



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

**Date:** October 2, 2018  
**To:** Interested Person  
**From:** Meriam Rahali, Land Use Services  
503-823-5363 / [Meriam.Rahali@portlandoregon.gov](mailto:Meriam.Rahali@portlandoregon.gov)

## **NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on November 1, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-235864 HR, in your letter. It also is helpful to address your letter to me, Meriam Rahali. 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 18-235864 HR – NEW BLADE SIGN**

**Applicant:** Drew Bardana | Sign Wizards  
1111 SE Grand Avenue | Portland, OR 97214  
503-235-6967 | [drew@signwizards.com](mailto:drew@signwizards.com)

**Owner:** 1801 Shop LLC  
1801 NW Upshur Street | Portland, OR 97210

**Representative:** Stefan Krupelak | DOMOV I.D.  
1801 NW Irving Street Ste 100 | Portland, OR 97209

**Site Address:** **1801 & 1817 NW Irving Street**

**Legal Description:** BLOCK 176 LOT 1&4, COUCHS ADD  
**Tax Account No.:** R180216090  
**State ID No.:** 1N1E33AC 06600  
**Quarter Section:** 2928

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574; Greg Theisen at 503-227-5430.

**Business District:** Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com).  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Northwest  
**Other Designations:** Contributing Resource in the Alphabet Historic District

**Zoning:** **EG1d** – General Employment 1 with Design Overlay  
**Case Type:** **HR** – Historic Resource Review  
**Procedure:** **Type Ix**, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant is seeking Historic Resource Review approval for a new blade sign located on the east façade of the building and facing NW 18<sup>th</sup> Avenue. The proposed sign serves as primary identification of a tenant of the building. The building is a contributing structure located in the Alphabet Historic District.

The proposed blade sign is 36” wide x 36” high and located 96” above the sidewalk right-of-way. It is made of two 1/8” thick aluminum panels with a border and dimensional letters, attached to a 1½” aluminum frame bolted into the grout of the brick wall. The panels and frame are powder coated aluminum with finish to match the window panes. Border and dimensional lettering are made of low gloss brass.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Historic Alphabet 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 approval criteria are:

- Community Design Guidelines
- Historic Alphabet District: Community Design Guidelines Addendum

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 11, 2018 and determined to be complete on September 28, 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).

