



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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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 30, 2019
To: Interested Person
From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments within 21 days, by 5 p.m. on September 20, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-200323 HR, in your letter. It also is helpful to address your letter to me, Arthur Graves. 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 19-200323 HR: GARAGE ALTERATIONS

Applicant: Maria Cohen | Maria Cohen Design | 503.381.0366
33 N Holman St | Portland OR 97217

Owners: Sarah Hayes and Jacob Johnson
3032 NE 48th Ave | Portland, OR 97213

Site Address: 2926 NE 17th Avenue

Legal Description: BLOCK 45 N 5' OF LOT 12 LOT 13, S 1/2 OF LOT 14, IRVINGTON
Tax Account No.: R420409710
State ID No.: 1N1E26AC 02300
Quarter Section: 2732
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: Non-Contributing Resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

Zoning: R5: Residential 5,000, Single-Dwelling Zone (R5)
Case Type: HR: Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for alterations to the existing non-contributing garage on the site in the Irvington Historic District. The primary resource on site, which is also non-contributing, is not a part of the scope of this review and will not be altered. Specifically, the proposal intends to:

- West Elevation (street facing):
 - Remove existing second story non-original vinyl windows and replace with new painted wood casement windows in approximately the same location.
 - Remove the existing non-original 13' wide garage door and replace with new 8' wide painted wood garage door.
- North Elevation (backyard facing):
 - Add 4 new wood windows to the second floor.
 - Remove existing non-original vinyl windows and replace with new painted wood casement windows and new wood clad doors, in approximately the same location.
- East Elevation: No alterations proposed for this elevation.
- South Elevation:
 - Remove and replace existing damaged fixed wood windows with new painted wood awning windows of the same size, in the same location.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations on a resource in the Irvington Historic District.

Relevant Approval Criteria:

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

- 33.846.060 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 July 29, 2019 and determined to be complete on August 27, 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 Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

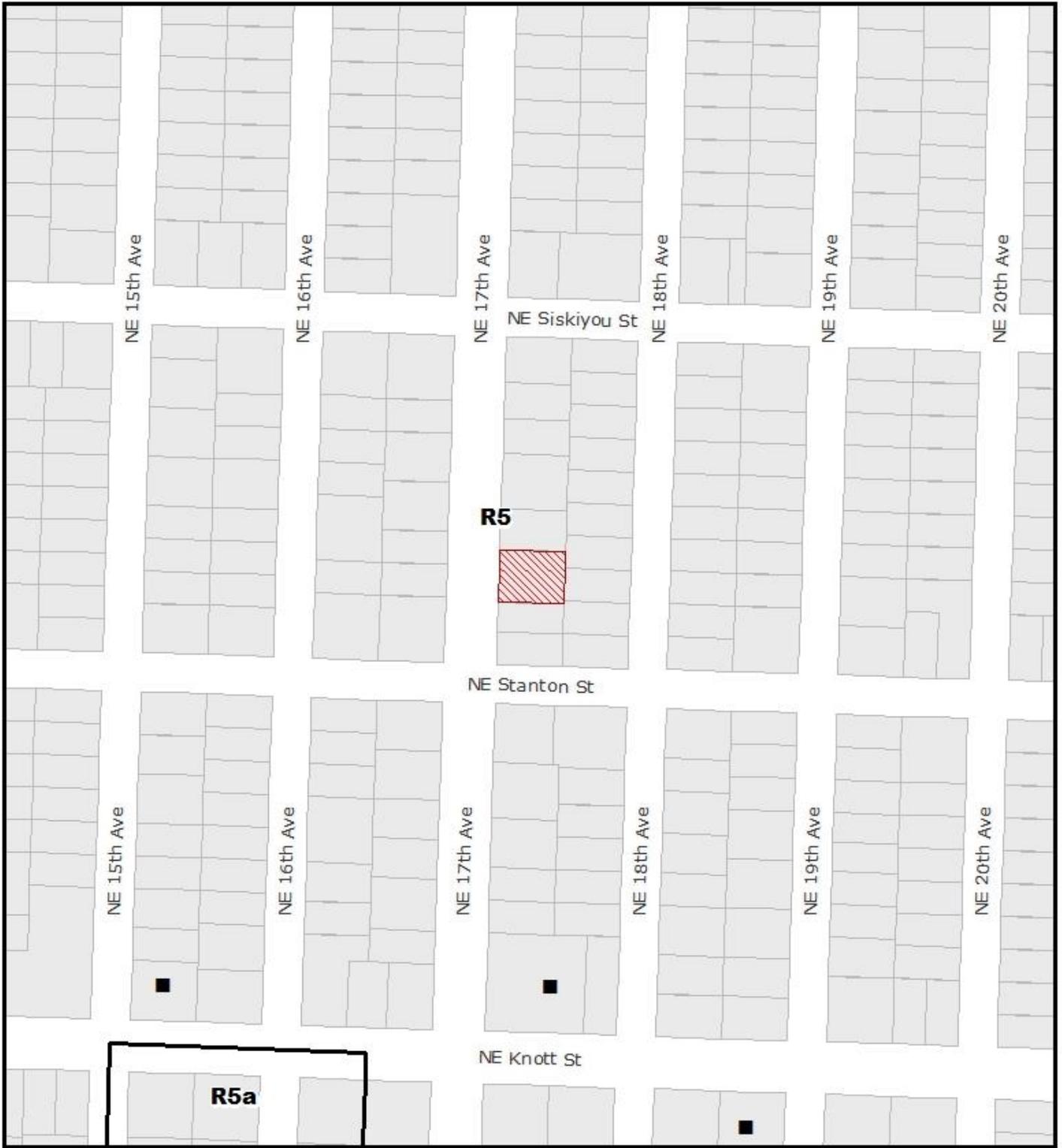
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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 | Elevations



