



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

Date: March 22, 2019
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840 / Grace.Jeffreys@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 April 22, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-124131 HR, in your letter.

It also is helpful to address your letter to me, Grace Jeffreys. 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 19-124131 HR - 931 SE 6th, New storefront bay with door

Applicant: Nina Handelman, Handleman Studio
2959 NW Cumberland Rd., Portland, OR 97210
Nina@handelmanstudio.com, (503) 319-0568

Owner: Bitar Bros, Robert A Bitar Corp
2929 E Burnside St
Portland, OR 97214-1831
barbara@bitarcompanies.com, (503) 234-0337

Site Address: **523 SE YAMHILL ST**

Legal Description: BLOCK 126 LOT 5&6, PARK ADD TO E P
Tax Account No.: R644500050
State ID No.: 1S1E02BB 07900
Quarter Section: 3131
Neighborhood: Buckman, contact Richard Johnson at buckmanlandusepdx@gmail.com
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: Central City - Central Eastside
Other Designations: Considered a Non-contributing Resource to the East Portland/ Grand Avenue Historic District

Zoning: EXd, Central Employment (EX) with Design overlay (d)
Case Type: HR, Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
Applicant proposes the installation of a new glazed storefront bay with an entry door, sidelights and transoms replacing three windows, in a building that is considered a non-contributing

resource in the East Portland/Grand Avenue Historic District, the Central City Plan District and the Central Eastside Subdistrict.

Because the proposal is for non-exempt exterior alterations in a Historic District, Historic Resource Review is required per Portland Zoning Code, Title 33.445.320.

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Design Guidelines for East Portland/Grand Avenue Historic District Zone
- Central City Fundamental Design Guidelines
- Chapter 33.445 Historic Resource Protection Overlay zone
- Chapter 33.846 Historic Reviews

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 **February 28, 2019** and determined to be complete on **March 19, 2019**. In this case, the applicant requested the application to be deemed complete.

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.

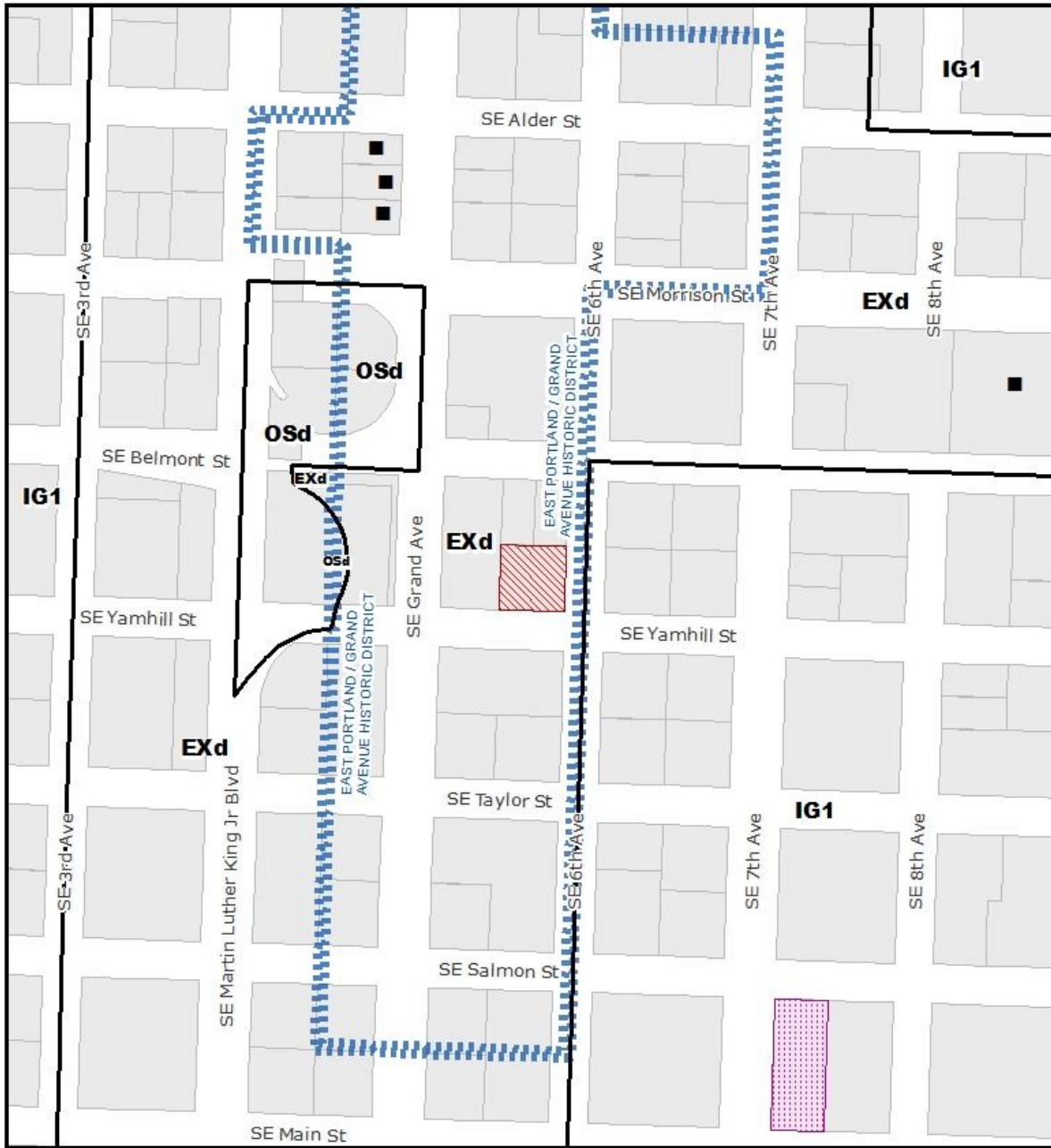
Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandoregon.gov.

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, Elevation



ZONING ↑
NORTH

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUBDISTRICT
EAST PORTLAND / GRAND AVENUE
HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 19-124131 HR
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BB 7900
Exhibit	B Mar 04, 2019

