



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: 7/5/2018
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989/Tanya.Paglia@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 7/26/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-187474 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 18-187474 HR – DRIVEWAY EXPANSION

Applicant/Owners: Sandra & Steven H Hohf,
2033 SW Madison Street | Portland, OR 97205-1529
shohf@comcast.net

Site Address: **2033 SW Madison Street**

Legal Description: BLOCK 10&14 TL 7900, AMOS N KINGS
Tax Account No.: R024401810
State ID No.: 1N1E33CD 07900
Quarter Section: 3027

Neighborhood: Goose Hollow, contact planning@goosehollow.org.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376., Stadium Business District, contact Tina Wyszynski at Tina.wyszynski@gmail.com

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Non-Contributing Resource in the King's Hill Historic District

Zoning: **R5, RH** – Residential 5,000 and High Density Residential with Historic Resource Protection Overlay

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 expand and level the upper (northernmost) portion of an existing driveway. The subject property is a non-contributing resource in the King's Hill Historic District. The house is a two-story contemporary structure with vertical board cladding built in 1968. The existing driveway will be resurfaced with new asphalt and the project would add 497 SF of paved surface to the overall driveway area. The new surface (asphalt) will be the same as existing.

The house sits on a 14,315 SF lot with a driveway that curves down a slope to SW Madison St, the property's only street frontage.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the King's Hill Historic District.

Relevant Approval Criteria:

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

- King's Hill Historic 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 June 15, 2018 and determined to be complete on 6/29/2018.

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.

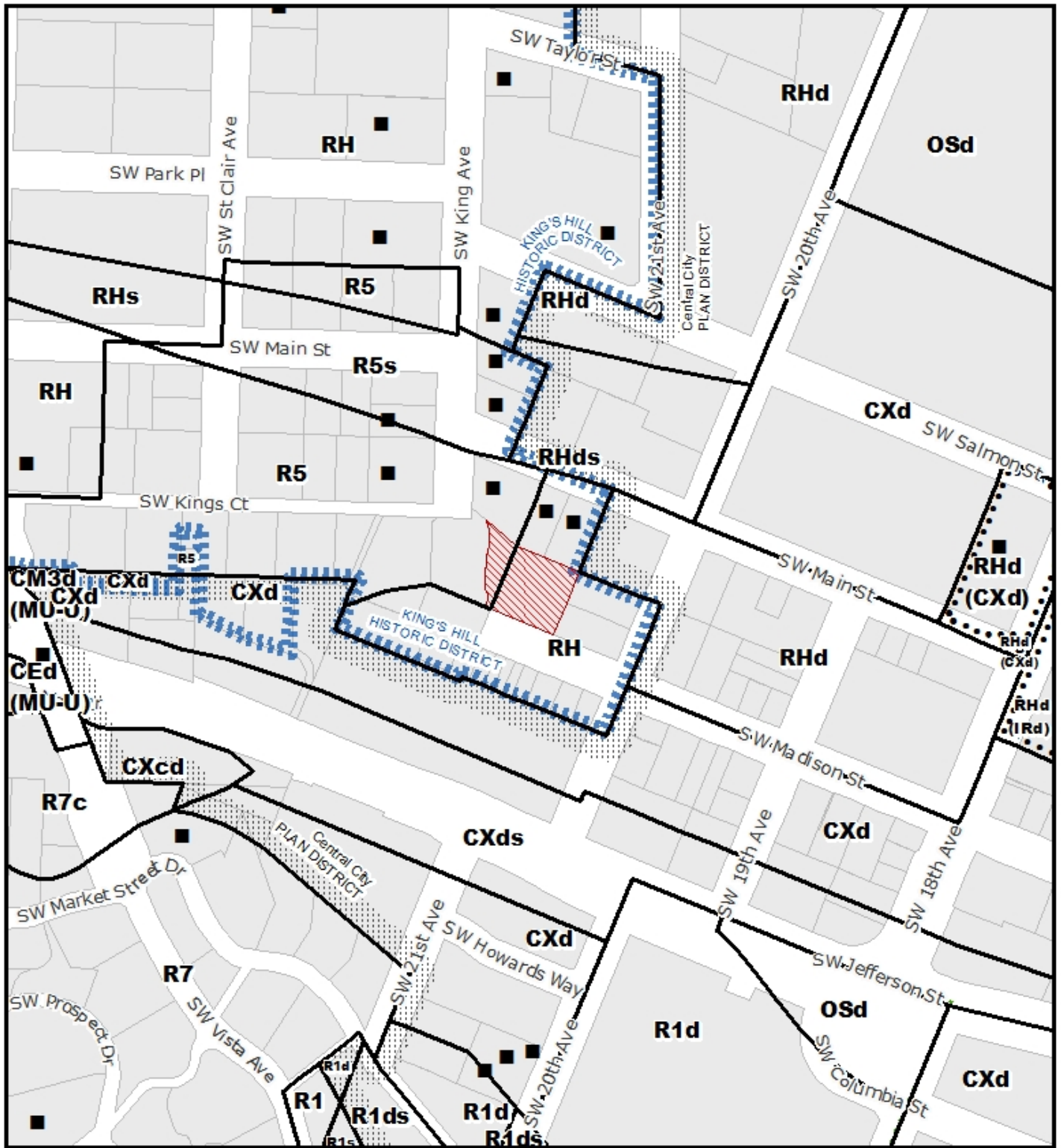
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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



