



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

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

**Date:** October 12, 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 October 26, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-245834 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 17-245834 HR – PORCH ALTERATIONS**

**Applicant/Owner:** Nicholas Chope  
2207 NE 9th Avenue  
Portland, OR 97212

**Site Address:** **2207 NE 9<sup>th</sup> Avenue**

**Legal Description:** BLOCK 106 LOT 5 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX, WEST IRVINGTON

**Tax Account No.:** R893602090

**State ID No.:** 1N1E26CB 13200

**Quarter Section:** 2831

**Neighborhood:** Irvington, contact Dean Gisvold at 503-284-3885.

**Business District:** Soul District Business Association, contact at [outreach@nnebaportland.org](mailto:outreach@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 for alterations to a contributing resource in the Irvington Historic District. Alterations include replacement of existing front porch steps due to rot and addition of a 2-tiered pony wall structure, sided and painted to match the house. New stairs will feature a decorative molding under each tread. A simple metal railing will be added to meet current building code.

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:

- 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 September 25, 2017 and determined to be complete on October 5, 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

Existing East & North Elevations

Proposed East & North Elevations



# ZONING



THIS SITE LIES WITHIN THE:  
IRVINGTON HISTORIC DISTRICT



Site

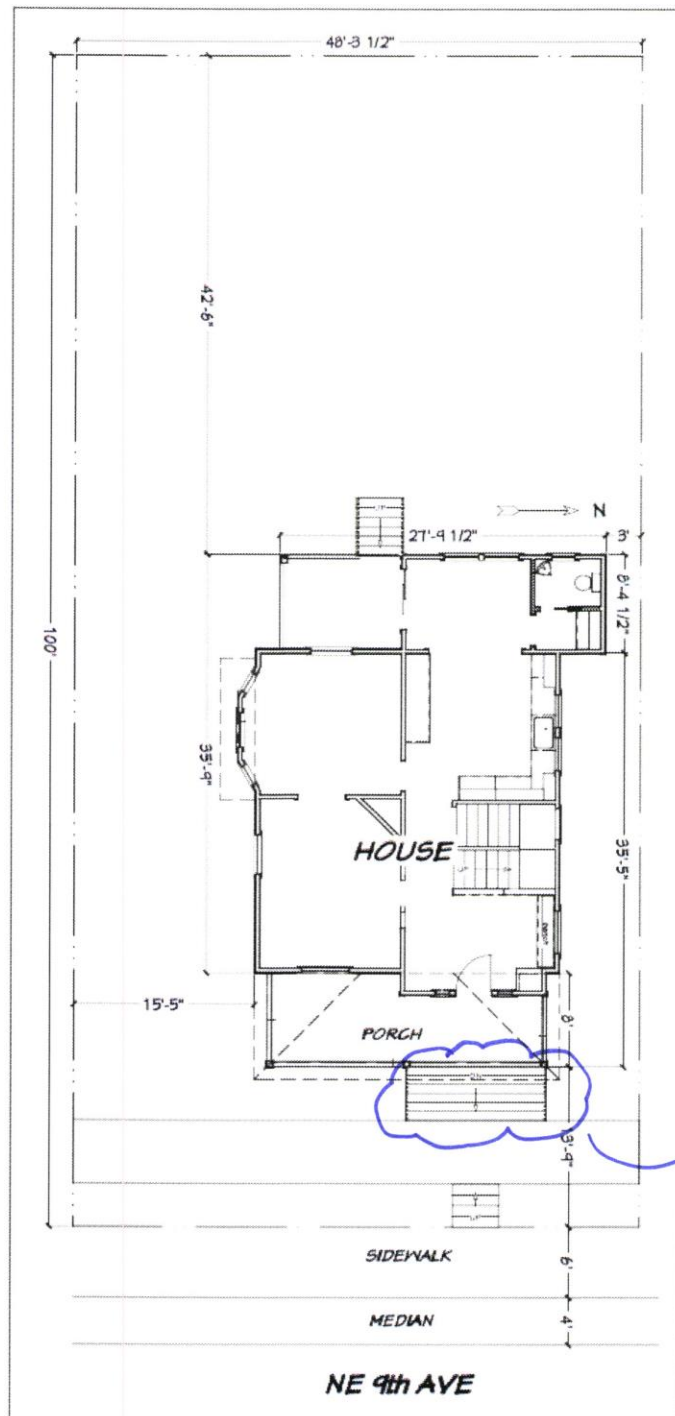


Historic Landmark

File No.	LU 17-245834 HR
1/4 Section	2831
Scale	1 inch = 200 feet
State ID	1N1E26CB 13200
Exhibit	B Sep 26, 2017

Site Plan  
2207 NE 9<sup>th</sup> Ave (Chope Residence)

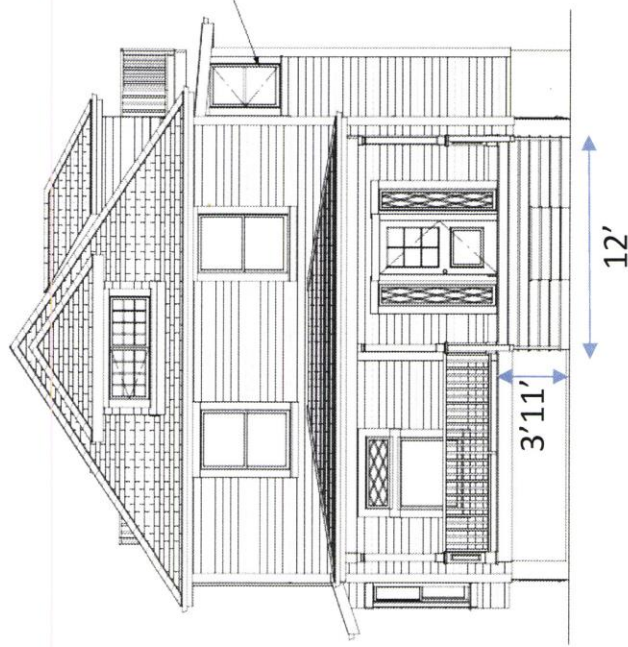
Site Plan  
1"=15'-0"