ZONING

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

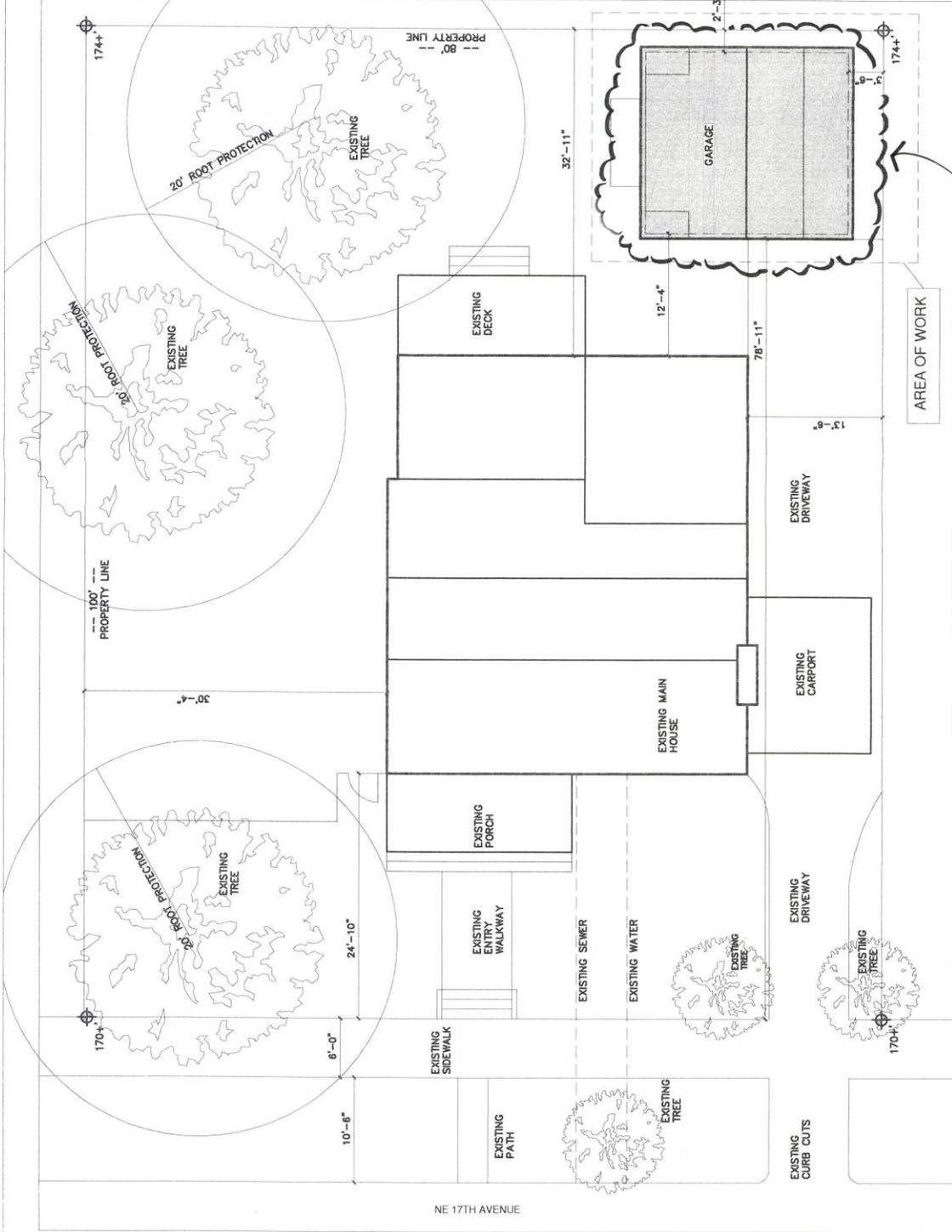
File No.	LU 19-200323 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AC 2300
Exhibit	B Jul 31, 2019

