



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: October 11, 2018
To: Interested Person
From: Puja Bhutani, Land Use Services
503-823-7226 / Puja.Bhutani@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 October 25, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-189144 HR, in your letter. It also is helpful to address your letter to me, Puja Bhutani. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-189144 HR – BASEMENT WINDOW REPLACEMENT

Applicant: Arvell Wilson
5225 N Emerson Drive | Portland, OR 97217
arvell.realtor@yahoo.com

Owner: Larry Brazzle
6430 NE 41st Avenue | Portland, OR 97211

Site Address: **2147 NE 15th Avenue**

Legal Description: BLOCK 64 LOT 6, IRVINGTON
Tax Account No.: R420413820
State ID No.: 1N1E26DB 18300
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.

Other Designations: Contributing Resource in the Irvington Historic District
Zoning: **R5a** – Residential 5,000 with Alternative Design Density and 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 of the following exterior changes to the existing house, a contributing resource in the Irvington Historic District:

- Replace existing wood basement window on the front, side and rear elevations with a fiberglass window. No change in the window opening is proposed.

Historic Resource Review is required since the proposal includes non-exempt exterior alterations to a contributing resource in a 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:

- Criteria in Section 33.846.060.G of the Portland Zoning Code

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 19, 2018 and determined to be complete on October 1, 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.

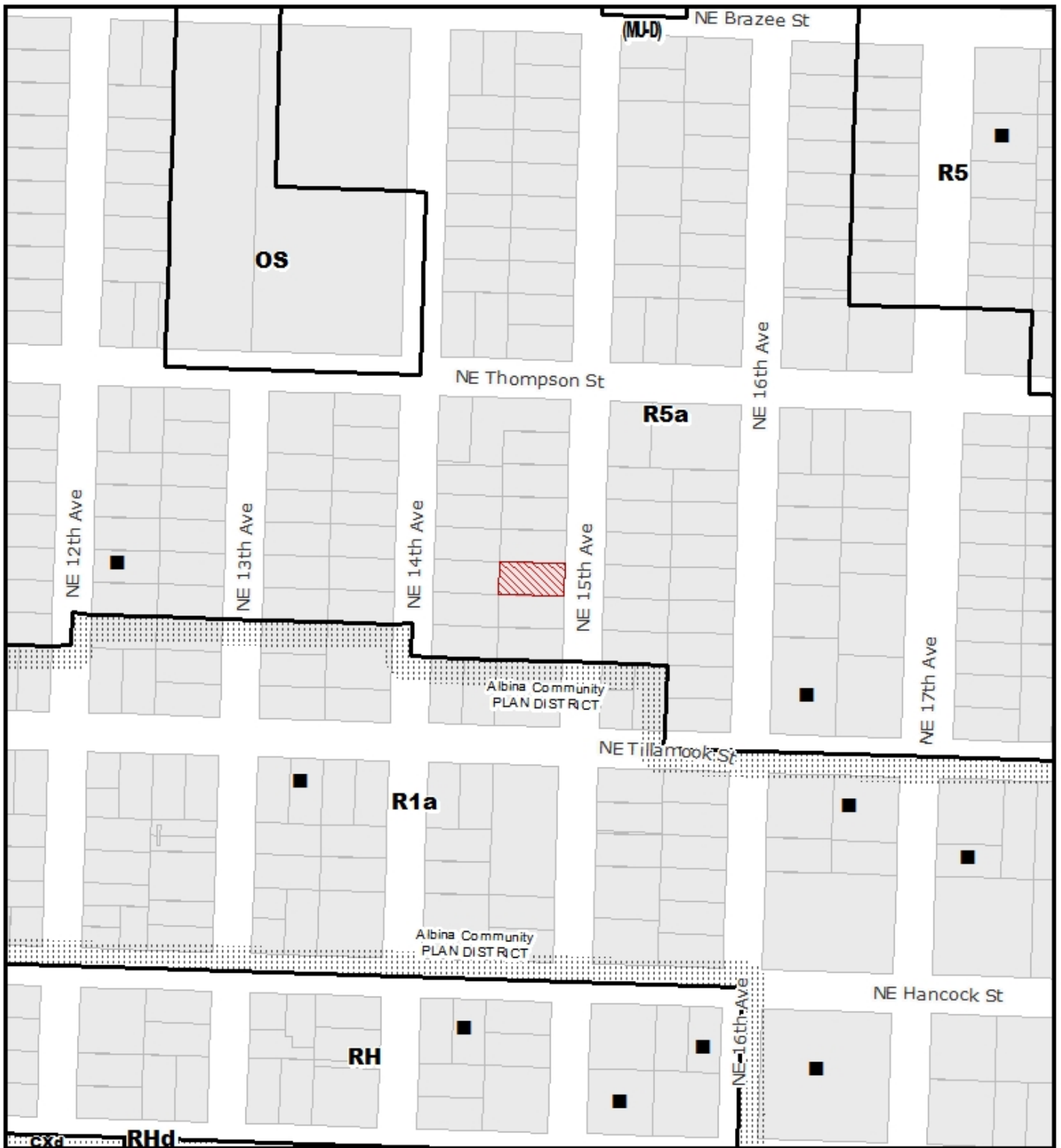
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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, Elevation



