



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 7, 2017
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989/Tanya.Paglia@portlandoregon.gov

RENOTICE 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 11/28/2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-196218 HR, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-196218 HR – GARAGE TO ADU CONVERSION & ADDITION OF SOLAR PANELS

Applicant: Bekah Anderson | Master Builder Design & Construction LLC
14335 SW 164th Ave
Tigard, OR 97224
503-502-7781 | Office@Masterbuilderllc.com

Owner: Sujata Shyam,
2727 NE 10th Ave
Portland, OR 97212-3209

Site Address: 2727 NE 10TH AVE

Legal Description: BLOCK 102 LOT 8, IRVINGTON
Tax Account No.: R420422930
State ID No.: 1N1E26BD 07200
Quarter Section: 2731

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: Soul District Business Association, contact at outreach@nebaportland.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 II, an administrative decision with appeal to the Landmarks Commission.

Proposal: The applicant is seeking Historic Resource Review approval for a proposal to convert an existing 2-car garage to an Accessory Dwelling Unit (ADU). The primary house is a 1932 built, contributing structure in the Irvington Historic District. It is a one and a half story English Cottage style house with shake siding, and will not be altered as part of the project. The existing garage is a 342 square foot single story structure (approximate dimensions: 18' x 19') with a flat roof. The ADU conversion will add another 342 square feet of floor area with the addition of a second floor. The living unit is proposed to be one level, with kitchen, bathroom, and living/sleeping space.

The proposed project keeps the existing walls of the garage and adds a pitched roof that matches the roof pitch of the primary structure and there will be one gable. Skylights are proposed on the north and south facing roof areas. The design includes a door and two windows facing the street (east side) and French doors facing the back yard on the north side of the ADU (north side). The windows and doors will be custom made to match the existing doors and windows on the primary structure and the structure will be clad in rib faced shake siding to match existing.

The applicant's stated goal for this design is to create a dwelling that matches the primary structure, but is smaller and visibly subordinate to the primary structure. The garage sits at the back of the lot in its southwest corner, far from the house's street frontage along NE 10th Ave. The only elevation of the garage visible from the street is the front façade (east elevation).

Historic Resource Review is required because the proposal is for non-exempt exterior alterations 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 June 30, 2017 and determined to be complete on November 1, 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.

