



**City of  
Portland, Oregon**  
**Bureau of Development Services**  
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 18, 2017  
**To:** Interested Person  
**From:** Emily Hays, Land Use Services  
503-823-5676 / [Emily.Hays@portlandoregon.gov](mailto:Emily.Hays@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 May 2, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-144878 HR, in your letter. It also is helpful to address your letter to me, Emily Hays. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-144878 HR – ENTRY COLUMNS & REAR ALTERATIONS**

**Applicant:** Timothy W Smith  
2745 NE 26th Avenue  
Portland, OR 97212-3502

**Owners:** Timothy W Smith & Meriam Rahali  
2745 NE 26th Avenue  
Portland, OR 97212-3502

**Site Address:** **2745 NE 26<sup>th</sup> Avenue**

**Legal Description:** BLOCK 2 N 1' OF LOT 12 LOT 13, GLENEYRIE  
**Tax Account No.:** R324000550  
**State ID No.:** 1N1E25BC 09800  
**Quarter Section:** 2733

**Neighborhood:** Alameda, contact Dave Johansen at [johansendr@gmail.com](mailto:johansendr@gmail.com). Irvington, contact Dean Gisvold at 503-284-3885.

**Business District:** North-Northeast Business Assoc, contact at [chair@nnebaportland.org](mailto:chair@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

**Plan District:** None  
**Other Designations:** Contributing Resource in the Irvington Historic District

**Zoning:** R5 – Residential 5,000  
**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 the replacement of existing entry columns and the future replacement of two rear wood windows with a new wood sliding door. The existing 8" x 8'-0" PERMACast fiberglass columns will be replaced with new 12" x 8'-0" plain round PERMACast fiberglass columns with cap and base set, all painted to match existing. Two 4" x 6" wood brackets are proposed to flank the rear door beneath the existing lentil, to be retained. A new lighting fixture will be added next to the proposed door, to match an existing fixture on the north elevation.

Historic resource review is required because the proposal is for non-exempt exterior alterations on a resource in the Irvington Historic District.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:

- Criteria in Section 33.846.060.G of the Portland Zoning Code

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 April 3, 2017 and determined to be complete on April 13, 2017.

