



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 18, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353/Hannah.Bryant@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 May 9, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-139971 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-139971 HR – ALPHABET DISTRICT PORCH RECONSTRUCTION

Applicant: Irie Searcy | Neil Kelly
804 N Alberta Street
Portland, OR 97217

Owners: Gordon H Depaoli & Domenico R Depaoli
1703 NW Hoyt Street
Portland, OR 97209

Site Address: **1703 NW Hoyt Street**

Legal Description: BLOCK 162 E 33 1/3' OF LOT 1 S 16 2/3' OF E 33 1/3' OF LOT 4,
COUCHS ADD

Tax Account No.: R180214390
State ID No.: 1N1E33AC 03900
Quarter Section: 2928

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.; Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest
Other Designations: Contributing Resource in the Alphabet Historic District
Zoning: RH – High Density Residential
Case Type: HR- Historic Resource Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Historic Resource Review approval for a porch reconstruction on a contributing resource in the Alphabet Historic District. Constructed in 1902, the Hector and Susan Morrison house is a two and a half story home in the Vernacular Queen Anne style. The front porch is described in Portland's Historic Resource Inventory as a character-defining feature of the home. Supported by three Tuscan columns, with a Classic entablature and dentils, the porch spans the entire first-floor street facing façade.

The historic resource review is required for the replacement of wood bannisters and railings. The proposed bannisters and railings will match the existing in material, profile and installation. However, the proposed railings will be 36 inches tall to meet current building code requirements. This is taller than the existing railings.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Community Design Guidelines
- Historic Alphabet District: Community Design Guidelines Addendum

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 March 23, 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

- 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 Design 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

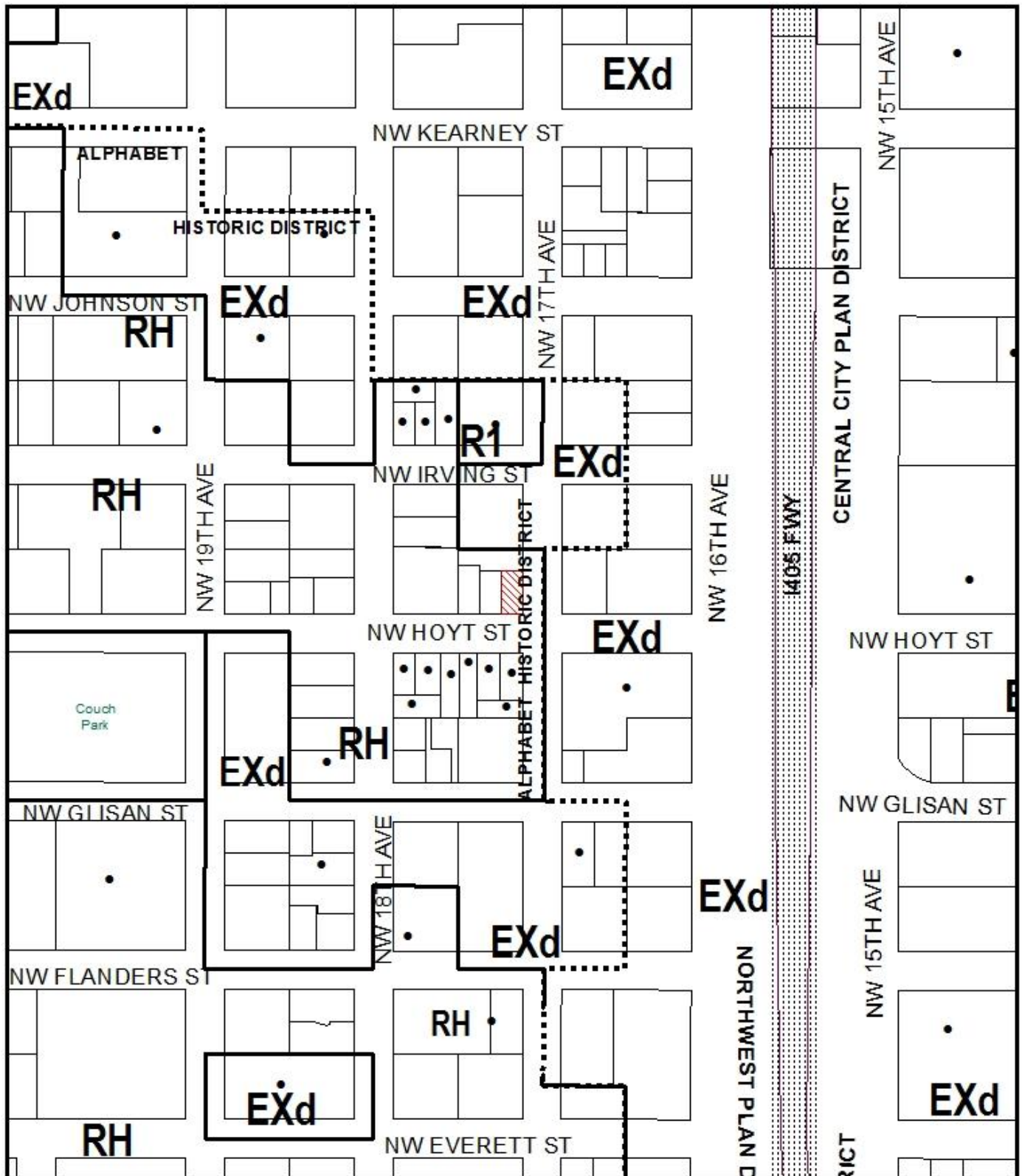
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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

