



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 8, 2020
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@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 21 days, we need to receive your written comments by 5 p.m. on May 29, 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 20-129505 HR – GARAGE REPAIR

Owners: Martine Sacks & Armando Zeleda
3424 NE 24th Ave | Portland, OR 97212

Applicant: Geoff Gold | G. Gold Designs
108 NE 57th Ave | Portland, OR 97213

Site Address: 3424 NE 24TH AVE

Legal Description: BLOCK 7 LOT 18, EDGEMONT
Tax Account No.: R237502180
State ID No.: 1N1E25BB 06500
Quarter Section: 2733

Neighborhood: Alameda, contact Dean Sasek at deansasek@gmail.com & Irvington, contact Dean Gisvold at deang@mcewengisvold.com.

Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

Plan District: None
Other Designations: Primary House and Garage are both Contributing Resources 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 Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for a project to make exterior alterations to an existing concrete and stucco garage that is a contributing resource in the Irvington Historic District. The existing garage is collapsing due to the condition of the south and east walls. It is built into the sloping grade of the property and sits at the front of the site along NE 24th Ave which is the western boundary of the property.

The project will replace portions of two walls (south and east) and the roof of the existing garage. The other two walls (north and west) will be repaired as needed. The south wall is partially below grade and partially above while the east wall is mostly below grade. The rear of the structure will be expanded 5'-0" extending it to the east towards the house, mostly below grade due to the site's steep slope. New wall areas will replicate existing walls which are concrete with stucco finish. The south elevation will have a window in the same location and same dimensions as the existing window. The project will add a new garage door to the garage's front façade where there is currently no door present.

The site's primary house is a single-family, one and a half-story Craftsman that is a contributing resource in the Irvington Historic District. It was built in 1912 and features horizontal board cladding. The house sits back from the street on a 5,000 SF lot facing west onto NE 24th Ave.

Historic Resource Review is required because the proposal is for non-exempt exterior 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. 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 March 12, 2020 and determined to be complete on May 1, 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 %Appeal Body%. 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.

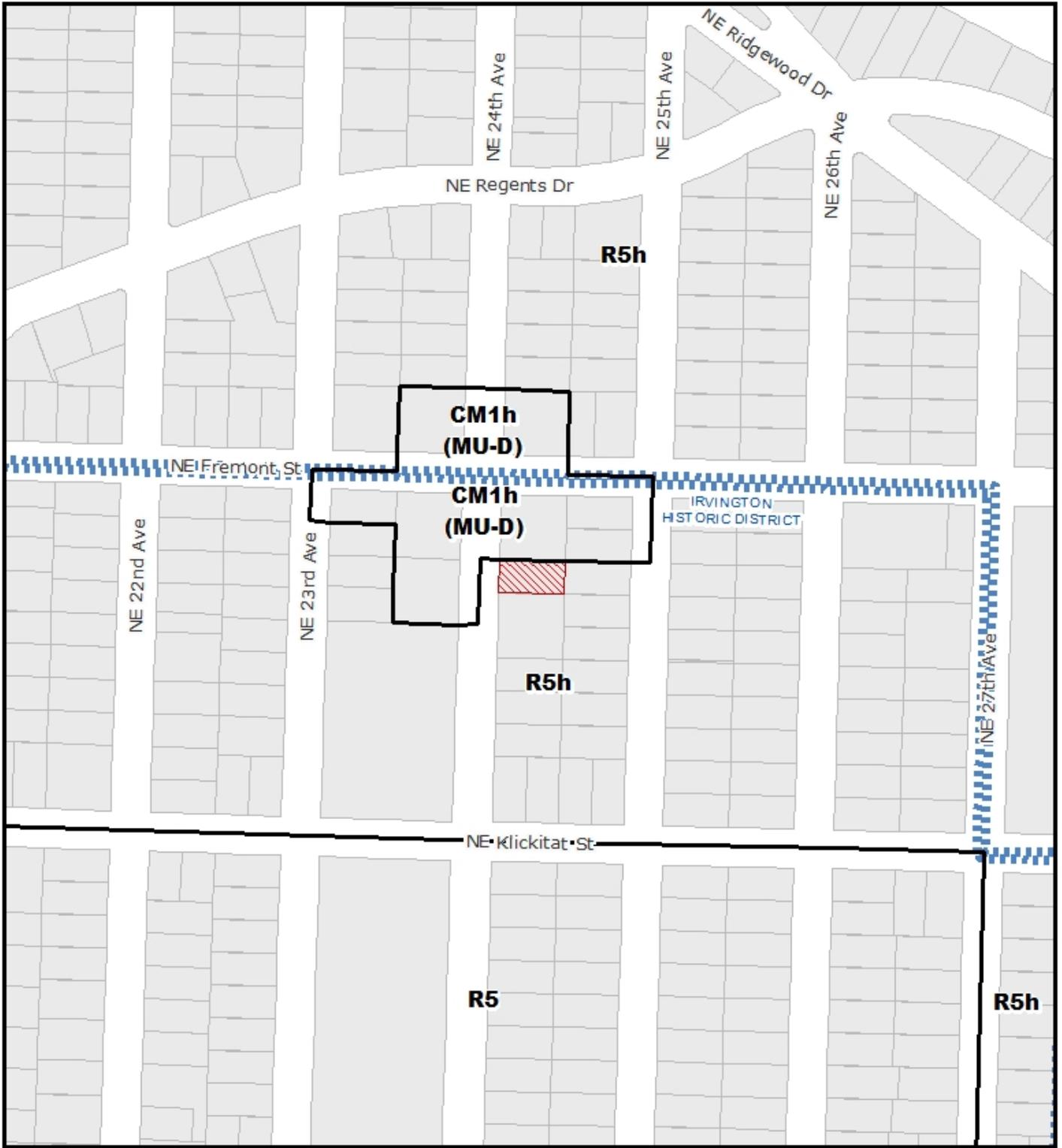
Appeal fee waivers. Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190th, Portland, OR 97233.

