



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

Ted Wheeler, Mayor
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www.portlandoregon.gov/bds

Date: April 25, 2019
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 18-225854 HR - ADDITION

GENERAL INFORMATION

Applicant: Bayard Mentrum | Mentrum Architecture
PO Box 33196 | Portland, OR 97292
bayardmentrumarchitect@gmail.com

Owner: Julie Koyama & Thomas Koyama
3106 NE 11th Avenue | Portland, OR 97212

Party of Interest: Suresh Paranjpe | NW Area Investments
1150 SW Riverwood Road | Portland, OR 97219

Site Address: **3106 NE 11th Avenue**

Legal Description: BLOCK 86 LOT 11, IRVINGTON
Tax Account No.: R420420110
State ID No.: 1N1E26BA 10600
Quarter Section: 2731

Neighborhood: Sabin Community Assoc., contact Rachel Lee at 503-964-8417.,
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 II**, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for an addition to a contributing structure in the Irvington Historic District, in order to create a duplex on the corner lot. The addition features wood lap siding to match the reveal of the existing house. The applicant has proposed options for wood or fiberglass single hung windows with wood trim to match existing. The existing retaining wall along NE Siskiyou will be retained, with new openings to allow vehicle access to a new single car garage and stairs to the new porch and entry. In addition, two replacement windows are also proposed in the attic of the existing structure, and the existing garage is proposed to be replaced with a single garage door and a person door set within a concrete wall.

Historic Resource Review is required for non-exempt alterations in the Irvington Historic 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 criteria are:

- 33.846.060.G *Other Approval Criteria*

ANALYSIS

Site and Vicinity: The subject property is located at the northeast corner of the intersection of NE 11th Avenue and NE Siskiyou Street in the Irvington Historic District. The existing contributing resource is a Colonial Revival Bungalow, built in 1928, elevated from the sidewalk, with a steeply-pitched side-gabled roof and a basement-level garage accessed from NE Siskiyou. The house is listed as a contributing resource despite the existence of vinyl siding on the exterior. The house is primarily surrounded by other single-dwelling structures and is located approximately one block from Irvington Park.

Irvington Historic District Platted in the late Nineteenth Century as the first addition to Portland that employed restrictive covenants, the Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200' Portland blocks. All are lined with mature street trees. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

Zoning: The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 14, 2019**. The following Bureaus have responded with no issues or concerns:

- Life Safety Division of BDS
- Fire Bureau
- Bureau of Transportation Engineering

The Bureau of Environmental Services initially responded, requesting additional information. Upon receipt of the additional information, BES has no concerns. Please see Exhibits E-1 and E-2 for additional details.

The Site Development Section of BDS responded with the following comment: Please provide brief response re decommissioning requirements. Please see Exhibit E-3 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 14, 2019. A total of eight written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Joseph Ichter, on March 6, 2019, wrote in opposition to the proposal to infill the rear yard with additional square footage to the extent proposed and referencing approval criteria in 33.846.070.
2. John and Jo Workinger, on March 6, 2019, wrote in opposition, citing concerns with compatibility, 33.846.060, 33.846.070, and several single-dwelling zone standards.
3. Leon McCook, on March 7, 2019, wrote in opposition, citing concerns with compatibility of the expanded footprint with the district’s character and included Hunter and Maria Petterson’s letter of opposition.
4. Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, on March 7, 2019, wrote in support of the proposal with requests for additional changes related to siding and windows.
5. Hunter and Maria Petterson, on March 7, 2019, wrote in opposition, noting compatibility concerns with the proposed footprint as well as privacy issues, citing approval criteria in 33.846.060, 33.846.070, as well as several single-dwelling zone standards.
6. Anthony Rozic, on March 7, 2019, wrote in opposition, citing support for Hunter and Maria Petterson’s letter which was attached, and citing concerns about precedent.
7. Rachel Lee, Chair of the Sabin Land Use and Transportation committee, on March 7, 2019, wrote in support, stating support for additional density through reasonable additions, adding the proposal appeared to be compatible.
8. Emily and Josh Shield, on March 7, 2019, wrote in opposition, noting concerns with compatibility, citing approval criteria in 33.846.060, 33.846.070, and some single-dwelling zone standards.

