



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: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@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 March 27, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-127118 HR, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-127118 HR – REPLACE STAIR

Applicant: Robert Hayden | PDS LLC
3344 NE 25th Ave | Portland, OR 97212
(503) 680-1087

Owner: 2167-2171 NW Glisan LLC
141 SE 52nd Ave | Portland, OR 97215

Site Address: 2167-2171 NW GLISAN ST

Legal Description: BLOCK 18 W 10' OF LOT 12 E 40' OF LOT 13, KINGS 2ND ADD
Tax Account No.: R452303060
State ID No.: 1N1E33CA 00900
Quarter Section: 3027

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest
Other Designations: Noncontributing resource in the Alphabet Historic District

Zoning: RH – High Density Residential with Historic Resource Protection 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 seeks Historic Resource Review approval for non-exempt alterations to the front façade of a noncontributing resource in the Alphabet Historic District. The extent of work proposed includes the replacement of a set of stairs on the front façade of the building that lead up to the entry of a second level unit. The existing building, constructed in 1979 in the Ranch architectural style, consists of a L-shaped building with a 1-story bar to the west and a 2-story bar to the north.

Work has already been completed without review as a temporary solution to support the existing/original failing stairs. The scope of the current review is to remove the modified existing steel stairway and install wooden stairs with wooden stringers, raisers, and railings supported by pressure treated wooden posts. The proposal also includes the replacement of a small area of siding and trim to match the original conditions.

Historic Resource Review is required for non-exempt exterior alterations within a 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:

- *Alphabet Historic District: Community Design Guidelines Addendum*
- *Community Design 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 February 26, 2018 and determined to be complete on March 8, 2018.

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.

