



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

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

Date: August 20, 2021
To: Interested Person
From: Hannah Bryant, Land Use Services
503-865-6520 / Hannah.Bryant@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on September 20, 2021. Your comments must be e-mailed to the assigned planner listed above**; please include the Case File Number, LU 21-050110 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-050110 HR

Applicant: Andrew Boyter | Malaya Signs
7625 NE MLK Blvd
Portland, OR 97211

Representative: Christopher Armour | Ethan Allen
25 Lake Avenue Ext.
Danbury, CT 06813

Owner/Agent: Jack Birnbach | Maxeda LLC
PO Box 231033
Tigard, OR 97281

Site Address: 315 NW 23RD AVE

Legal Description: BLOCK 6 LOT 2&3, MEADS ADD
Tax Account No.: R556500570
State ID No.: 1N1E33CB 02500
Quarter Section: 3027
Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: Nob Hill, contact at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Other Designations: Non-contributing building in the Alphabet Historic District

Zoning: CM2 (MU-U) m – *Community Mixed-Use 2 with ‘Centers Main Street Overlay’*
Case Type: HR – *Historic Resource Review*
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval for two new signs to be installed at the ground level of a non-contributing building in the Alphabet Historic District. The proposed signs are:

- A six (6) square foot non-illuminated aluminum projecting sign mounted with eight (8) feet of clearance above the sidewalk. Proposed letters are individual acrylic, face mounted.
- An approximately twelve (12) square foot wall-mounted sign above the primary entrance. Proposed letters are ¼” thick black aluminum individual glyphs, mounted directly to the stucco exterior façade.

Historic Resource Review is required for non-exempt exterior alterations in the Historic 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 approval criteria are:

- *Community Design Guidelines*
- *Historic Alphabet District Addendum to the 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 May 21, 2021 and determined to be complete on August 10, 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 this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

