



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: March 13, 2018
To: Interested Person
From: Santiago Mendez, Land Use Services
503-823-1361/Santiago.Mendez@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 04/03/18**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-265474 HR, in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-265474 HR – EXTERIOR ALTERATIONS

Applicant: Mildred White | Bama Arch & Design
7350 SE Milwaukie Ave | Portland OR 97202
mildred@bamadesign.com

Owner: Robert J Shaheen
1804 SE 16th Ave | Portland, OR 97214-4724

Site Address: 1804-1820 SE 16TH AVE *

Legal Description: BLOCK 17 LOT 15&18 NELY 25' OF LOT 19, LADDS ADD
Tax Account No.: R463303960
State ID No.: 1S1E02DB 09300
Quarter Section: 3232

Neighborhood: Hosford-Abernethy, contact chair@handpdx.org.
Business District: Hawthorne Blvd. Bus. Assoc., contact Greg Moon at gmoon@westernseminary.edu

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: None
Other Designations: Contributing Resource in the Ladd's Addition Historic District with Historic Resource Protection Overlay

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 approval for exterior alterations to a contributing resource in the Ladd's Addition Historic District. These alterations will provide ADA access to St. Sharbel Catholic Church, through an existing SW facing side door, that connects with a new interior mechanical lift. Exterior alterations include the following:

- Addition of new ADA compliant concrete walkway, providing accessible access from the sidewalk to the SW side entrance, with a maximum 4 ft. tall concrete retaining wall for erosion control.
- Modification to the SW portion of the existing concrete side walkway by adding new concrete steps that connect with the new walkway.
- New painted steel handrail at new walkway to match existing.
- Removal of existing steps at SW side entrance to match ground level of new walkway. Existing chain link gate at SW side entrance will remain.

Historic Resource review is required for the proposed exterior improvements to this contributing resource in the Ladd's Addition Historic District.

Relevant Approval Criteria:

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

- Ladd's Addition Conservation District Guidelines

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 November 2, 2017 and determined to be complete on 3/8/18.

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.

