



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 16, 2017
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676 / 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 30, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-162812 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 17-162812 HR – WINDOW REPLACEMENT

Applicant: Molly Littlejohn | Robin Rigby Fisher Design
1130 SE Rhone Street
Portland, OR 97202

Owner: Joseph T Croft
2218 NE 18th Avenue
Portland, OR 97212

Site Address: **2218 NE 18th Avenue**

Legal Description: BLOCK 36 LOT 17, IRVINGTON
Tax Account No.: R420407790
State ID No.: 1N1E26DB 12300
Quarter Section: 2832

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
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: R5a – Residential 5,000 with Alternative Design Density Overlay
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 alterations to a contributing resource in the Irvington Historic District. The proposal includes the replacement of three windows on the north, south, and east facades with wood windows. The casing and trim will match the existing trim. On the north elevation, the new window will have a new sill height of 42". On the south elevation, the new French casement window will match the existing window. On the east elevation, the applicant proposes a picture window within the existing opening; the remaining portion of the opening will be filled with siding to match.

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, 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 April 28, 2017 and determined to be complete on May 12, 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).

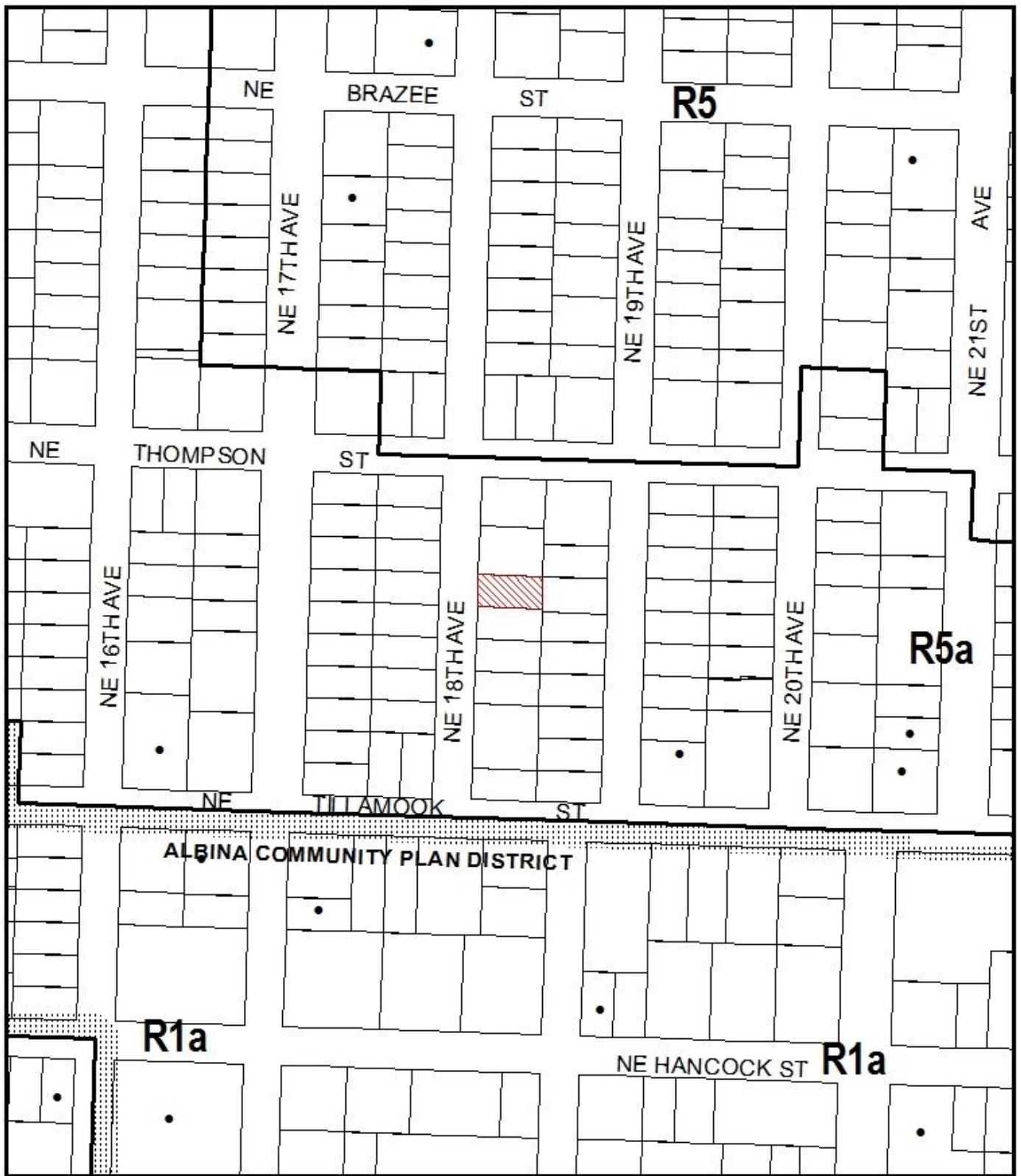
Enclosures:

Zoning Map

Site Plan

Proposed South & East Elevation

Proposed North Elevation



ZONING

-  Site
-  Historic Landmark



This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No.	<u>LU 17-162812 HR</u>
1/4 Section	<u>2832</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E26DB 12300</u>
Exhibit	<u>B</u> (May 02, 2017)



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DRAWING TITLE:
SITE PLAN

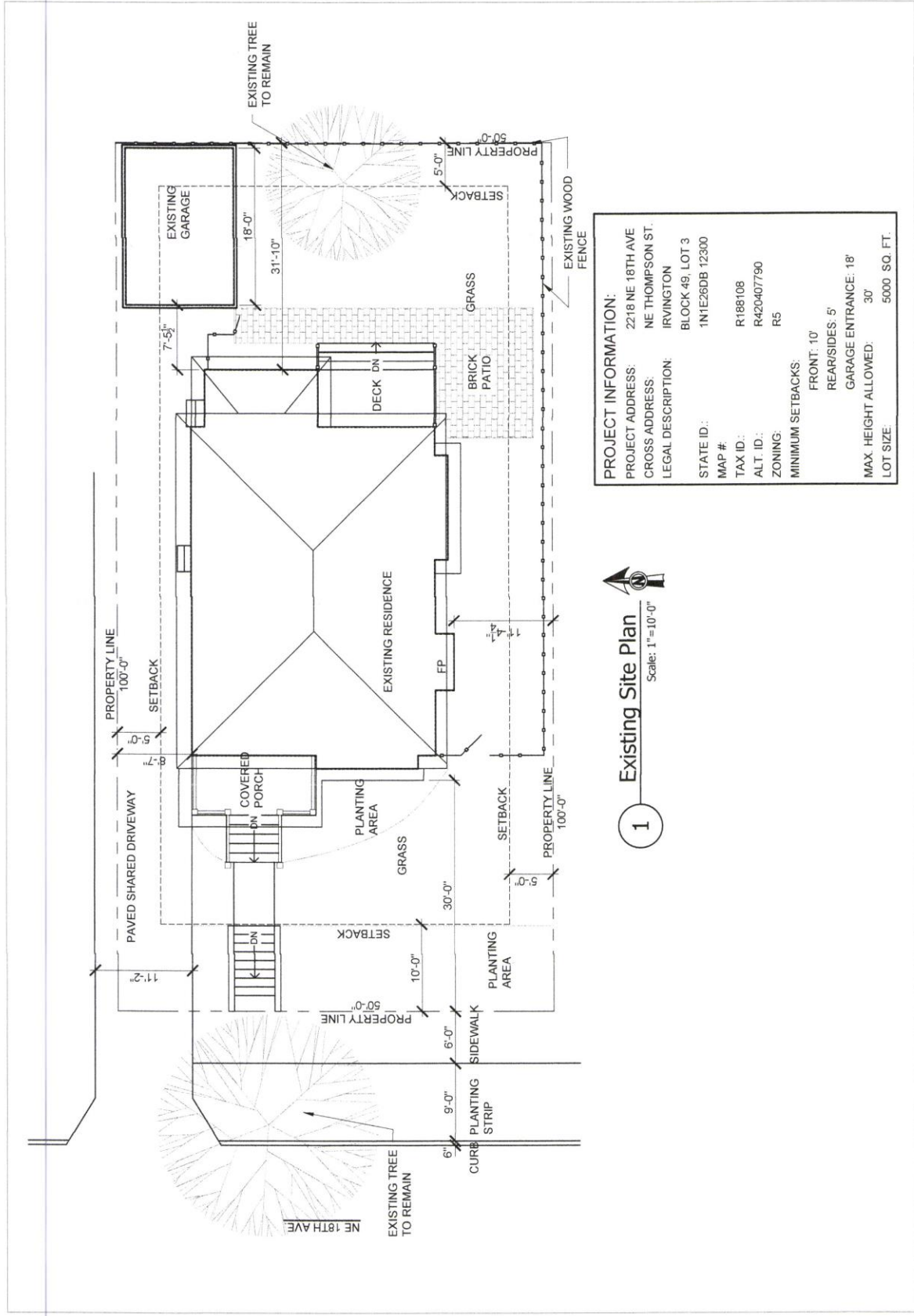
ROOM TITLE:

