



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 13, 2018
To: Interested Person
From: Delia Tyrrell, Land Use Services
503-823-7510 / Delia.Tyrrell@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 9/27/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-233527 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 18-233527 HR – NEW FRONT PORCH STAIRS AND RAILING

Applicant: Marn Heggen | Heggen Architecture
20233 NW Sauvie Island Road | Portland, OR 97231
917-572-2971

Owners: Michelle M Willenberg & Paul Willenberg
2225 NE 24th Ave | Portland, OR 97212

Site Address: **2225 NE 24th Avenue**

Legal Description: BLOCK 7 LOT 3 N 15' OF LOT 4, IRVINGTON
Tax Account No.: R420401290
State ID No.: 1N1E26DA 09100
Quarter Section: 2832

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: Soul District Business Association, contact at info@nnebaportland.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 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 is seeking Historic Resource Review approval for the replacement of the existing front porch precast concrete steps and metal handrail. The replacement will be wooden steps and a wooden handrail. The proposed alteration will widen the steps by 1'-9" and shorten the

knee walls on both sides of the steps. The site is a contributing resource in the Irvington Historic District.

Historic Resource Review is required 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 Title 33, Portland Zoning Code. The relevant approval criteria are:

- 33.846.060.G *Other approval criteria*

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 September 5, 2018 and determined to be complete on **September 11, 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.

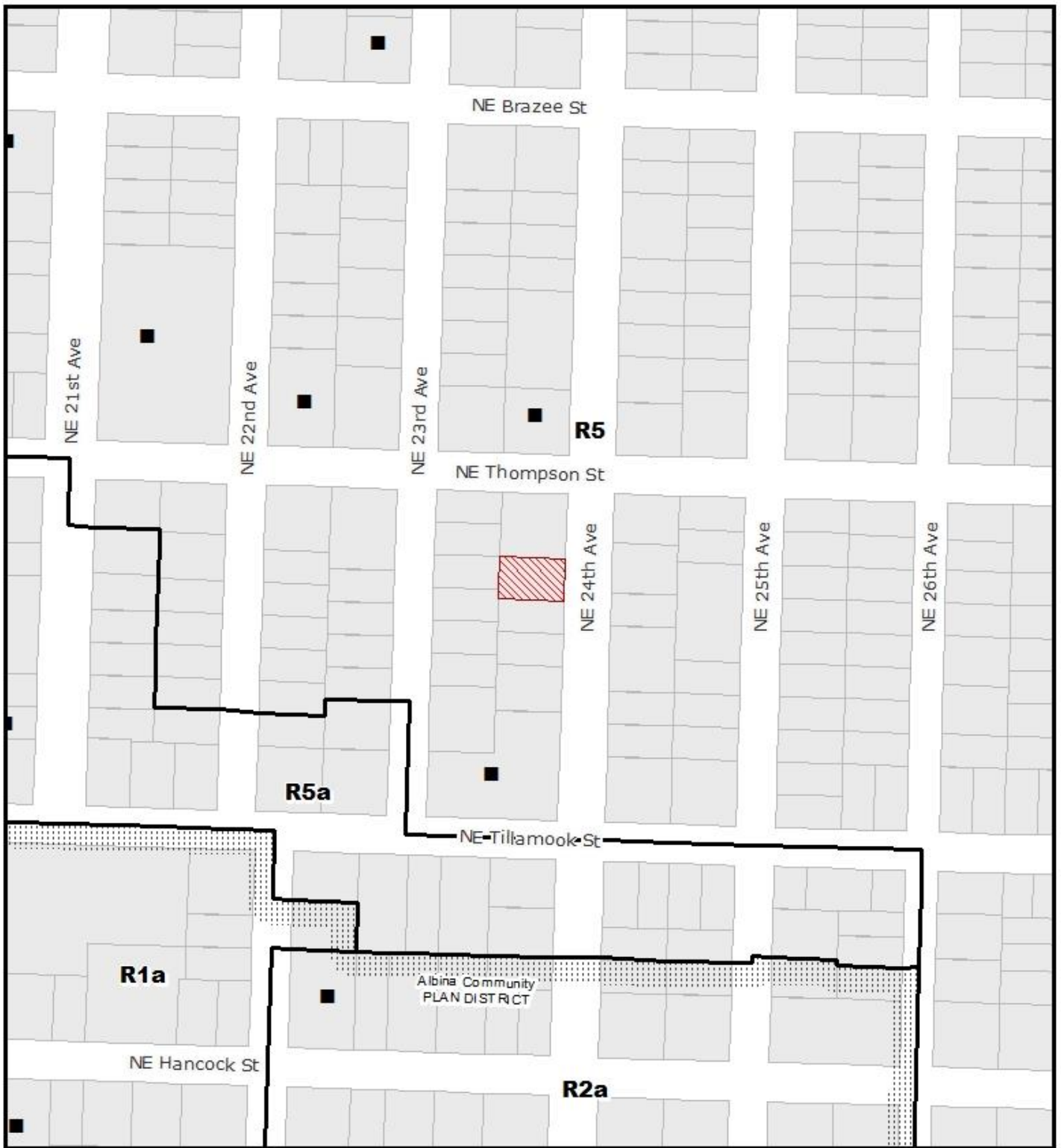
Appeal Process

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:
IRVINGTON HISTORIC DISTRICT



