



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** December 13, 2019  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
503-823-3581 / [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@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 December 27, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-260394 HR, in your letter. It also is helpful to address your letter to me, Hillary Adam. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

### **CASE FILE NUMBER: LU 19-260394 HR**

**Applicant:** Courtney Lee  
Portland Fireplace And Chimney Inc  
11124 NE Halsey St Box 465  
Portland, OR 97220

David L Slader  
Barbara R Slader  
3217 NE 18th Ave  
Portland, OR 97212-2327

**Site Address:** 3217 NE 18TH AVE

**Legal Description:** BLOCK 44 LOT 4, IRVINGTON  
**Tax Account No.:** R420409410  
**State ID No.:** 1N1E26AB 16400  
**Quarter Section:** 2732

**Neighborhood:** Sabin Community Assoc., contact Rachel Lee at [sabin@necoalition.org](mailto:sabin@necoalition.org).  
**Business District:** Soul District Business Association, contact at [chair@nnebaportland.org](mailto:chair@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

**Plan District:** None  
**Other Designations:** Contributing resource in the Irvington Historic District

**Zoning:** R5 – Residential 5,000 with Historic Resource Protection 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 proposes to rebuild a chimney, already removed. The chimney will be rebuilt with matching details, including a corbeled shoulders and herringbone inset panel; however, the applicant proposes to reduce the height of the chimney for a gas insert and has requested to intersperse clinker brick into the standard brick construction.

Historic Resource Review is required for non-exempt exterior alterations in a 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 4, 2019 and determined to be complete on December 10, 2019.

**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.

The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandoregon.gov](http://www.portlandoregon.gov).