ZONING

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



Site



Conservation Landmarks

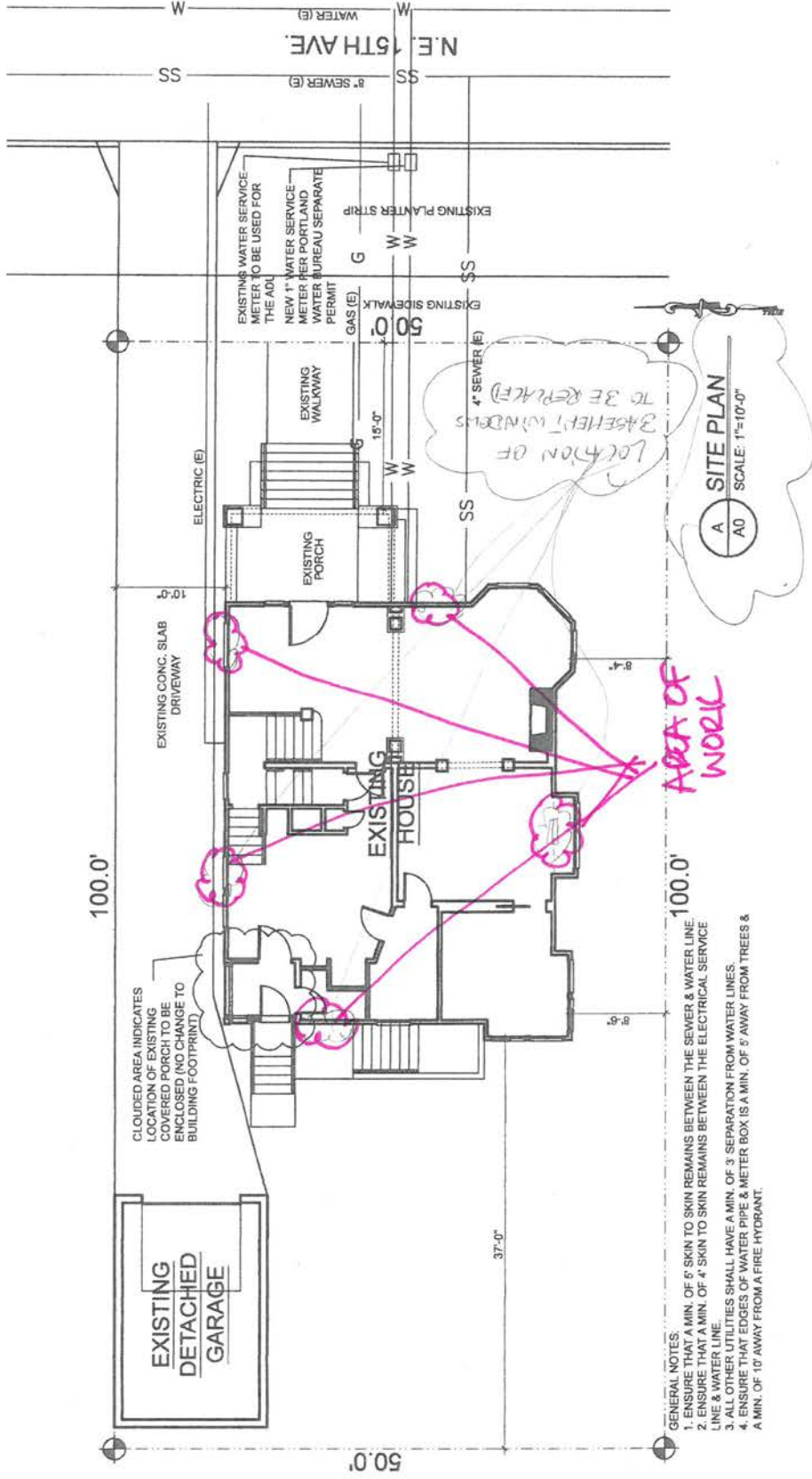


Historic Landmark

File No.	LU 18-189144 HR
	2832
Scale	1 inch = 200 feet
State ID	1N1E26DB 18300
Exhibit	B Jun 20, 2018