JOHNSON GARAGE REMODEL
2926 NE 17TH AVENUE PORTLAND OREGON 97212

7.25.19

A1

PROJECT DESCRIPTION	THE PROPOSED PROJECT IS TO REPAIR AND REMODEL AN EXISTING TWO STORY GARAGE TO CREATE A FAMILY GATHERING SPACE ON THE MAIN FLOOR AND A WORK SPACE ON THE SECOND FLOOR.
	THE MAIN FLOOR WILL CONTAIN A SMALL KITCHENETTE AND A BATHROOM.
DESIGN GUIDELINES	WALL INSULATION - R-21 ABOVE GRADE - R-21 WALL INSULATION - R-15 BELOW GRADE - R-15 CEILING - R-38 NEW; R-15 EXISTING R-15 EXISTING PERIMETER - R-15 R-15 EXISTING PERIMETER - R-15 WINDOWS - U 0.035 EXTERIOR DOORS - U 0.20 FORCED AIR DUCT INSULATION - R-8
SHEET INDEX	A1- COVER AND SITE A2- PLANS A3- EXTERIOR ELEVATIONS A4- SECTIONS A5- DETAILS A6- WINDOW AND DOOR SCHEDULE A7- WINDOW AND DOOR DETAILS
PROJECT TEAM	OWNER: JOHNSON 2926 NE 17TH AVENUE PORTLAND OR 97212 ENGINEER: JESSE WOLFE, PE JESSE WOLFE ENGINEERING, LLC 920 SW 3RD, SUITE 200 PORTLAND OR 97204 DESIGNER: MARIA FLOYD COHEN 1011 17TH STREET PORTLAND OR 97217
ENERGY EFFICIENCY MEASURES	THE RENOVATION WILL UTILIZE ENVELOPE ENHANCEMENT MEASURE 1 (HIGH EFFICIENCY WALLS AND WINDOWS) AND CONSERVATION METHOD A (HIGH EFFICIENCY HVAC SYSTEM).
ZONING INFORMATION	CONSTRUCTION - RESIDENTIAL CONSTRUCTION TYPE - VB EXISTING GARAGE: 326 SECOND FLOOR: 296 TAX LOT #: R186266 EXISTING SITE AREA 8,000 SF

