



**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](http://www.portland.gov/bds)

**Date:** January 11, 2022  
**To:** Interested Person  
**From:** Tim Heron, Land Use Services  
503-823-7726/Tim.Heron@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 February 1, 2022. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-117997 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 21-117997 DZ – ANALOG REVISIONS**

**Applicant:** Jessamyn Griffin, [jessamyn@worksarchitecture.net](mailto:jessamyn@worksarchitecture.net)  
Works Progress Architecture, LLP  
811 SE Stark St, #210  
Portland OR 97214

**Party of Interest:** Anders Meyer, Analog Pdx LLC  
2222 NE Oregon Street, Suite 208  
Portland OR 97232

**Owner:** 1835 N Flint LLC  
6312 SW Capitol Hwy Pmb 133  
Portland, OR 97239-1938

**Site Address:** 1835 N FLINT AVE  
**Legal Description:** TL 3100 0.36 ACRES, SECTION 27 1N 1E  
**Tax Account No.:** R941270370  
**State ID No.:** 1N1E27DC 03100  
**Quarter Section:** 2830  
**Neighborhood:** Eliot, contact Jonathan Konkol at [info@eliotneighborhood.org](mailto:info@eliotneighborhood.org) or Brad Baker at [lutcchair@eliotneighborhood.org](mailto:lutcchair@eliotneighborhood.org)

**Business District:** None  
**District Coalition:** Northeast Coalition of Neighborhoods, contact at [info@necoalition.org](mailto:info@necoalition.org)  
**Plan District:** Central City - Lloyd District  
**Zoning:** EXd – Central Employment with Design Overlay

**Case Type:** DZ – Design Review

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

**Proposal:**

The applicant requests Design Review approval for revisions to previously approved Land Use Review (LU 19-261508 DZM AD) – Analog Apartments. Revisions include setbacks at the south and west sides of the building and associated building footprint changes, resulting in an overall addition of 161 SF. Revisions to elevations are less than 30% per facade, with minor alterations to the design and window locations. The overall building design, unit count and program remain the same.

*NOTE: All previously approved five [5] Modifications, one [1] Adjustment, and Conditions of Approval A.-I. will remain as approved per LU 19-261508 DZM AD and are not impacted or addressed in this Design Review application for minor revisions.*

Because the proposal is for exterior alterations to a previously approved Land Use Review, Design Review is required.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan

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 30, 2021 and determined to be complete on **January 6, 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 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, Elevations/ Renderings