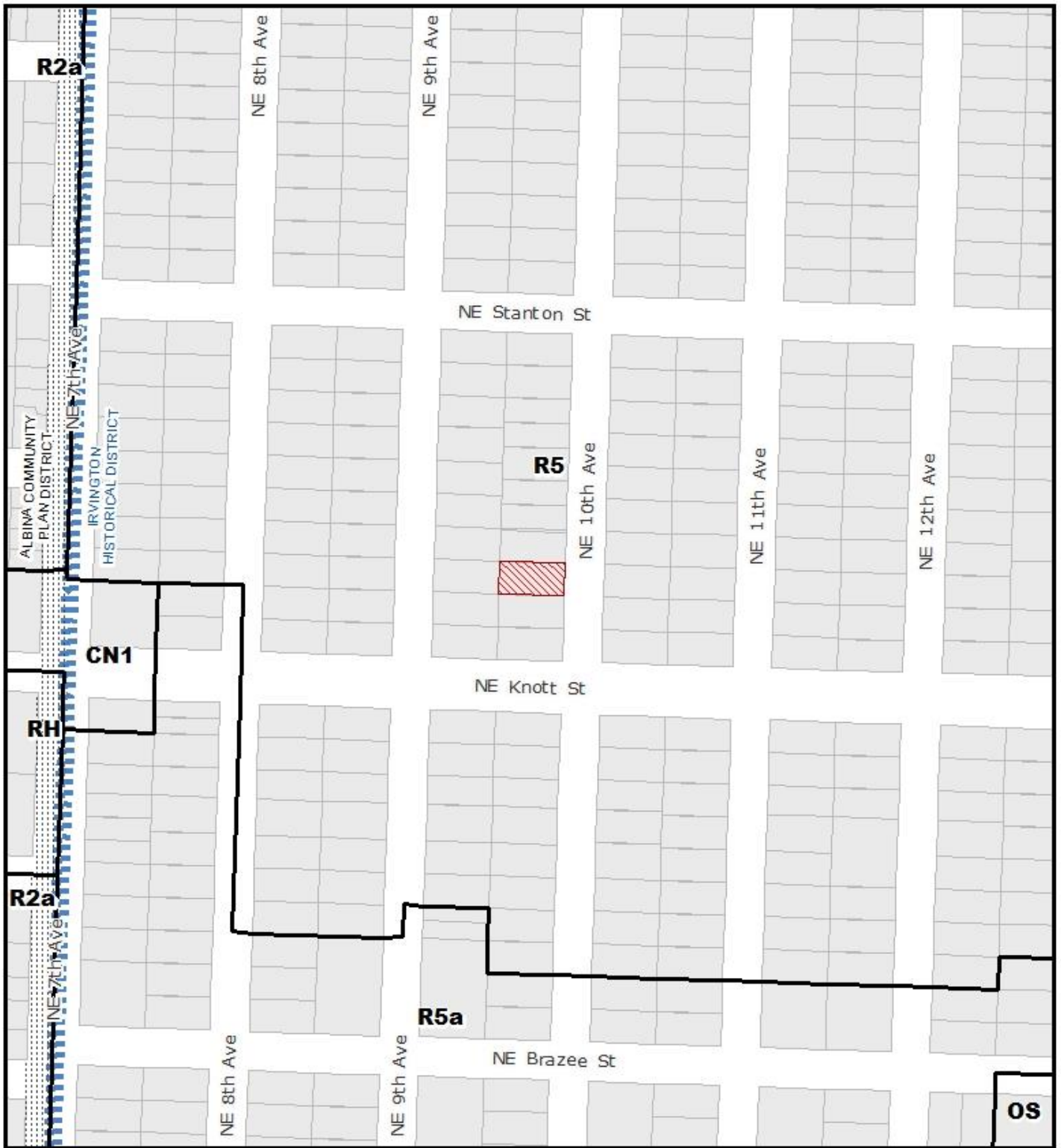
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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; ADU Elevations; Solar Site Plan and South Elevation



ZONING



THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



File No.	LU 17-196218 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State ID	1N1E26BD 7200
Exhibit	B Jul 03, 2017

