



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 12, 2016
To: Interested Person
From: Puja Bhutani, Land Use Services
503-823-7226 / Puja.Bhutani@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 2, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-166138 HR, in your letter. It also is helpful to address your letter to me, Puja Bhutani. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-166138 HR – WINDOW REPLACEMENT AND REAR STOOP ADDITION

Applicant: Dan Williams
Faster Permits
14334 NW Eagleridge Lane
Portland, OR 97229

Tim Labunsky
TI Remodel & Construction Inc.
Po Box 1996
Lake Oswego, OR 97035

Eischen Enterprises LLC
15755 SW Oak Hill Lane
Tigard, OR 97224

Site Address: 2722 NE 9TH AVENUE
Legal Description: BLOCK 102 LOT 13, IRVINGTON
Tax Account No.: R420422980
State ID No.: 1N1E26BD 06700
Quarter Section: 2731
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.
Other Designations: Contributing Resource in the Irvington Historic District
Zoning: R5, Residential 5000

Case Type: HR, Historic Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The proposal is to restore the existing one story residence on the subject property. No changes are being proposed to the existing building footprints or the roofline. All existing windows on the front elevation will be repaired and preserved. A total of seven (7) new Marvin ultimate wood double hung windows are being proposed for the remaining elevations. Four (4) window wells are also being provided to meet egress requirements. The exterior alterations being proposed include:

1. Windows

- Rear/ East Elevation:
 - Replace three (3) existing double hung windows with three (3) double hung wood windows
 - Replace and one (1) wood casement basement window with a larger wood casement window.
 - Left / North Elevation:
 - Replace one (1) existing double hung windows with one (1) larger double hung wood windows
 - The basement window on the rear of this elevation will be filled in.
 - Right/South Elevation:
 - Replace three (3) existing double hung windows with three (3) smaller casement wood windows
 - Replace two (2) wood casement basement windows with three (3) larger wood casement windows.
2. Reconstruct the brick chimney on the north elevation with tumbled brick and to match the design of the original chimney.
 3. Add a rear stoop with a shed roof, and decorative exterior lights.
 4. Remove the existing aluminum siding and restore the original cedar siding.
 5. All existing doors will be repaired and preserved.
 6. All remaining windows will also be repaired and preserved.
 7. Remove and replace existing roof with composite shingles in dual black color. All gutters and downspouts will be removed and replaced with aluminum gutters to match the existing.
 8. Refinish the existing driveway with new concrete with an exposed aggregate finish. The width and length of the driveway will remain the same.

Historic design review is required because the proposal is for non-exempt exterior alteration of a contributing structure in the Irvington Historic District.

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 Historic Resource Review
- 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 May 3, 2016 and determined to be complete on October 4, 2016.

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.