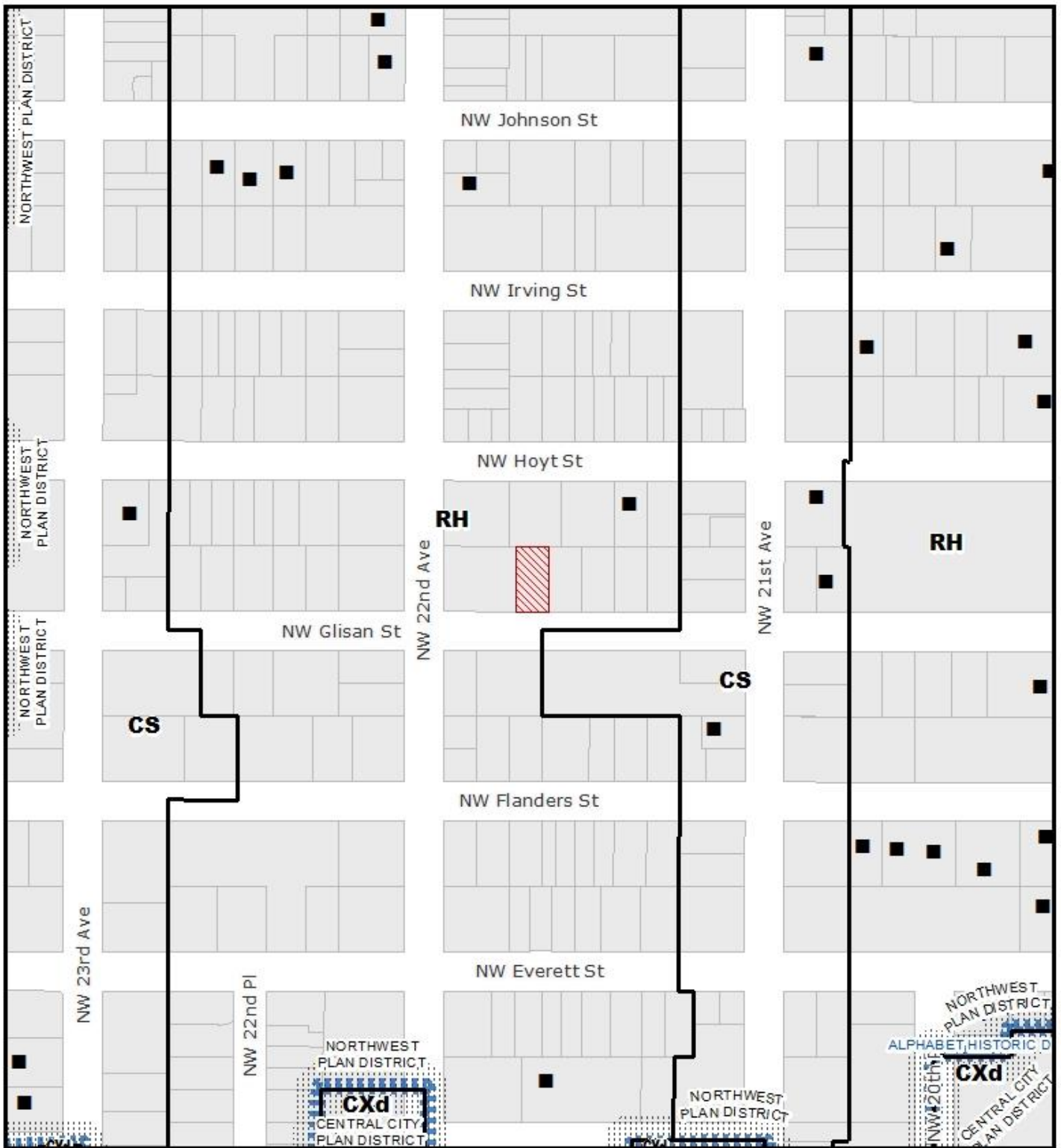
Appeal Process


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
Elevations



ZONING 
 THIS SITE LIES WITHIN THE:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-127118 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CA 900
Exhibit	B Mar 01, 2018

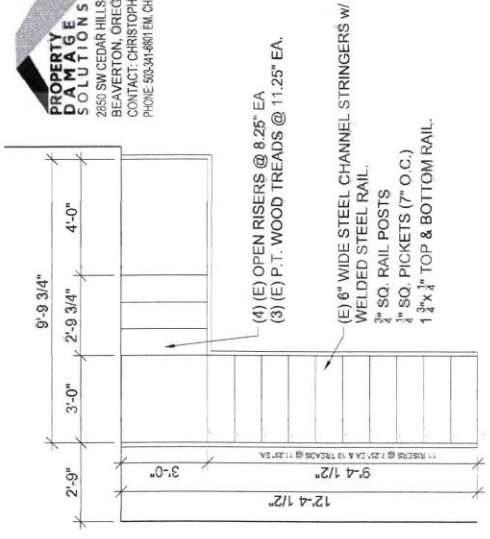
**PROPERTY
SOLUTIONS**
2850 SW CEDAR HILLS BLVD, SUITE 106
BEAVERTON, OREGON 97005
CONTACT: CHRISTOPHER NESTLERODE
PHONE: 503-541-8811 EMAIL: CHRIS@PSOL.COM

STAIR DAMAGE REPAIR
2167 NW GLISAN ST., PORTLAND, OR 97210

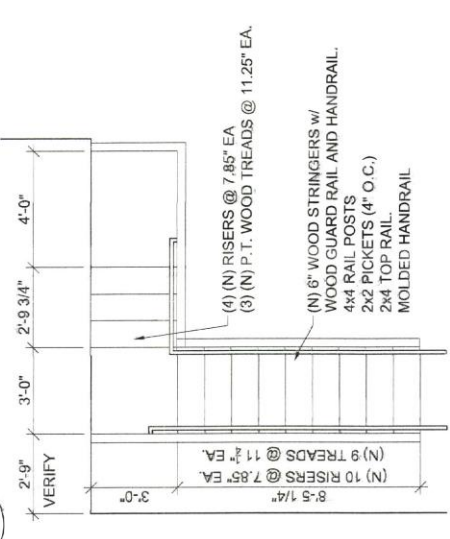
DATE: 12/02/17
DRAWN BY: SP
CHECKED BY: JTB
SHEET: A1

