



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: July 18, 2013
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

NOTICE OF A TYPE I 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 21 days, **we need to receive your written comments by 5 p.m. on August 1, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-172654 HR, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 13-172654 HR

Applicant: Don Rouzie 503-926-3922
Rouzie Design
4520 NE 15th Avenue
Portland, OR 97211

Owners: Emily and David Bagwell
2930 NE 25th Avenue
Portland, OR 97212-3459

Site Address: 2930 NE 25th Avenue

Legal Description: BLOCK 2 LOT 4, STANTON ST ADD
Tax Account No.: R791500320
State ID No.: 1N1E25BC 05100
Quarter Section: 2733
Neighborhood: Alameda, contact Jim Brown at 503-284-6455. Irvington, contact Dean Gisvold at 503-284-3885.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition: Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-388-5004.

Other Designations: Contributing resource in the Irvington Historic District, which was listed in the National Register of Historic Places on October 22, 2010.

Zoning: R5, Single-Dwelling Residential 5000, with Historic Resource Overlay
Case Type: HR, Historic Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to:

- remove a non-historic deck and roof from the rear of the house;
- install new steps, a patio, and a new shed-roofed structure, detailed similarly to the house, and including two skylights;
- replace an existing aluminum sliding door with a pair of wooden doors with true divided lights; and
- cut in a new wooden door with true divided lights.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a historic district.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code (Title 33 of the Portland City Code). The approval 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 June 26, 2013 and determined to be complete on July 15, 2013.

Decision Making Process

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

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 550 Capitol St. NE, Suite 235, Salem, OR 97301. 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:

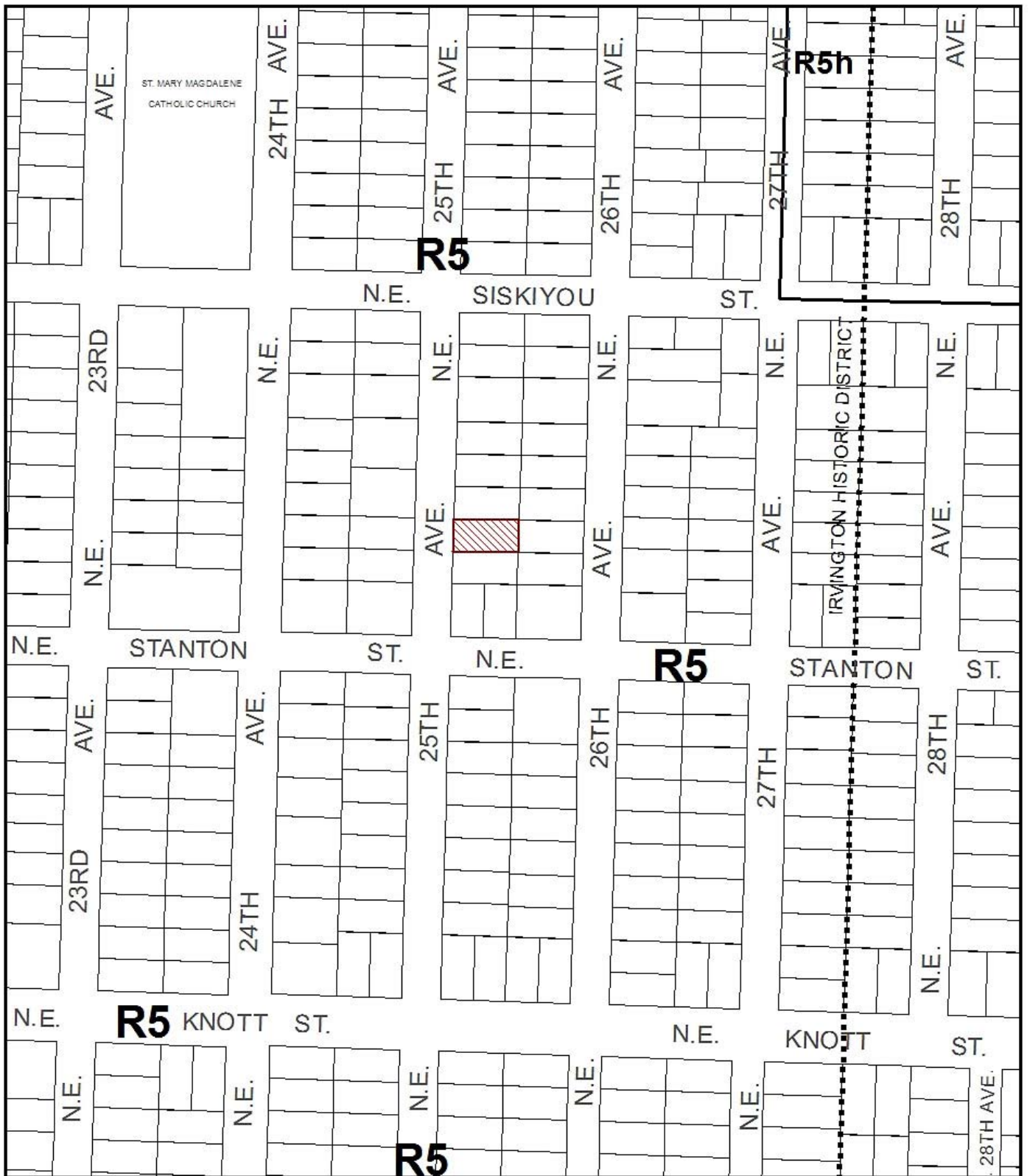
Zoning Map

Site Plan

North Elevation

East Elevation

South Elevation

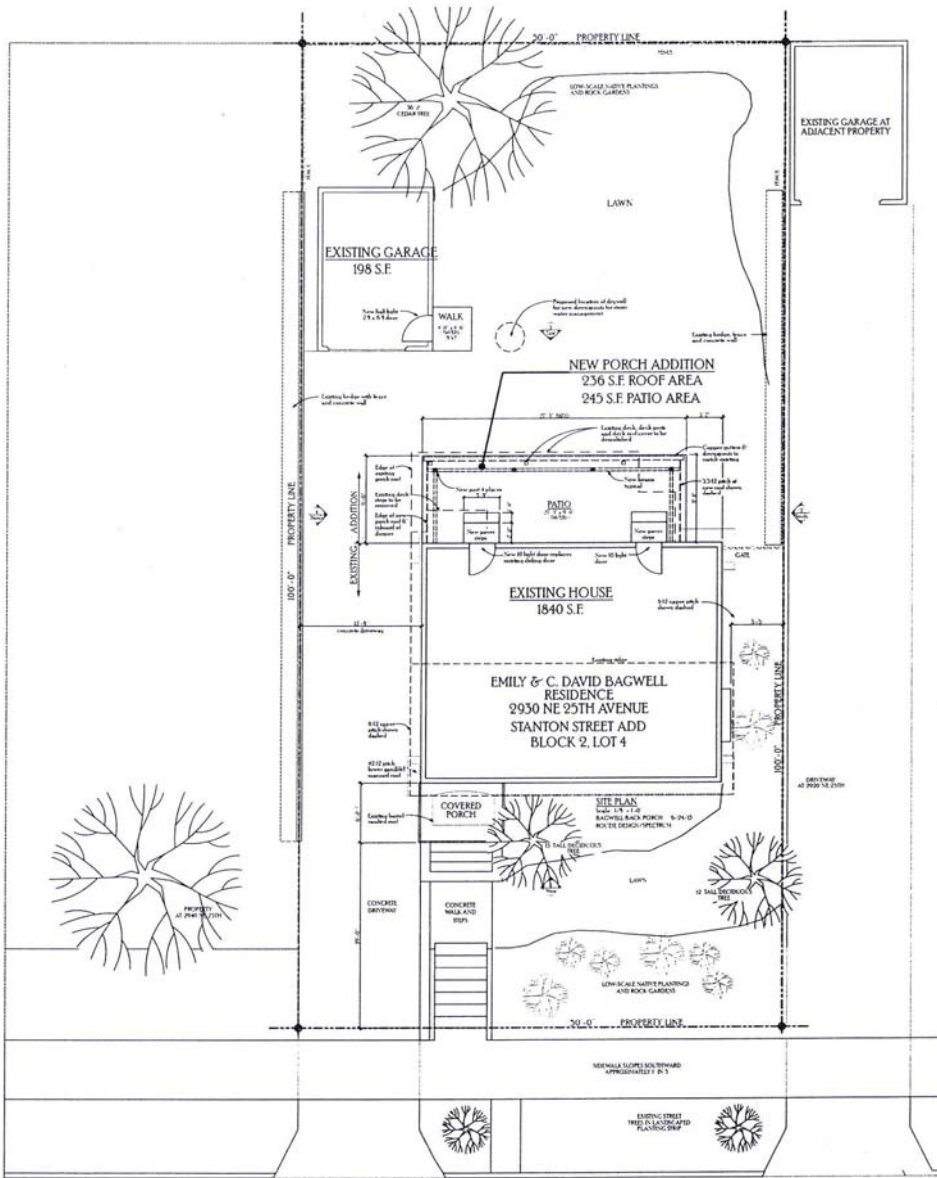


ZONING



This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 13-172654 HR
 1/4 Section 2733
 Scale 1 inch = 200 feet
 State_Id 1N1E25BC 5100
 Exhibit B (Jun 28, 2013)



