



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 19, 2016
To: Interested Person
From: Mike Gushard, Land Use Services
503-823-5091 / Mike.Gushard@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 9, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-207707 HR, in your letter. It also is helpful to address your letter to me, Mike Gushard. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-207707 HR – REMOVAL OF CONCRETE WINGS IN FRONT OF PROPERTY, ADDITION OF DECK AND NEW DOORS AT REAR OF PROPERTY.

Applicant: Mike Coyle,
Faster Permits
14334 NW Eagleridge Lane
Portland, OR 97229

Gretchen Hallberg and Vikram Ramnath, Owners
2224 NE 26th Ave
Portland, OR 97212

Melissa Meiners, Architect
Koble Creative
3405 NE 46th Ave
Portland OR 97213

Site Address: 2224 NE 26TH AVE

Legal Description: BLOCK 3 LOT 17 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX, EAST IRVINGTON

Tax Account No.: R224400540

State ID No.: 1N1E25CB 16000

Quarter Section: 2833

Neighborhood: Grant Park, contact Ken Peterson at gpnalanduse@gmail.com.

Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.
Other Designations: Contributing Resource – Irvington Historic District
Zoning: R5 – Residential 5,000 (single Dwelling Zone)
Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The proposal includes the following alterations to the house:

- replacing an existing wood window with French doors and
- removal of a small wood door at the rear of the property;
- removal of two small concrete wings at the front of the house and
- construction of a rear deck.

This project requires historic resource review because it is a contributing resource 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:

- Portland Zoning Code Chapter 33.846.060G – Historic Resource Review

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 July 19, 2016 and determined to be complete on October 11, 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.