CLIENT:
Nathalie Croft
2218 NE 18th
Portland, OR 97212

SCALE: 1"=10'
DATE/REVISION:
4/25/17



SHEET NO:
ID.01



PROJECT INFORMATION:	
PROJECT ADDRESS:	2218 NE 18TH AVE
CROSS ADDRESS:	NE THOMPSON ST.
LEGAL DESCRIPTION:	IRVINGTON BLOCK 49, LOT 3
STATE ID:	1N1E26DB 12300
MAP #:	R188108
TAX ID:	R420407790
ALT. ID:	R5
ZONING:	R5
MINIMUM SETBACKS:	FRONT: 10' REAR/SIDES: 5' GARAGE ENTRANCE: 18'
MAX. HEIGHT ALLOWED:	30'
LOT SIZE:	5000 SQ. FT.



1 Existing Site Plan
Scale: 1"=10'-0"



Robin Rigby Fisher, CMKBD,
 1130 SE Rhone Street
 Portland, OR 97202
 P. 503.841.5702
 robin@rrf.com
 www.rrfdesign.com

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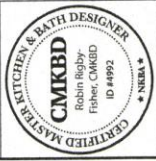
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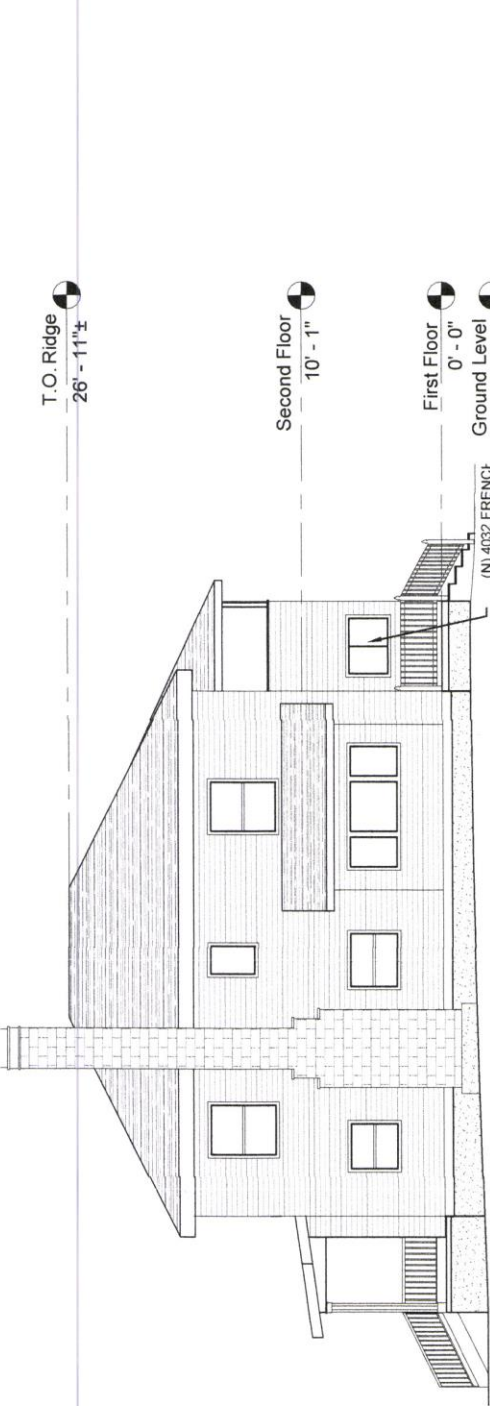
DRAWING TITLE:
 EAST/SOUTH ELEVATIO
 NEW