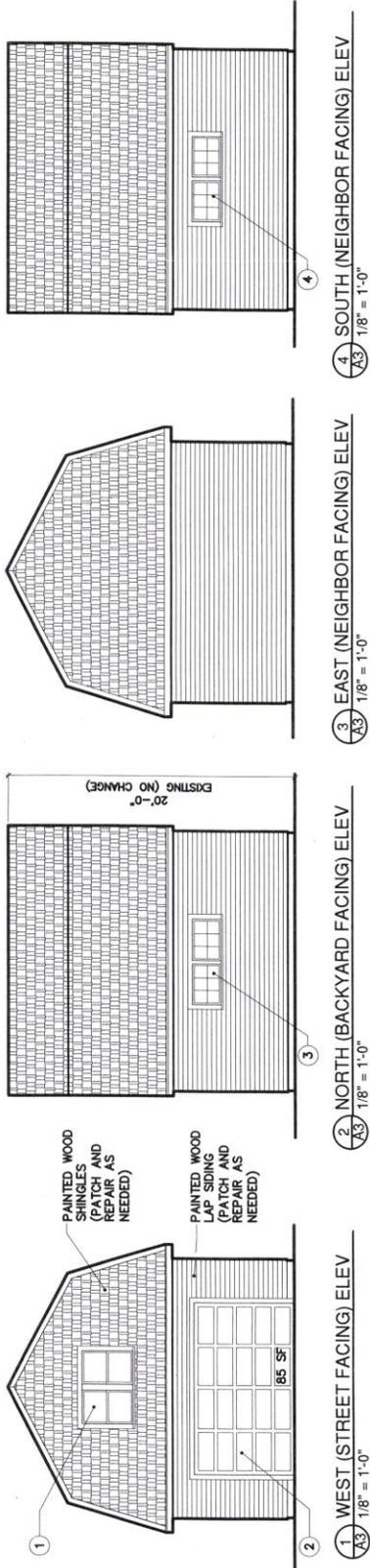


AREA OF WORK

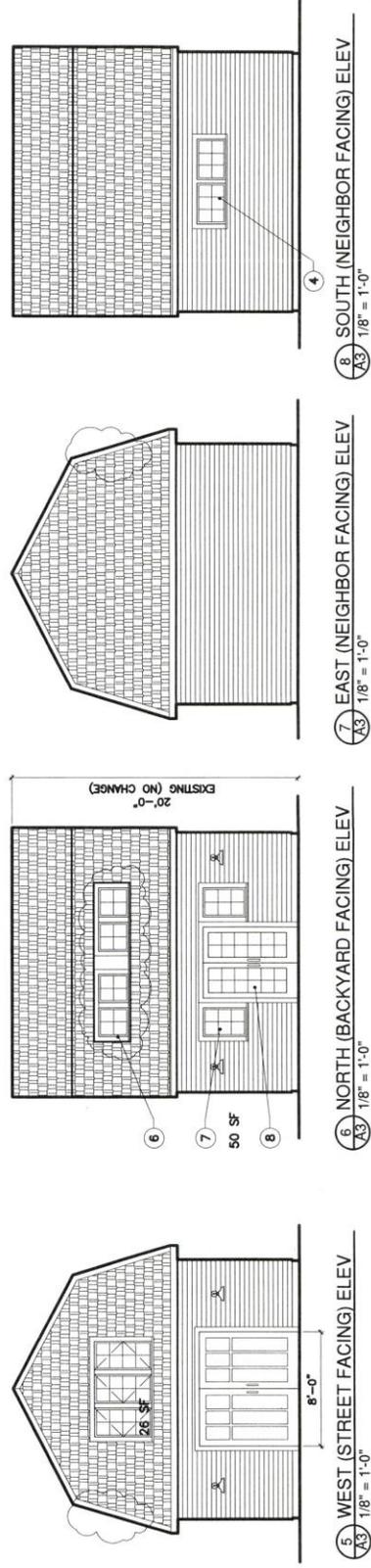
6 SITE PLAN
A 1/10" = 1'-0"

... 1 0 - 0 0 0 0 9 L R

EXISTING EXTERIOR ELEVATIONS



PROPOSED EXTERIOR ELEVATIONS



KEY TO PROPOSED CHANGES

- 1 REPLACE EXISTING NON-ORIGINAL VINYL DOUBLE HUNG WINDOWS WITH NEW PAINTED WOOD CASEMENT WINDOWS
- 2 REPLACE EXISTING NON-ORIGINAL GARAGE DOOR WITH NEW PAINTED WOOD GARAGE DOOR
- 3 REPLACE EXISTING NON-ORIGINAL VINYL DOUBLE HUNG WINDOWS WITH NEW PAINTED WOOD CLAD FRENCH DOORS.
- 4 REPLACE EXISTING DAMAGED FIXED WOOD WINDOWS WITH NEW PAINTED WOOD AWNING WINDOWS.
- 5 NOT USED
- 6 ADD NEW PAINTED WOOD WINDOWS
- 7 ADD NEW PAINTED WOOD CASEMENT WINDOWS.
- 8 ADD NEW WOOD CLAD DOORS.