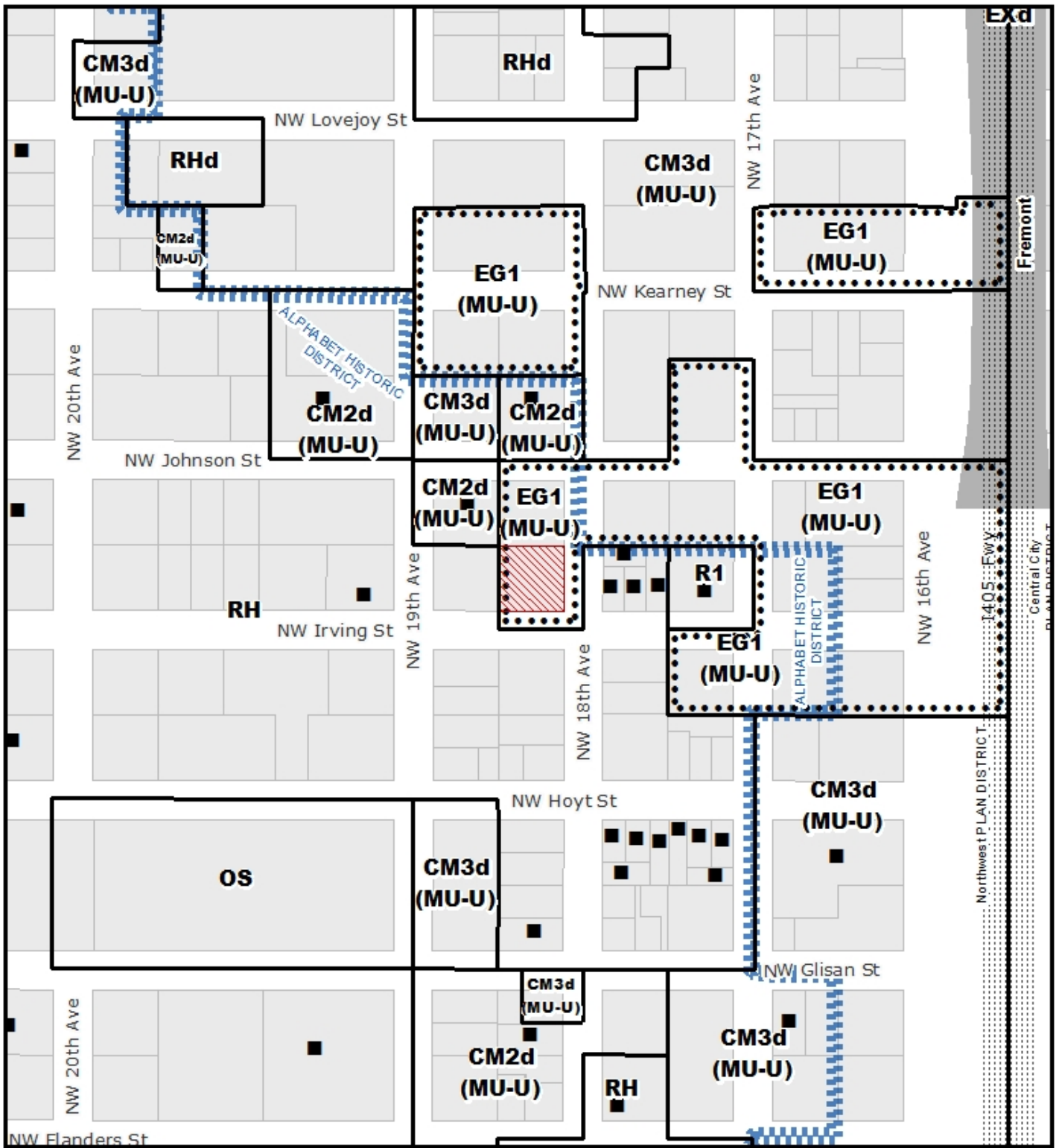
**APPEAL PROCESS**


If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the 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  
East and South Elevations  
Sign Elevation and Measurement



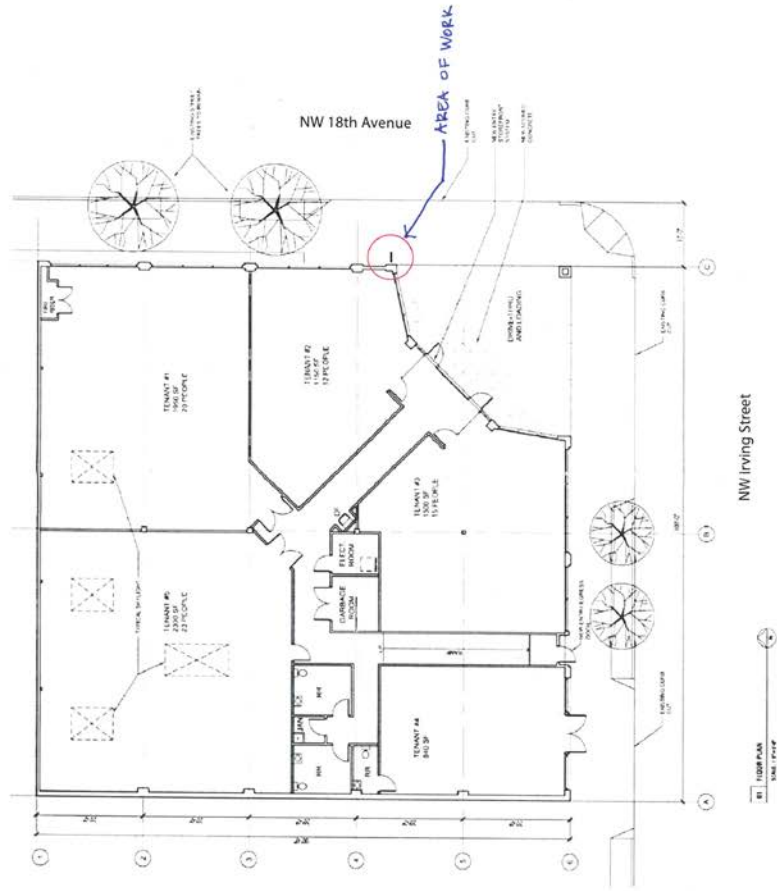
**ZONING**   
 NORTH

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

-  Site
-  Historic Landmark
-  Bridge

File No.	LU 18-235864 HR
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E33AC 6600
Exhibit	B Sep 14, 2018

**BLADE SIGN  
SIGN LOCATION (AERIAL VIEW)**



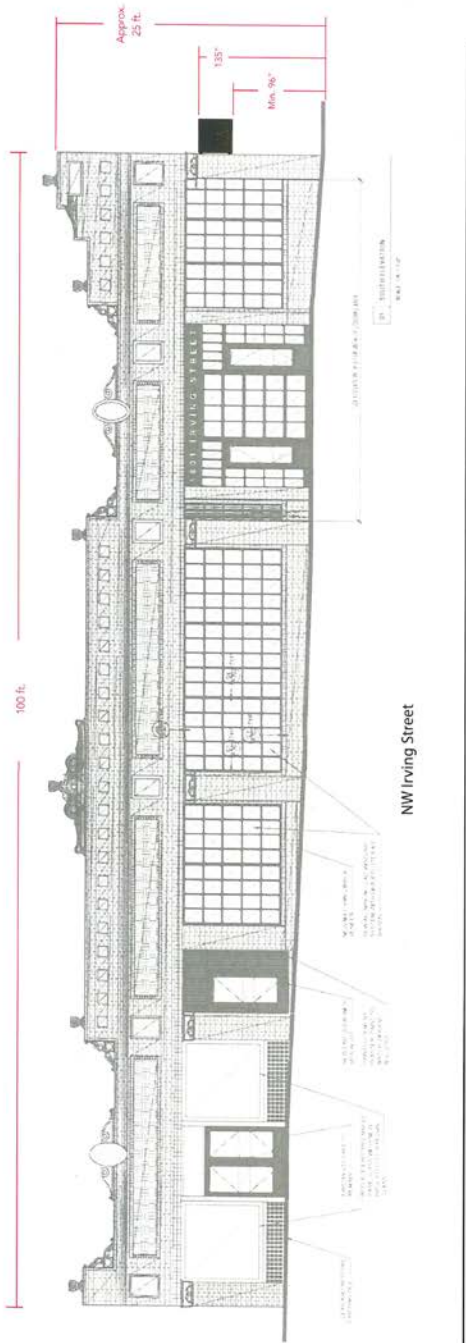
**SIGN WIZARDS**  
 10000 NW 22nd Ave.  
 Portland, OR 97224  
 Phone: 503-225-6967  
 Fax: 503-225-2511  
 WWW.SIGNWIZARDS.COM