Site

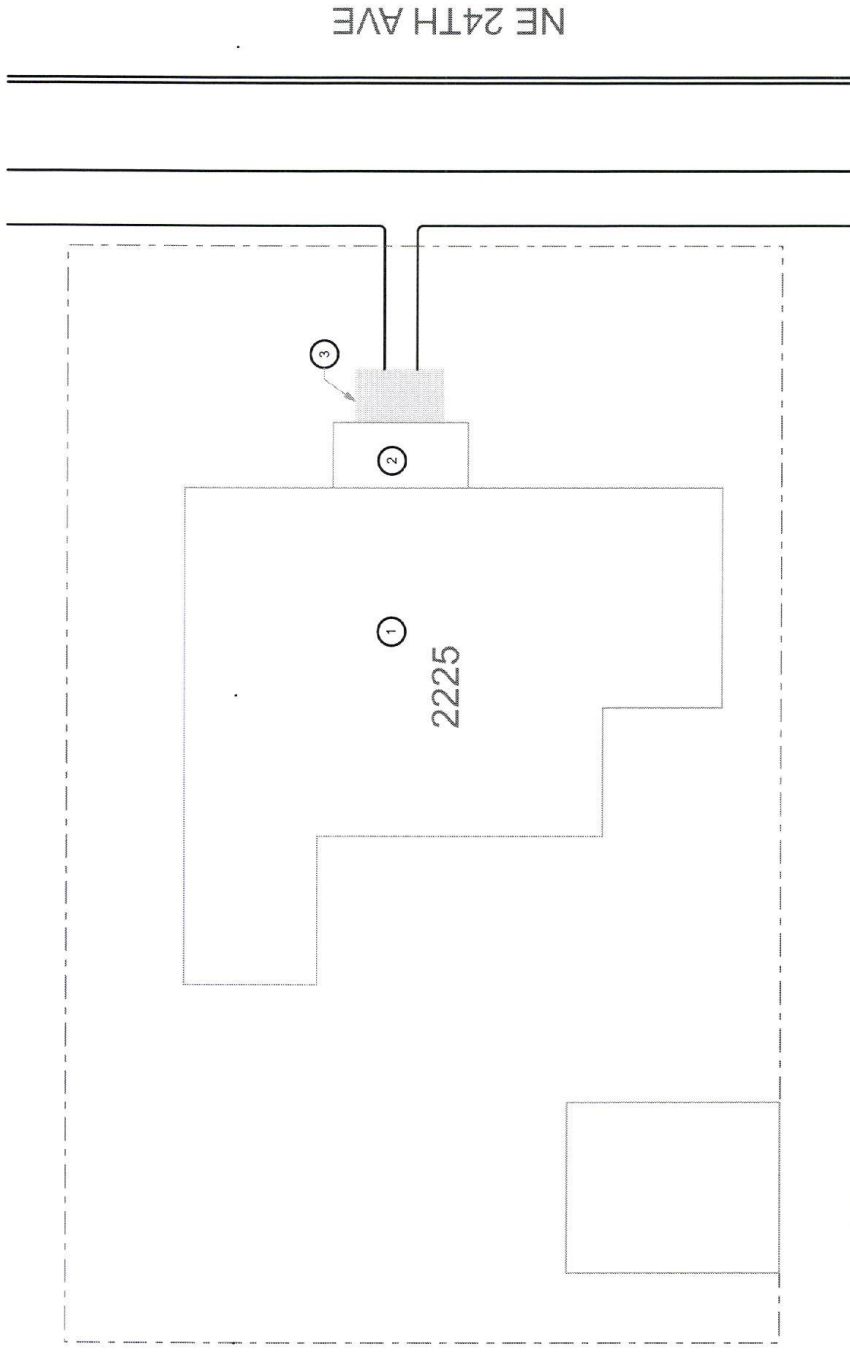


Historic Landmark

File No.	LU 18-233527 HR
1/4 Section	2832
Scale	1 inch = 200 feet
State ID	1N1E26DA 9100
Exhibit	B Sep 10, 2018

KEYNOTES

- 1 EXISTING SINGLE FAMILY DWELLING
- 2 EXISTING PORCH
- 3 PROPOSED NEW PORCH STEPS AND HANDRAIL (HATCHED)