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).

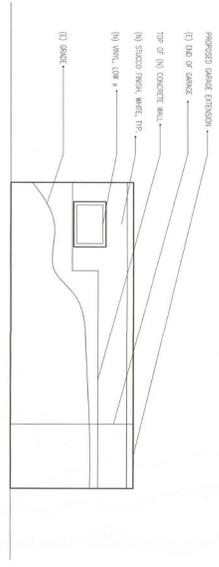
Enclosures: Zoning Map, Site Plan, Garage Plan & Elevations



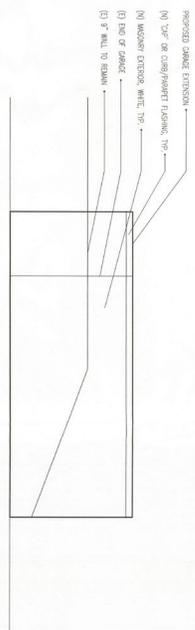
ZONING 
 NORTH
 IRVINGTON HISTORIC DISTRICT

 Site

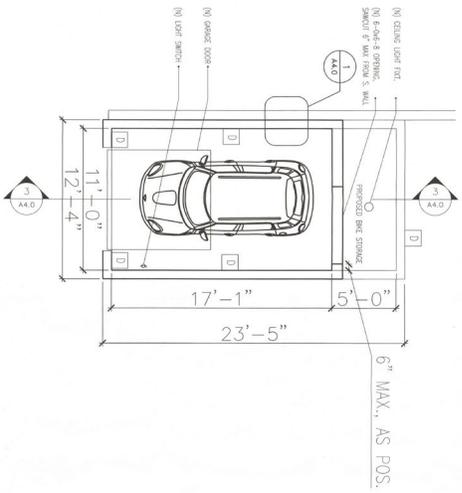
File No.	LU 20 - 129505 HR
1/4 Section	2733
Scale	1 inch = 200 feet
State ID	1N1E25BB 6500
Exhibit	B Mar 31, 2020



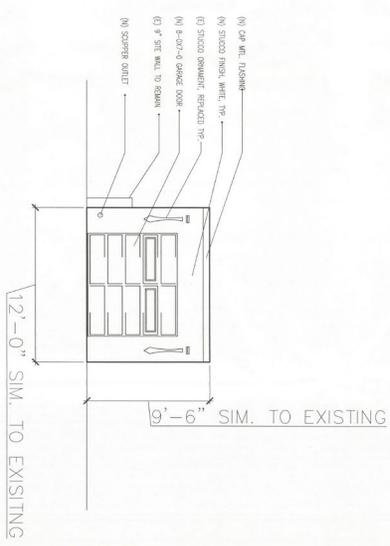
SOUTH ELEVATIONS
1/4" = 1'-0"



NORTH ELEVATIONS
1/4" = 1'-0"



NEW GARAGE PLAN
1/4" = 1'-0"



NEW WEST ELEVATION
1/4" = 1'-0"

G. GOLD DESIGNS
DESIGNED BY CONSULTANT
G. Gold Designs
1000 NE Oregon Street
Portland, OR 97232
503.255.8888

CLIENT:
Martine Sockas,
Dr. Jerry Zetoca

Irvington Garage Repair/Maintenance Project
3424 ne 24th Ave.
Portland, OR 97212

SHEET:
NEW PLAN
SCALE:
1/4" = 1'-0"
DATE:
01.10.20
PROJECT NO.:
2019_00144.10.01

A2.0