Staff Response: Staff has considered the comments from the public and has addressed relevant concerns in the findings for the approval criteria (33.846.060.G (1-10) below. The proposal meets all applicable development standards related to the single-dwelling zone (33.110) and no Modifications are required; therefore, the approval criteria in 33.846.070 do not apply to this proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

33.846.060 G - Other Approval Criteria

1. Historic character. The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

Findings: The subject property is a Colonial Revival Bungalow set on a raised landscaped plinth, facing west with a steeply-pitched side facing gable. From the west, the house appears to be modest in scale; however, the south façade facing Siskiyou reveals four levels of potentially habitable space including a below-grade garage, first floor, second floor and attic space. The east side of the house features a rear yard raised behind a stone garden wall. The proposal is to add a second dwelling unit to this rear yard area, to be adjoined to the existing resource along its rear façade. When proposing changes that may affect the historic character of a historic resource, preservation of street-facing façades takes precedence over non-street-facing façades and front façades take precedence over side façades. Any addition proposed at the rear would alter the side façade to the extent of adding new wall area. The proposal changes the side façade of the building in that it adds new wall area; however, no changes are proposed to the front façade, and the existing side façade of the historic resource below the gable roof will remain largely as it currently exists, thus the primary character contributing to the significance of the resource will be retained. *This criterion is met.*

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: As is noted above, the primary façade of the resource will be retained as it currently exists. While the proposed addition adds a new layer to this building's history, it does so in an obvious way so that a false sense of history will not be created by its construction. This criterion is not intended to mean that properties cannot change over time; it is intended to ensure that the original resource will be able to retain its ability to physically convey its history. By setting the addition back from the sides of the original resource, the volume of the new addition will be distinct from the volume of the original resource. This will allow the property to be understood as a single dwelling with a later addition. *This criterion is met.*

3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The existing resource has changed over time in that non-compatible vinyl siding was added at one time and the original wood windows have been replaced with vinyl windows. These changes have not gained historic significance, though they seem to have occurred prior to listing in the National Register of Historic Places. No changes are proposed to the existing vinyl siding or the existing vinyl windows with the exception of enlargement of two attic windows. These new windows are further addressed below under criteria #8 and #10. *This criterion is met.*

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

Findings: No deteriorated historic features are proposed to be replaced. *This criterion is not applicable.*

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: No chemical or physical treatments such as sandblasting are proposed. *This criterion is not applicable.*

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: While some excavation is proposed to allow for a new below-grade garage and basement, the chance of a significant archaeological discovery is unlikely since the work is proposed in a relatively developed area of land. Nonetheless, a condition has been added that if significant archaeological resources are discovered during excavation, work will be stopped, and the State Archaeologist will be notified.

With the condition of approval that, in the event of any archaeological discovery during excavation, work will be stopped, and the State Archaeologist will be notified, this criterion is met.

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings: As is noted above under criterion #2, the proposed addition is set back from the sides of the original resource so that the volume of the new addition will be differentiated from the volume of the original resource. Because the existing resource was clad with vinyl siding and all windows replaced with vinyl windows at some point in its past, they are not characteristic historic materials to preserve. Nonetheless, the proposed addition is located at the rear of the resource which will help to preserve the front façade which is the primary source of the property's historic character. The proposed addition is further differentiated from the old with wood siding and wood windows which is more appropriate for this historic district and contrast with the existing vinyl siding and vinyl windows. *This criterion is met.*

9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings: The essential form of the existing building is a steeply-sloped side-facing gable atop one level of front-facing façade on the west with four levels of living space revealed on the south and north façades. A rear shed dormer extends from the ridge of the roof. While the rear dormer may be original, it is not an essential element of the form of the resource due to its location on a secondary façade. The spaces within the dormer will remain relatively unchanged with only the roof structure above changing. While the proposal is considered an addition due to its attachment to the existing resource, the new addition is wholly separate from the existing resource and will only be unified with the resource through the roof construction. With the proposal being the

development of a new housing unit, it is unlikely that it will be removed in the future. Nonetheless, if it were to be removed, the yard and the shed dormer roof could be restored, and new windows could be reinstalled in the east façade of the resource. *This criterion is met.*

