



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

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300

TTY: (503) 823-6868  
www.portland.gov/bds

**Date:** June 10, 2022  
**To:** Interested Person  
**From:** Benjamin Nielsen, Land Use Services  
503-865-6519 / Benjamin.Nielsen@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 July 11, 2022. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-143560 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 22-143560 HR**  
***FRONT PORCH STEPS AND PERGOLA***

**Applicant/**

**Representative:** Alison Friedman  
3040 NE 17th Ave, Portland, OR 97212  
(206) 399-6349, alisonlfriedman@gmail.com

**Owners:** Alison Friedman & Joshua J. Friedman  
3040 NE 17th Ave, Portland, OR 97212

**Site Address:** 3040 NE 17TH AVE

**Legal Description:** BLOCK 45 N 20' OF LOT 19 LOT 20, IRVINGTON  
**Tax Account No.:** R420409810  
**State ID No.:** 1N1E26AB 19700  
**Quarter Section:** 2732

**Neighborhood:** 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

**Plan District:** None

**Other Designations:** Eligible Contributing Resource in the Irvington Historic District

**Zoning:** R5 – Residential 5,000 with Historic Resource 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 requests Historic Resource Review approval to replace the existing front porch steps and upper landing, which was not constructed with appropriate footings and has caused structural damage to the house, with new concrete steps and upper landing. Dimensions of the new porch steps and landing will be the same as existing, and the roof and supporting columns will remain as is.

The applicant also requests Historic Resource Review to build a new 12'-0" x 8'-0" by 8'-0" tall wood pergola structure in the site's backyard.

Additional alterations to the site's landscape are proposed, but these other alterations are exempt from Historic Resource Review.

Historic Resource Review is required for not-exempt exterior alterations in 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 approval criteria are:

- Portland Zoning Code 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 May 17, 2022 and determined to be complete on June 2, 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 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.

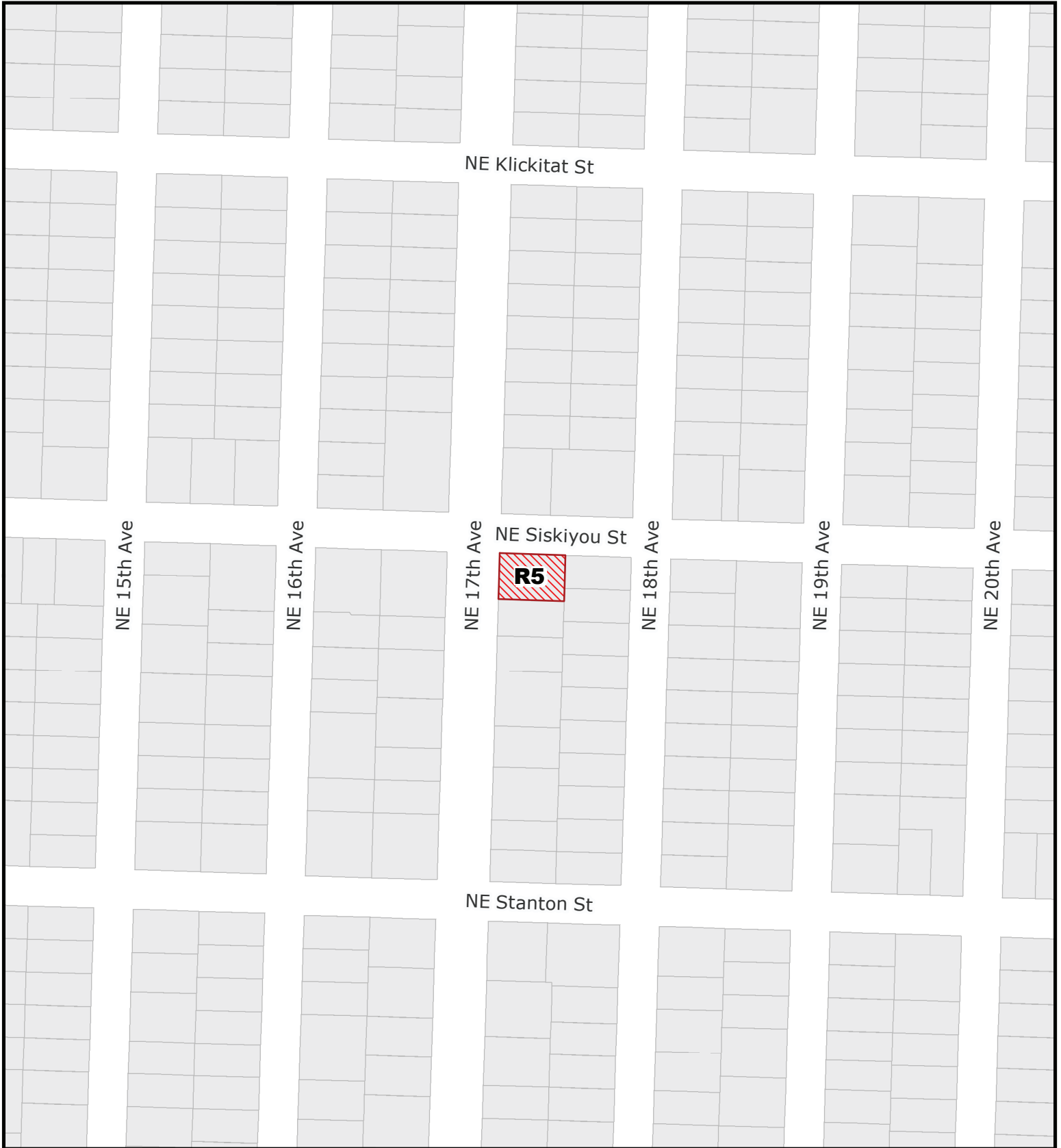
**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning Map

