



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

Dan Ryan, Commissioner
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www.portland.gov/bds

Date: 1/10/22
To: Interested Person
From: Staci Monroe, Land Use Services
503-865-6516/staci.monroe@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 1/31/22. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-085141 DZ, 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 21-085141 DZ

EXTERIOR ALTERATIONS

Applicant: Thomas Ellicott | Architect & Planner
4314 NE 30th Ave | Portland OR 97211
thomasellicottt@aol.com | 503-548-8674

Owners: Ann & Jack Messick
1107 Laurel Street | Lake Oswego, OR 97034

Site Address: 1735 E BURNSIDE STREET

Legal Description: BLOCK 22 E 1/2 OF LOT 5 EXC PT IN ST S 5' OF E 1/2 OF LOT 6,
LYDIA BUCKMANS ADD

Tax Account No.: R517503470

State ID No.: 1N1E35DB 06000

Quarter Section: 3032

Neighborhood: Kerns, contact Jesse Lopez at yosoyjay@gmail.com

Business District: None

District Coalition: Southeast Uplift, contact Nanci Champlin at nanci@seuplift.org

Plan District: None

Other Designations: None

Zoning: CM2 (MU-U)d, m – Commercial/Mixed Use 2 zone with Design and Centers Main Street overlays

Case Type: DZ – Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for exterior alterations to the building at 1735 E Burnside. The alterations will accommodate a new bar with a vinyl music focus and include:

- Extending the porch out closer to the property edges and enclosing with insulated glazing, including operable doors, to create an interior occupiable space.
- Adding a 2nd floor deck with glass railing that aligns with extended porch below.
- Addition of new entry and awning at the southwest corner of the site.
- Addition of metal stairs from the 2nd floor deck on the eastern façade.
- New garage door.
- Relocation and replacement of several windows on the east and north façade of the existing building.
- Addition of a kitchen hood within a window opening on the north façade.
- Other minor building and site elements needed to meet fire and life/safety codes.

Signage is also proposed, but as currently designed is exempt from Design Review. The other elements above do not meet the exemptions of Section 33.420.045 and therefore Design Review is required.

Relevant Approval Criteria:

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

- Portland Citywide 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 September 9, 2021 and determined to be complete on 1/5/22.

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 Design 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
Building Elevations