



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

Chloe Eudaly, Commissioner  
Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 27, 2017  
**To:** Interested Person  
**From:** Marguerite Feuersanger, Land Use Services  
503-823-7619 / [mfeuersanger@portlandoregon.gov](mailto:mfeuersanger@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 February 10, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-288173 HR, in your letter. It also is helpful to address your letter to me, Marguerite Feuersanger. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 16-288173 HR**

**Applicant:** Keyan Mizani  
eMZed Architecture LLC  
3302 SE Salmon Street  
Portland, OR 97214

**Owners:** David A and Stephanie L Gioia  
3116 NE 12th Avenue  
Portland, OR 97212-2241

**Site Address:** 3116 NE 12TH AVE

**Legal Description:** BLOCK 83 LOT 12, IRVINGTON  
**Tax Account No.:** R420417320  
**State ID No.:** 1N1E26BA 12500  
**Quarter Section:** 2731

**Neighborhood:** Sabin Community Assoc., contact Rachel Lee at 503-964-8417. Irvington, contact Dean Gisvold at 503-284-3885.

**Business District:** North-Northeast Business Assoc, contact at [chair@nnebaportland.org](mailto:chair@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

**Zoning:** R5, Single Dwelling Residential 5,000 Zone.  
**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 proposes the following changes to the existing house:

- South (side) elevation: remove one window; replace two windows with three new windows two new basement windows.
- East (rear) elevation: replace three dormer windows.
- Remove existing service chimney.

All new windows will be Marvin traditional wood windows. New trim and horizontal lap wood siding will be added where necessary for repairs and will match the existing materials of the house. Building elevations attached to this notice depict the proposed alterations. Historic Resource Review is required because the proposal is for non-exempt exterior alterations on a contributing resource in an historic district.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant 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 December 19, 2016 and determined to be complete on January 16, 2017.