# As-Built Exterior Elevation

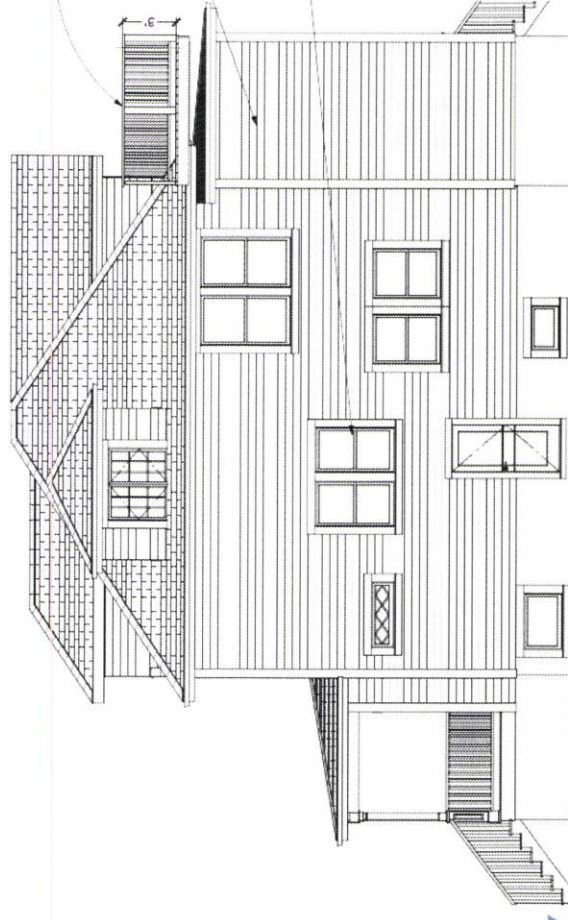
Scale: 1' = 10'-0"

East Elevation (street facing, front)



Remove existing railing  
Replace existing steps

North Elevation



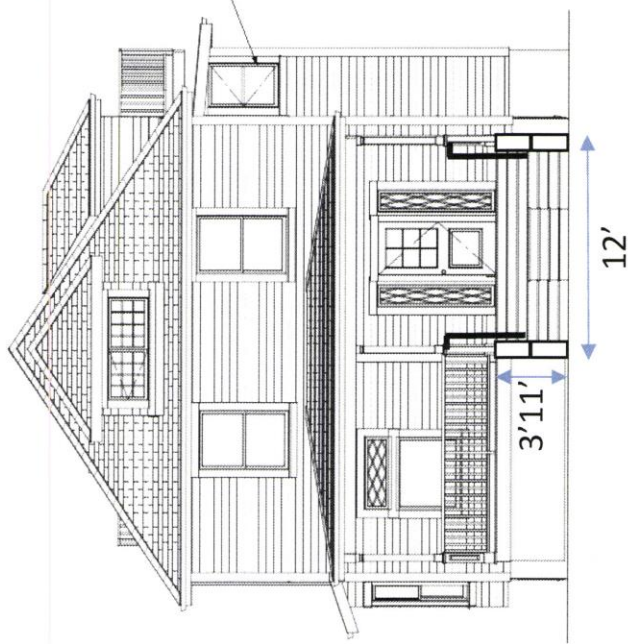
2207 NE 9<sup>th</sup> Ave (Chope Residence)

LU 17-245834 AD

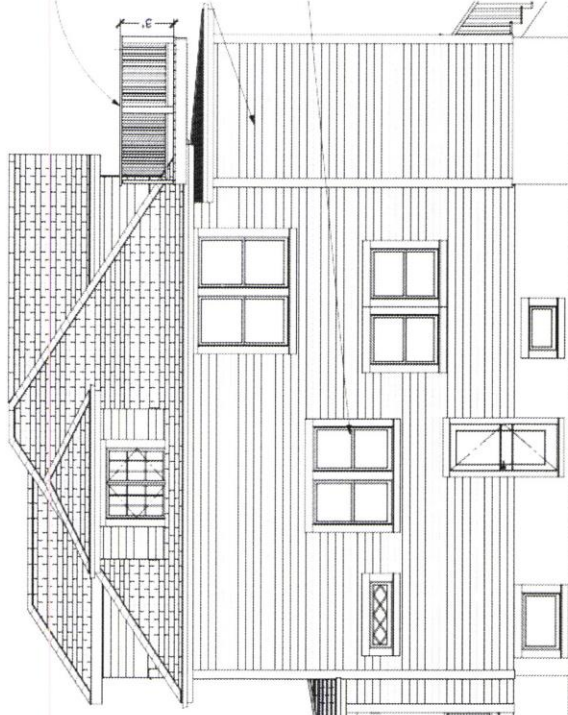
# New Exterior Elevation

Scale: 1' = 10'-0"

East Elevation (street facing, front)



North Elevation



Build new railing and side box detail  
per original house photo  
Build new steps (12" depth, 7 1/4" rise)

2207 NE 9<sup>th</sup> Ave (Chope Residence)

LU 17 - 245834 HR