1/4 Section

LO 18-189144 HR



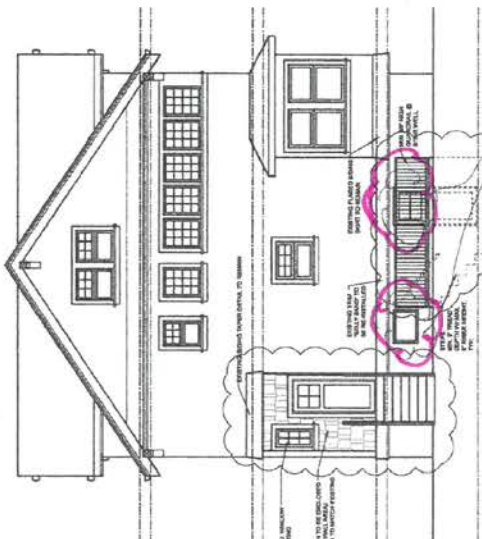
- GENERAL NOTES:
1. ENSURE THAT A MIN. OF 6' SKIN TO SKIN REMAINS BETWEEN THE SEWER & WATER LINE
 2. ENSURE THAT A MIN. OF 4' SKIN TO SKIN REMAINS BETWEEN THE ELECTRICAL SERVICE LINE & WATER LINE.
 3. ALL OTHER UTILITIES SHALL HAVE A MIN. OF 3' SEPARATION FROM WATER LINES.
 4. ENSURE THAT EDGES OF WATER PIPE & METER BOX IS A MIN. OF 5' AWAY FROM TREES & A MIN. OF 10' AWAY FROM A FIRE HYDRANT.

LU 18-189144 HR

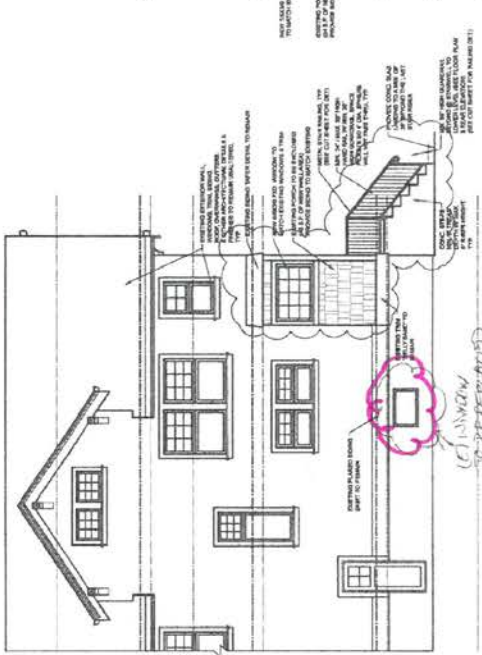
epr
DESIGN

1191 NE 15th Ave. Suite 155
Portland, Oregon 97212
503.255.8485
design@epdesignpr.com
www.epdesignpr.com

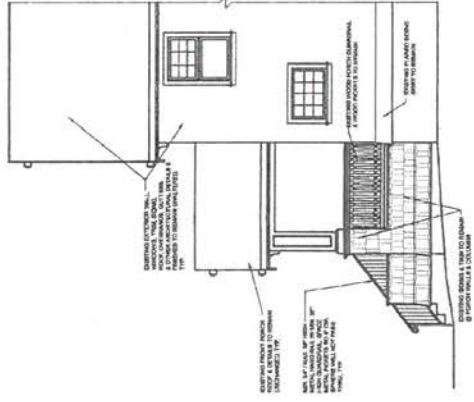
Renovation / Remodel
NE 15th Ave.
2147 NE 15th Ave
Portland, Oregon 97212
ADG REALTY



B REAR ELEVATION
SCALE: 1/4" = 1'-0"



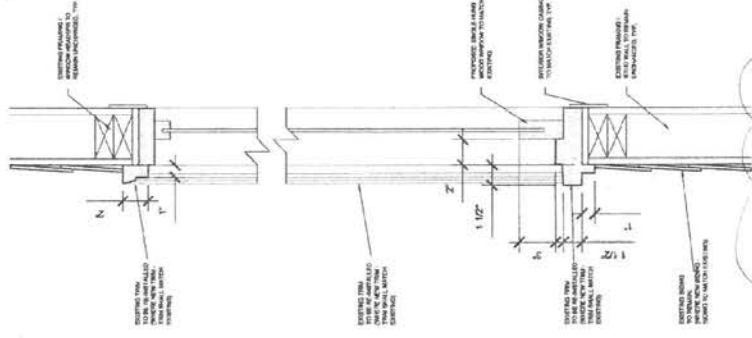
A RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



D RIGHT SIDE ELEVATION @ FRONT PORCH
SCALE: 1/4" = 1'-0"



C LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



TYP. WINDOW SECTION (EXISTING & NEW)
SCALE: 1/4" = 1'-0"

BUILDING ELEVATIONS
REVISED
DATED: 01/10/17
DRAWN BY:
SHEET: **A2**

These plans and the design are the property of EPR DESIGN PR. FEDERAL LAW IS VIOLATION.

SAME FOR BASEMENT WINDOWS