Elevation



ZONING



This site lies within the:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

- Site
- Historic Landmark

File No.	LU 17-139971 HR
1/4 Section	2928
Scale	1 inch = 200 feet
State_Id	1N1E33AC 3900
Exhibit	B (Mar 28, 2017)

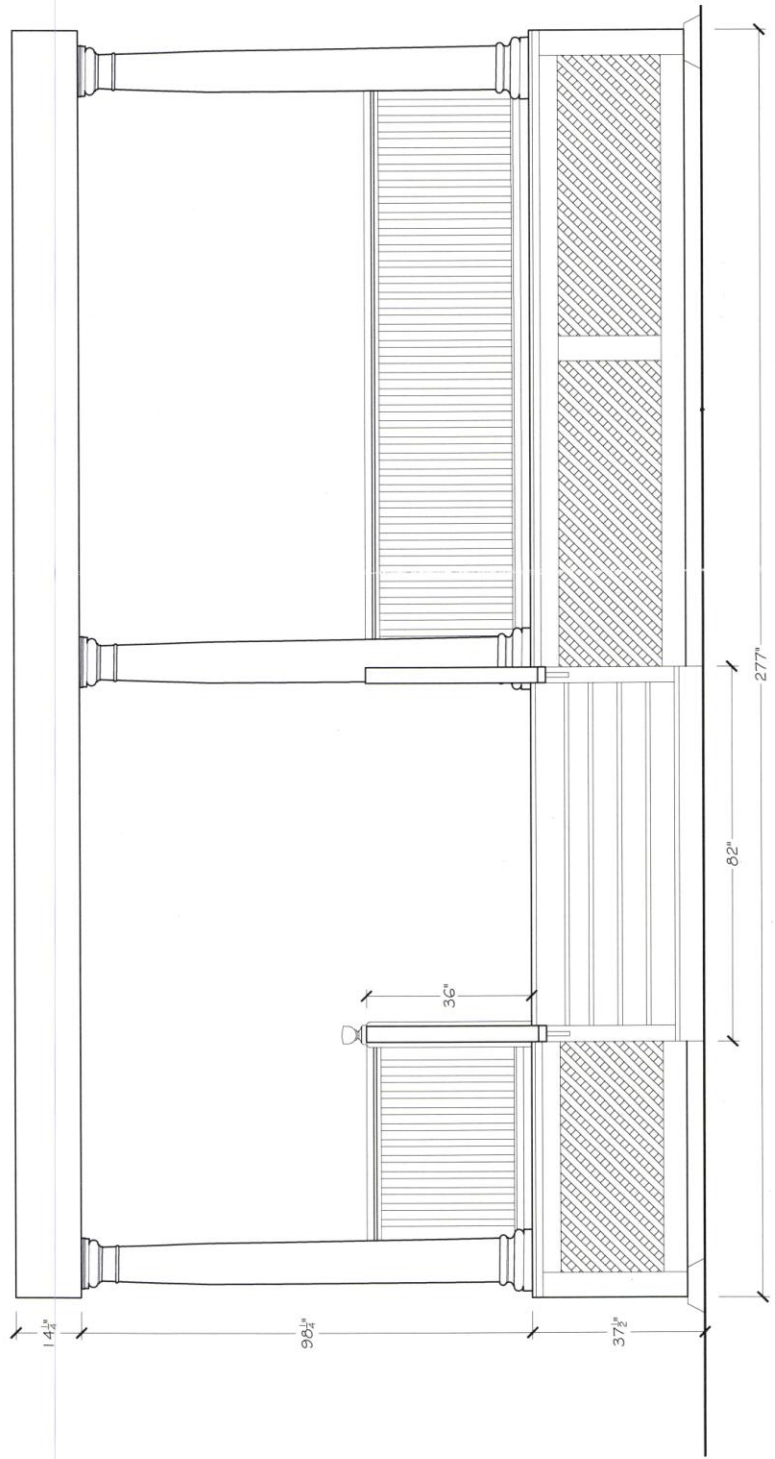
Neil Kelly
 Design/Build Remodeling
 804 North Alberta Street, Portland, OR 97217
 (503) 288-7461
 OR CCB# 001663 / WA L&B NEIL.KELLY 18702

Drawn: 7/19/16 IS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

Remodeling Project For:
 Nico Depaoli
 1703 NW Hoyt Street
 Portland, OR 97209
 Consultant: Rick Swebblom
 Project Manager:

PAGE
4 of 4
 Porch Elevation
 South

19 July 2016



PORCH SOUTH ELEVATION
 1/2" = 1'-0"

LA 17-139971 HR