



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 14, 2019  
**To:** Interested Person  
**From:** Emily Hays, Land Use Services  
503-823-5676 / [Emily.Hays@portlandoregon.gov](mailto:Emily.Hays@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 January 28, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-223496 HR, in your letter. It also is helpful to address your letter to me, Jill DeCoursey. 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 18-223496 HR – NEW DOOR & STAIRS**

**Applicant:** Max Holfert  
1912 NE 11th Avenue | Portland, OR 97212  
[buildingforwardmax@gmail.com](mailto:buildingforwardmax@gmail.com)

**Owners:** Max Holfert & Vanessa Holfert  
1912 NE 11th Avenue | Portland, OR 97212

**Site Address:** **1912 NE 11<sup>th</sup> Avenue**

**Legal Description:** BLOCK 267 LOT 3, HOLLADAYS ADD  
**Tax Account No.:** R396219610  
**State ID No.:** 1N1E26CD 03500  
**Quarter Section:** 2831

**Neighborhood:** Irvington, contact Dean Gisvold at 503-284-3885.  
**Business District:** Soul District Business Association, contact at [info@nnebaportland.org](mailto:info@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

**Plan District:** Albina Community  
**Other Designations:** Contributing Resource in the Irvington Historic District  
**Zoning:** **R1a** – Residential 1,000 with Alternative Design Density overlay 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 for a new basement door on the north (side) elevation on a contributing resource in the Irvington Historic District. New concrete stairs and landing with wood guardrail will provide access. The proposed elements are sited under an existing shed roof with wood posts and behind an existing fence.

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 August 17, 2018 and determined to be complete on January 10, 2019.