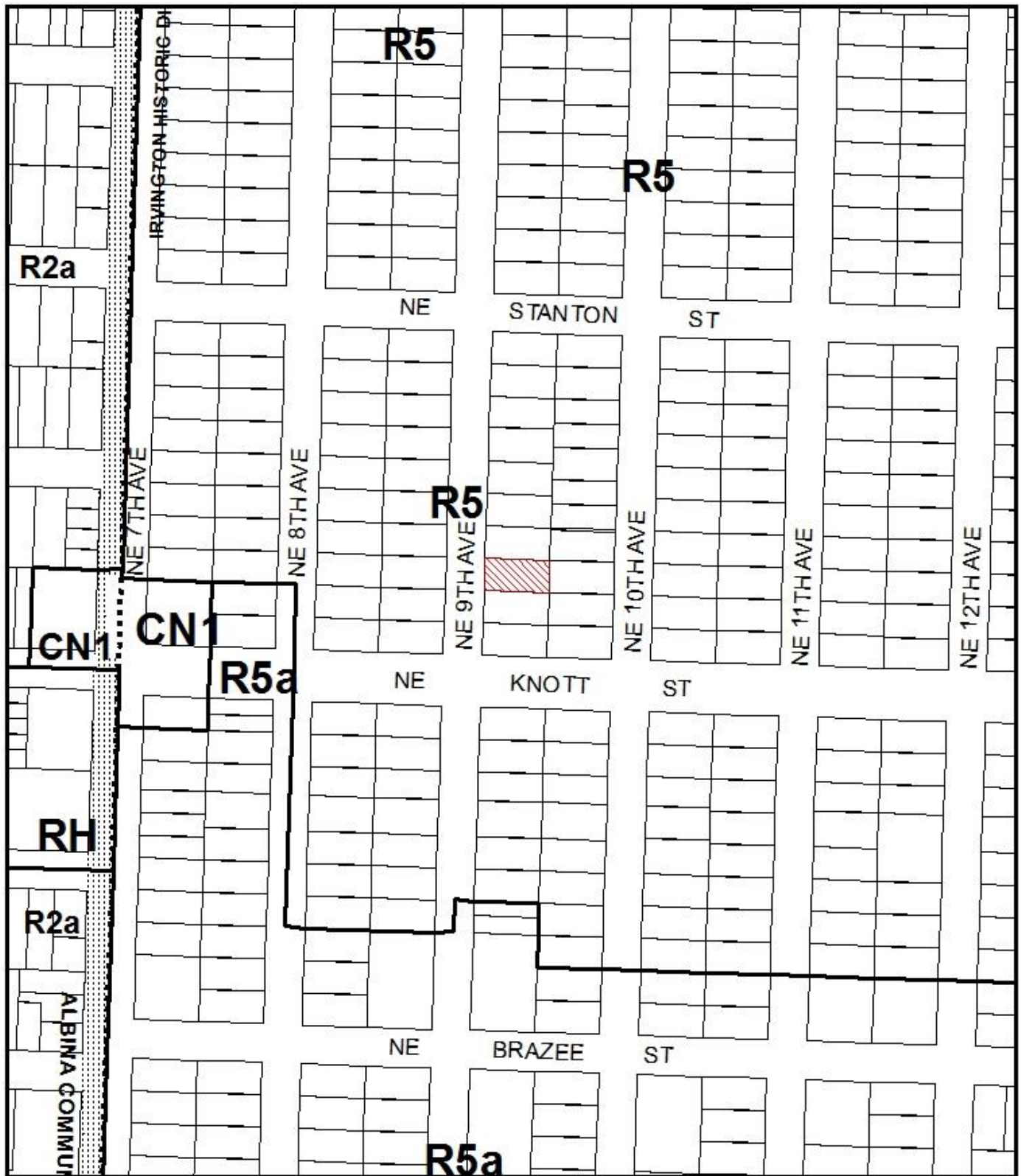
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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

