



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

Dan Ryan, Commissioner
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Date: January 05, 2022
To: Interested Person
From: Arthur Graves, Land Use Services
503.865.6517 | Arthur.Graves@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 within 21 days, by 5 p.m. on January 26, 2022. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-114238 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 21-114238 HR: EXTERIOR ALTERATIONS

Applicant: Keyan Mizani | Emzed Architecture LLC
1644 SE 52nd Ave | Portland, OR 97215
503.235.4600 | keyan@em-zed.com

Owners: Chad and Stephanie Stark
3031 NE 25th Ave | Portland, OR 97212-3462

Site Address: 3031 NE 25th Avenue

Legal Description: BLOCK 9 LOT 2, EDGEMONT
Tax Account No.: R237502680
State ID No.: 1N1E25BB 19900
Quarter Section: 2733
Neighborhood: Alameda, contact at stevebacker@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 at info@necoalition.org
Other Designations: Contributing Resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

Zoning: R5: Residential 5,000 with Historic Resource 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 for exterior alterations to the 1926 contributing resource in the Irvington Historic District. Proposed alterations include:

East Elevation (street facing elevation):

- Removal of existing non-original skylight, roof to be patched to match existing;
- Removal of two existing basement windows, to be replaced with similar sized new fiberglass windows in the same locations.

South Elevation:

- Removal of existing basement window to be replaced with similar sized new fiberglass window in the same location;
- Removal of existing side door, concrete and siding to be patched to match existing;
- Removal of two vinyl windows on the secondary story, to be replaced with all-wood casement windows in the same locations;
- New single story mudroom addition extending to the west - see West Elevation. Siding and trim to match existing.
- New second story dormer- see West Elevation.
- New all-wood window (approximately 2'x'2) within the dormer.

West Elevation:

- Removal of existing non-original skylight, (in area of new dormer);
- Removal of existing vinyl basement window to be replaced with similar sized new fiberglass window in the same location;
- Removal of two existing windows on the first floor, to be replaced with three all-wood double-hung windows in the same location;
- New single story mudroom addition (59 sq ft) with new wood door, siding and trim to match existing.
- New second story shed dormer (154 sq ft) including four new all-wood casement windows, trim and siding to match existing;
- Removal of secondary chimney, (in area of new dormer).

North Elevation:

- Removal of two existing basement windows to be replaced with similar sized new fiberglass windows in the same locations;
- New single story mudroom addition extending to the west - see West Elevation. Siding and trim to match existing;
- New all-wood double-hung window to new mudroom addition;
- New second story dormer- see West Elevation.
- New all-wood window (approximately 2'x'2) within the dormer.
- New all-wood double-hung windows (2) to the second story.

Historic resource review is required for non-exempt alterations to structures within 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 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 December 14, 2021 and determined to be complete on January 03, 2022.

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 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.

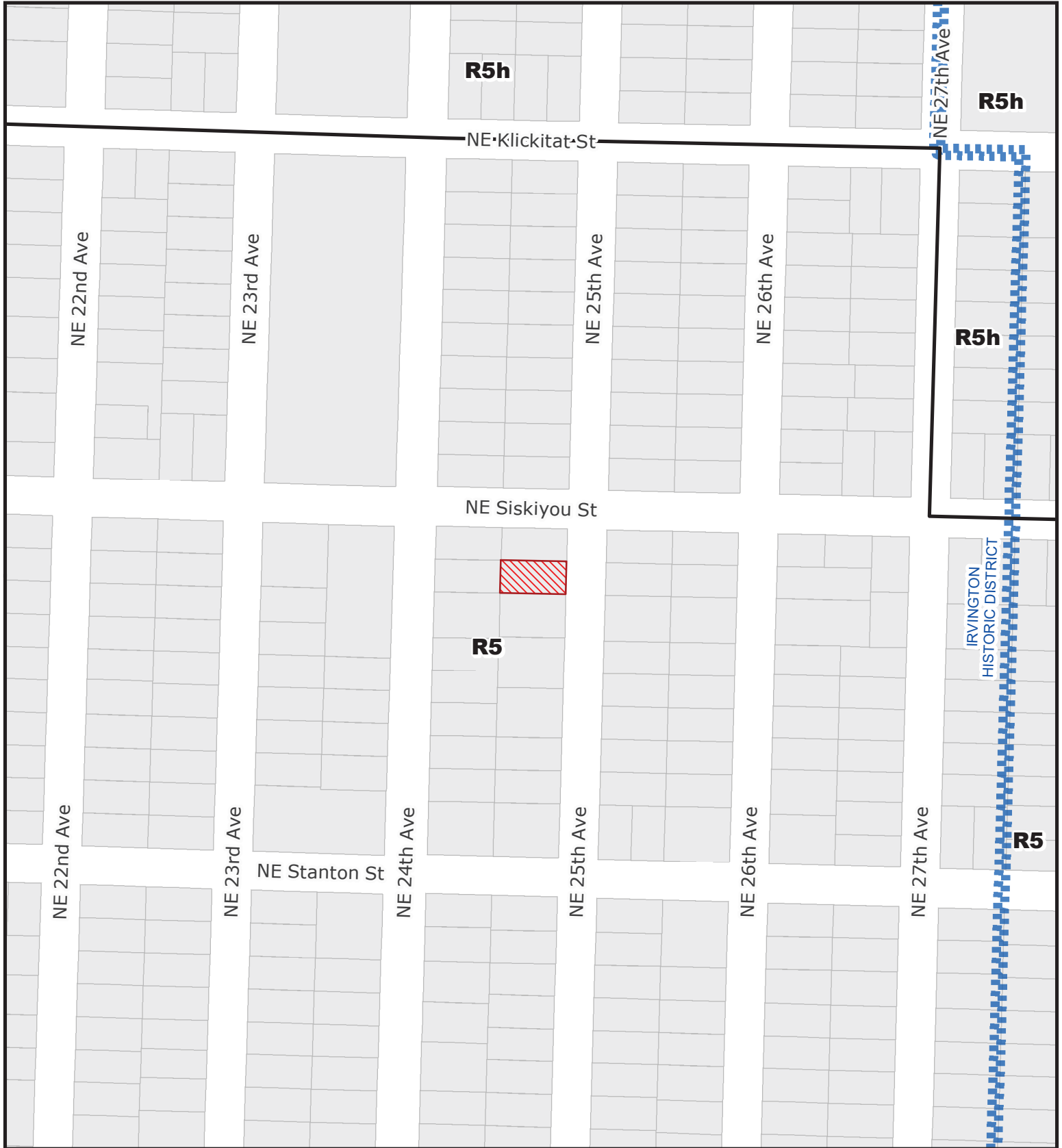
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 | Floor Plans | Elevations



ZONING



For Zoning Code in effect Post August 1, 2021

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

File No.	LU 21 - 114238 HR
1/4 Section	2733
Scale	1 inch = 200 feet
State ID	1N1E25BB 19900
Exhibit	B Dec 14, 2021