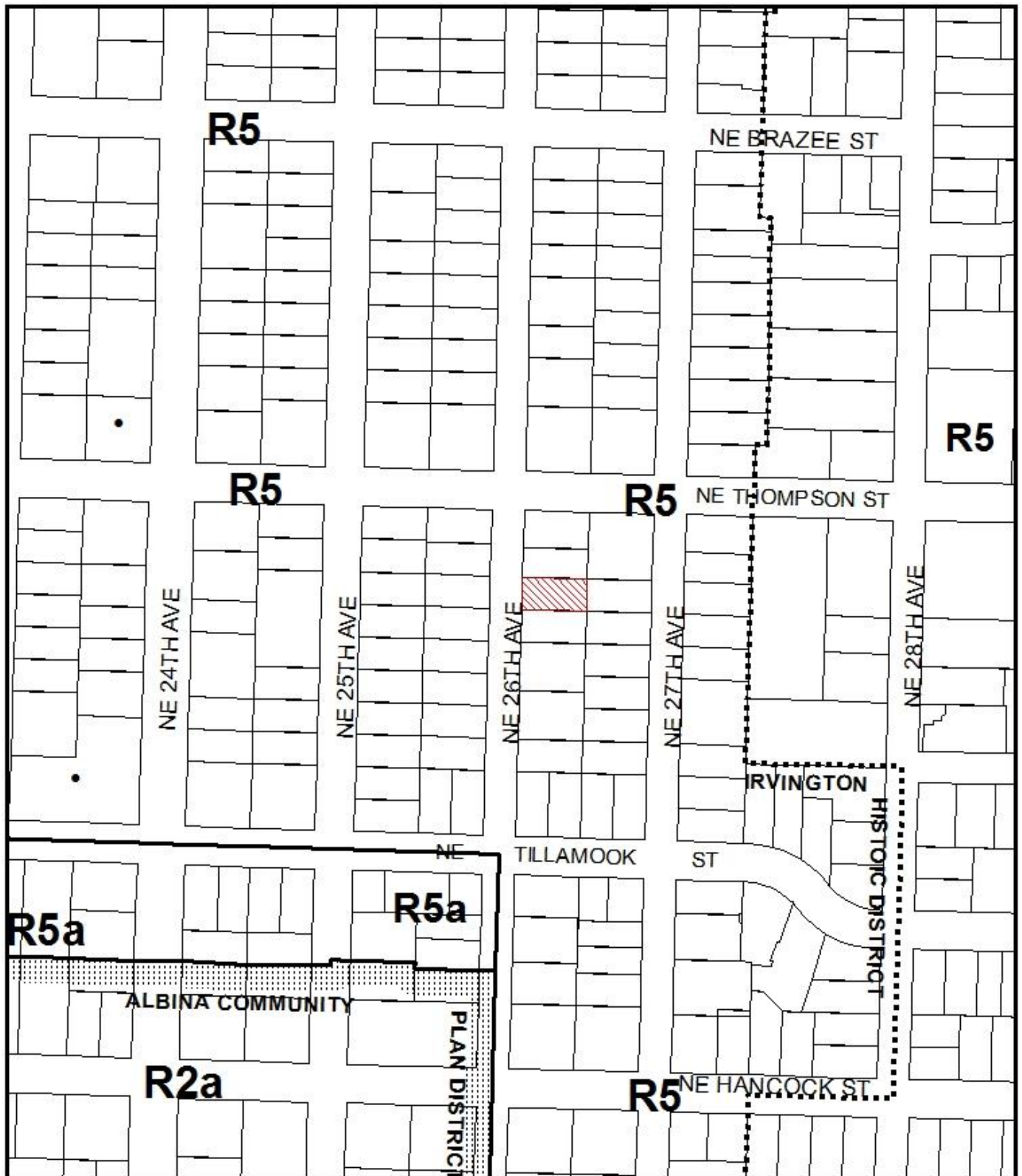
APPEAL OF THE FINAL CITY DECISION

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
- East elevations
- West Elevations



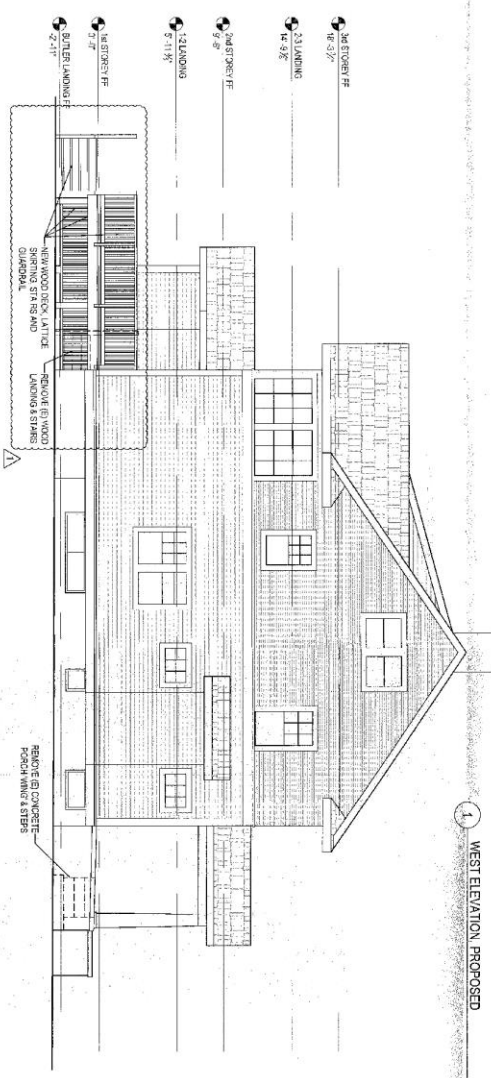
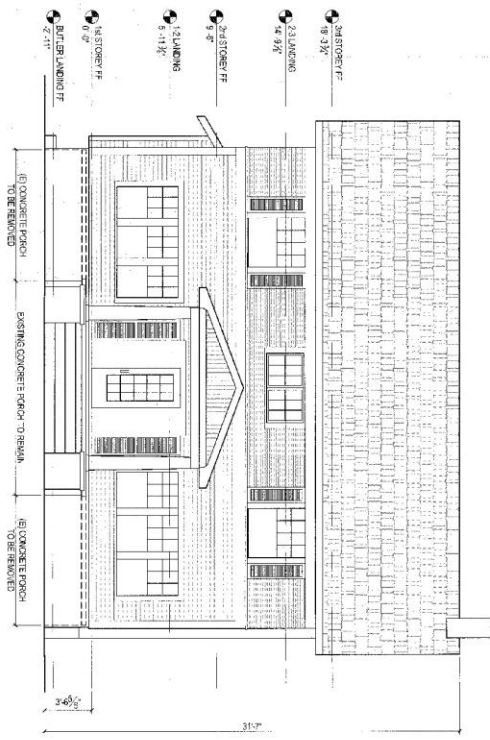
ZONING

NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	<u>LU 16-207707 HR</u>
1/4 Section	<u>2833</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E25CB 16000</u>
Exhibit	<u>B</u> (Jul 22, 2016)