OVERALL PLAN

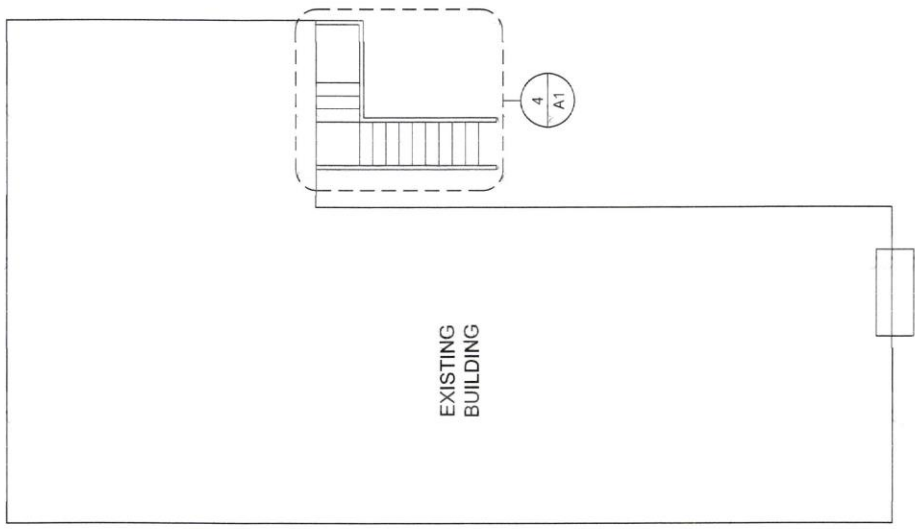
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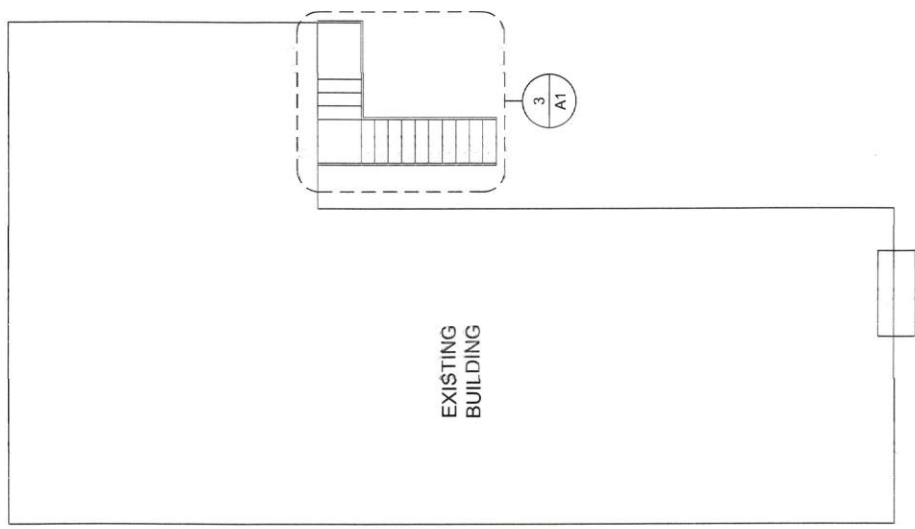
3 (E) STAIR PLAN
SCALE: 1/4"=1'-0"



4 (N) STAIR PLAN
SCALE: 1/4"=1'-0"

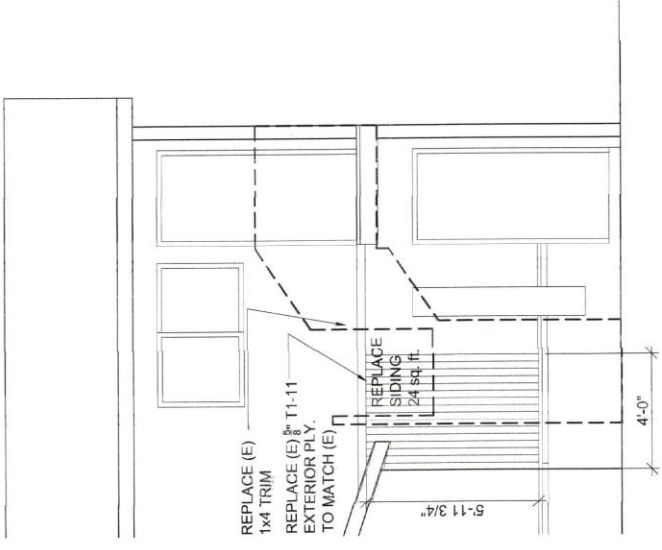


2 (N) OVERALL PLAN
SCALE: 1/8"=1'-0"

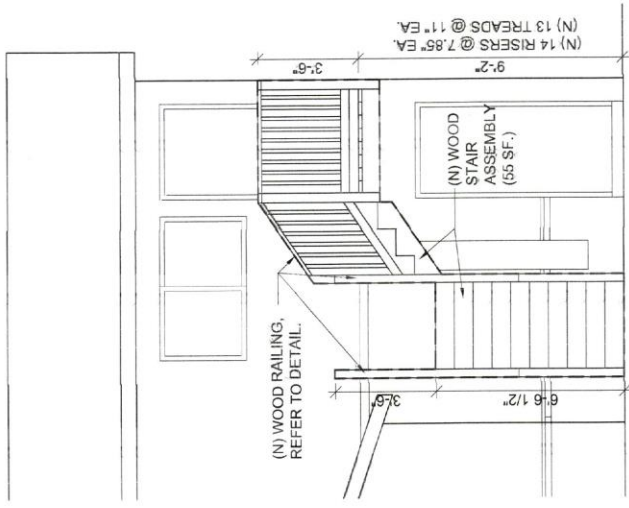


1 (E) OVERALL PLAN
SCALE: 1/8"=1'-0"