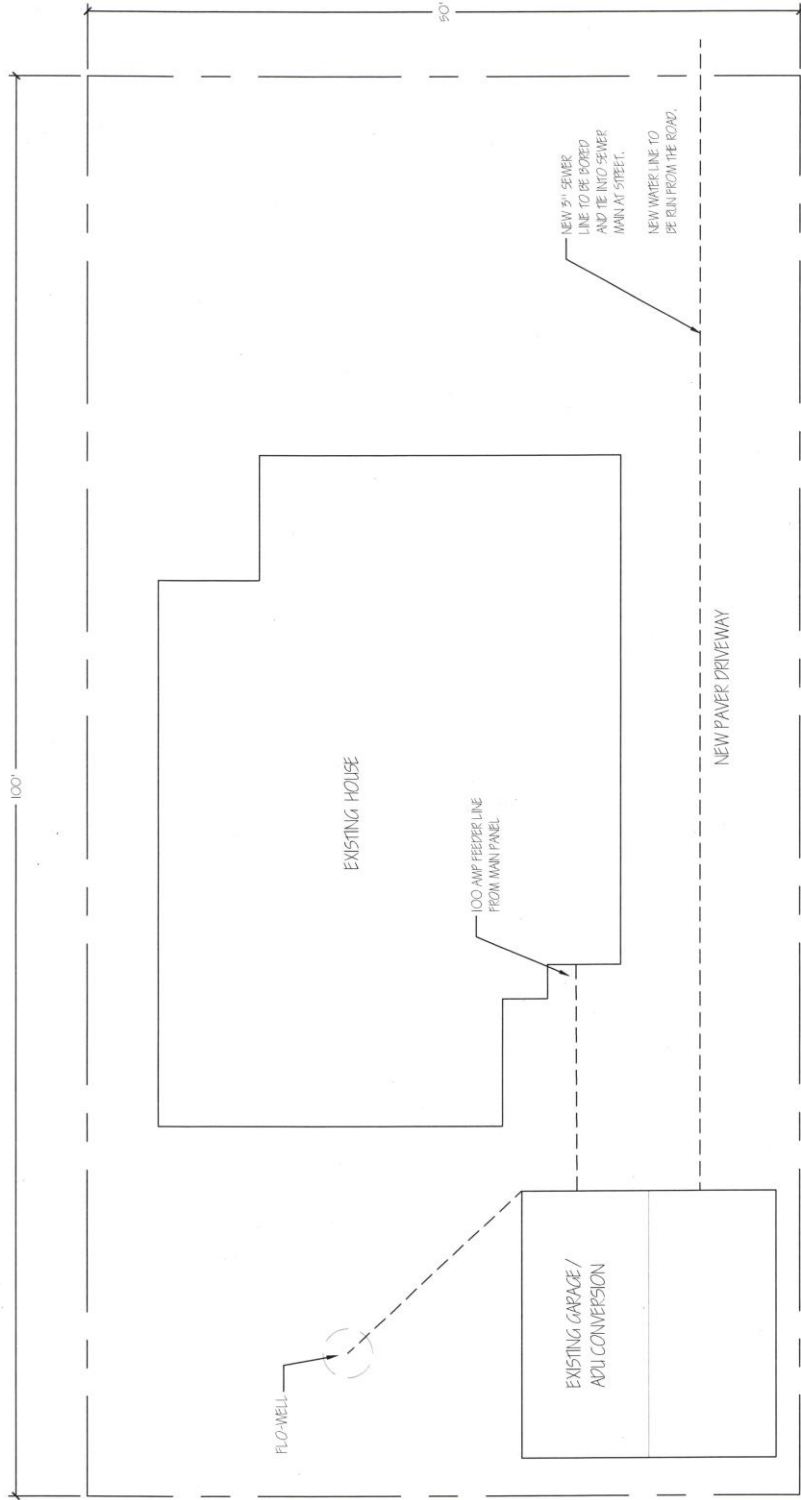
VERSION I 06.28.17

DESIGNER: JOSHUA ANDERSON 503.473.7017
CLIENT: SUJATA SHYAM 2727 NE 10TH AVE, PORTLAND, OREGON 97212
14335 SW 164TH AVE, TIGARD, OREGON.

