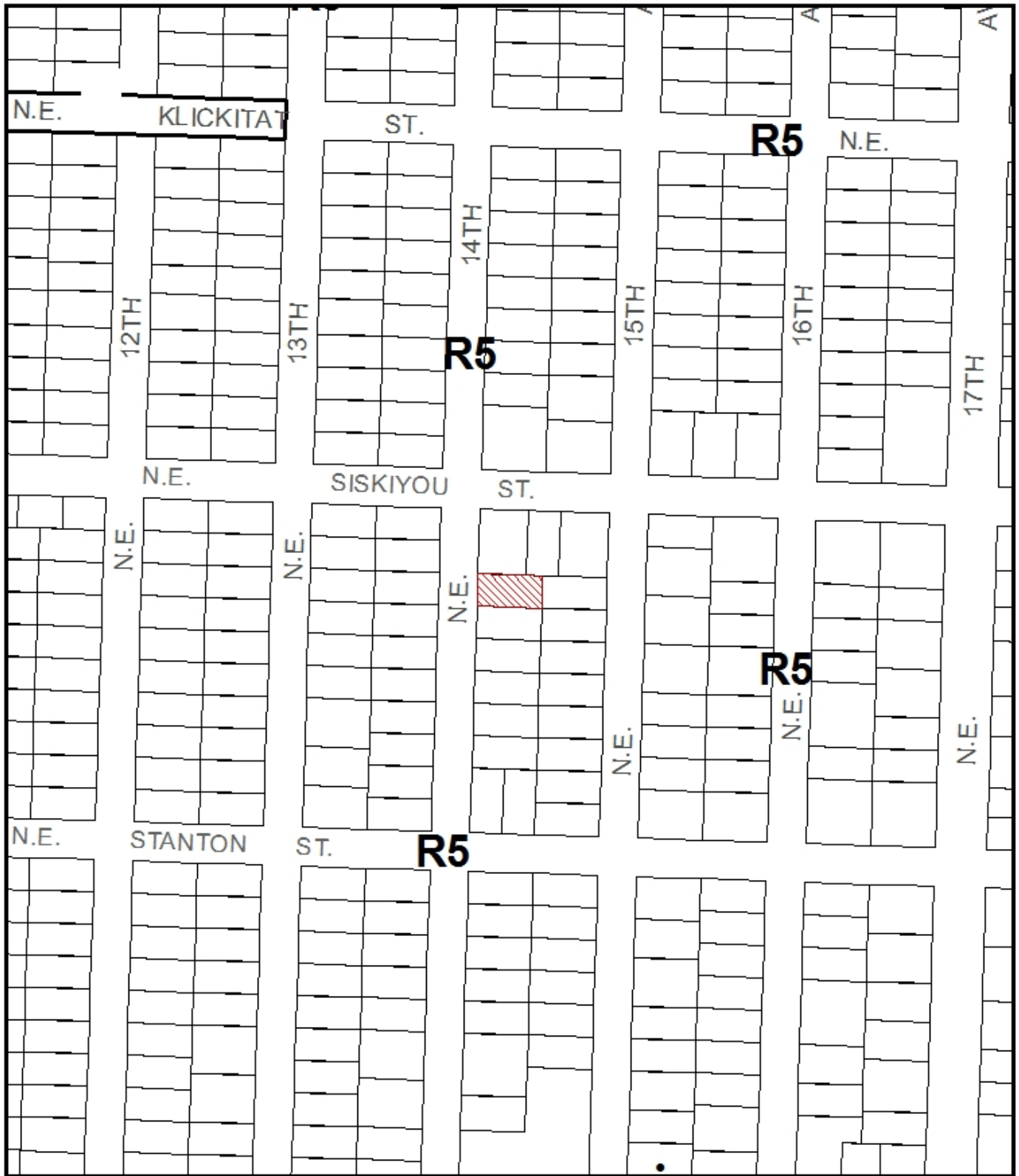
Enclosures:

Zoning Map

Site Plan

Existing Elevations

Proposed Elevations



ZONING



Site



NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No.	<u>LU 12-187312 HDZ</u>
1/4 Section	<u>2732</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E26AB 21000</u>
Exhibit	<u>B (Sep 27,2012)</u>