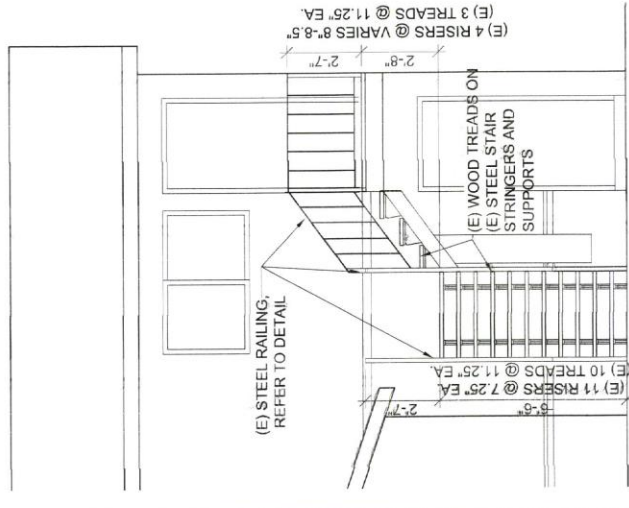
Lu 18-127118 HR



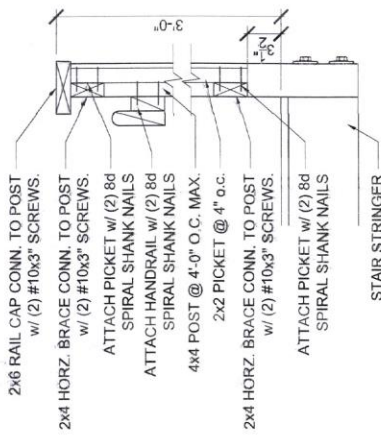
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 A3 SCALE: 1/4"=1'-0" NORTH ELEVATION



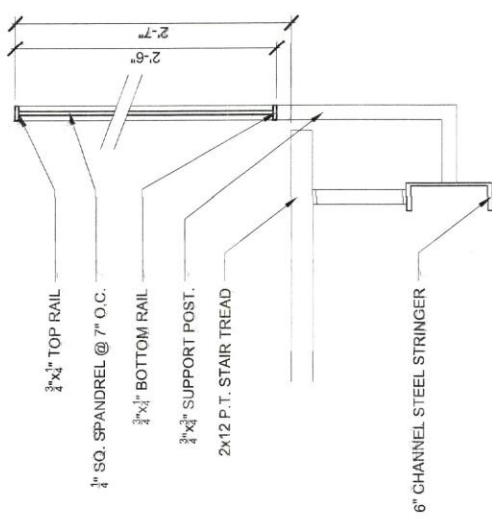
2 (N) STAIR ELEV.
 A3 SCALE: 1/4"=1'-0" NORTH ELEVATION



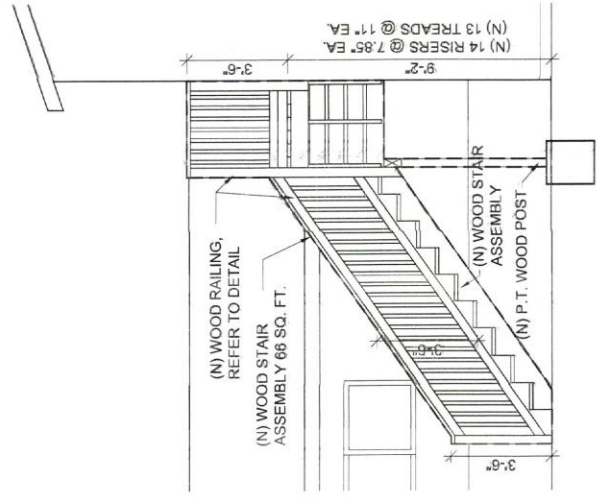
1 (E) STAIR ELEV.
 A3 SCALE: 1/4"=1'-0" NORTH ELEVATION



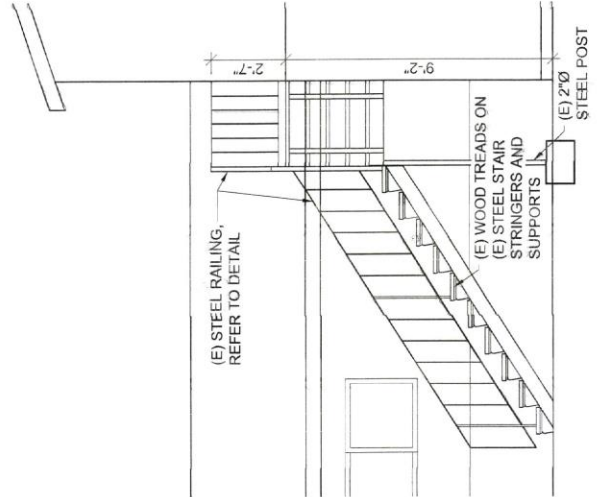
4 (N) GUARDRAIL DETAIL
 SCALE: 1"=1'-0"



3 (E) GUARDRAIL DETAIL
 SCALE: 1 1/2" = 1'-0"



2 (N) STAIR ELEV.
 SCALE: 1/4"=1'-0" EAST ELEVATION



1 (E) STAIR ELEV.
 SCALE: 1/4"=1'-0" EAST ELEVATION