**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](http://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.

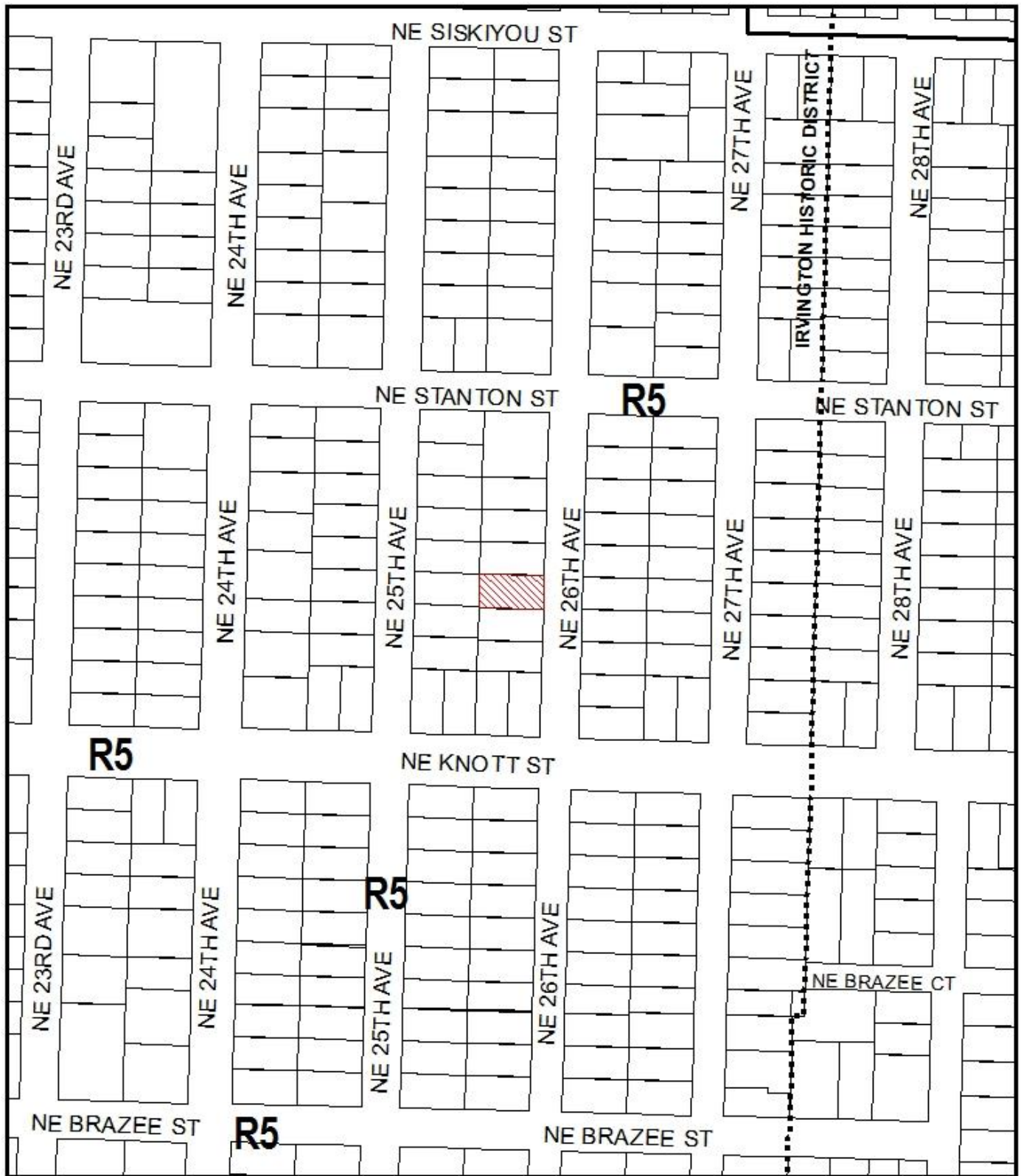
**Appeal Process**

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  
East Elevation  
West Elevation