A.I.O



10TH AVENUE



SITE PLAN

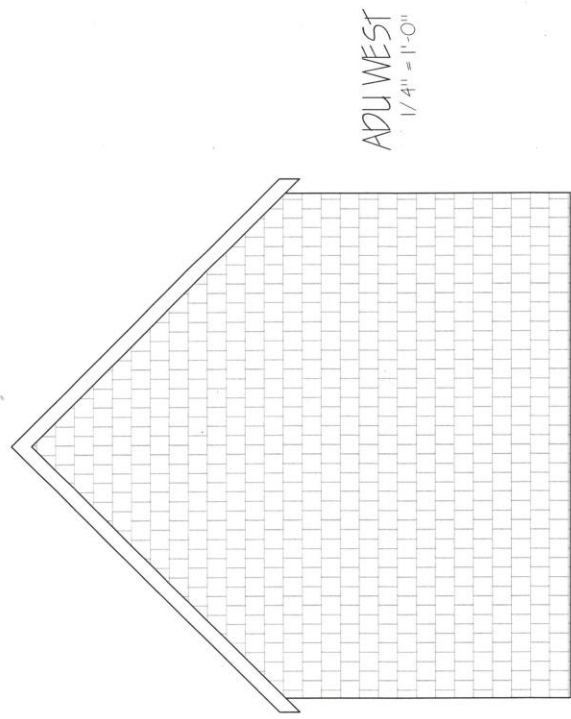
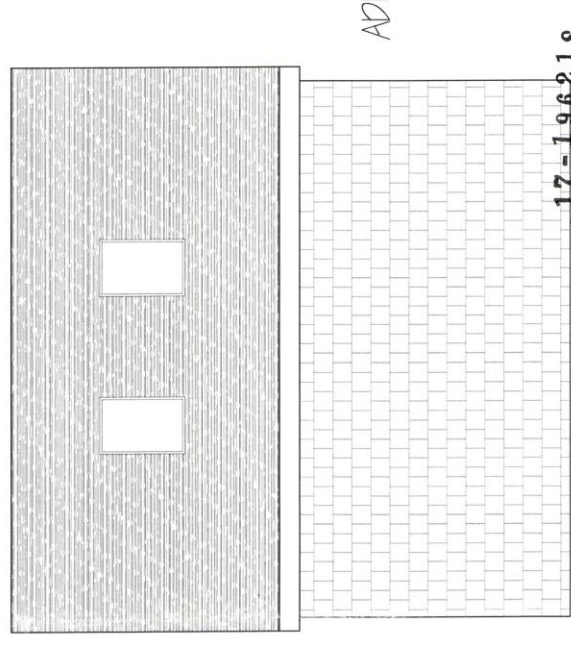
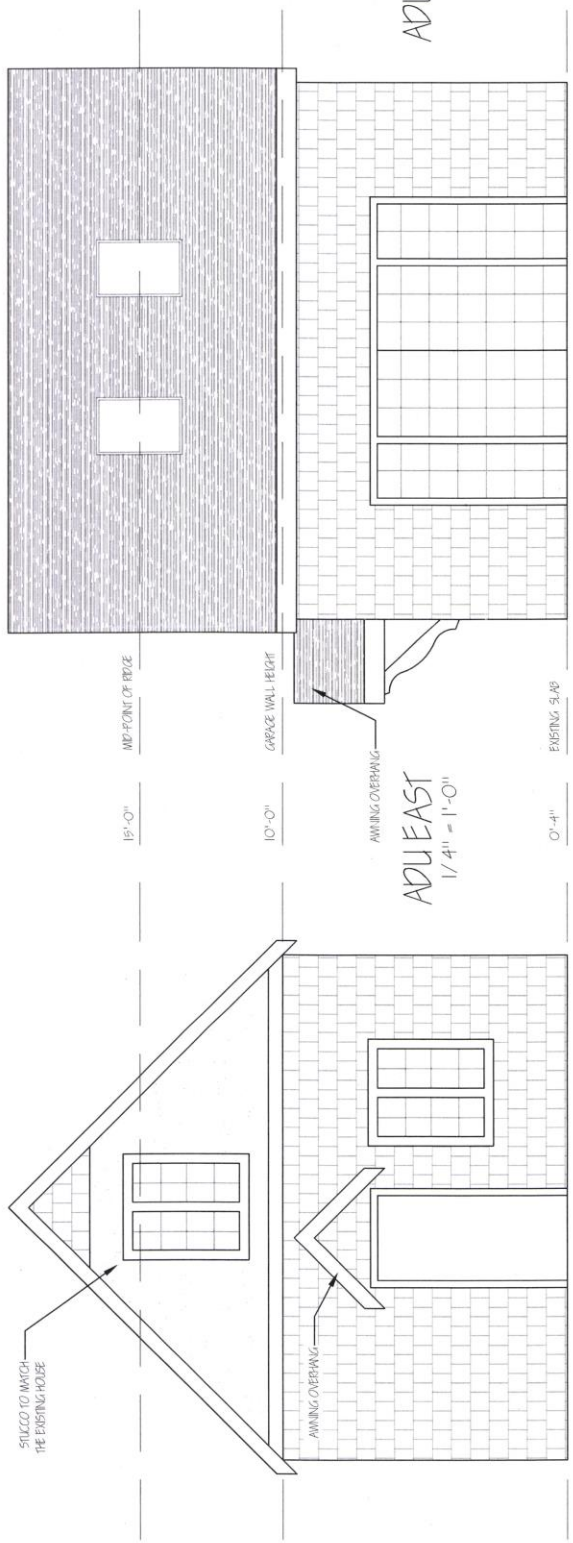
1/8" = 1'-0"