**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).**

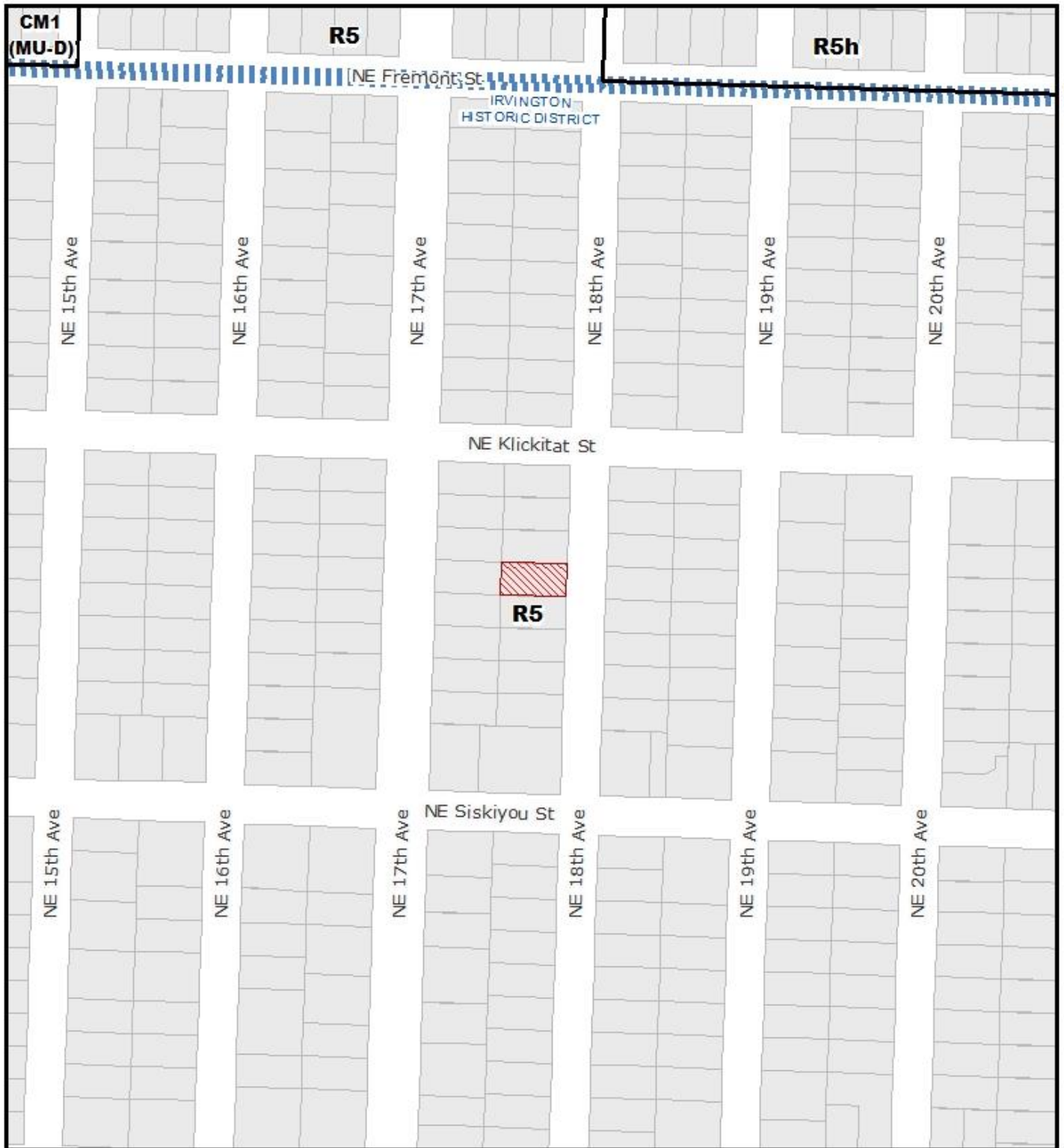
**Enclosures:**

Zoning Map

Site Plan

Existing Chimney Elevation

Proposed Chimney Elevation



**ZONING**   
 NORTH  
 IRVINGTON HISTORIC DISTRICT



File No.	<u>LU 19 - 260394 HR</u>
1/4 Section	<u>2732</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E26AB 16400</u>
Exhibit	<u>B Dec 06, 2019</u>