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 8 and 10: While the proposal is for a new three-bedroom dwelling plus garage resulting in a significant increase in square footage, the design achieves compatibility through its minimization of scale by mimicking the steep roof pitch of the primary resource, its use of wood siding and windows and its subservient height. The wood siding is proposed to have a 6" reveal to match the reveal of the vinyl siding on the existing resource. Staff suggests however that if the original siding exists beneath the vinyl siding, the new wood siding on the addition should match the original wood siding rather than the secondary vinyl siding. Therefore, in order to ensure compatibility with the existing resource, staff has added a condition that the proposed wood siding on the addition should match the reveal of the original wood siding (if extant beneath the vinyl siding) or, if not extant, shall feature a 6" reveal, as proposed.

The drawings also show the wall surrounding the new garage door to be clad with wood siding. In order to be more compatible with the existing resource, staff has added a condition of approval that the wall around the new garage door be concrete to match the material of the existing resource and retaining walls at this level. This should extend to the wall beneath the new porch as this is also foundation. Staff notes that the drawings do not specify the material of the wall surrounding the new garage door and person door at the basement level of the existing resource and includes this area within this condition. The proposed condition ensures the foundation material will be compatible with the resource, adjacent properties, and the district as a whole which predominantly features concrete foundations.

Staff also notes that the drawings indicate "stone or stucco or concrete" at the stepped wall entry for the new addition. The existing resource features a dry-stone rubble retaining wall at the sidewalk in this location. In order to maximize compatibility and maintain the organic character of this part of the property, these stones should be re-used to form the new retaining walls supporting the path to the front door of the addition. These stones should be reinstated in approximately the same manner as the existing condition, slightly sloping away from the sidewalk, to the greatest extent possible for the first two tiers above the sidewalk level. If there is not enough stone to build up to the level necessary for fall protection, a simple wood rail, matching that on the porch could be installed along the pathway, or the pathway could be reduced in length so that the lower stair was located nearer to the upper stair. Staff has added a condition of approval to ensure that the existing stone will be re-used for the new stepped wall, as described to ensure the proposed landscaping changes are compatible with the subject property.

Staff also notes that the attic windows of the existing resource are noted in the plans to be enlarged. This is presumably to ensure egress. Because the elevation drawings do not show this change, staff has added a condition of approval that the single windows on the north and south sides of the existing attic shall be enlarged only to the extent necessary for egress. Staff also notes that no information was provided indicating the

material of the new person doors at either the basement level of the existing resource or on the new addition or the proposed garage doors; as such, staff has added a condition of approval that all new person doors shall be wood and that the proposed garage doors shall be either wood or steel overhead doors; this is to ensure compatibility with the district overall which primarily features wood person doors and wood or steel garage doors.

With the condition of approval that the proposed wood siding on the addition shall match the reveal of the original wood siding, if extant beneath the vinyl siding, or if not extant, shall feature as 6" reveal as proposed; and

With the condition of approval that the wall around the new garage doors and person door at the basement level, as well as the wall beneath the new porch, shall be concrete to match the material of the existing resource at this level; and

With the condition of approval that the existing stone shall be re-installed in a similar manner as the existing condition – dry-stone setting, gently sloping away from the sidewalk for the first two “stepped wall” tiers above the sidewalk level. If there is not enough stone to build up to the level necessary for fall protection, a simple wood rail matching that proposed on the porch shall be installed along the raised pathway, or the pathway shall be reduced in length by locating the lower stair nearer to the upper stair; and

With the condition of approval that the single windows on the north and south sides of the existing attic shall be enlarged only to the extent necessary for egress; and