**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).

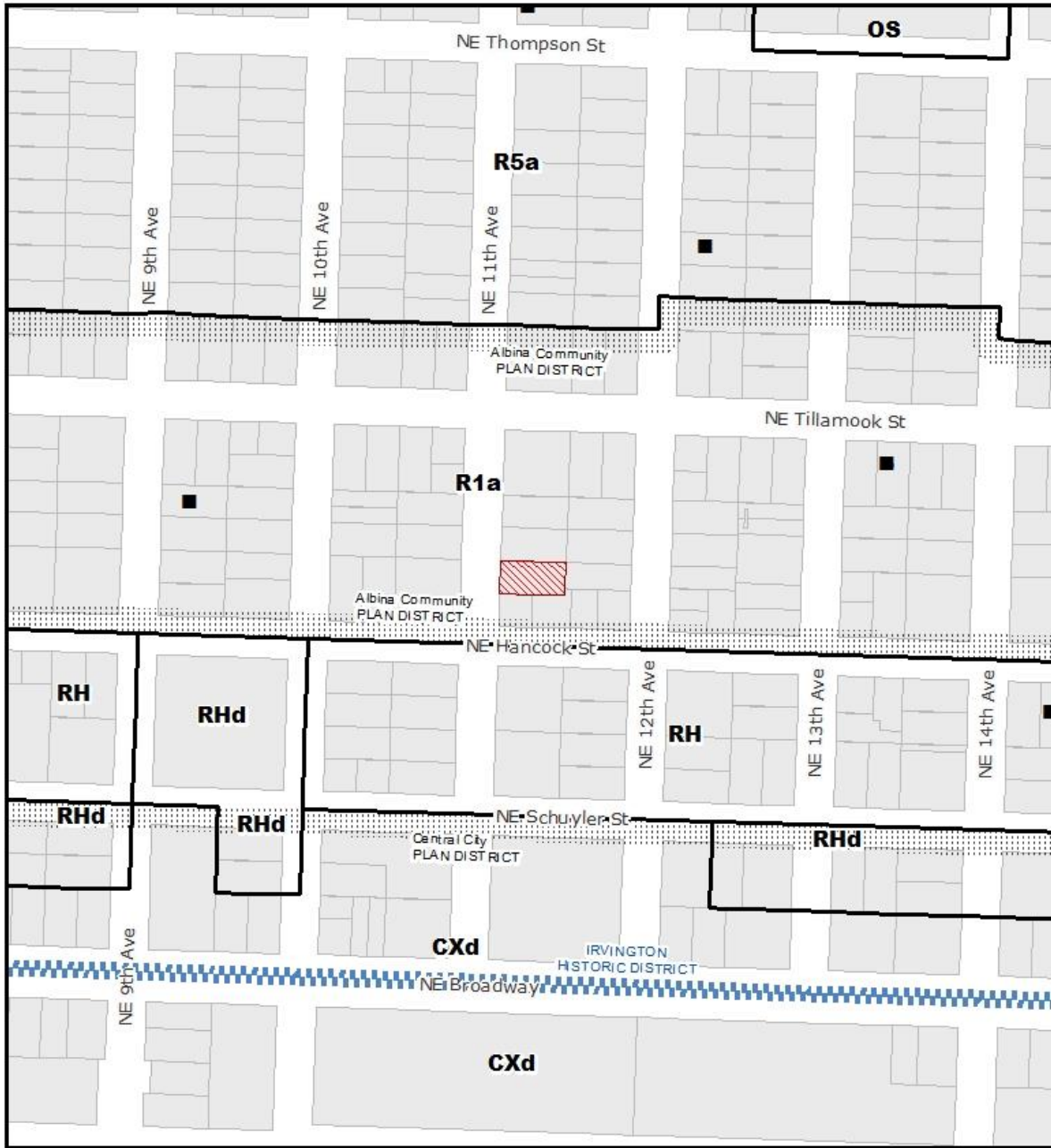
**Appeal Process**

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:**

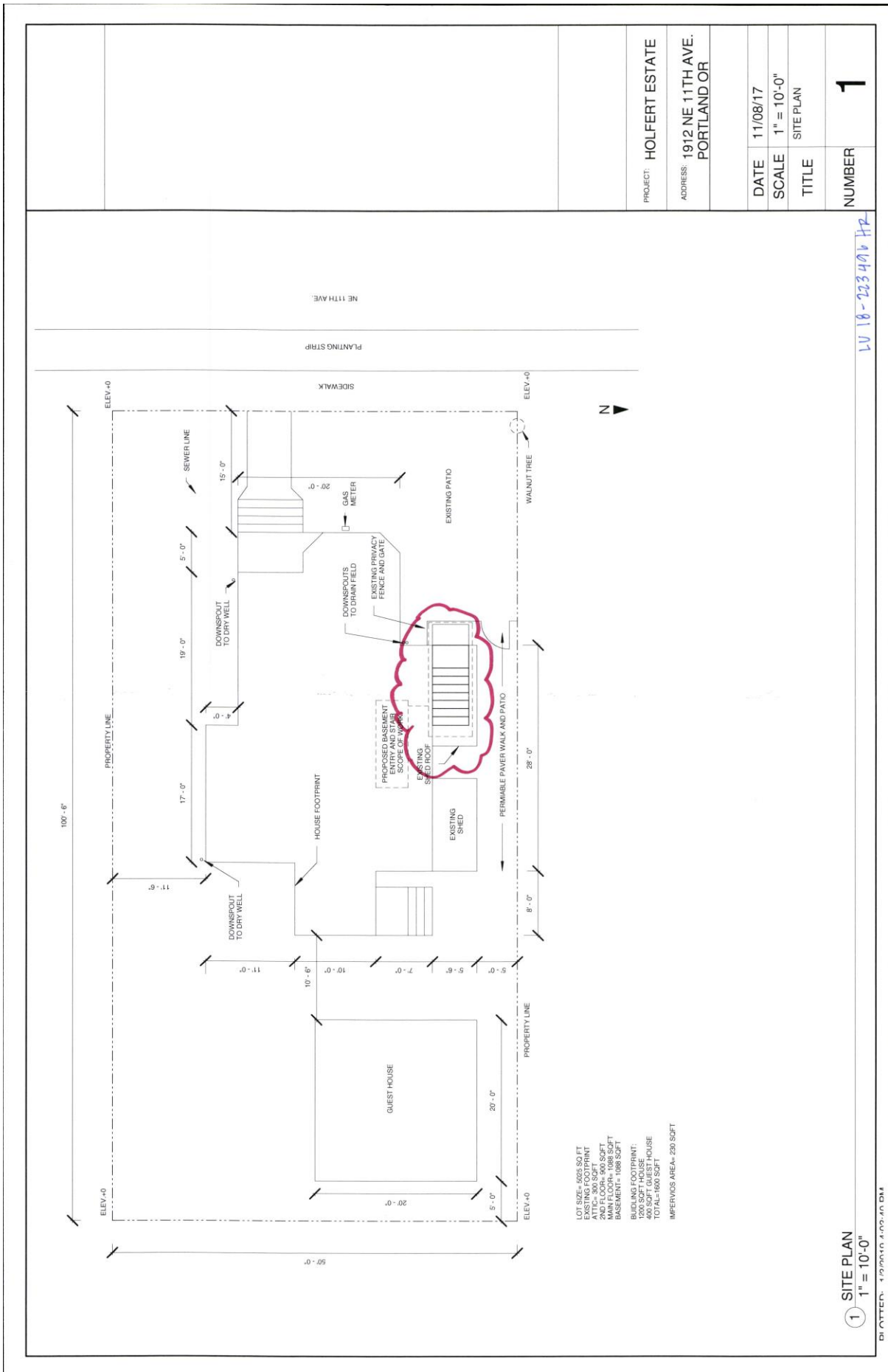
Zoning Map  
Site Plan  
North Elevation