1 SITE PLAN
SCALE: 1" = 10'



LU.1

LAND USE REVIEW
PRINTED: 9/5/18
ISSUED: *** DATE OF ISSUE ***
DRAWN: *** DRAWN BY ***
CHECKED: MRH
JOB: WILLENBERG RESIDENCE
JOB NO.: *** PROJECT NUMBER ***
FILE: 2018 Wilenberg plan

SHEET TITLE
SITE PLAN

WILLENBERG RESIDENCE
2225 NE 24TH AVE
PORTLAND, OR 97212

HEGGEN ARCHITECTURE
20233 NW SAUVIE ISLAND RD
PORTLAND, OR 97231
PH. 917-672-2971
MARN@HEGGENARCHITECTURE.COM

LU 18-233527 HR

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 20233 NW SAUVIE ISLAND RD
 PORTLAND, OR 97231
 PH. 917-572-2971
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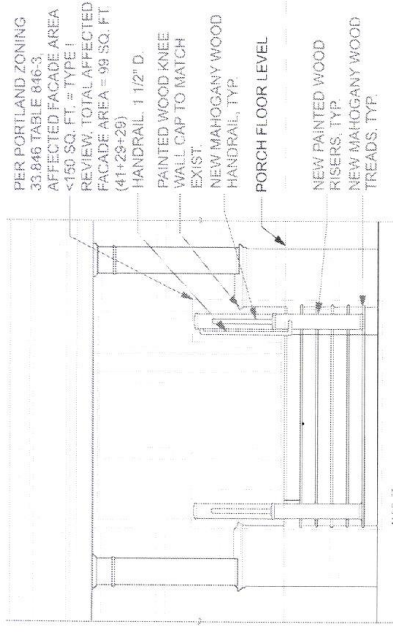
WILLENBERG RESIDENCE
 2225 NE 24TH AVE
 PORTLAND, OR 97212

SHEET TITLE
 ELEVATIONS

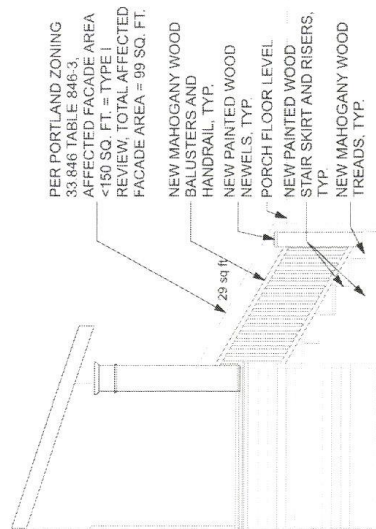
LAND USE REVIEW

PRINTED: 9/5/18
 ISSUED: *** DATE OF ISSUE ***
 DRAWN: *** DRAWN BY ***
 CHECKED: MRH
 JOB: WILLENBERG RESIDENCE
 JOB NO.: *** PROJECT NUMBER ***
 FILE: 2018 Willenberg.pln
 SHEET:

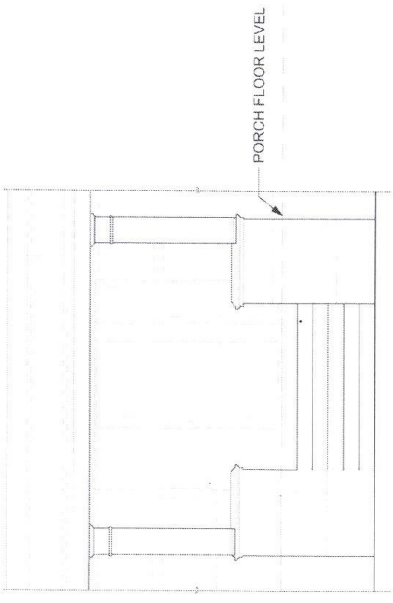
LU.4



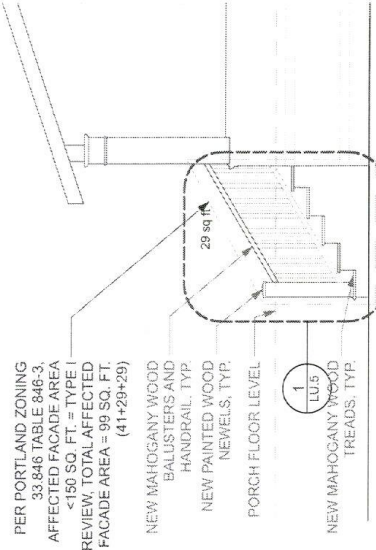
41.50 FT
2 FRONT (EAST) ELEVATION - NEW
 SCALE: 1/4" = 1'-0"



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



1 FRONT (EAST) ELEVATION - EXIST.
 SCALE: 1/4" = 1'-0"



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

LU 18-233527 HR

LU 18-233527 HR