With the condition of approval that all new person doors shall be wood and the proposed garage doors shall be either wood or steel, these criteria are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposal to add a new dwelling unit to the rear of this contributing resource aims to fulfill the City's density goals and does so in a compatible way in that the primary and most significant façade of the historic resource will remain intact, while the addition will distinguish itself as a contemporary addition, thus not obscuring the property's history. Several conditions have been added to address information or details not received. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

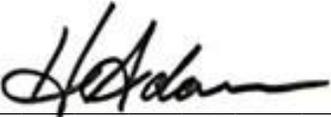
Approval of an addition to a contributing structure in the Irvington Historic District, in order to create a duplex on the corner lot. The addition features wood lap siding to match the reveal of the existing house. The applicant has proposed options for wood or fiberglass single hung windows with wood trim to match existing. The existing retaining wall along NE Siskiyou will be

retained, with new openings to allow vehicle access to a new single car garage and stairs to the new porch and entry. In addition, two replacement windows are also proposed in the attic of the existing structure, and the existing garage is proposed to be replaced with a single garage door and a person door set within a concrete wall.

This approval is per the approved site plans, Exhibits C-1 through C-8, signed and dated April 22, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through I) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 18-225854 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. In the event of any archaeological discovery during excavation, work will be stopped, and the State Archaeologist will be notified.
- E. The proposed wood siding on the addition shall match the reveal of the original wood siding, if extant beneath the vinyl siding, or if not extant, shall feature as 6" reveal as proposed.
- F. The wall around the new garage doors and person door at the basement level, as well as the wall beneath the new porch, shall be concrete to match the material of the existing resource at this level.
- G. The existing stone shall be re-installed in a similar manner as the existing condition – dry-stone setting, gently sloping away from the sidewalk for the first two “stepped wall” tiers above the sidewalk level. If there is not enough stone to build up to the level necessary for fall protection, a simple wood rail matching that proposed on the porch shall be installed along the raised pathway, or the pathway shall be reduced in length by locating the lower stair nearer to the upper stair.
- H. With the condition of approval that the single windows on the north and south sides of the existing attic shall be enlarged only to the extent necessary for egress.
- I. With the condition of approval that all new person doors shall be wood and the proposed garage doors shall be either wood or steel.

Staff Planner: Hillary Adam

Decision rendered by:  **on April 22, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 25, 2019

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on August 23, 2018, and was determined to be complete on February 8, 2019.

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. Therefore this application was reviewed against the Zoning Code in effect on August 23, 2018.

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 waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 30 days (See Exhibit A-9). Unless further extended by the applicant, **the 120 days will expire on: July 8, 2019.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 9, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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. 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.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Historic Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Historic Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **May 10, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