ROOM TITLE:
 CLIENT:
 Nathalie Croft
 2218 NE 18th
 Portland, OR 97212

SCALE: 1/8"=1'-0"
 DATE/REVISION:
 4/25/17



SHEET NO.
ID.05



1 SOUTH ELEVATION - NEW
 Scale: 1/8"=1'-0"



1 EAST ELEVATION - NEW
 Scale: 1/8"=1'-0"



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DRAWING TITLE:
NORTH ELEVATION
EXISTING

ROOM TITLE:

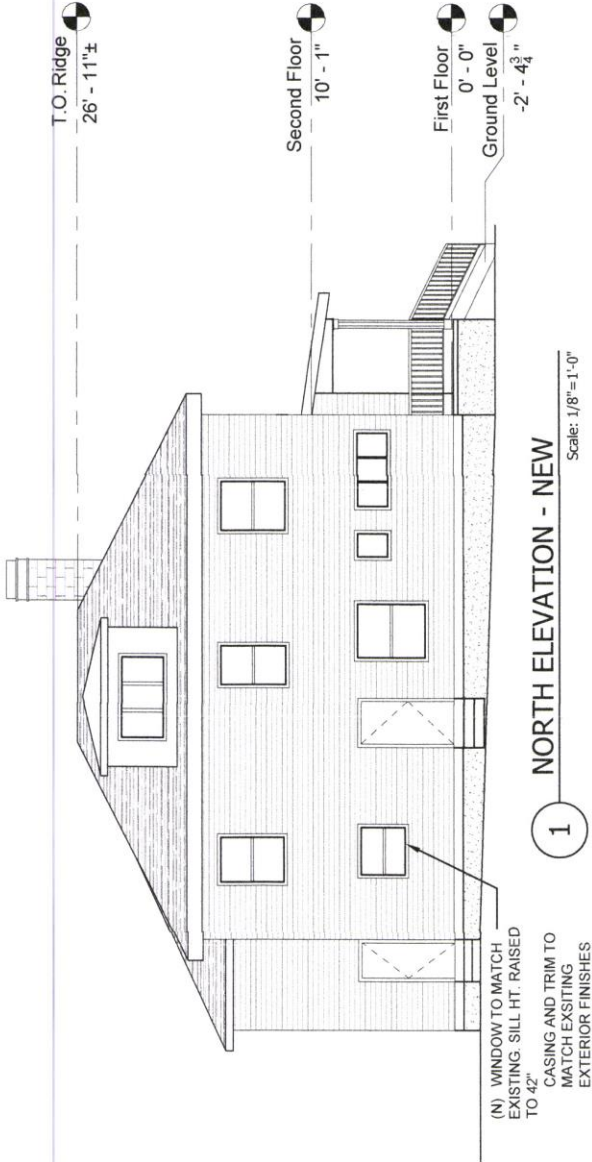
CLIENT:
Nathalie Croft
2218 NE 18th
Portland, OR 97212

SCALE: 1/8"=1'-0"
DATE/REVISION:
4/25/17



SHEET NO.

ID.04



1 NORTH ELEVATION - NEW
Scale: 1/8"=1'-0"

(N) WINDOW TO MATCH EXISTING. SILL HT. RAISED TO 42"
CASING AND TRIM TO MATCH EXISTING
EXTERIOR FINISHES