



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

Dan Ryan, Commissioner
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portland.gov/bds

Date: January 29, 2021
To: Interested Person
From: Hannah Bryant, Land Use Services
Hannah.Bryant@portlandoregon.gov (503) 865.6520

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 February 19, 2021. **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 21-003510 HR – PARTIAL FRONT PORCH ENCLOSURE

Applicant: Michael Andreyuk | Recraft LLC
3519 NE 15th Ave #463
Portland OR 97212
(503) 680-0939

Owner: Courtney and West Livaudais
5751 N Vancouver Ave
Portland, OR 97217

Architect: Michael Howells | Howells Architecture
3820 SE Bybee Blvd
Portland, OR 97202

Site Address: 5751 N VANCOUVER AVE

Legal Description: BLOCK 13 LOT 3, PIEDMONT
Tax Account No.: R657801740
State ID No.: 1N1E15DC 09900
Quarter Section: 2430
Neighborhood: Humboldt, contact John Ollis at solchild@gmail.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 Piedmont Conservation District

Zoning: R5a – *Residential 5,000 with an Alternative Design Density 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 the partial enclosure of the front porch of a contributing resource in the Piedmont Conservation District. The original open porch was fully enclosed at an earlier date. (Google street view indicates the porch was fully enclosed prior to 2007.) The proposal will remove the existing windows and doors infilling the southern half of the porch, exposing the original front door and exterior windows. On the north end of the porch, the applicant proposes to replace the existing windows that infill that portion of the porch with new wood windows with new wood trim to match existing trim over original windows elsewhere on the house.

Per Table 846-4, Historic Resource Review is required for non-exempt exterior alterations in the Piedmont Conservation District.

Relevant Approval Criteria:

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

- *Community Design Guidelines*

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 January 13, 2021 and determined to be complete on January 27, 2021.

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

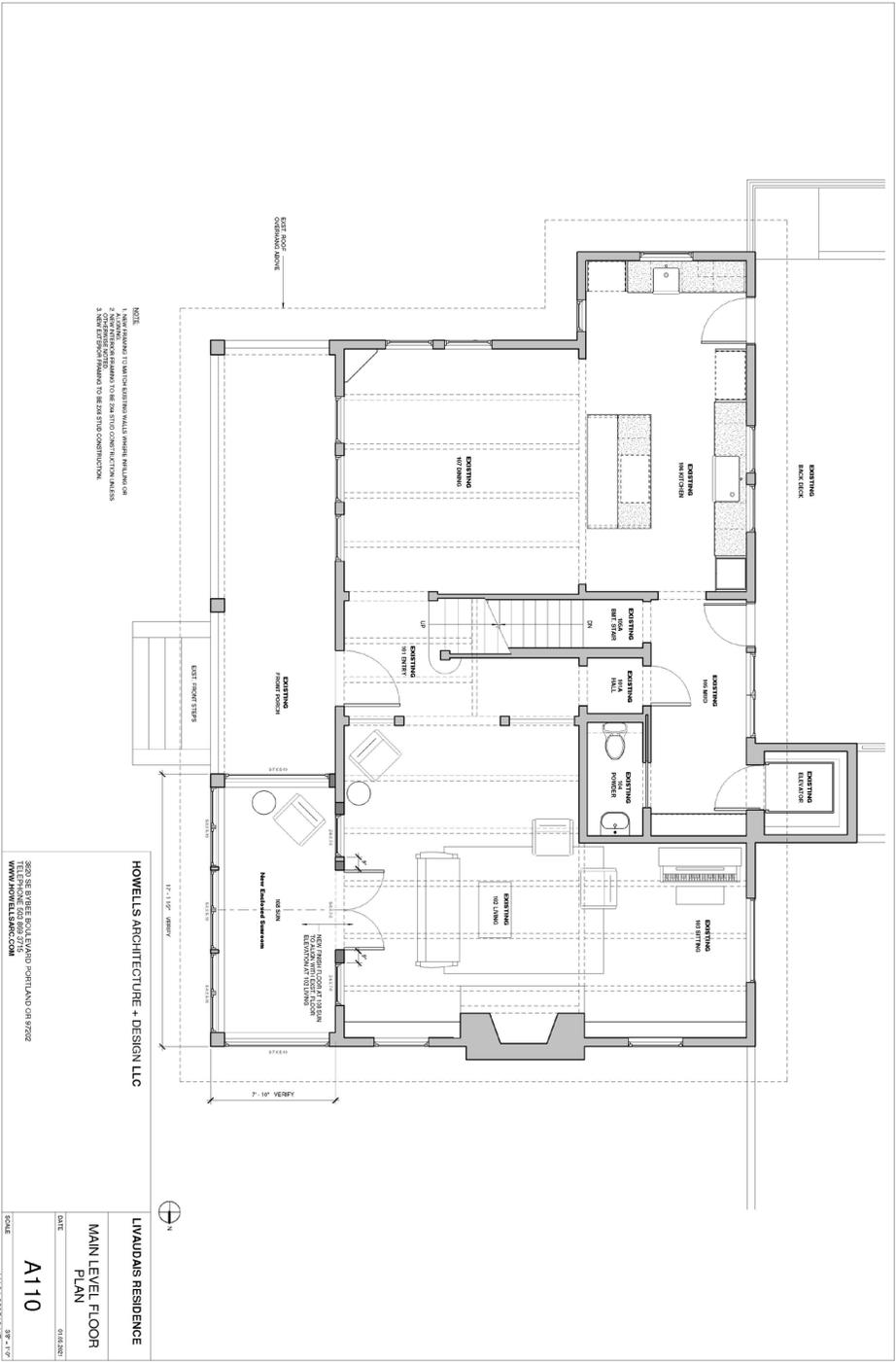
Floor Plan



ZONING  NORTH
 THIS SITE LIES WITHIN THE:
 PIEDMONT CONSERVATION DISTRICT

 Site
 Historic Landmark

File No.	LU 21 - 003510 HR
1/4 Section	2430
Scale	1 inch = 200 feet
State ID	1N1E15DC 9900
Exhibit	B Jan 13, 2021



NOTE:
 1. ALL DIMENSIONS TO UNFINISHED WALLS UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 3. NEW CONSTRUCTION TO BE SHOWN IN LIGHT GRAY.

HOWELLS ARCHITECTURE + DESIGN LLC
 3820 SE BYRNE SQUARE PORTLAND OR 97222
 WWW.HOWELLSARC.COM

L'WAUDA'S RESIDENCE
 MAIN LEVEL FLOOR
 PLAN
 DATE: 01.16.2022
 A110
 SCALE: 1/8" = 1'-0"
 LU 21008510 SHR