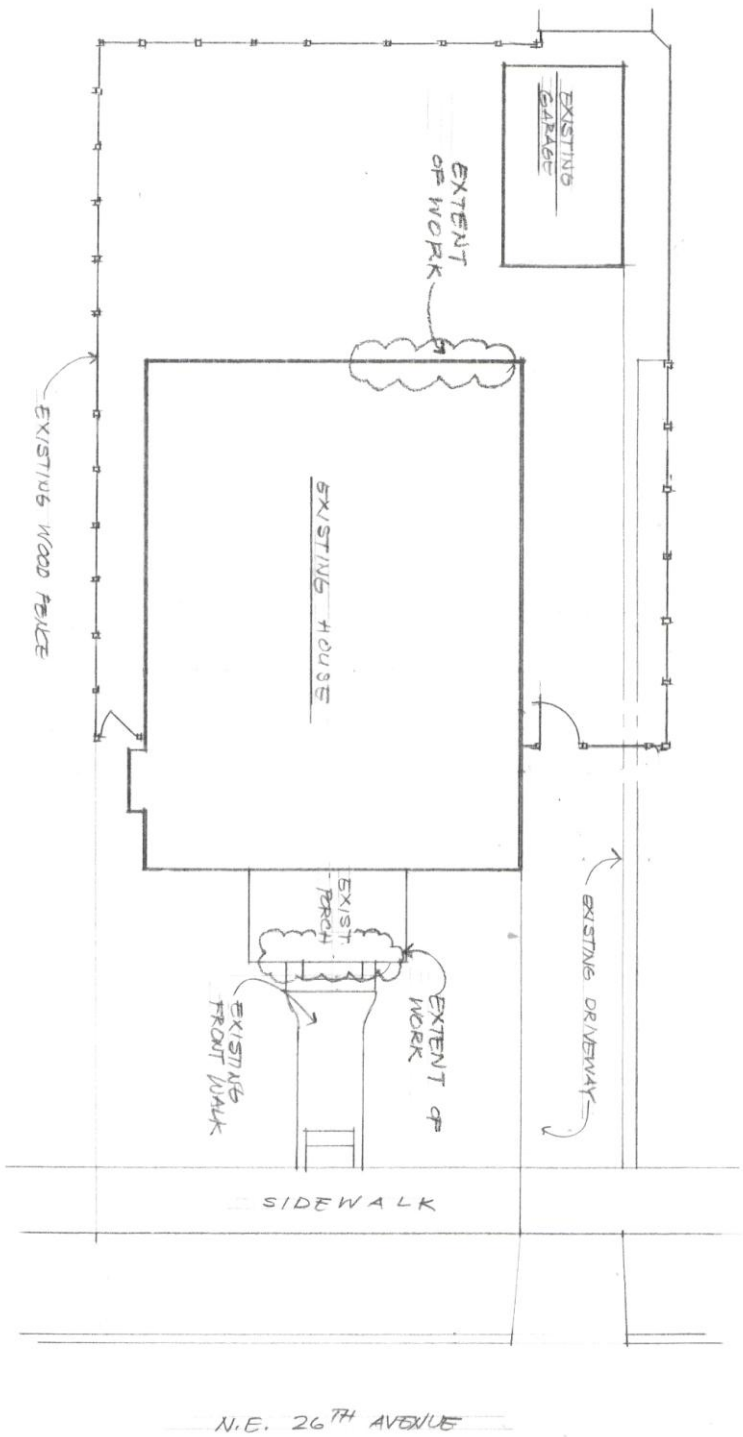
# ZONING

 Site



This site lies within the:  
IRVINGTON HISTORIC DISTRICT

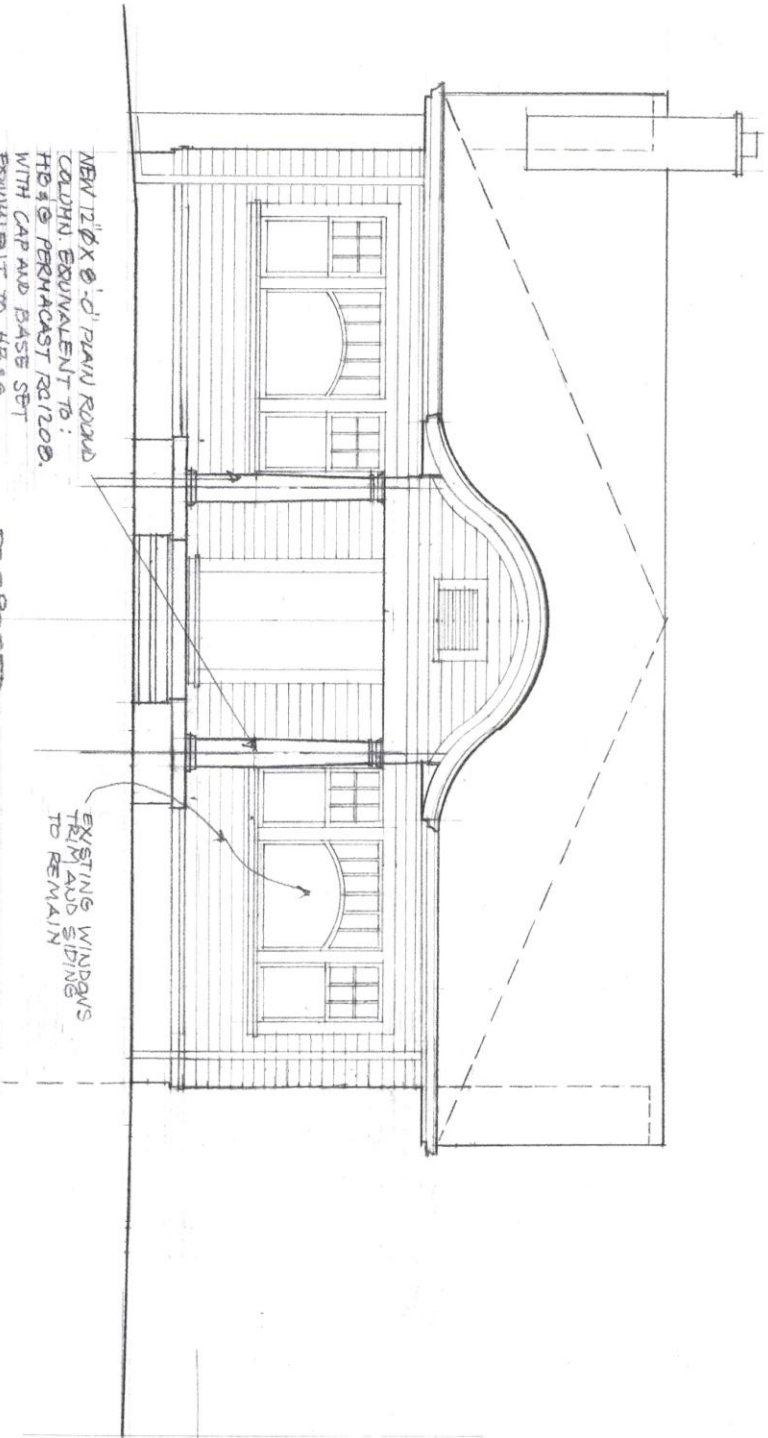
File No.	<u>LU 17-144878 HR</u>
1/4 Section	<u>2733</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E25BC 9800</u>
Exhibit	<u>B (Apr 07, 2017)</u>