Site Plan

Pergola Detail Plan & Elevation

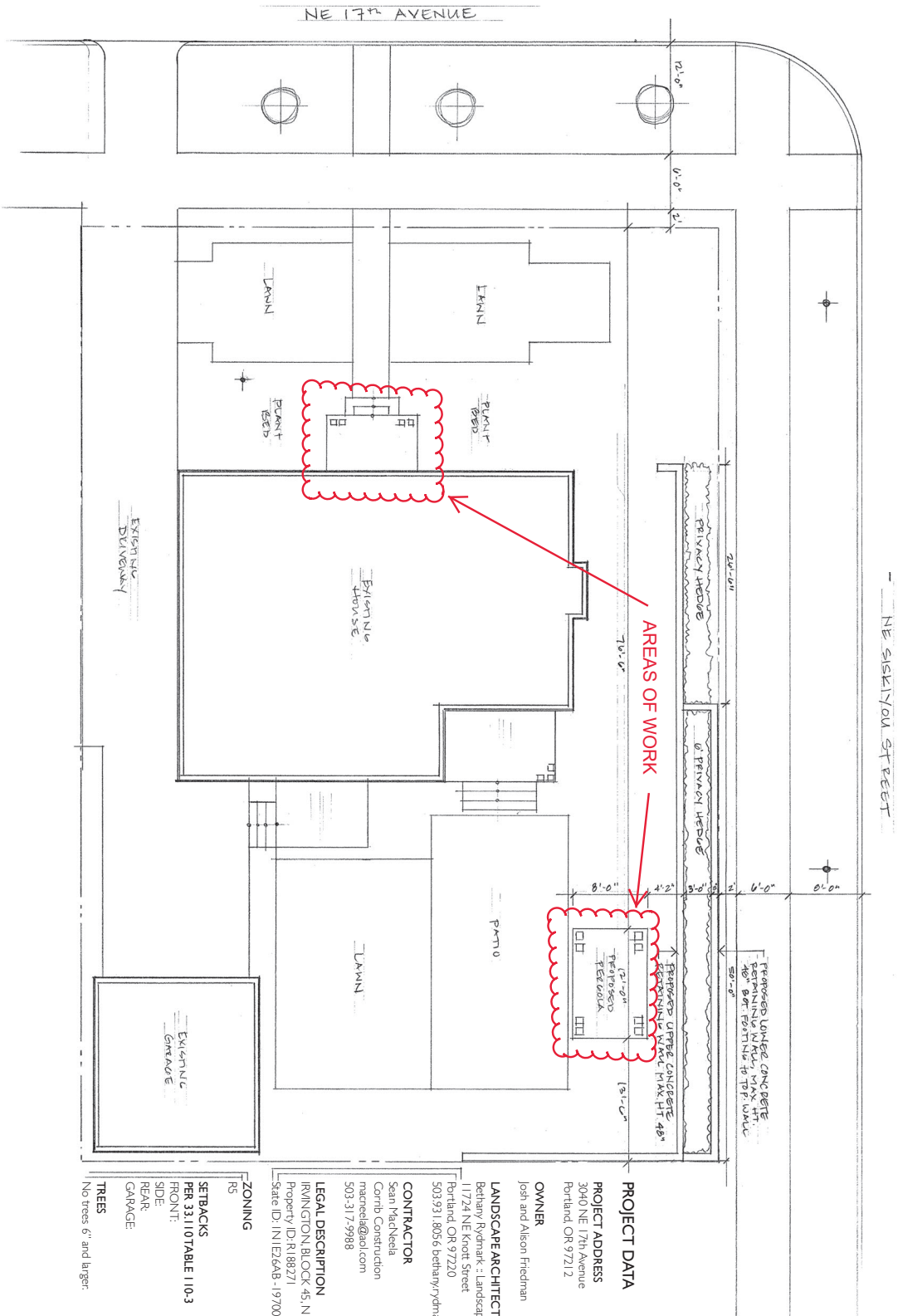


# ZONING

For Zoning Code in effect Post August 1, 2021

THIS SITE LIES WITHIN THE:  
IRVINGTON HISTORIC DISTRICT

File No.	<u>LU 22 - 143560 HR</u>
1/4 Section	<u>2732</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E26AB 19700</u>
Exhibit	<u>B</u> <u>May 17, 2022</u>



**PROJECT DATA**

**PROJECT ADDRESS**  
 3040 NE 17th Avenue  
 Portland, OR 97212

**OWNER**

Josh and Alison Friedman

**LANDSCAPE ARCHITECT**

Bethany Rydmark :: Landscapes  
 11724 NE Knott Street  
 Portland, OR 97220

503.931.18056 bethanyrydmark@gmail.com

**CONTRACTOR**

Sean MacNeele  
 Corrid Construction  
 macneel@corrid.com  
 503.317.9988

**LEGAL DESCRIPTION**

IRVINGTON BLOCK 45, N 20 OF LOT 19, LOT 20  
 Property ID: R189271  
 State ID: INE2648-119700

**ZONING**

R9

**SETBACKS**

PER 33.110 TABLE 110-3

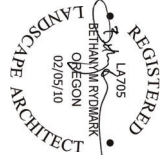
FRONT: 10'  
 SIDE: 5'  
 REAR: 5'  
 GARAGE: 18'

**TREES**

No trees 6" and larger.

*bethany rydmark*  
 LANDSCAPES

bethanyrydmark@gmail.com  
 bethanyrydmark.com  
 503.931.18056



FRIEDMAN RESIDENCE  
 3040 NE 17th Avenue  
 Portland, OR 97212

**REVISIONS**  
 May 26, 2022

**SCALE** 1/8" = 1'-0"



**DATE** May 16, 2022

**WALL AND PERGOLA  
 SITE PLAN**

**SHEET**

**L.1**

LU 22-14360 HR

