



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: July 15, 2020
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 July 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, LU 20-157651 HR, 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 20-157651 HR – *EGRESS WINDOWS* IN IRVINGTON

Applicant: Mary Hogue | MKM Architecture Inc
PO Box 25
Skamokawa, WA 98647

Owners: Kristen Kill & Joshua Kill
2615 NE Stanton Street
Portland, OR 97212

Site Address: 2615 NE STANTON ST

Legal Description: BLOCK 8 LOT 8&9 TL 3600, GLENEYRIE
Tax Account No.: R324002570
State ID No.: 1N1E25BC 03600
Quarter Section: 2733

Neighborhood: 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: Contributing Resource in the 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 approval for exterior alterations to a contributing resource in the Irvington Historic District. The proposal includes:

- Enlarging two existing basement windows on the front façade to be egress windows;
- Adding one new basement window on the rear façade.
- The applicant also proposes to replace an existing basement entry door. The door replacement is exempt from review.

Historic Resource Review is required for non-exempt alterations in the Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in Title 33, the Portland Zoning Code. The relevant approval criteria are:

- *Other Approval Criteria 33.846.060.G*

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 June 23, 2020 and determined to be complete on July 7, 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.

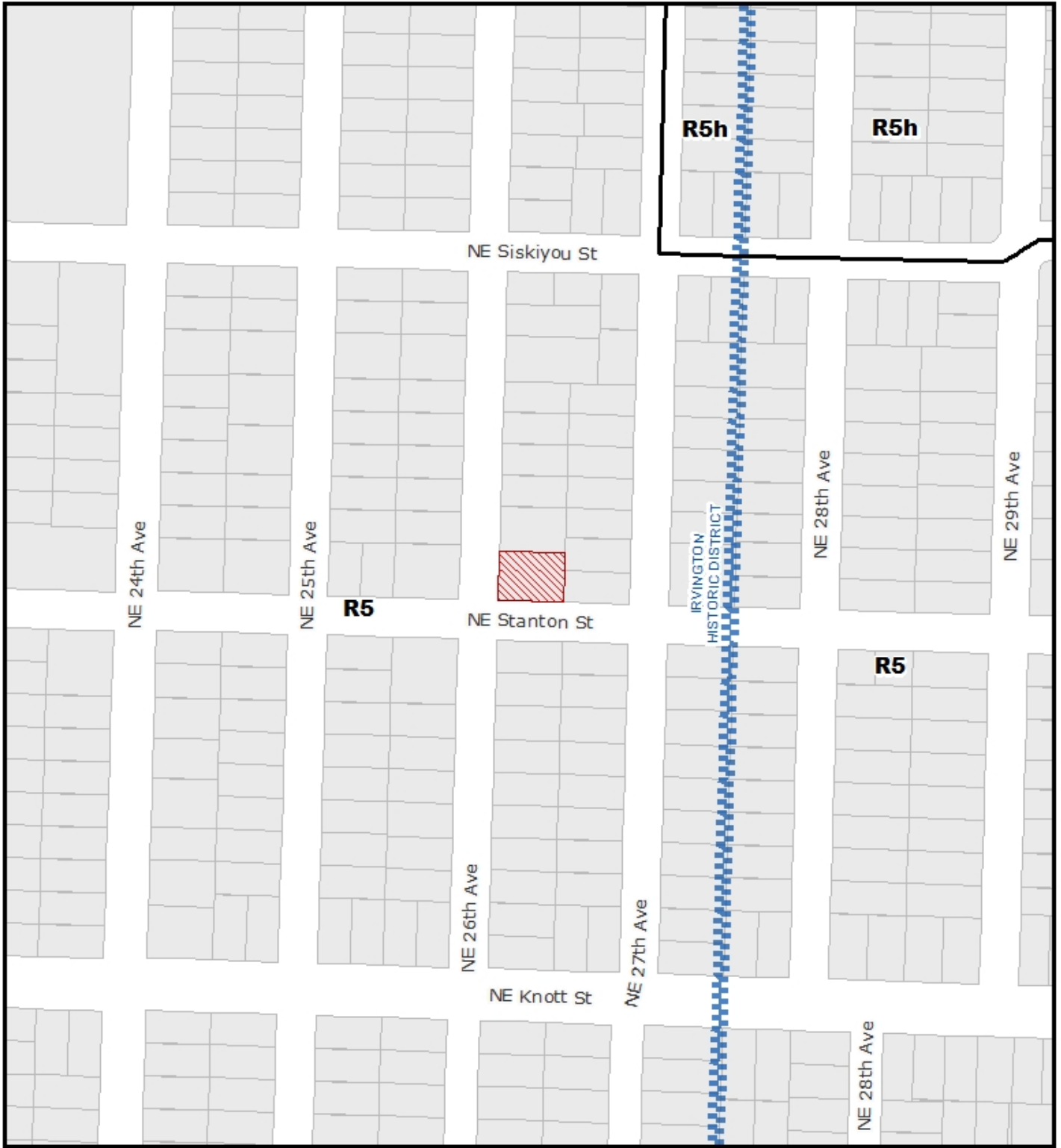
Appeal Process

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



ZONING 
 NORTH
 IRVINGTON HISTORIC DISTRICT

 Site

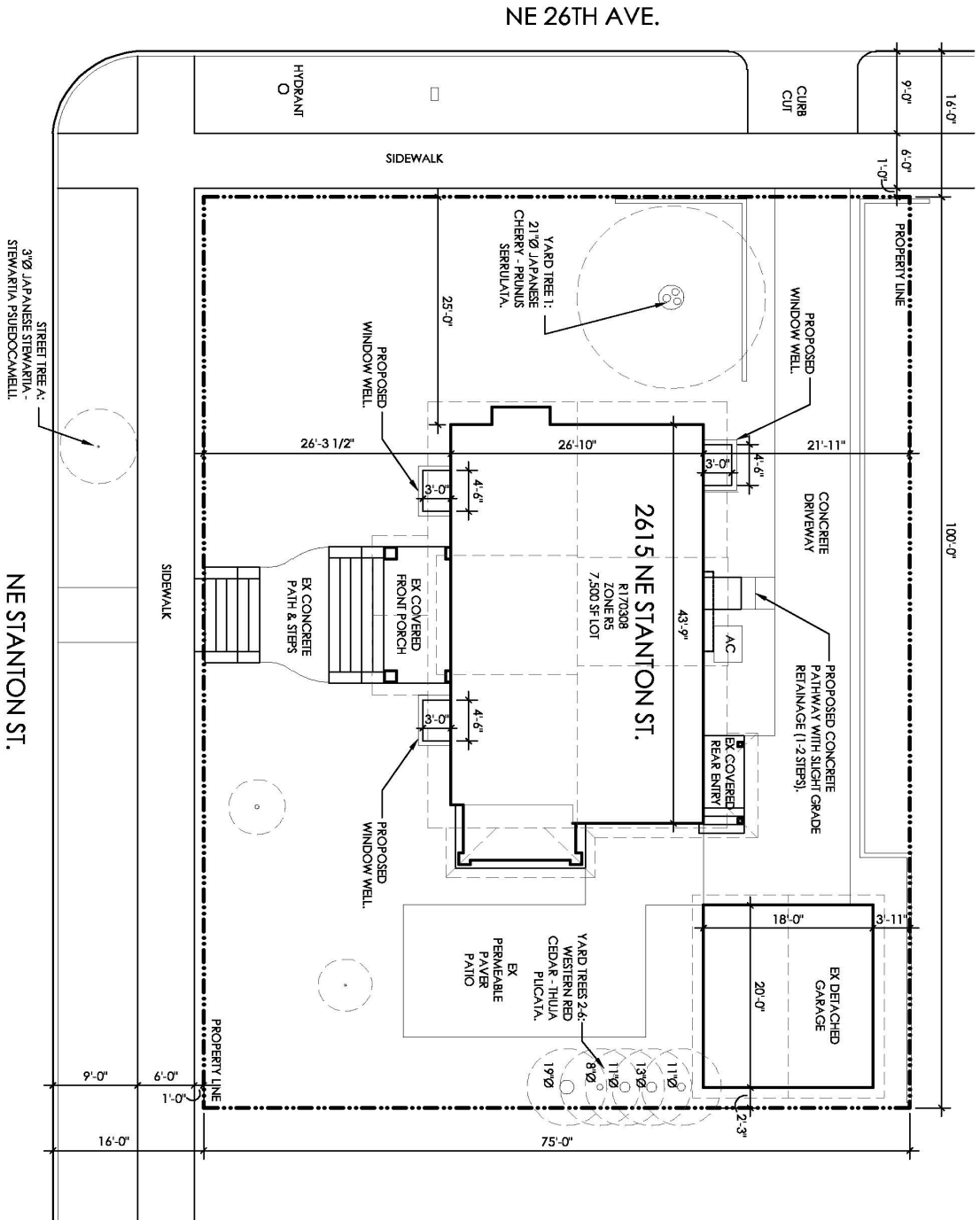
File No.	LU 20 - 157651 HR
1/4 Section	2733
Scale	1 inch = 200 feet
State ID	1N1E25BC 3600
Exhibit	B Jun 30, 2020

PROPOSED SITE PLAN

HISTORIC REVIEW
TYPE I

Kill Residence
2615 NE STANTON ST.
Portland, OR 97212

Scale:
1/16" = 1'-0"
06.17.20



NE 26TH AVE.

STREET TREE A:
3'Ø JAPANESE STEWARTIA -
STEWARTIA PSUEDOCAMMELL.

NE STANTON ST.

2615 NE STANTON ST.

R170308
ZONE R5
7,500 SF LOT

YARD TREE 1:
21'Ø JAPANESE
CHERRY - PRUNUS
SEROTATA.

YARD TREES 2-6:
WESTERN RED
CEDAR - THUJA
PLICATA.

EX
PERMEABLE
PAVER
PATIO

EX DETACHED
GARAGE

PROPOSED CONCRETE
PATHWAY WITH SLIGHT
REINFORCE (1-2 STEPS).

CONCRETE
DRIVEWAY

PROPOSED
WINDOW WELL.

PROPOSED
WINDOW WELL.

PROPOSED
WINDOW WELL.

EX COVERED
FRONT PORCH

EX COVERED
REAR ENTRY

HYDRANT

SIDEWALK

SIDEWALK

PROPERTY LINE

PROPERTY LINE

100'-0"

16'-0"

6'-0"

1'-0"

21'-11"

43'-9"

3'-11"

20'-0"

18'-0"

2'-3"

75'-0"

9'-0"

16'-0"

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