**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](http://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.

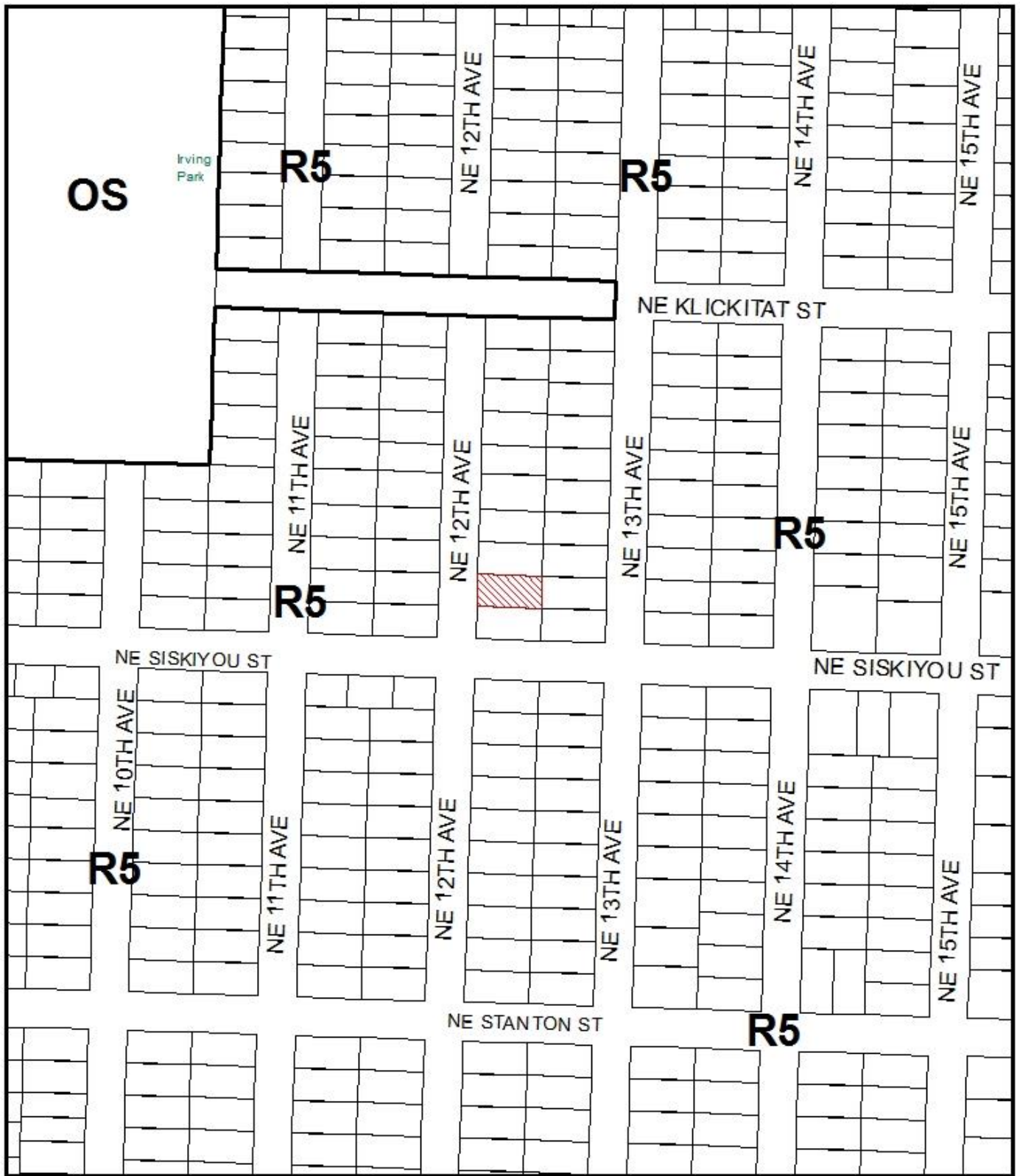
**Appeal Process**

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 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  
Elevations



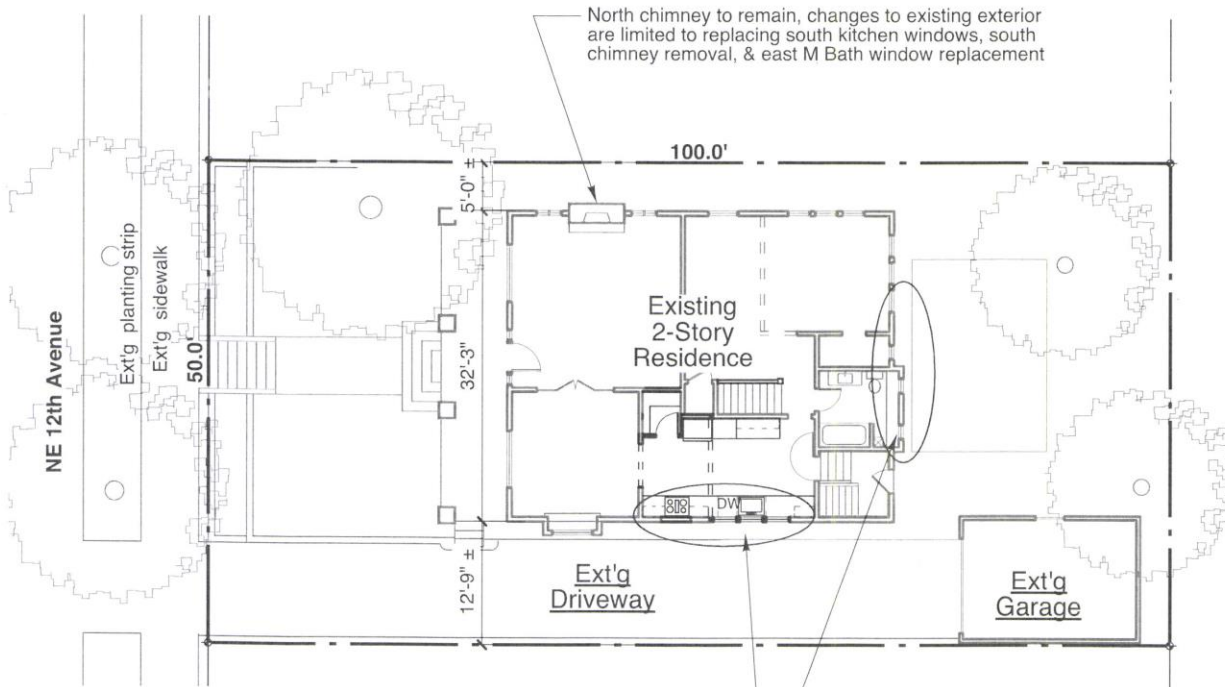
# ZONING

 Site



This site lies within the:  
IRVINGTON HISTORIC DISTRICT

File No. LU 16-288173 HR  
 1/4 Section 2731  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E26BA 12500  
 Exhibit B (Dec 22, 2016)



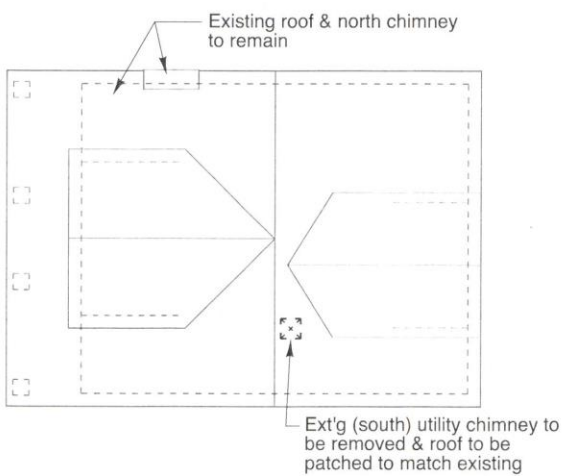
1 Site Plan, 3116 NE 12th Avenue

0 4' 8' 12' 16'