DATE: 9/27/2018 All designs are copyright to Sign Wizard, 2018. Page 9 Version 1  
 PLEASE REVIEW CAREFULLY  
 Client is responsible for the final approval of all signage submitted. Sign Wizard is not responsible for any delays or cancellations. Please to review drawings may result in the delay of project development, fabrication or installation.

DOMOV ID: Blade Sign  
 Project Rep:  
 Draw: 503-225-6967 | drew@signwizards.com  
 REQUIRED SIGNATURE: \_\_\_\_\_

LU 18-235864 HR

**BLADE SIGN  
SCALE DRAWING**



NW Irving Street



NW 18th Avenue

**DOMOV ID: Blade Sign**

Project Rep:  
Drew: 503-235-9571 | drew@signwizards.com

REQUIRED SIGNATURE: \_\_\_\_\_

DATE: 9/27/2018

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Client is responsible for the final approval of all signage submitted. Please review carefully. Rules to review properly may result in the delay of project development. Adherence is mandatory.

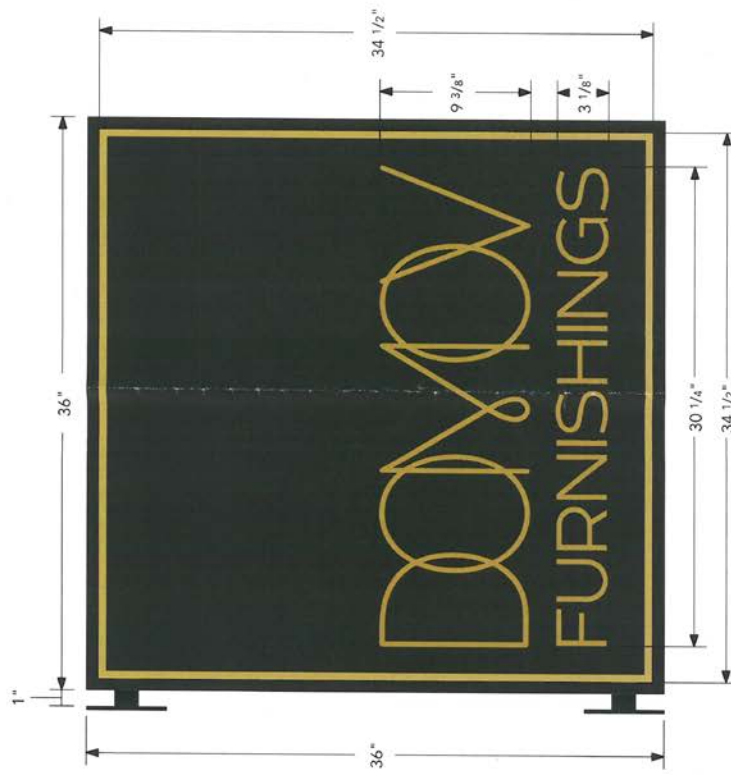


**SIGN  
WIZARDS**  
Portland, OR 97208  
Phone: 503-235-9571  
Fax: 503-235-2371  
Control: 9/27/18

LU 18-235864 HR



BLADE SIGN  
MEASUREMENTS



20 18-235864 HR



<p>DOMOV ID: Blade Sign          Project Rep: _____          Drew: 303-233-6871 drew@signwizards.com</p>	<p>REQUIRED SIGNATURE: _____</p>	<p>DATE: 9/27/2018   All designs are copyright to Sign Wizards 2018.   Page 3 Version 1</p> <p><b>PLEASE REVIEW CAREFULLY:</b>          Client is responsible for the final approval of all message content, including graphics. <b>Please ensure promptly</b> any issues in the early of project development, fabrication or installation.</p>	<p><b>SIGN WIZARDS</b>          1111 E. 62nd Ave.          Suite 200          Denver, CO 80231          303-233-6871          www.signwizards.com</p>
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