LL 17-196218

DESIGNER: JOSHUA ANDERSON 503.473.7017
 14335 SW 164TH AVE, TIGARD, OREGON.
 CLIENT: SULTA SHYAM
 2727 NE 10TH AVE, PORTLAND, OREGON 97212
 09.14.17

VERSION 2

A1.2



20-17-196218

SHYAM PV SYSTEM

2727 NE 10TH AVE, PORTLAND OR 97212

PROJECT SUMMARY

SYSTEM SIZE: 7.44kW_{dc} / 6.40kW_{ac}
 MAIN BREAKER: 200A
 BUS RATING: 200A
 INTERCONNECTION: BREAKER
 PITCH: 45°
 AZIMUTH: 180°, 270°
 ARRAY AREA (IN PLAN VIEW): 304 FT²
 ROOF AREA (IN PLAN VIEW): 2053 FT²
 ARRAY/ROOF AREA: 15%
 LARGEST ARRAY SECTION: 23.5 FT
 INSTALLER: ELEMENTAL ENERGY
 UTILITY: PACIFIC POWER
 AHJ: PORTLAND
 ASCE WIND SPEED: 110 MPH, 3-SEC GUST
 SNOW LOAD: 20 PSF
 ARRAY WEIGHT: 3 PSF
 ROOF TYPE: COMPOSITE SHINGLE

CONTENTS

PV1.0 - PROJECT OVERVIEW
 PV1.1 - STRUCTURAL LAYOUT DETAILS
 PV1.2 - LABELS
 PV1.3 - LINE DIAGRAM/CALCULATIONS

EQUIPMENT SUMMARY

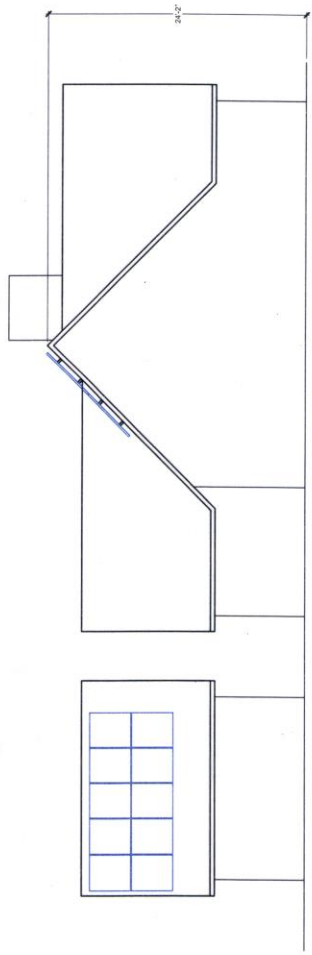
(24) SILFAB SLA-M 310W PV MODULES
 (24) ENPHASE M250 MICROINVERTERS
 (63) ATTACHMENT POINTS
 (12) END CLAMPS
 (38) MID CLAMPS
 (1) 2P-40A BREAKER

ARRAY TABLE		
ARRAY	AZIMUTH	PITCH
AR-01	270°	45°
AR-02	180°	45°



SITE PLAN

SCALE: 3/64" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