1 SITE PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'
 GRAPHIC SCALE



VICINITY MAP

<p>Rouzie Design Don Rouzie, Assoc. AIA © 2013 +520 NE 15th Avenue Portland, Oregon 97211-5120 • 503-926-3922 • Email: don@rouzie.com</p>	<p>Bagwell Residence 2930 NE 25th Avenue Portland, Oregon 97212</p>
<p>Date 06/25/2013</p>	
<p>Revisions</p>	
<p>SITE PLAN NEIGHBORHOOD VICINITY MAP for Historic Design Review</p>	
<p>SP</p>	

LU 13 172654HR

Baywell Residence

2930 NE 25th Avenue
Portland, Oregon 97212

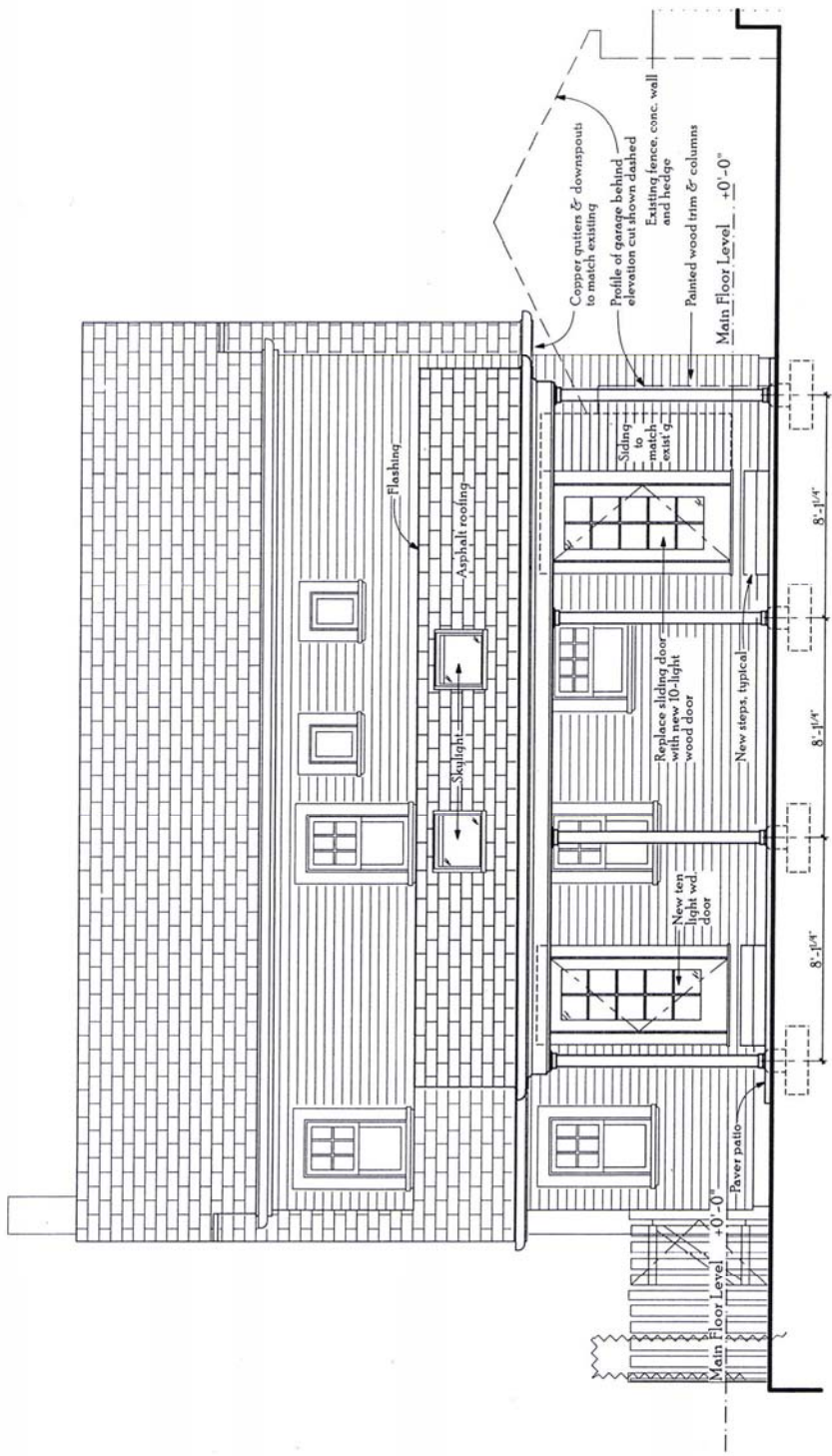
Date 06/25/2013

Revisions

EXTERIOR ELEVATIONS
for Historic Design Review

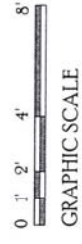
SCALE: 1/4"=1'-0"

