



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

Dan Ryan, Commissioner
Rebecca Esau, Director
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www.portland.gov/bds

Date: November 17, 2020
To: Interested Person
From: Hannah Bryant, Land Use Services
503-865-6520/Hannah.Bryant@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 by 5 p.m. on December 8, 2020. **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 20-189809 HR

Owner: Yuri Raku and Elena Stinea
3016 NE 11th Ave
Portland, OR 97212

Applicant: Yuri Raku
14212 SE Webster Rd
Portland, OR 97267

Site Address: 3016 NE 11TH AVE

Legal Description: BLOCK 87 LOT 17, IRVINGTON
Tax Account No.: R420420390
State ID No.: 1N1E26BA 17700
Quarter Section: 2731
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 II - *an administrative decision with appeal to the Landmarks Commission.*

Proposal:

The applicant seeks Historic Resource Review approval for numerous exterior alterations on a contributing resource in the Irvington Historic District. Some existing conditions were installed

without the benefit of Historic Resource Review, and an active Code Compliance case is simultaneously under review.

Proposed alterations include:

- Replacement of original metal windows with new wood windows on front façade (original metal windows have already been removed and discarded. They were replaced with vinyl windows without the benefit of Historic Resource Review.) This review is to approve the replacement of vinyl windows with Marvin Ultimate all-wood windows;
- Replacement of all windows on side and rear facades with new Marvin Ultimate wood windows (all of these windows were previously replaced with vinyl windows without the benefit of Historic Resource Review);
- Installation of new wood exterior trim on all facades. (Original trim was all removed and discarded without the benefit of review.)

A previous review (LU 20-128876 HR) approved the wood windows for the front façade but at the applicant's request it did not review or approve the side or rear windows. The limited scope of that review did not satisfy the code compliance case, and therefore another review is required. The applicant has requested to re-review the front windows with this application to ensure that the same window product is approved to be installed on all four facades.

Historic Resource Review is required for all 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 Portland's Zoning Code, Title 33. The relevant 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 September 8, 2020 and determined to be complete on November 13, 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.

If you are interested in viewing information in the file, please contact the planner listed on the front of this proposal. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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.