IMPERVIOUS AREA

BUILDING COVERAGE

LOT AREA

DRIVEWAY \_\_\_\_\_

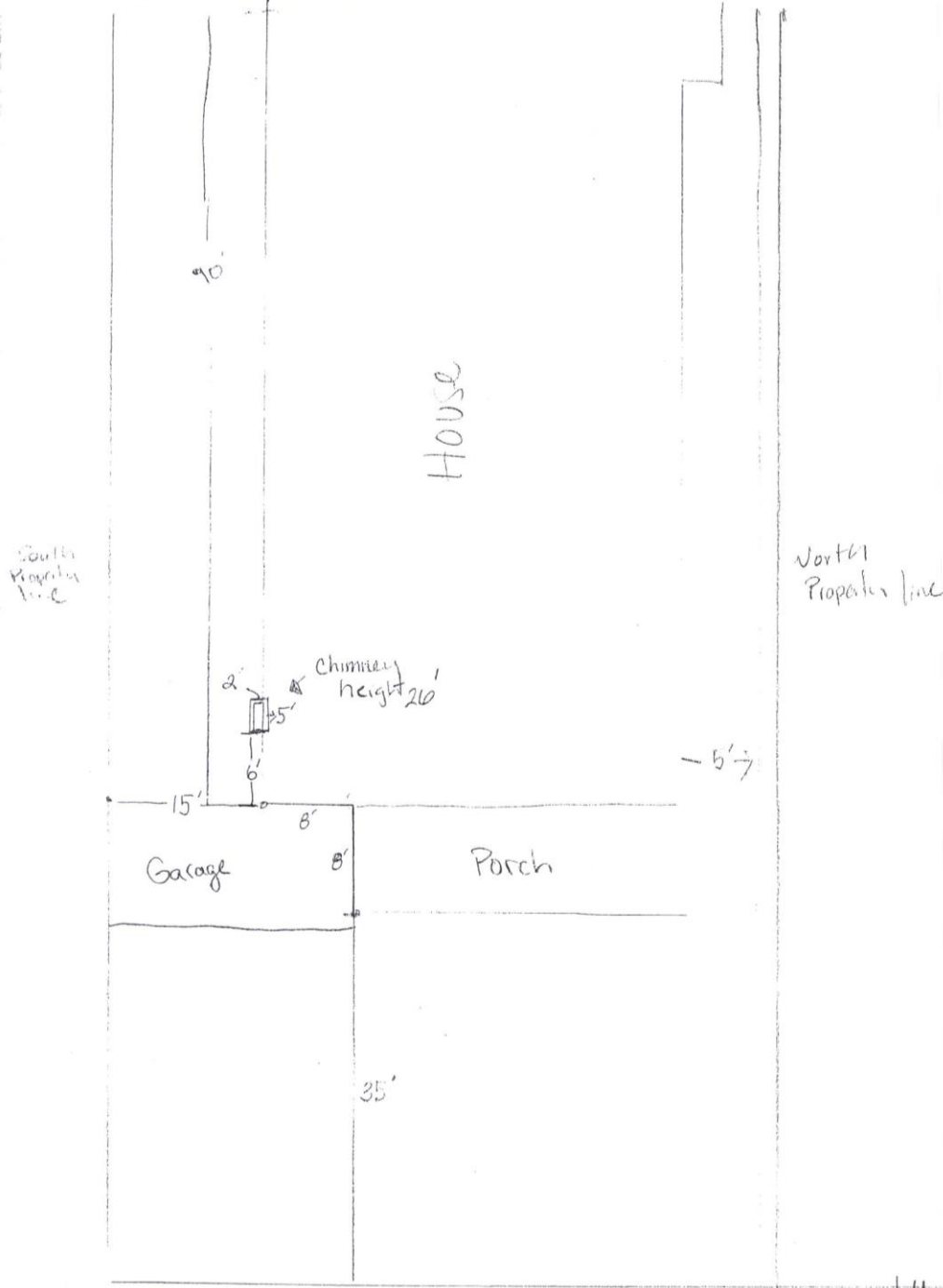
BUILDING FOOTPRINT \_\_\_\_\_

PATIO \_\_\_\_\_

WALK \_\_\_\_\_

ROOF AREA (INCL. OVERHANG) \_\_\_\_\_

TOTAL \_\_\_\_\_



NE 18<sup>th</sup> Ave

LU 19-260394 HR

PROJECT LEGAL

PROJECT ADDRESS

SITE PLAN

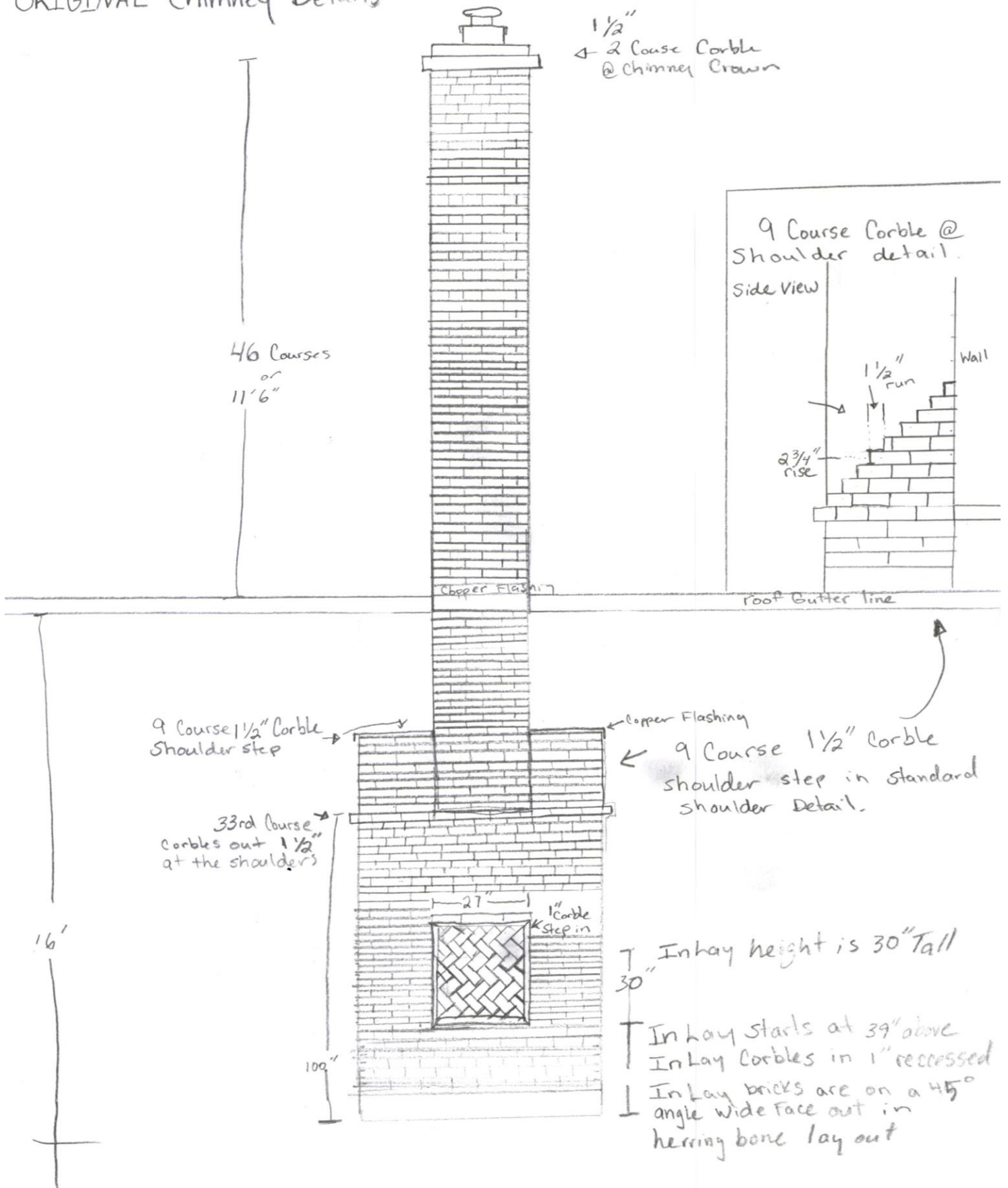
3217 NE 18<sup>th</sup> Ave  
Portland, OR 97212

