



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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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 28, 2017
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 September 18, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-220673 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 17-220673 HR – NEW ADU ON THE SAME LOT AS A CONTRIBUTING RESIDENCE

Applicant: Justin Smith, Emerick Architects
321 SW 4th Ave
Portland OR 97204
503-235-9400 | Justin@Emerick-Architects.Com

Owner: 2230 Thompson LLC
2777 Franklin Rd Ste 2500
Southfield, MI 48034

Site Address: 2230 NE THOMPSON ST

Legal Description: BLOCK 8 LOT 1&2 N 1/2 OF LOT 3, IRVINGTON
Tax Account No.: R420401490, R420401490, R420401490
State ID No.: 1N1E26DA 10300, 1N1E26DA 10300, 1N1E26DA 10300
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.

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 applicant requests historic resource review for a 990sqft structure at the rear lot of the historic William Kennard house. There is currently a non-historic garage in its place. The combined ADU and garage would be slightly east of the current garage. The roofing material would be the same thickness of tile as the historic house. The ADUs cladding would be stucco.

Relevant Approval Criteria:

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

- 33.846.060.G – Historic Resource Review 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 August 10, 2017 and determined to be complete on August 23, 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 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

Elevation

Renderings



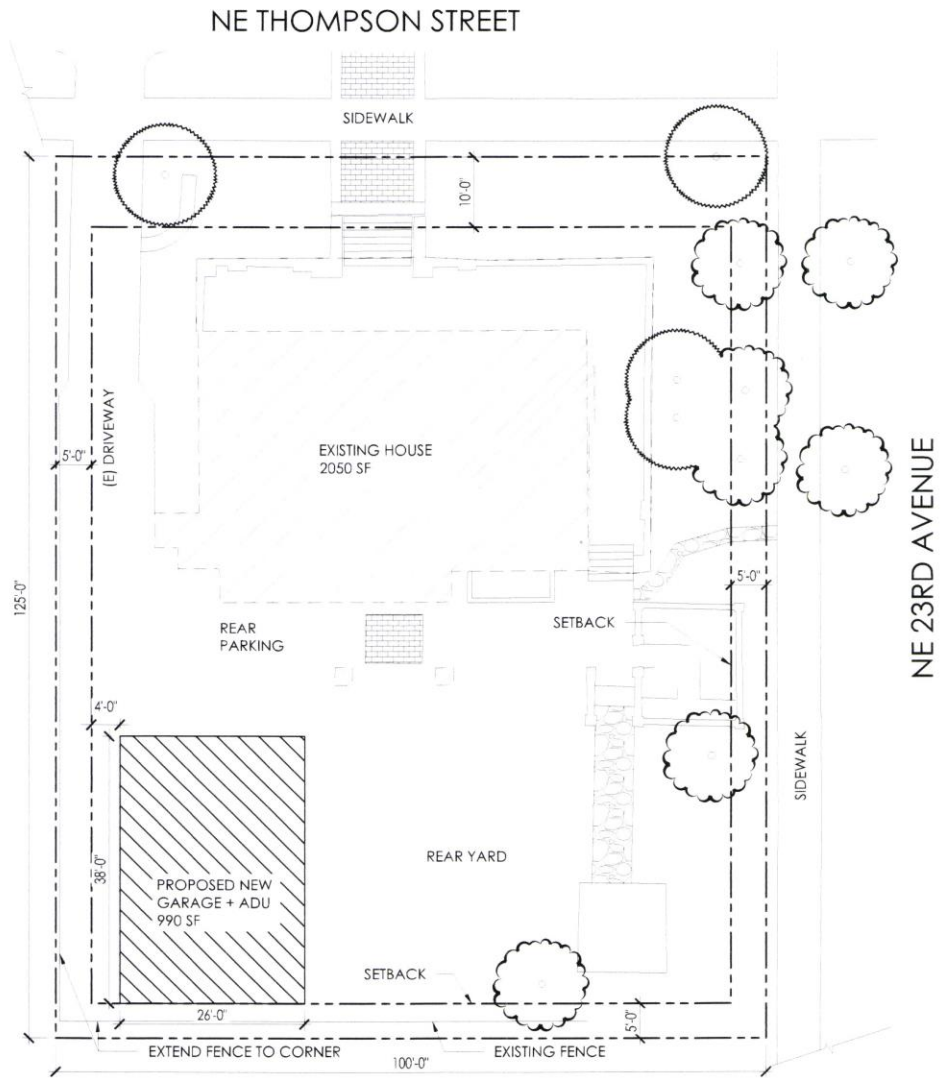
ZONING

NORTH

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 17-220673 HR
1/4 Section	2832
Scale	1 inch = 200 feet
State ID	1N1E26DA 10300
Exhibit	B Aug 14, 2017



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

PROPOSED SITE NOTES

- SITE COVERAGE INCREASE OF ONLY 80 SF.
- NEW BUILDING TO BE ALIGNED WITH THE SOUTH PROPERTY SETBACK, AND 4' OFF THE WEST PROPERTY SETBACK. THE ONLY MODIFICATIONS TO THE REAR YARD ARE TO OCCUR DIRECTLY ADJACENT TO THE NEW BUILDING. ALL OTHER PROPERTY CHARACTERISTICS TO REMAIN UNCHANGED, INCLUDING; FRONT + SIDE YARDS, TREES, DRIVEWAY + REAR PARKING AREA, FIRE PIT + LANDSCAPE WALLS TO SOUTH AND EAST OF HOUSE, EXISTING HEDGE ON EAST PROPERTY LINE ADJACENT TO NE 23RD.

2230 THOMPSON LLC
2230 NE THOMPSON STREET
PORTLAND, OR 97212
NOT FOR CONSTRUCTION



DETACHED GARAGE + ADU
JOB #: 1703

W 17-220673 HR
LUR-1E
DATE: 08-08-17



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

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LU 17-220673 HK
 DETACHED GARAGE + ADU
LUR-1H
 JOB #: 1703 DATE: 08-08-17



1

NORTH PERSPECTIVE

SCALE: N.T.S.



2

EAST PERSPECTIVE

SCALE: N.T.S.

2230 THOMPSON LLC
2230 NE THOMPSON STREET
PORTLAND, OR 97212
NOT FOR CONSTRUCTION



W 17-2206734R

DETACHED
GARAGE
+ ADU

LUR-1J

JOB #: 1703

DATE: 08-08-17