



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: April 29, 2020
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@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 14 days, we need to receive your written comments by 5 p.m. on May 13, 2020. **During the COVID-19 pandemic, your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-135623 HR – ALTERATIONS

Applicant: Linda Richardson | Forest Landscape Inc
3975 NW Susbauer Rd
Cornelius, OR 97113
(971) 724-0223

Owner: Tom Cantrell
2700 NE Thompson St
Portland OR 97212

Site Address: 2700 NE THOMPSON ST

Legal Description: TL 14000 0.14 ACRES, SECTION 25 1N 1E
Tax Account No.: R941250350
State ID No.: 1N1E25CB 14000
Quarter Section: 2833

Neighborhood: Grant Park, contact Ken Peterson at gpnalanduse@gmail.com.
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Central Northeast Neighbors, contact Alison Stoll at alisons@cnncoalition.org.

Plan District: None
Other Designations: Contributing Resource in the Irvington Historic District

Zoning: R5 – Residetnail 5,000 with the 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 approval for alterations to a contributing resource in the Irvington Historic District. The alterations proposed include the replacement of existing concrete front steps with new stone steps and iron guardrails, extension of a dry stacked split basalt stone retaining wall and resurfacing an existing asphalt driveway with stone pavers.

Historic Resource Review is required for non-exempt exterior alterations within a Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code, Title 33. 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 April 10, 2020 and determined to be complete on April 23, 2020.

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.

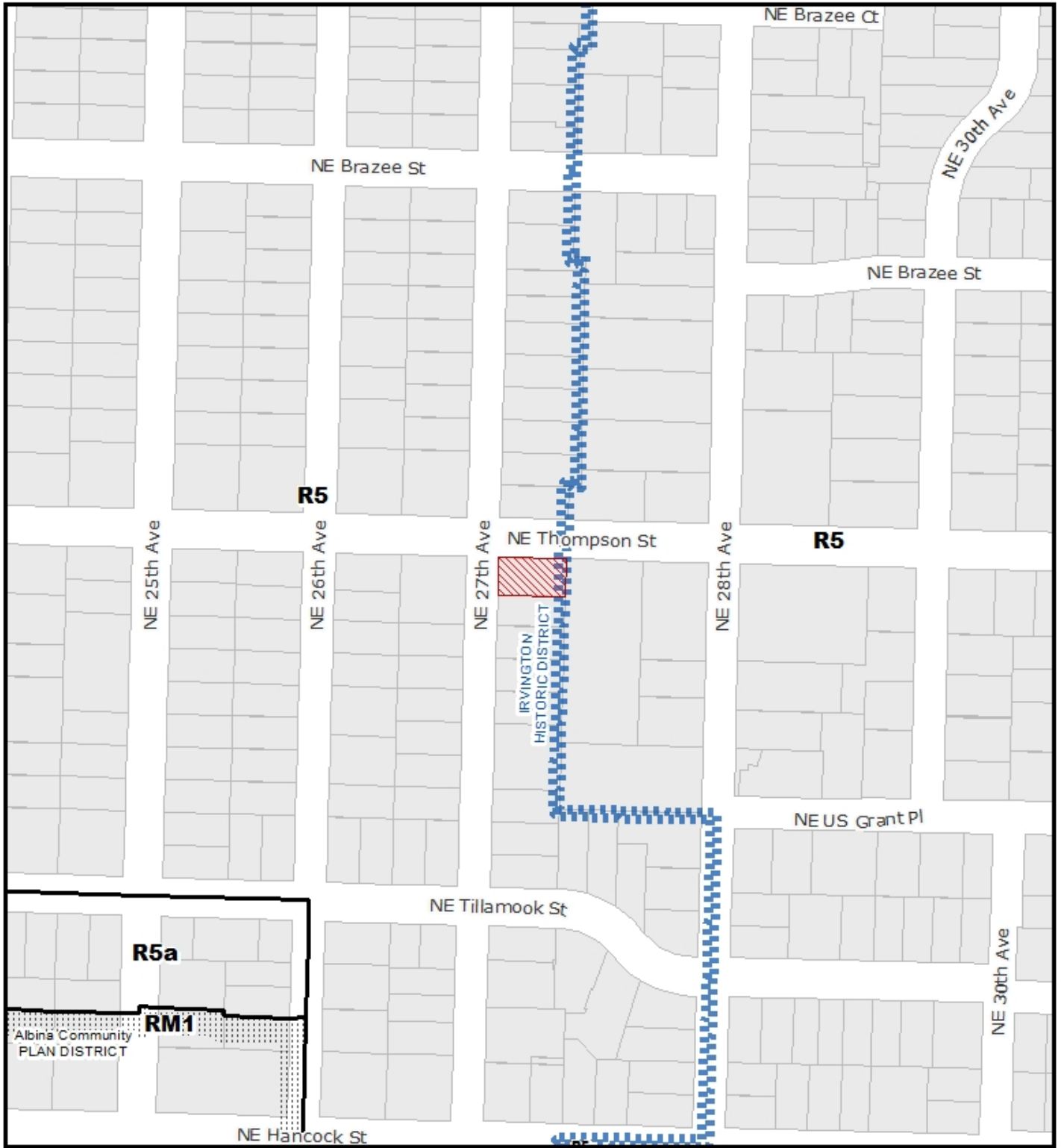
Appeal Process

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 & Elevations



ZONING



THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



Site

File No.	LU 20 - 135623 HR
1/4 Section	2833
Scale	1 inch = 200 feet
State ID	1N1E25CB 14000
Exhibit	B Apr 21, 2020