SCALE 1" = 10'



19-256440-125

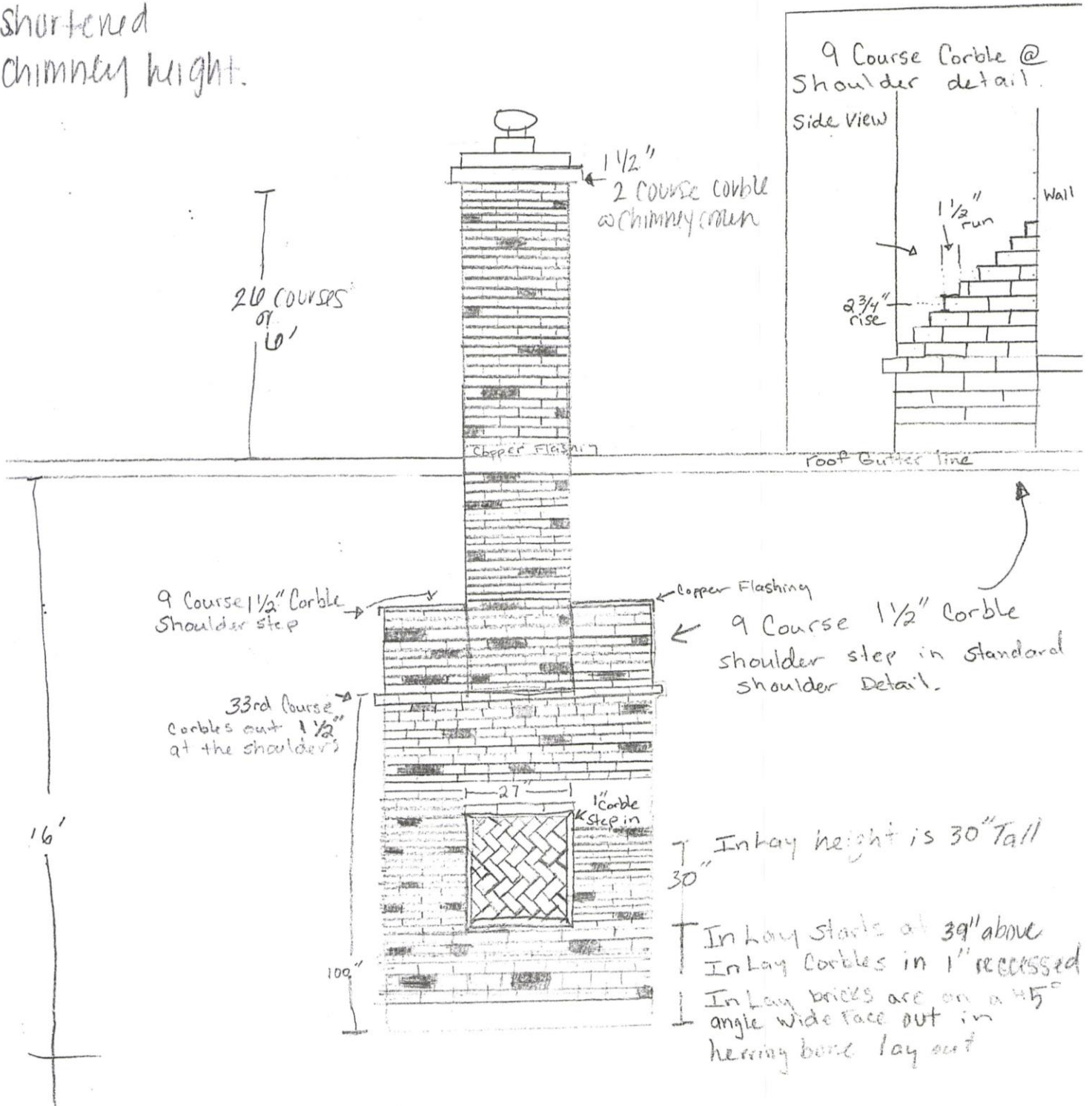
# ORIGINAL Chimney Details



LU 19-260394 HR



New proposed chimney detail with clinker brick spiced in and shortened chimney height.



LA 19-260394 HR