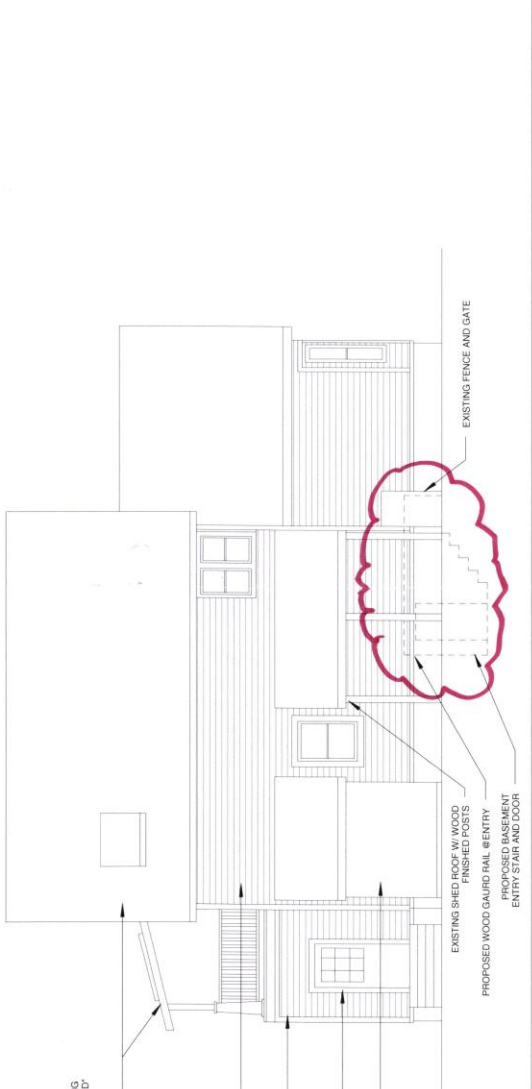
**ZONING**   
 NORTH  
 THIS SITE LIES WITHIN THE:  
 ALBINA COMMUNITY PLAN DISTRICT  
 IRVINGTON HISTORIC DISTRICT

-  Site
-  Conservation Landmarks
-  Historic Landmark

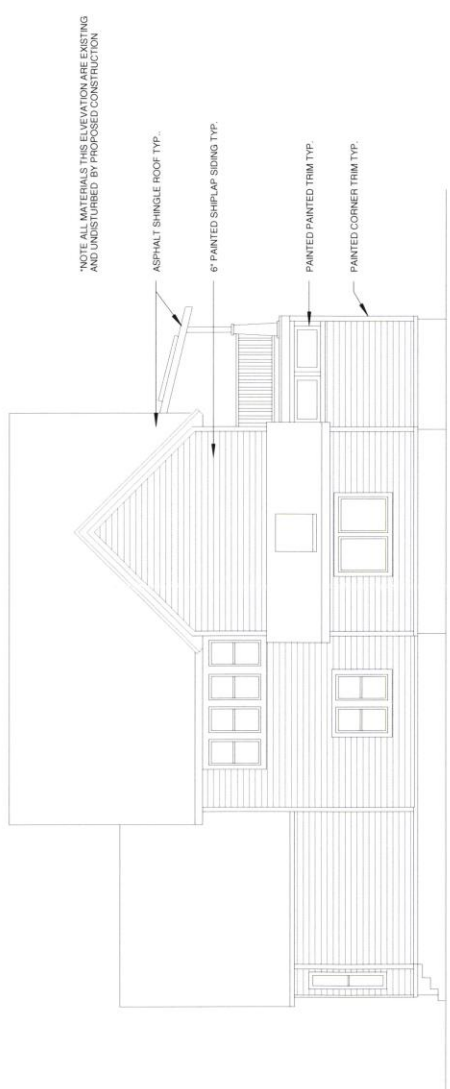
File No.	LU 18-223496 HR
1/4 Section	2831
Scale	1 inch = 200 feet
State ID	1N1E26CD 3500
Exhibit	B Aug 21, 2018



PROJECT: HOLFERT ESTATE	
ADDRESS: 1912 NE 11TH AVE. PORTLAND OR	
DATE	11/08/17
SCALE	1/8" = 1'-0"
TITLE	ELEVATIONS
NUMBER	2.2



1 NORTH ELEVATION  
1/8" = 1'-0"



2 SOUTH  
1/8" = 1'-0"

LU 18-223496 HR