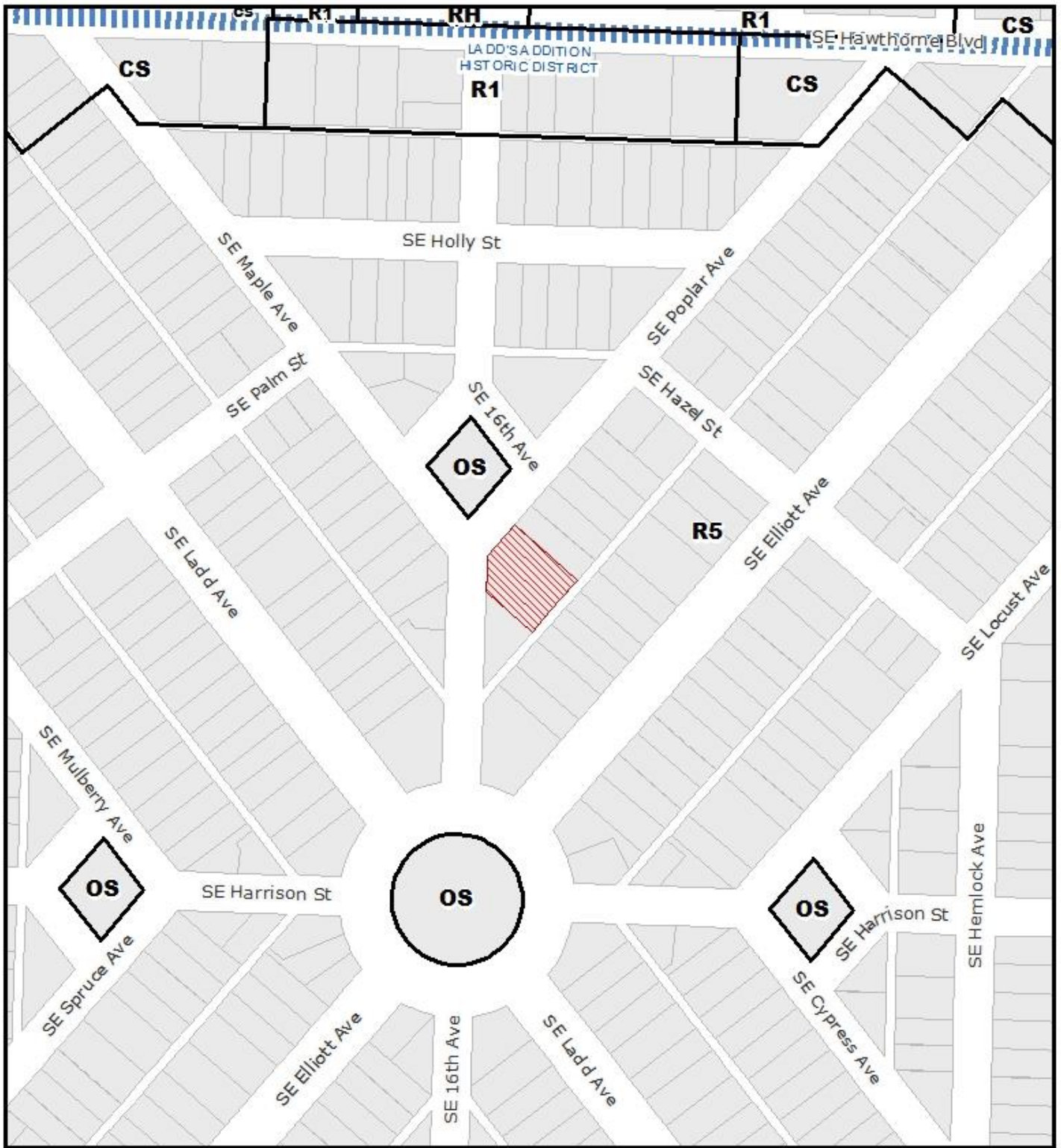
APPEAL OF THE FINAL CITY DECISION

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
Elevations



ZONING



Site

THIS SITE LIES WITHIN THE:
LADD'S ADDITION HISTORIC DISTRICT

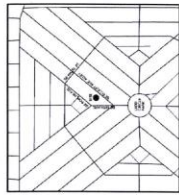
File No.	LU 17-265474 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State ID	1S1E02DB 9300
Exhibit	B Nov 06, 2017

St. Sharbel Catholic Church

1804 SE 16th Avenue Portland, Oregon 97214

SE FOUR AVENUE

SEAMLESS ARCHITECTURE AND DESIGN
 2200 NE WAVERLY AVENUE, SUITE 100
 PORTLAND, OREGON 97232
 PH: 503.253.4282
 WWW.SAARCHITECTURE.COM



VICINITY MAP
 NOT TO SCALE

ZONING CODE INFORMATION
 ZONING: OS (OFFICE/COMMERCIAL)

RECORDING JURISDICTION
 CLATSOP COUNTY
 PROJECT NUMBER
 PK-07-MAXIMAM

SITE INFORMATION
 PROPERTY TO BE DESCRIBED
 MAP 3131 OLD BENTLEY
 LEGAL DESCRIPTION: 1/4001 HAYHOLE PK. BLOCK 200, LOT 3, LOT 4 & 5
 TOTAL LOT AREA: 0.21 acrs (91,20 sq ft)