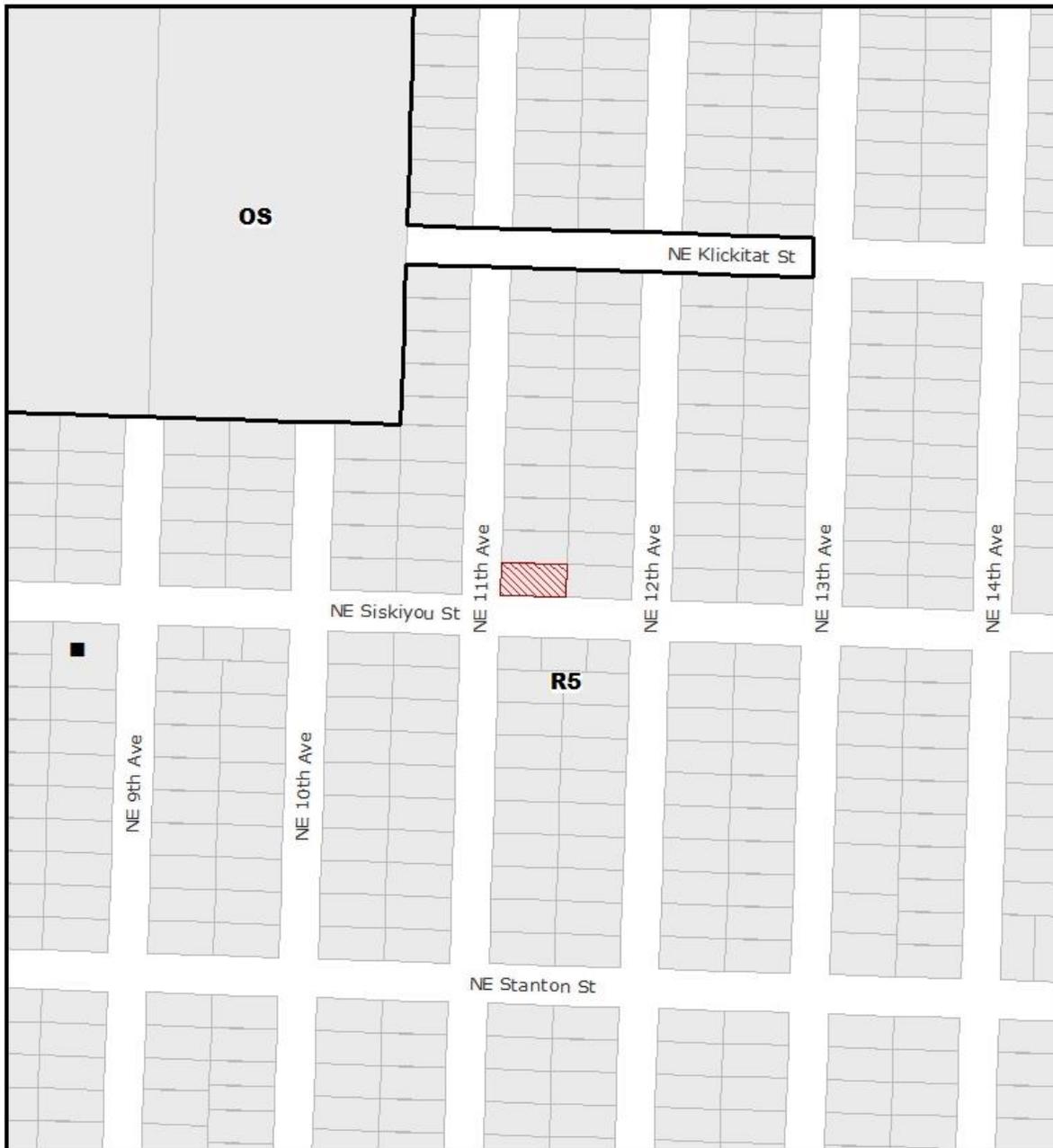
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Narrative
 2. Original Plans
 3. Revised Drawings, received September 4, 2018
 4. Revised Drawings, received September 6, 2018
 5. Revised Drawing, received September 10, 2019
 6. Completeness Response, received February 8, 2019
 7. Revised Plan and Elevation, received February 8, 2019
 8. Revised Drawings, received February 8, 2019
 9. Extension Form
 10. Revised Drawings, received March 6, 2019
 11. GeoTech Repot
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Elevations (attached)
 3. Basement Level Plan

4. First Level Plan
 5. Upper Level Plans
 6. Sections
 7. Sections and Details
 8. Window Sections
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Bureau of Environmental Services
 3. Site Development Review Section of BDS
 4. Life Safety Division of BDS
 5. Fire Bureau
 6. Bureau of Transportation Engineering and Development Review
- F. Correspondence:
1. Joseph Ichter, on March 6, 2019, wrote in opposition to the proposal to infill the rear yard with additional square footage to the extent proposed and referencing approval criteria in 33.846.070.
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 8. Emily and Josh Shield, on March 7, 2019, wrote in opposition, noting concerns with compatibility, citing approval criteria in 33.846.060, 33.846.070, and some single-dwelling zone standards.
- G. Other:
1. Original LU Application
 2. Incomplete Letter, dated August 29, 2018
 3. Email between Jeff Mitchem and Bayard Mentrum

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).



ZONING 
NORTH
THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

 Site
 Historic Landmark

File No. LU 18-225854 HR
1/4 Section 2731
Scale 1 inch = 200 feet
State ID 1N1E26BA 10600
Exhibit B Aug 27, 2018



C-2