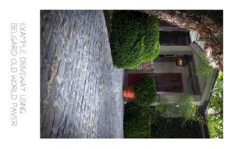
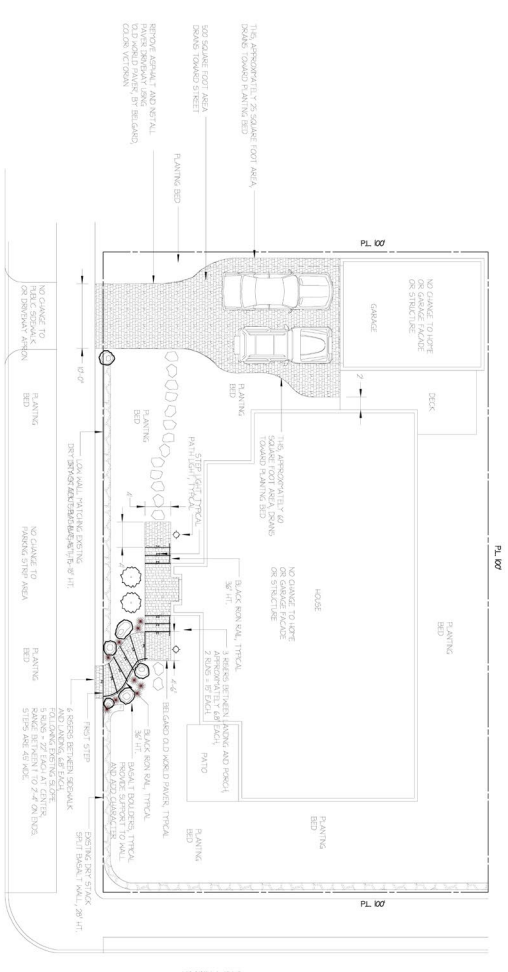
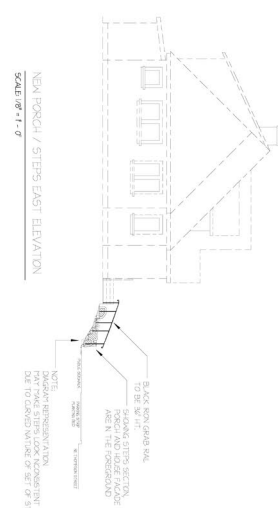
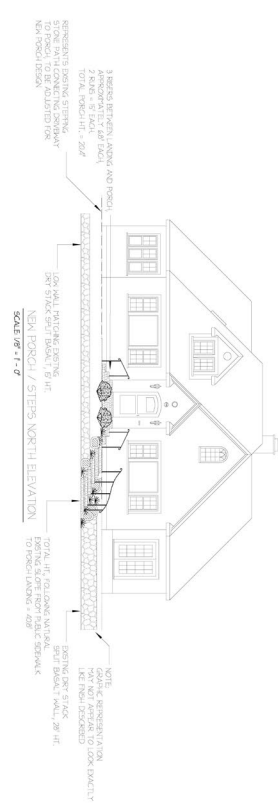


PHOTO OF FRONT OF HOUSE, TAKEN IN MARCH OF 2020.

- PROJECT DESCRIPTION**
- RESERVE EXISTING ASPHALT AND GRAVEL DRIVE BECAUSE OF NEIGHBORHOOD VICTORIAN CHARACTER. EXISTING DRIVEWAY SHALL BE FINISHED WITH LIGHT SAND/WHITE GRAVEL. TO BE LAYED IN LOGICAL LINES AS INDICATED IN PLAN. THE ALL EXISTING EXTERIOR TO BE MAINTAINED OR REPLACED WITH LIKE MATERIALS. EXISTING DRIVEWAY SHALL BE FINISHED WITH LIGHT SAND/WHITE GRAVEL. TO BE LAYED IN LOGICAL LINES AS INDICATED IN PLAN. THE ALL EXISTING EXTERIOR TO BE MAINTAINED OR REPLACED WITH LIKE MATERIALS.
- REPLACE FRONT STEPS**
- EXISTING FRONT STEPS ARE NOT TRIP-FAST THEN STEPS DOWN TO A LANDSCAPE THAT IS ONE-TIER HIGH. THE STEPS CONTAINING THEM SHOULD BE REPLACED WITH ONE-TIER HIGH STEPS. THE NEW STEPS SHALL BE FINISHED WITH LIGHT SAND/WHITE GRAVEL. TO BE LAYED IN LOGICAL LINES AS INDICATED IN PLAN. THE ALL EXISTING EXTERIOR TO BE MAINTAINED OR REPLACED WITH LIKE MATERIALS.
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