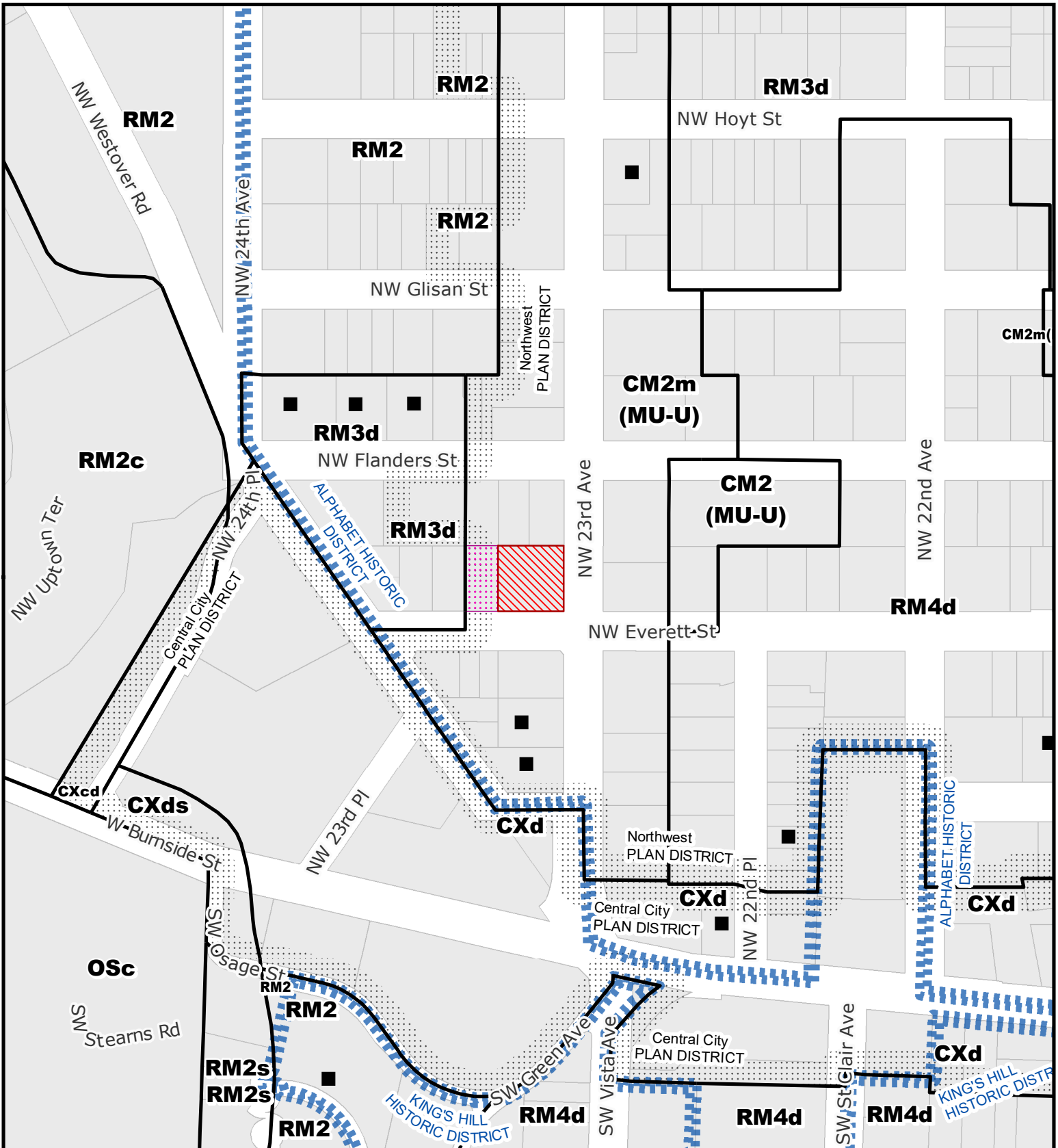
APPEAL PROCESS

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



For Zoning Code in effect
August 1, 2020 - July 31, 2021

NORTHWEST PLAN DISTRICT
ALPHABET HISTORIC DISTRICT



Site



Also Owned Parcels

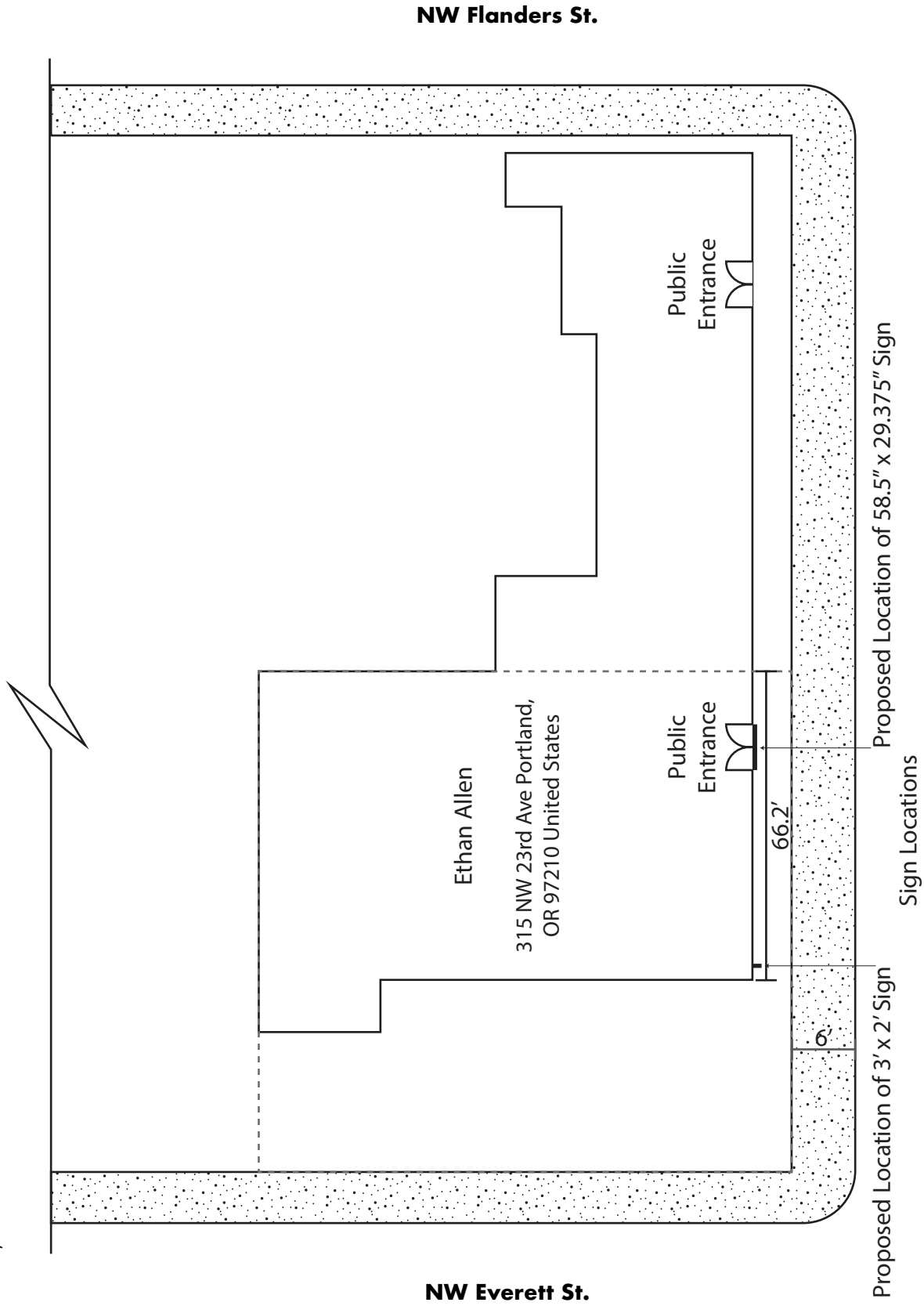


Historic Landmark

File No.	LU 21 - 050110 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CB 2500
Exhibit	B May 24, 2021

Client

Ethan Allen Global, Inc.



NW 23rd Ave.

----- = Property Line