NEW STREETS (TOTAL WIDTH 800 SF RW)
 NEW SIDEWALKS (TOTAL WIDTH 1,500 SF)
 TOTAL 2,300 SF RW

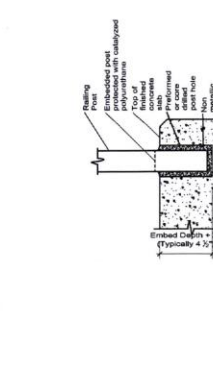
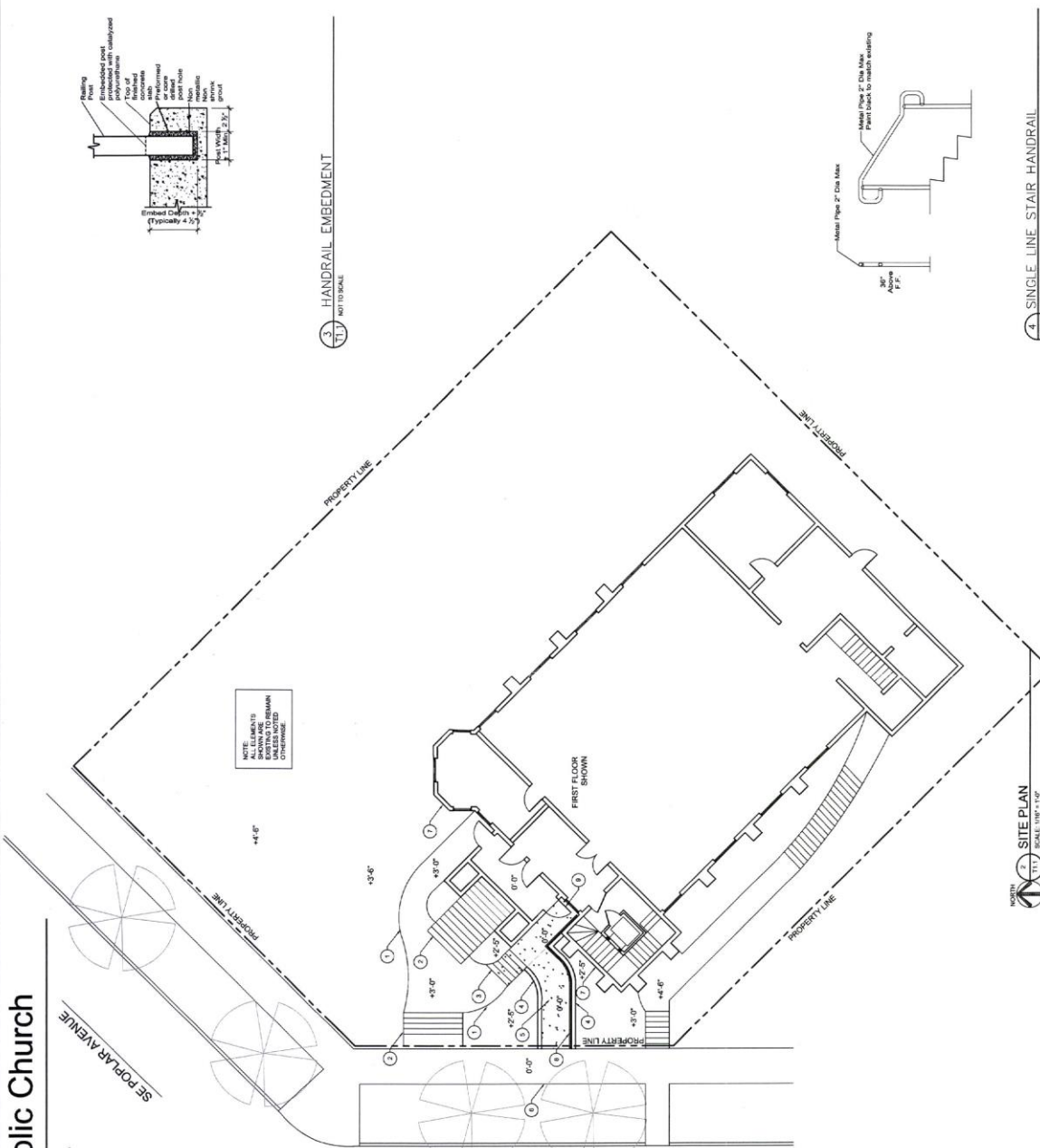
GROUND SLOPE AT NEW WORK: 0%

LEGEND

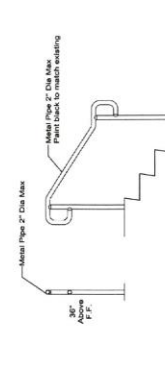
NEW CONCRETE ELEMENTS TO BE INDICATED WITH CONCRETE HATCH PATTERN

EXISTING

- 1 EXISTING CONCRETE SIDEWALK TO REMAIN
- 2 ORIGINAL 1927 CONCRETE STAIRS TO REMAIN
- 3 NEW CONCRETE STEPS
- 4 NEW 4'-0" TALL MAX. CONCRETE RETAINING WALL (SEE SECTION FOR DIMENSIONS AND FINISHES)
CONTROL PURPOSES ONLY
- 5 NEW 5'-0" WIDE ADA COMPLIANT CONCRETE SIDEWALK SIDEWALK
- 6 EXISTING PUBLIC RIGHT OF WALK SIDEWALK
- 7 ORIGINAL CAST STONE FACADE
- 8 NEW PAINTED STEEL HANDRAIL AT 38" A.F.F. TO MATCH EXISTING
- 9 EXISTING SWINGING GATE TO REMAIN



3 HANDRAIL EMBEDMENT
 NOT TO SCALE



4 SINGLE LINE STAIR HANDRAIL
 NOT TO SCALE

2 SITE PLAN
 SCALE: 1/8" = 1'-0"

BAMA
 Architecture and Design
 7350 SE Milwaukie Ave.
 Portland, OR 97206
 Ph: 503.253.4283

SEAMLESS ARCHITECTURE AND DESIGN
 PORTLAND, OREGON

St. Sharbel Church
 Historic Review
 1804 SE 16th Ave.
 Portland, OR
 97214

DATE: 12/17/2018
 SHEET NO. **T1.1**
 SITE AND PRODUCT INFORMATION

PROJ # 201724
 REVISIONS:

LV 17-265474 HR

B A M A
 Architecture and Design

7350 SE Milwaukie Ave.
 Portland, OR 97202
 Ph: 503.233.4283



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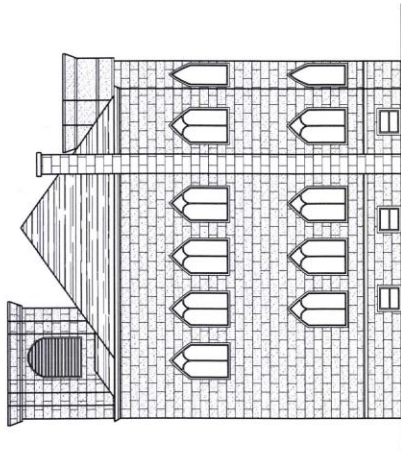
St. Sharbel Church Historic Review

184 SE 16th Ave.
 Portland, OR
 97214

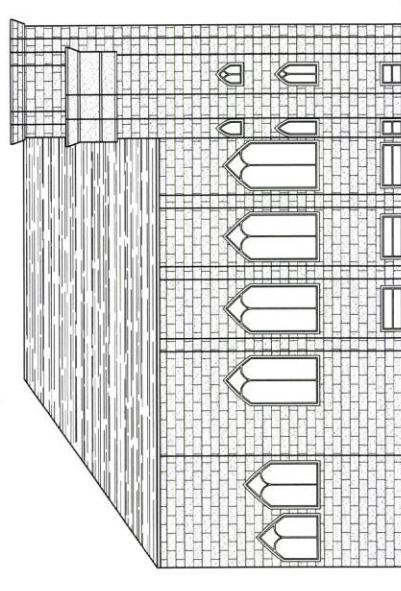
Proj # 201724

REVISIONS:

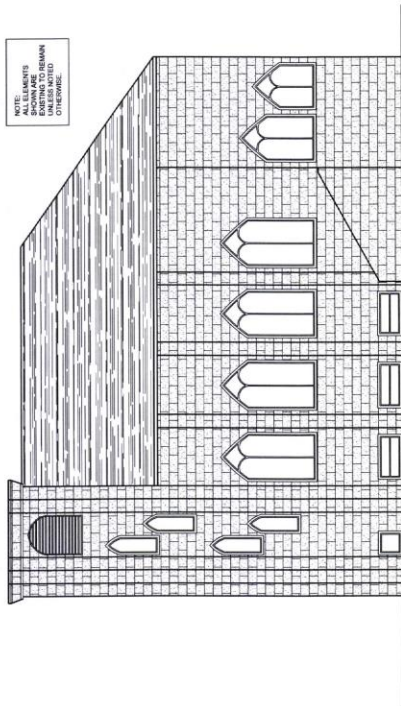
ISSUE NUMBER: 02/01/2017
 SHEET NO. **A2.1**
 EXTERIOR ELEVATIONS



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

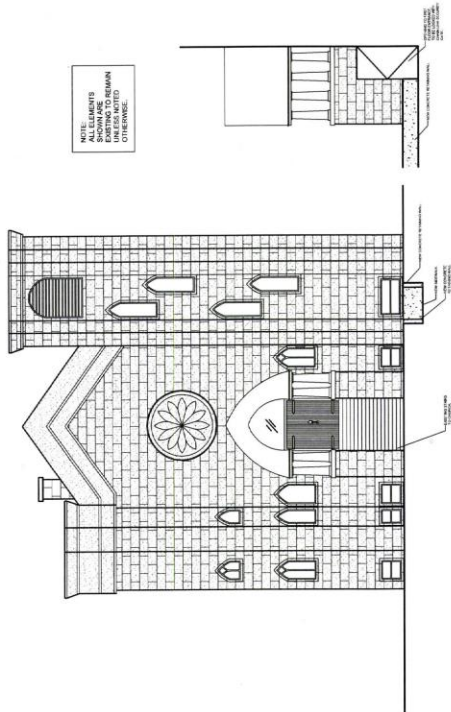


4 WEST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



NOTE:
 ALL ELEMENTS
 EXISTING TO REMAIN
 SHOWN IN HATCHED
 OTHERWISE.

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



NOTE:
 ALL ELEMENTS
 EXISTING TO REMAIN
 SHOWN IN HATCHED
 OTHERWISE.

3 EAST EXTERIOR ELEVATION AT AREA OF WORK
 SCALE: 1/4" = 1'-0"

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

LU 17-265474 HR