ZONING



THIS SITE LIES WITHIN THE:
KING'S HILL HISTORIC DISTRICT

- Site
- Historic Landmark
- Recreational Trails

File No.	LU 18-187474 HR
1/4 Section	3027,3127
Scale	1 inch = 200 feet
State ID	1N1E33CD 7900
Exhibit	B Jun 19, 2018



PSE
 PETERSON STRUCTURAL ENGINEERS
 1800 SW 9TH AVENUE, SUITE 100
 PORTLAND, OREGON 97203
 (503) 224-1428

CLIENT INFO:
 HOHF RESIDENCE
 STEVE HOHF
 2033 SW MADISON STREET
 PORTLAND, OR 97203

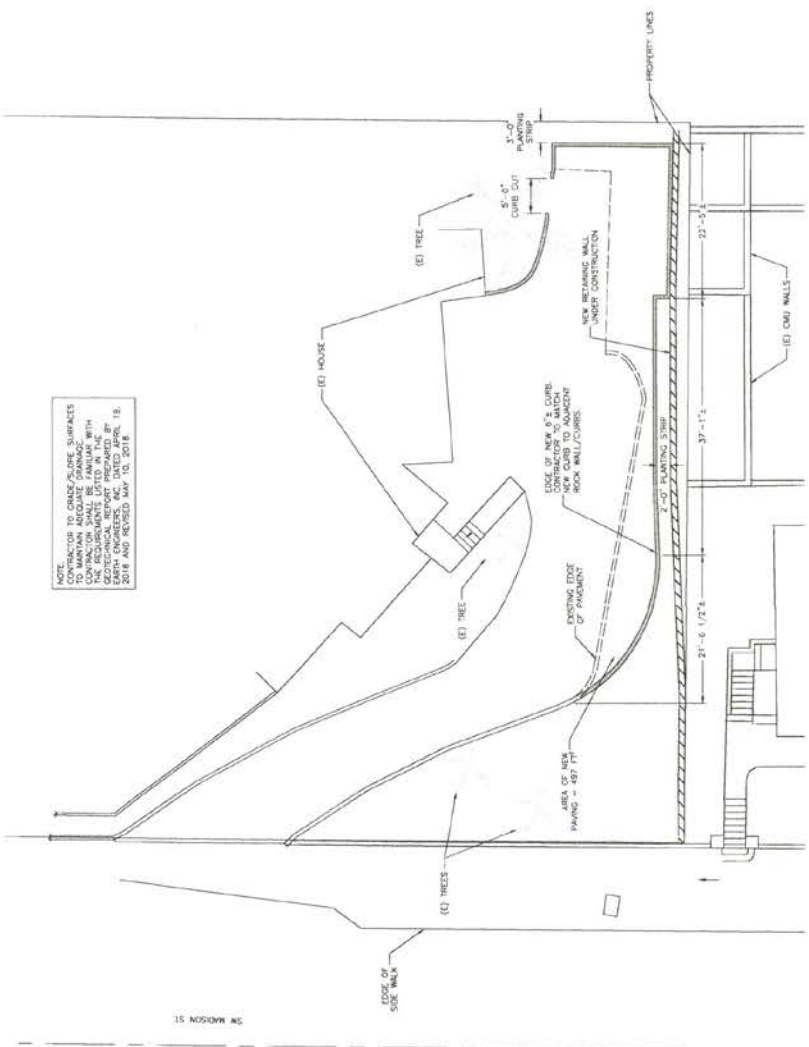
PROJECT SITE:
 HOHF RESIDENCE
 2033 SW MADISON STREET
 PORTLAND, OR 97203

SHEET CONTENT:
 SITE PLAN
 SHEET NO: 1801-001-04
 JOB NO: 1801-0017
 DRAWN BY: KEJ
 CHECKED BY: MWP
 DATE: 06/08/18
 REVISIONS:

SHEET: S1 of 1



NOTE:
 CONTRACTOR TO GRADE/SLOPE SURFACES
 TO MATCH EXISTING ADJACENT AREAS.
 CONSTRUCTION SHALL BE IN ACCORDANCE WITH
 OREGON DEPARTMENT OF TRANSPORTATION
 GEOTECHNICAL REPORT PREPARED BY
 BARRY ENGINEERS, DATED APRIL 19,
 2017 AND DATED MAY 10, 2017.



SITE PLAN
 1/8" = 1'-0"

PROJECT JUSTIFICATION:
 EXPANSION OF THE PAVED DRIVEWAY AREA BY 481 SF. MAJOR REGARDING
 IMPROVEMENTS TO THE DRIVEWAY AND SIDEWALK. THE EXISTING
 PAVEMENT SHALL BE REPAIRED AND THE SIDEWALK SHALL BE
 RECONSTRUCTED. BUILDING ELEVATIONS ARE PROVIDED DUE TO LACK OF UTILITY FROM
 FROM ADJACENT STREET/SIDEWALK.

SITE SUMMARY:
 ADDRESS: 2033 SW MADISON ST.
 CITY: PORTLAND, OR 97203
 OCCUPANCY: RESIDENTIAL (R-3 (2014 CODE))
 PROPERTY ID: 18010003
 CONSTRUCTION TYPE: STRUCTURAL STEEL (FRAMES & LAGERS)
 REINFORCED CONCRETE (MAJOR RETAINING WALL)

LM 18-187474 HR