koble creative
 architecture LLC
 terry amundson
 phone 503.539.4300

hallberg residence
 exterior improvements

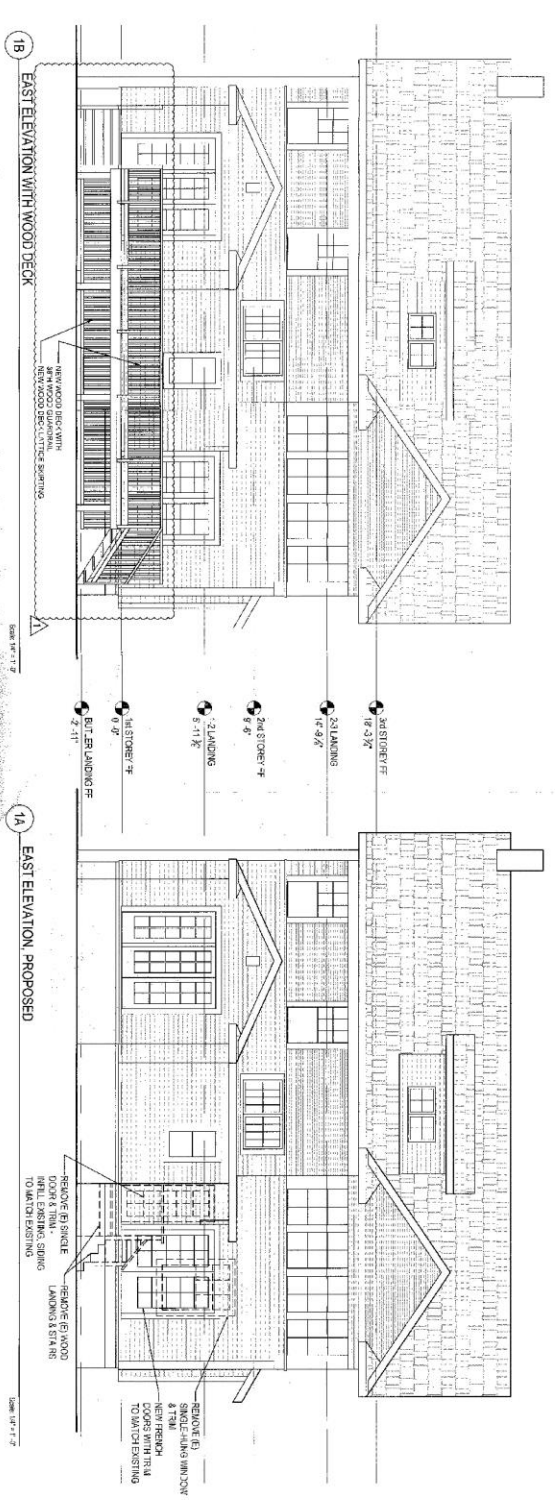
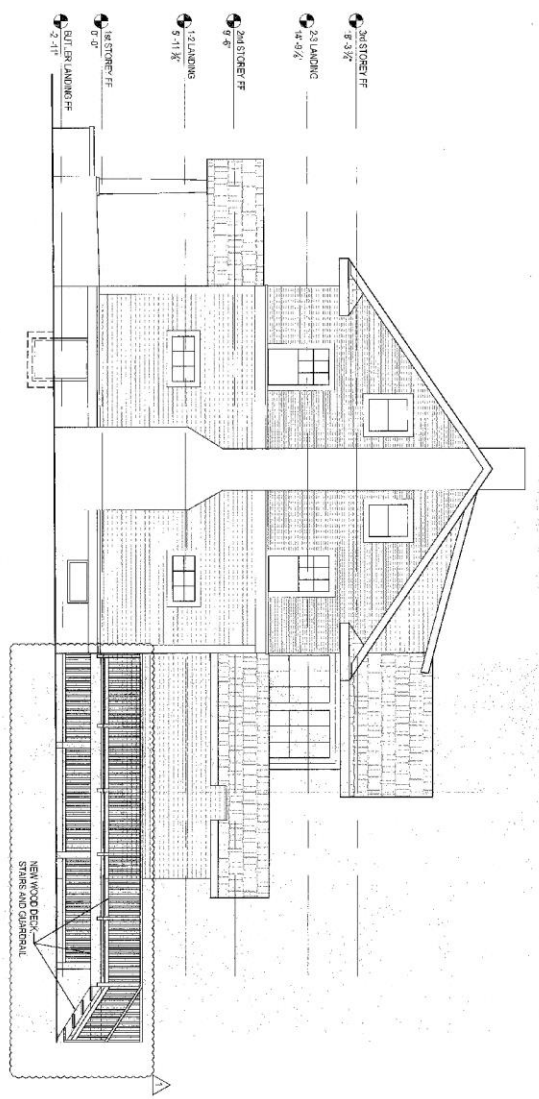
2224 NE 26th Ave
 Portland OR 97212



Project No. 226-2015
 Date: 07-06-2016
 Revision: Design Review 09-28-2016

WEST & NORTH
 EXTERIOR ELEVATIONS

A2



A3

EAST & SOUTH
EXTERIOR ELEVATIONS

Professional Seal: REGISTERED ARCHITECT, STATE OF OREGON, NUMBER 10000

Project No: 00252016
Date: 07.05.2016
Revision: Change Review: 09.29.2016

hallberg residence
exterior improvements

2224 NE 26th Ave
Portland OR 97212

Koble

koble creative
architecture LLC
terry amundson
phone 503.539.4300