N

Replace existing failing windows @ Master Bathroom (2nd floor), see drawing 4 for new wood windows

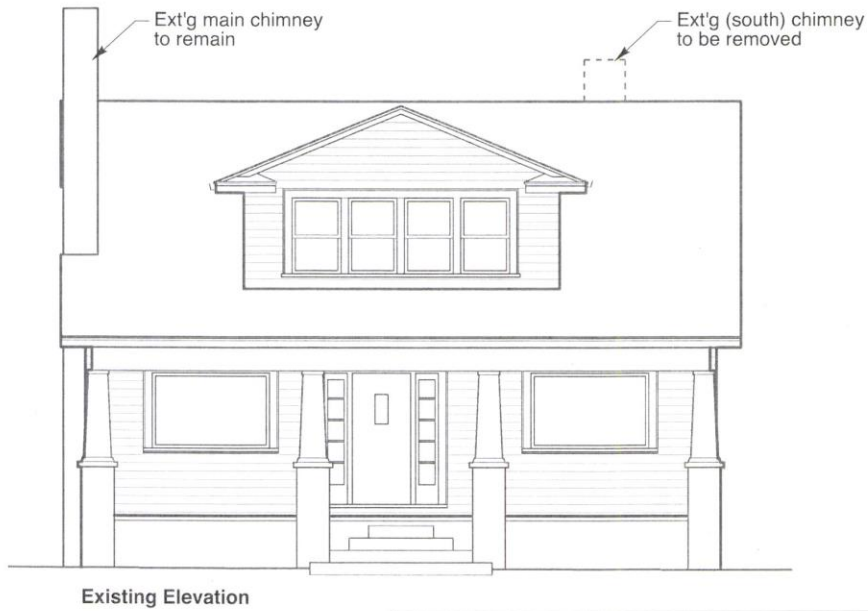
Remove existing vinyl kitchen windows, see drawing 3 for new wood windows



2 Roof Plan, 3116 NE 12th Avenue

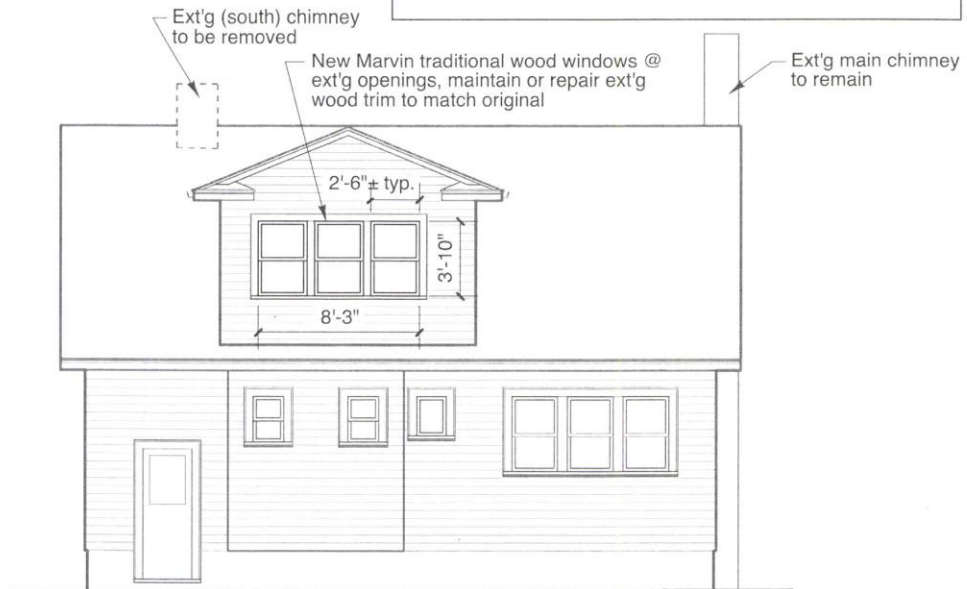
0 4' 8' 12' 16'

N



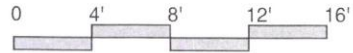
5 West (Front) Elevation,  
3116 NE 12th Avenue

