



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: June 11, 2019
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@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 June 25, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-134008 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. 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 19-134008 HR - REPLACEMENT OF VINYL WINDOWS

**Applicant/
Representative:** Stephen Colvin East Portland Sash
1303 NE Shaver Street | Portland, OR 97212

Owner: Gerald & Suzanne Jackson
3112 NE 10th Ave | Portland, OR 97212

Site Address: **3112 NE 10TH AVE**

Legal Description: BLOCK 97 LOT 12, IRVINGTON
Tax Account No.: R420421940
State ID No.: 1N1E26BA 08500
Quarter Section: 2731
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 Laura Becker at 503-388-6088.

Plan District: None
Other Designations: Contributing Resource in Irvington Historic District
Zoning: R5 – Residential 5,000
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 seeks Historic Resource Review for the replacement of nine existing vinyl windows in the front façade of a Contributing Resource in Irvington. The replacement windows

will all be wood windows. While all existing windows on this house are vinyl, the windows on the side and rear facades were installed prior to the formation of the Historic District and are therefore not subject to review. The vinyl windows on the front façade were recently installed without the benefit of Historic Resource Review and are subject to code compliance. This Historic Resource review is intended to address only the windows subject to code compliance.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Portland Zoning Code, Title 33. The relevant 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 March 18, 2019 and determined to be complete on June 6, 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.

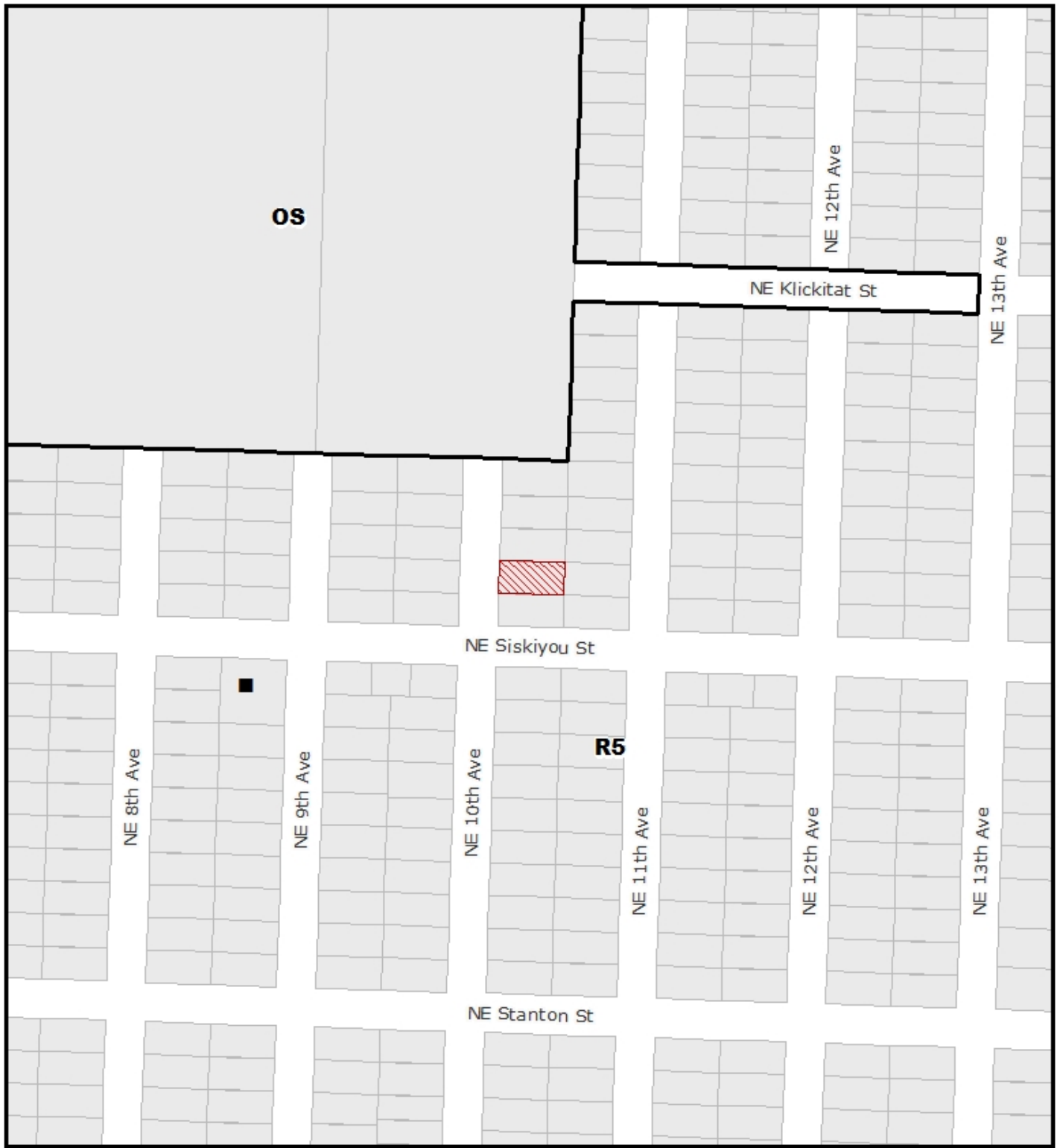
Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandoregon.gov.

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, Elevation



ZONING



THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



Site



Historic Landmark

File No.	LU 19-134008 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State ID	1N1E26BA 8500
Exhibit	B Mar 19, 2019

GK WEST



#1 + #2

Review Type 1

-Impacted area is less than 150 Square Feet

-All exterior trim to remain in Place.

-Existing Vinyl windows are "insert/pocket" and the Proposed new windows Will be the insert as well, Which means no changes To the exterior finishes or mill-Work will be executed.

Location	Dimension (INCH)	Sq. Ft
W1	24x54	9
W2	60x54	22.5
W3	24x54	9
W4	24x54	9
W5	60x54	22.5
W6	24x54	9
S1	24x24	4
S2	24x24	4
N3	68x20	9.39
	Total	98.39

LU 19-134008 HR