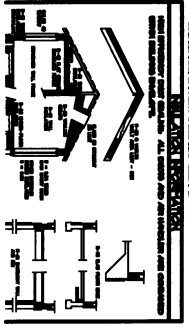
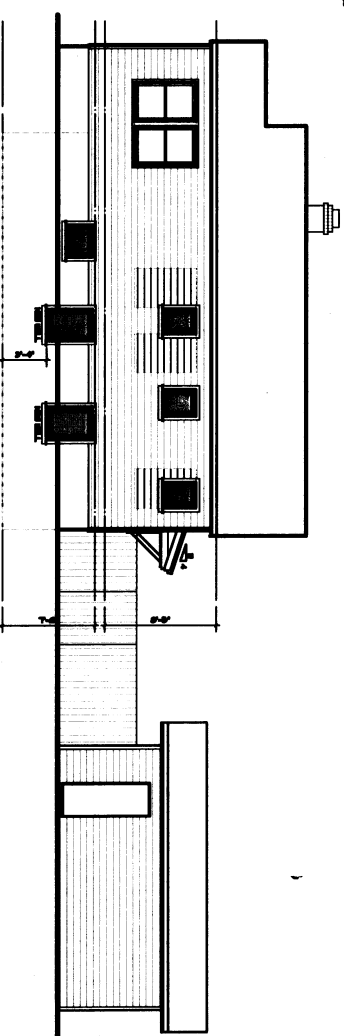
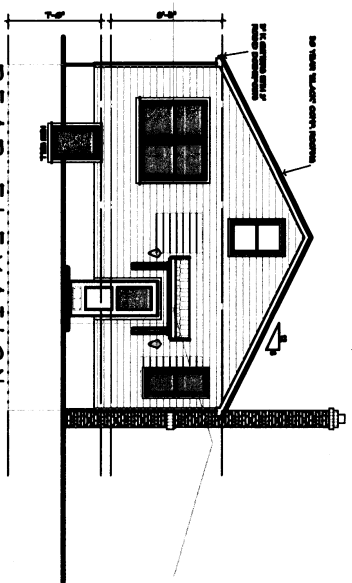
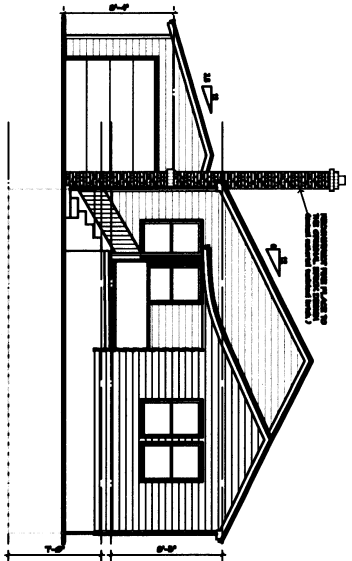
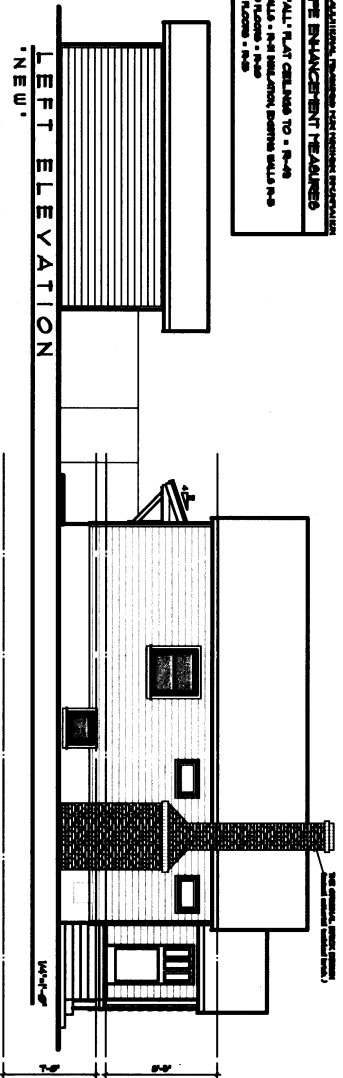
This site lies within the:
IRVINGTON HISTORIC DISTRICT



File No.	<u>LU 16-166138 HR</u>
1/4 Section	<u>2731</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N1E26BD 6700</u>
Exhibit	<u>B</u> (May 04, 2016)

ENVELOPE ENHANCEMENT FEATURES

INSULATE WALL, FLAT CEILING TO R-48
 EXTERIOR WALLS - R-14 INSULATION, BOWING WALLS R-8
 ROOFING INSULATION - R-30
 FLOORING INSULATION - R-19



GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS SPECIFIED OTHERWISE.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK.

3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK.

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<p>KEITH R ABEL</p> <p>RESIDENTIAL DESIGN LLC</p> <p>5757 RIDGE TOP CT. LAKE OSWEGO, OR (503) 784-5815</p>	<p>TL Remodel & Construction</p> <p>2722 NE 96th AVE IN PORTLAND, OR</p> <p>DESIGNED FOR:</p> <p>Tim Labunsky</p> <p>(503) 984-2783</p>	<p>Approved by the National Copyright Administration, Inc. for the purpose of the International Residential Code. This code is a copyrighted work of the International Code Council, Inc. (ICC). All rights reserved. No part of this code may be reproduced without the prior written permission of ICC. For more information, contact ICC at (301) 495-4800 or www.iccsafe.org. © 2003 ICC. All rights reserved.</p>
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