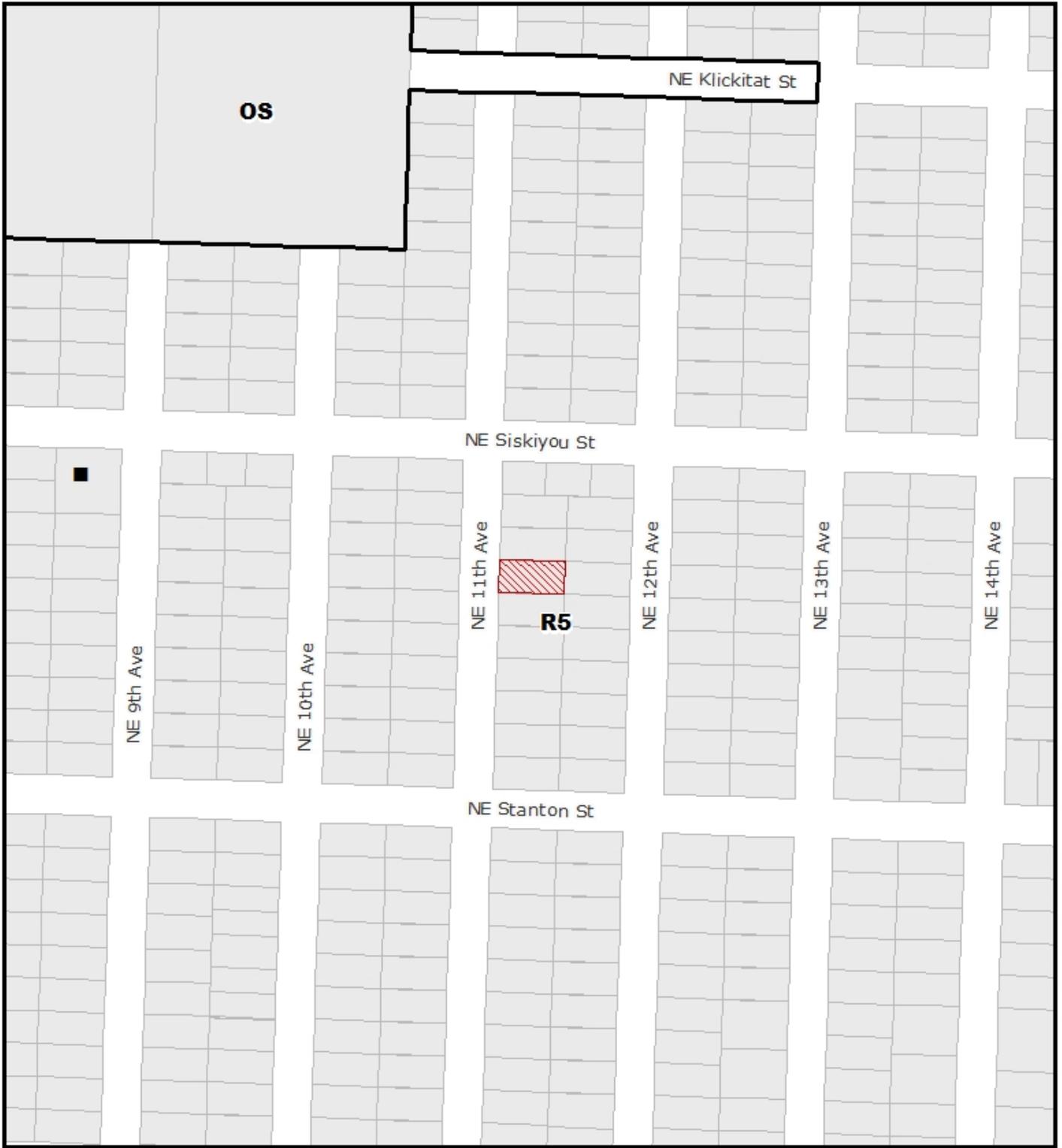
APPEAL OF THE FINAL CITY DECISION

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:

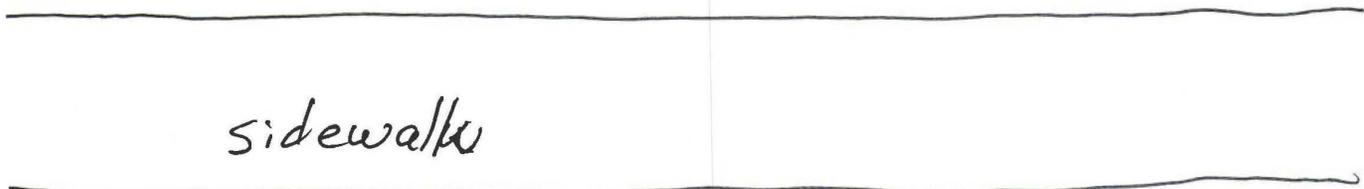
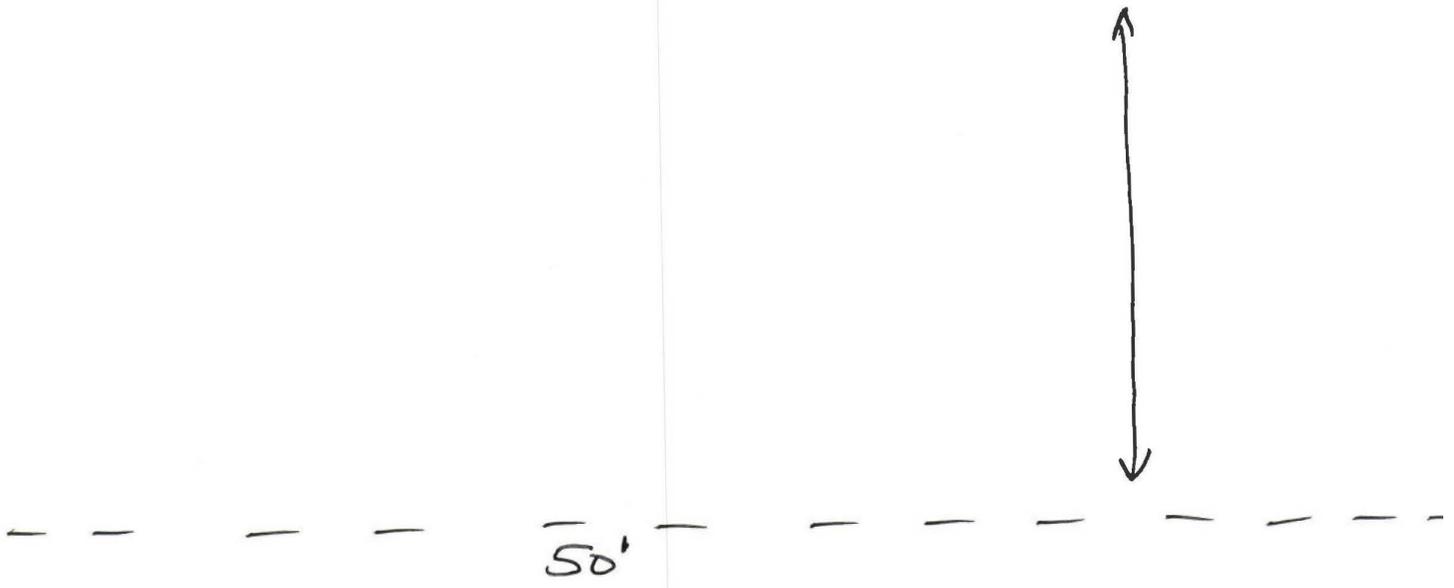
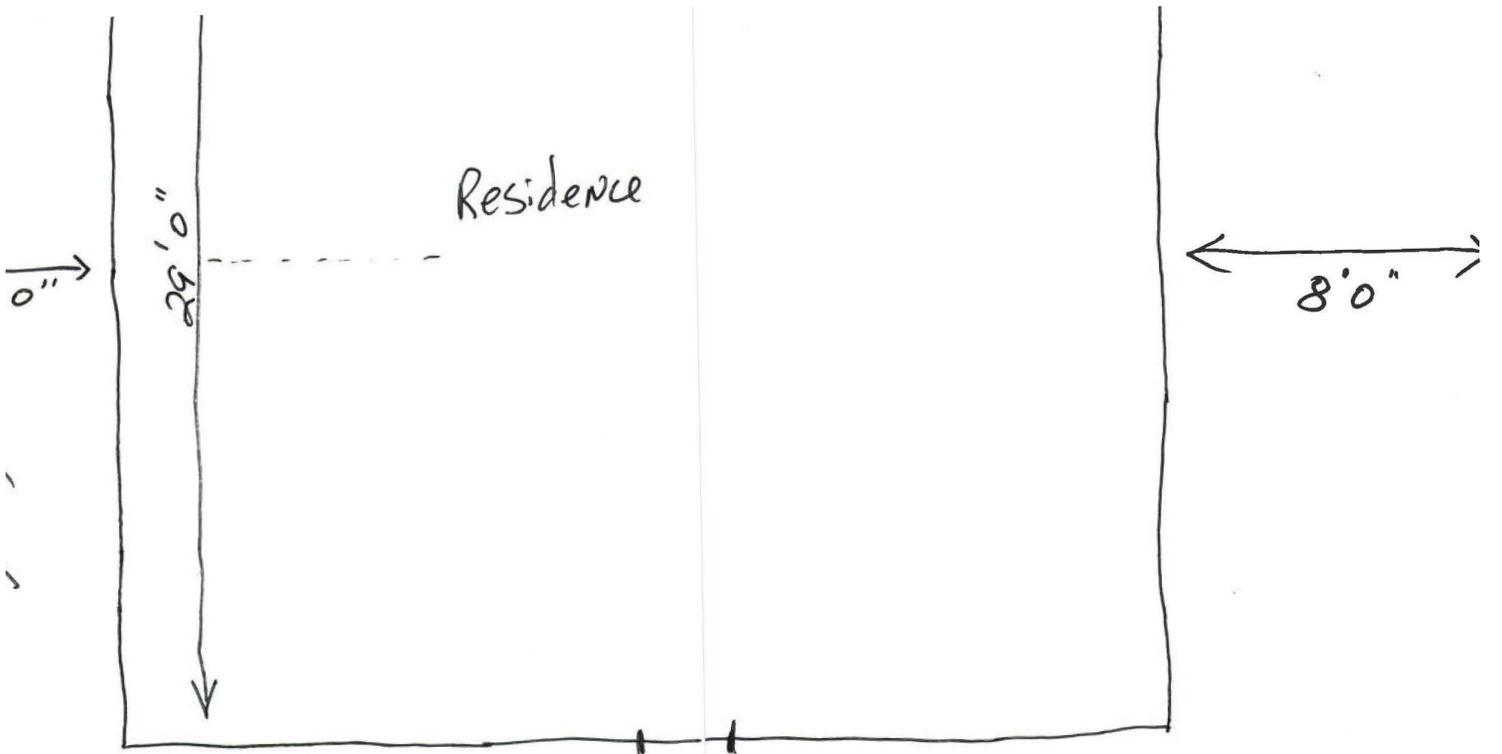
Zoning Map
Site Plan



ZONING 
 IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 20 - 189809 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State ID	1N1E26BA 17700
Exhibit	B Sep 11, 2020



216 NE 11th ave
Bretland OR 97267

✓ existing street