SITE PLAN

RAHALL-SMITH RESIDENCE  
 2745 NE 26TH AVENUE  
 PORTLAND, OR 97212  
 4-3-17

LV17-144878HR



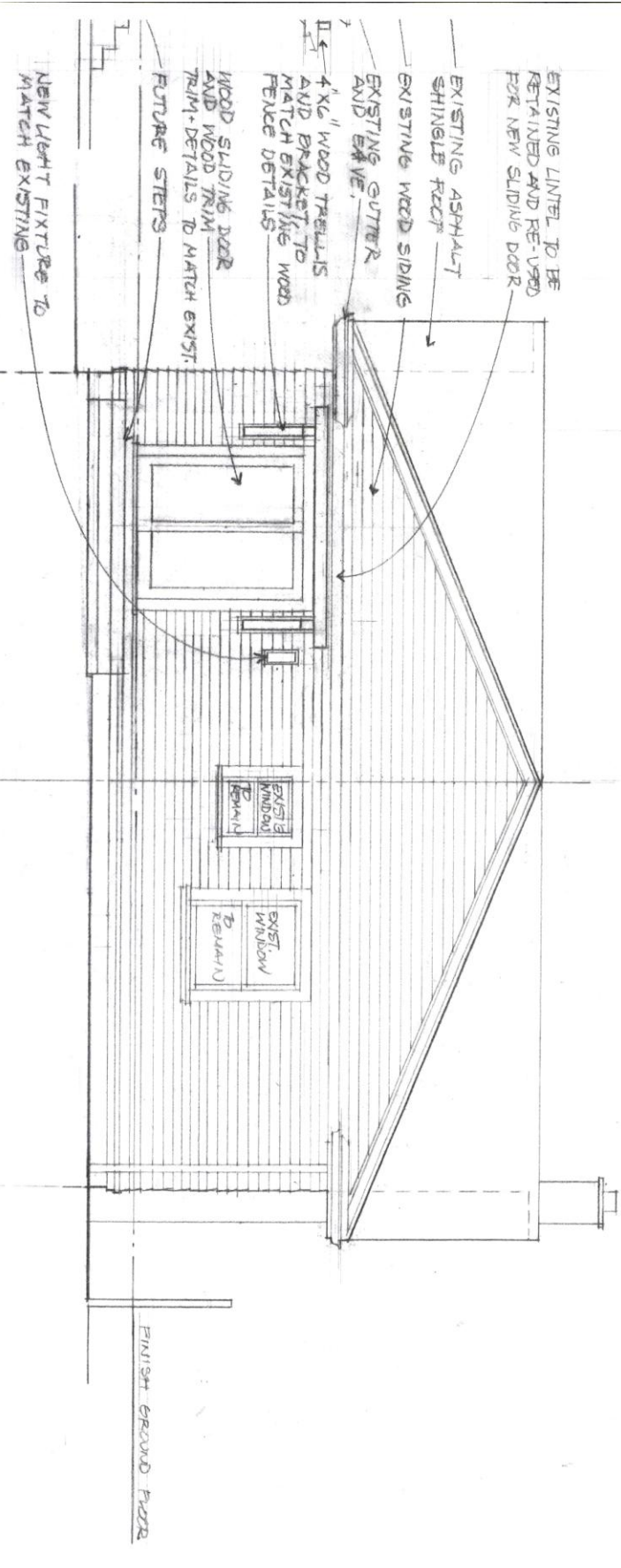
NEW 12" X 8" PLAIN ROUND  
COLUMN EQUIVALENT TO:  
HB#8 PERHACAST R21200.  
WITH CAP AND BASE SET  
EQUIVALENT TO HB#8  
PERHACAST CB12.  
ALL TO BE PAINTED AND  
PRIMED TO MATCH  
EXISTING.

PROPOSED  
EAST ELEVATION  
1/4" = 1'-0"  
2745 N.E. 26<sup>TH</sup> AVENUE 4-3-17

EXISTING WINDOWS  
TRIM AND SIDING  
TO REMAIN

LD17-144878HR





NOTE:  
 ANY REPAIR OR  
 REPLACEMENT OF  
 WOOD SIDING SHALL  
 MATCH EXISTING.

PROPOSED  
 WEST ELEVATION  
 1/4" = 1'0"  
 2745 NE 26<sup>TH</sup> AVE.  
 4-3-17

LU 17-144878 HR