Hdr2



3 EAST (REAR) ELEVATION

SCALE: 1/4"=1'-0"



W13 1726544K

Baywell Residence

2930 NE 25th Avenue
Portland, Oregon 97212

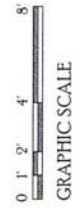
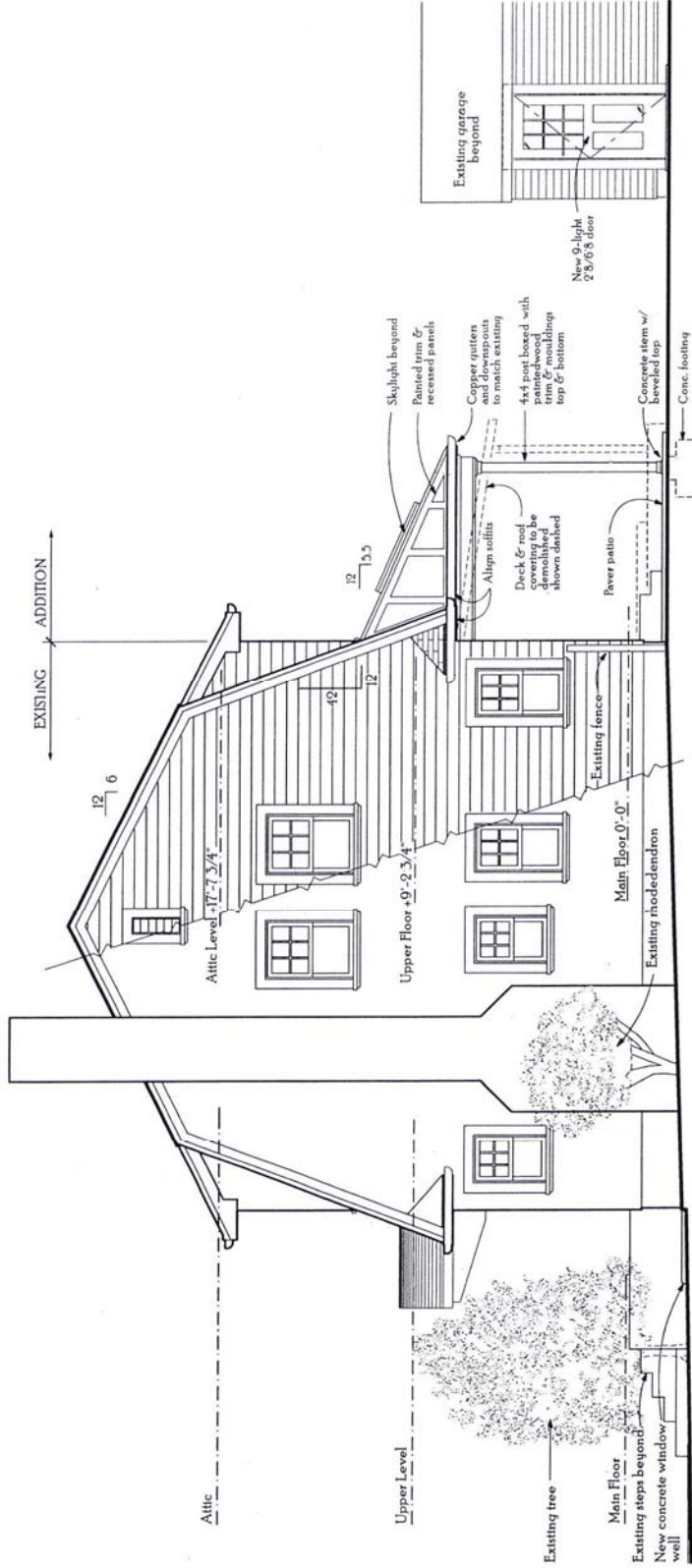
Date 06/25/2013

Revisions

EXTERIOR ELEVATIONS
for Historic Design
Review

SCALE: 1/4"=1'-0"

Hdr2



2 SOUTH ELEVATION

SCALE: 1/4"=1'-0"

LU 13 172654 HR