



**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](http://www.portlandoregon.gov/bds)

**Date:** August 6, 2018  
**To:** Interested Person  
**From:** Delia Tyrrell, Land Use Services  
503-823-7510/ [Delia.Tyrrell@portlandoregon.gov](mailto:Delia.Tyrrell@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 August 27, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-207847 HR, in your letter. It also is helpful to address your letter to me, Delia Tyrrell. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 18-207847 HR – ROOFTOP SOLAR**

**Applicant:** Zach Parrott | Imagine Energy, LLC  
2409 N Kerby Avenue | Portland, OR 97227  
541-517-8091

**Owner:** Vr Investments West LLC  
2991 Woodland Drive NW | Washington, Dc 20008

**Site Address:** **633 NW 11<sup>th</sup> Avenue**

**Legal Description:** LOT 22 TL 4000, PEARL BLOCK NO 2  
**Tax Account No.:** R652710420  
**State ID No.:** 1N1E34BC 04000  
**Quarter Section:** 2928 & 2929

**Neighborhood:** Pearl District, contact [planning@pearldistrict.org](mailto:planning@pearldistrict.org).  
**Business District:** Pearl District Business Association, contact at [info@explorethepearl.com](mailto:info@explorethepearl.com)

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

**Plan District:** Central City - Pearl District  
**Other Designations:** Historic landmark individually listed in 1996

**Zoning:** **EXd** – Central Employment with Design Overlay and 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 the addition of a 3.65-kilowatt solar array on the rooftop of an individually listed historic landmark. The proposed solar array will be installed flat on the roof, at 8” from the roof deck at the highest point. The solar array will be located 7’ from the roof edge fronting NW 11<sup>th</sup> Avenue and 3’8” from the roof edge on NW Irving Street.

Historic Resource Review is required for non-exempt exterior alterations on a Historic Landmark.

**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:

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals
- Criteria in section 33.846.060.G in the Portland Zoning Code
- River District 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 July 24, 2018 and determined to be complete on 8/1/2018.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov](http://www.portlandoregon.gov).

**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  
East Elevation



# ZONING

THIS SITE LIES WITHIN THE:  
CENTRAL CITY PLAN DISTRICT  
PEARL SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge

File No.	LU 18-207847 HR
1/4 Section	2928,2929
Scale	1 inch = 200 feet
State ID	1N1E34BC 4000
Exhibit	B Jul 26, 2018





2409 N KERRY AVE  
 PORTLAND, OR 97227  
 P 503.477.9585 F 503.477.8340  
 INFO@IMAGINENERGY.NET  
 CCB #: 167963  
 WA LIC #: IMAGIE1934PT

**HISTORIC DESIGN  
 REVIEW**

**IRVING ST.**

PROJECT DESCRIPTION  
 3.65 KW SOLAR PV PROJECT  
 PROJECT ADDRESS  
 633 NW 11TH AVE.  
 PORTLAND, OR 97209  
 CONTACT INFORMATION  
 DON TANKERSLY CONSTRUCTION  
 GRAEME THOMPSON  
 503-407-0926  
 graeme@dtcportland.com

**ELEVATION**

REVISION	DATE	REASON

DESIGNED BY  
 ZACH PARROTT

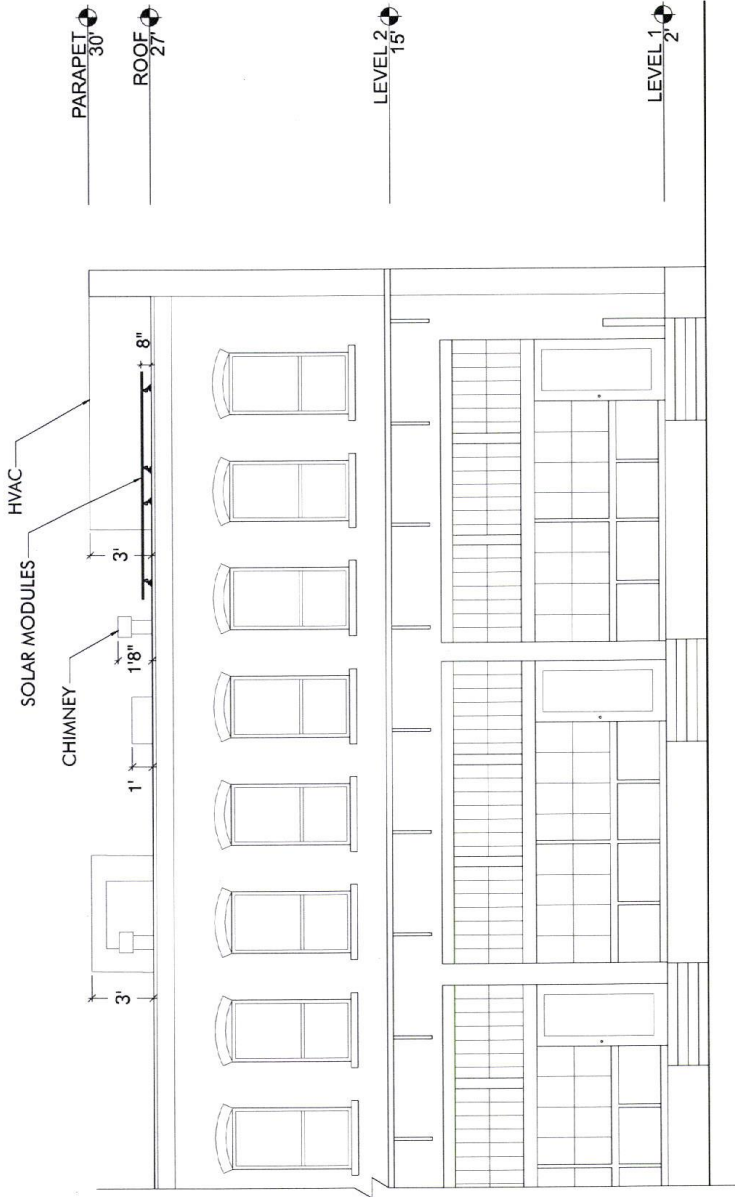
DRAWN BY  
 JUSTIN GUADAGNI

DRAWN ON  
 7/20/2018

SHEET NUMBER

A2.0

SCALE  
 3/16" = 1'



EAST ELEVATION  
 SCALE: 3/16" = 1'

LU 18-207847 HR

LU 18-207847 HR