



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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Date: April 20, 2017
To: Interested Person
From: Puja Bhutani, Land Use Services
503-823-7226 / Puja.Bhutani@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 4, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-146907 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 17-146907 HR - NEW WINDOWS AND SKYLIGHTS

Applicant: Laura Migliori | Laura Migliori Architect
812 NW 17th Avenue
Portland, OR 97209

Owners: Donald C Vanderlaag & Holiday M Johnson
3016 NE 27th Ave
Portland, OR 97212-3551

Site Address: **3016 NE 27th Avenue**

Legal Description: BLOCK 5 LOT 6, MIAMI
Tax Account No.: R566200450
State ID No.: 1N1E25BB 18300
Quarter Section: 2733

Neighborhood: Alameda, contact Dave Johansen at johansendr@gmail.com
Business District: North-Northeast Business Assoc, contact at 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 proposal is for a Historic Resource Review of the following exterior changes to the North Elevation of the existing single family residence, which is a contributing resource in the Irvington Historic District:

1. Replace an existing single double hung window with two (2) new wood double hung windows.
2. Removing a window on the front section of the North Elevation, and replacing it with cedar siding to match the existing house.
3. Adding two smaller skylights below the existing flat glass skylights.

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 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 5, 2017 and determined to be complete on April 14, 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.

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.

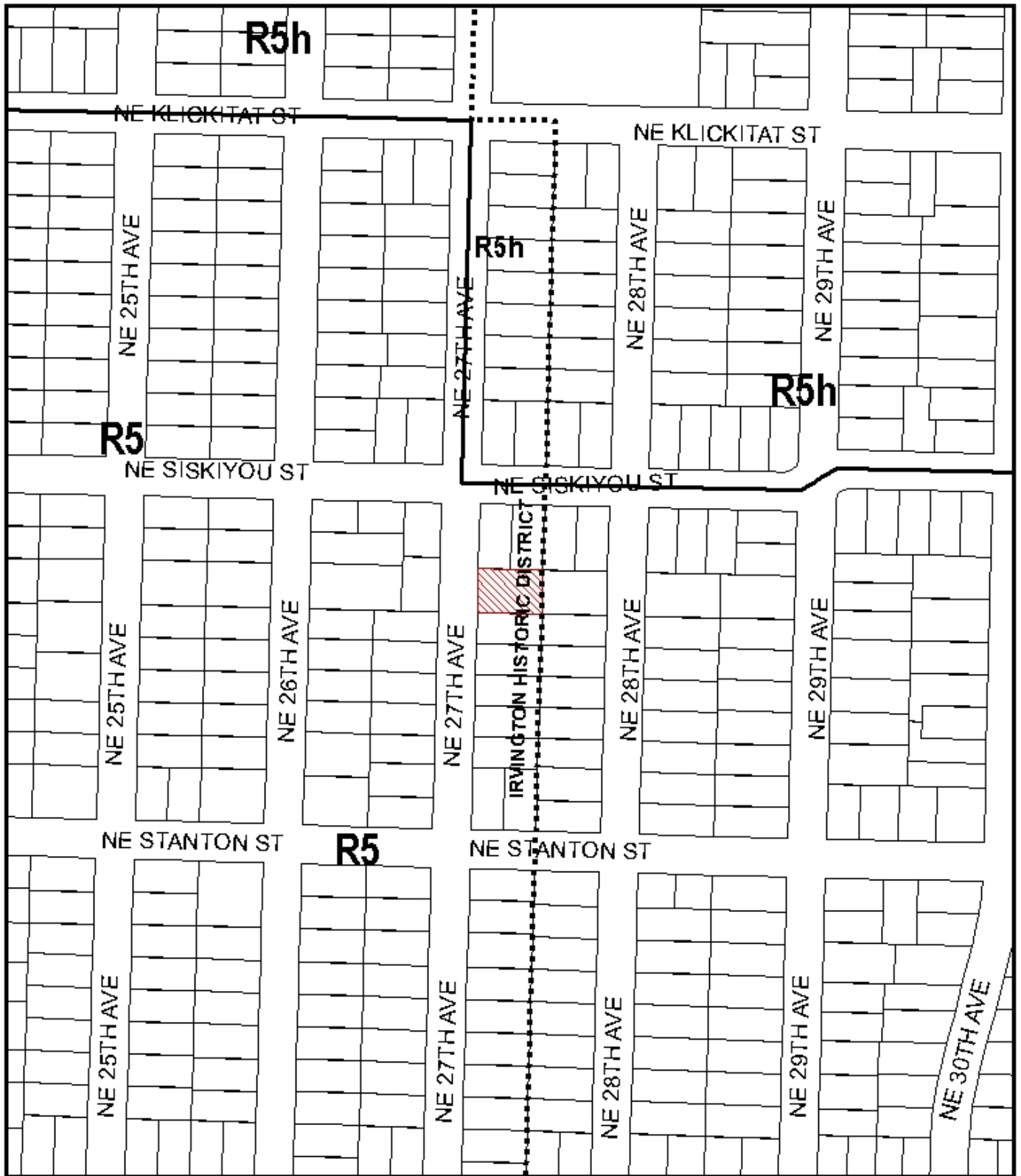
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:


Zoning Map

Site Plan

North Elevation



ZONING

 Site

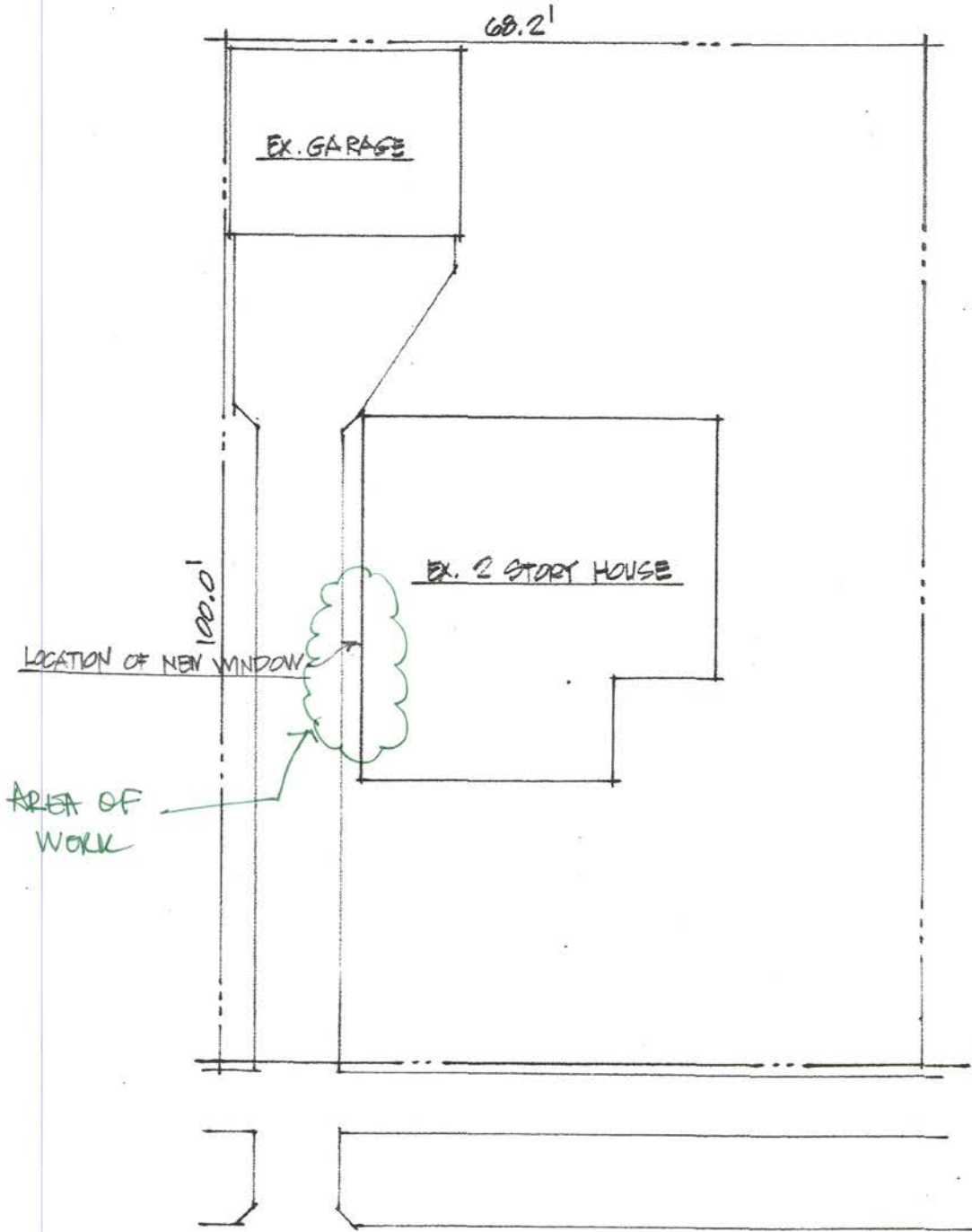


This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 17-146907 HR
 1/4 Section 2733
 Scale 1 inch = 200 feet
 State_Id 1N1E25BB 18300
 Exhibit B (A pr 06, 2017)

NO GROUND DISTURBING WORK.

NO CHANGE TO ROOF AREA OR STORM DRAINAGE.



N.E. 27TH AVENUE



SITE PLAN • 1/16" = 1'-0"

3016 NE 27TH AVE.

LU 17-146907HR



NORTH ELEVATION - 1/8" = 1'-0"

JOHNSON/VANDERLAAG RESIDENCE
 3016 NE 27TH AVE • PORTLAND, OR

LW17-146907HR