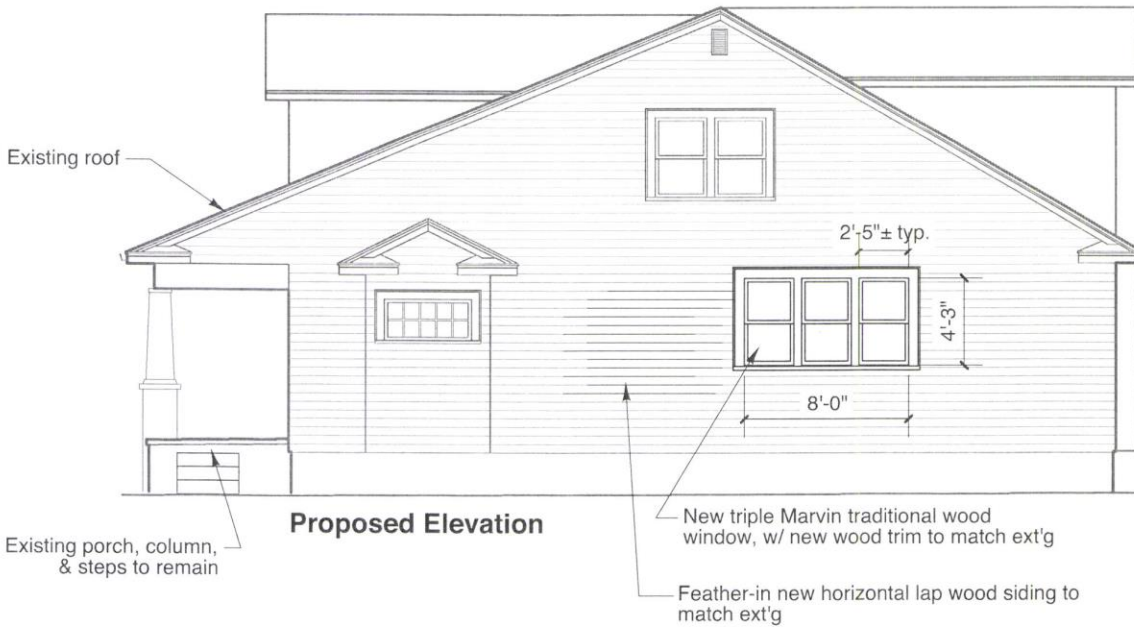
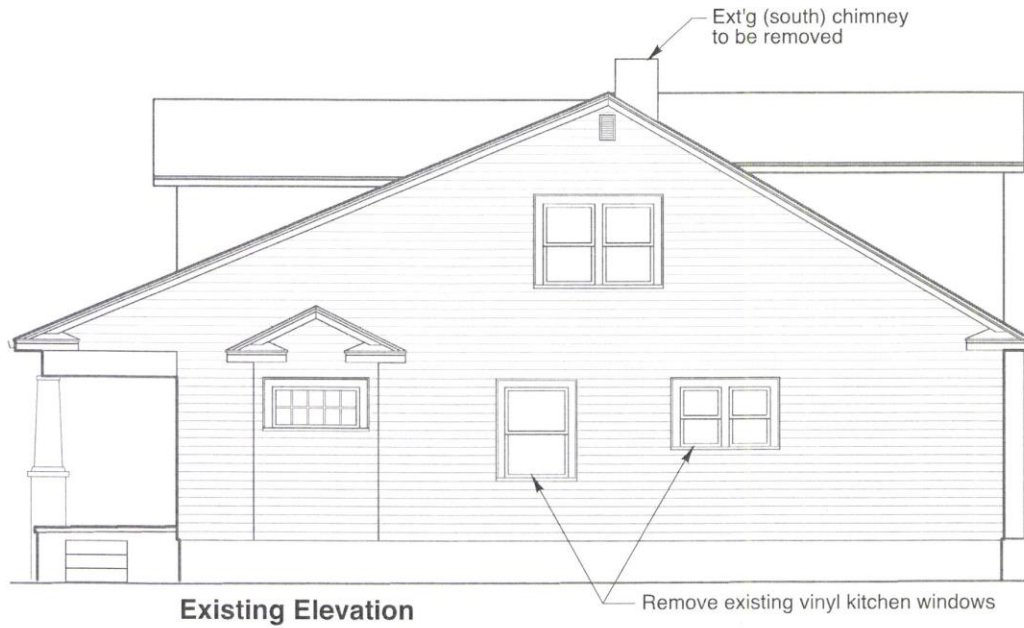
Area of Historic Resource Affected	
Remove South window/ provide new siding	20 SF
Replace South double window w/ larger triple	45 SF
Remove Service Chimney	20 SF±
Replace East M. Bath windows	39 SF
<b>Total Area Affected</b>	<b>124 SF</b>



Note: New trim to match ext'g. New windows will be Marvin traditional wood windows to match ext'g.

6 East (Rear) Elevation, 3116 NE 12th Avenue





Note: New trim to match ext'g. New windows will be Marvin traditional wood windows to match ext'g.

