



CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 P524
Land Use Decision Enclosed
Case # LU 16-160157 HR

16

Return Service Requested

RESPONDENT
%NECN
RACHEL LEE
4815 NE 7TH AVE
PORTLAND OR 97211

Presort
First Class Mail
CombAsPrice



U.S. POSTAGE FITNEY BOWES
ZIP 97204 \$ 000.37⁶
02 1W
0001392790 JUN 14 2016

REC'D JUN 18 2016

106 ERAMN51 97211





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

FROM CONCEPT TO CONSTRUCTION

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

Date: June 14, 2016
To: Interested Person
From: Puja Bhutani, Land Use Services
503-823-7226 / Puja.Bhutani@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has a approved proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 16-160157 HR- RELOCATE REAR DOOR.

GENERAL INFORMATION

Applicant: Bianca McKelvy, Applicant
Arciform
2303 N Randolph Avenue
Portland, OR 97227

Jeffrey Kelly, Designer
Arciform
2303 N Randolph Avenue
Portland, OR 97227

Brittany Young, Owner
3405 NE 21st Avenue
Portland, OR 97212

Whitney Young, Owner
3405 NE 21st Avenue
Portland, OR 97212

Site Address: 3405 NE 21ST AVENUE
Legal Description: BLOCK 28 LOT 5, IRVINGTON
Tax Account No.: R420405980
State ID No.: 1N1E26AA 05100
Quarter Section: 2732
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 Joice Taylor at 503-841-5032.

District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.
Other Designations: Contributing Resource in the Irvington Historic District
Zoning: R5, Single Dwelling Residential 5000
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 proposal is to repair and relocate the existing door on the rear elevation of the residence. The door will be moved approximately 12 inches to the north to accommodate new interior stairs, and will maintain the same header height.

Historic Resource Review is required because the proposal is for non exempt exterior alterations to a structure 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 Historic Resource Review
- 33.846.060 G Other Approval Criteria

CONCLUSIONS


The proposed relocation of the existing door will be compatible with the historic character of the house. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the proposal to repair and relocate the existing door on the rear elevation of the residence. The door will be moved approximately 12 inches to the north to accommodate new interior stairs, and will maintain the same header height per the approved site plans, Exhibits C-1 through C-5, signed and dated June 10, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-160157 HR. No field changes allowed."

Staff Planner: Puja Bhutani

Decision rendered by:  on **(June 10, 2016.)**
 By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) June 14, 2016

Procedural Information. The application for this land use review was submitted on April 25, 2016, and was determined to be complete on May 19, 2016.

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. Therefore this application was reviewed against the Zoning Code in effect on April 25, 2016.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. (Unless further extended by the applicant, **the 120 days will expire on: September 16, 2016.**)

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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. 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.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **June 14, 2016.**

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-7617.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun. Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

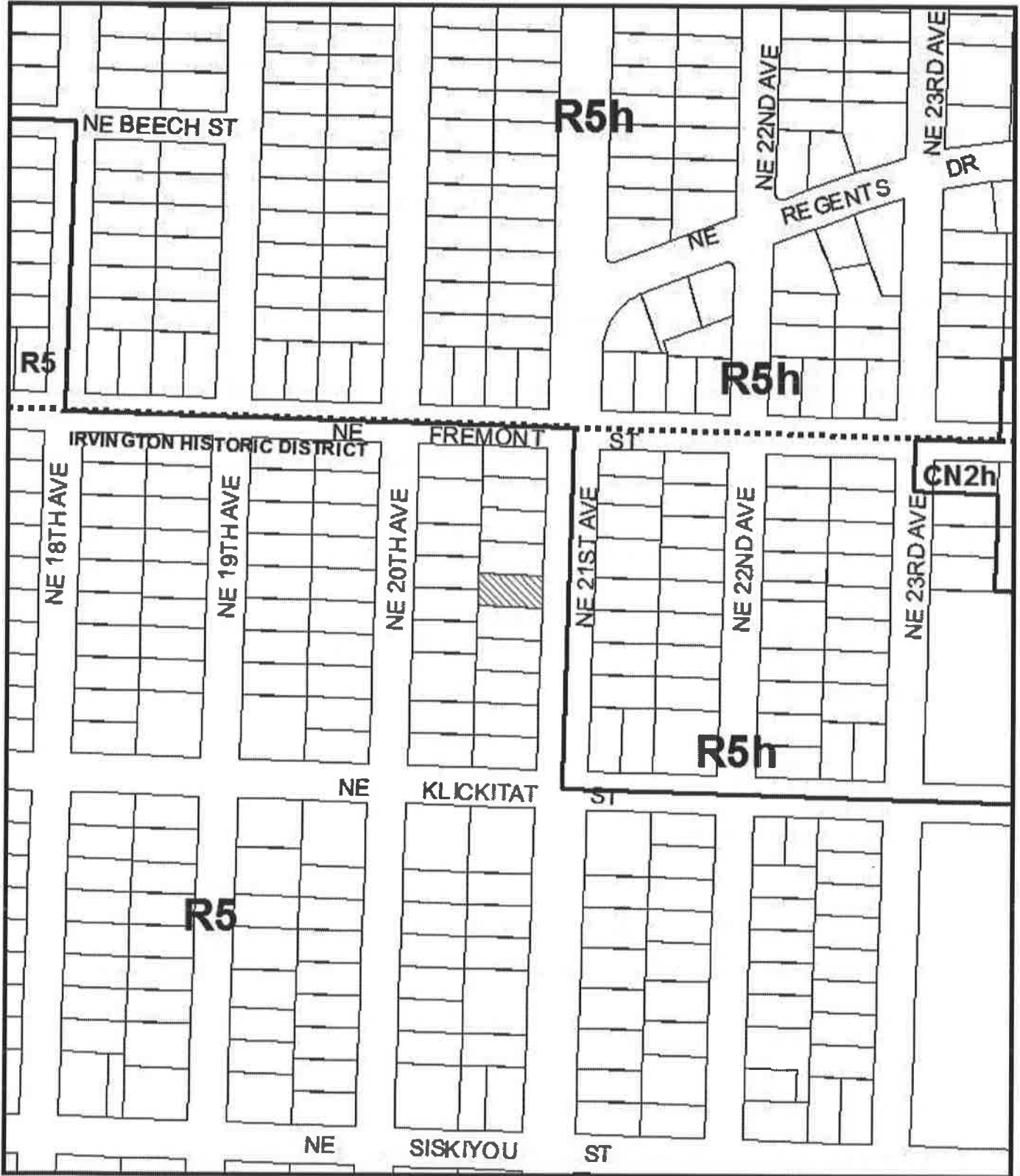
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original applicant narrative
 - 2. Site photographs
 - 3. Original drawings- NOT APPROVED, FOR REFERENCE ONLY.
 - 4. Revised Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing west elevation
 - 3. Proposed west elevation (attached)
 - 4. Floor plan and section
 - 5. Existing and proposed door section
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: No responses were received.
- F. Correspondence:
 - 1. Dean Gisvold, ICA Land Use Committee, 5/31/2016, responded with a letter of no objection.
 - 2. Rachel Lee, Chair, Sabin Land Use & Transportation Committee, responded with a letter in support of the proposal
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete letter, send on 5/17/2016

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).



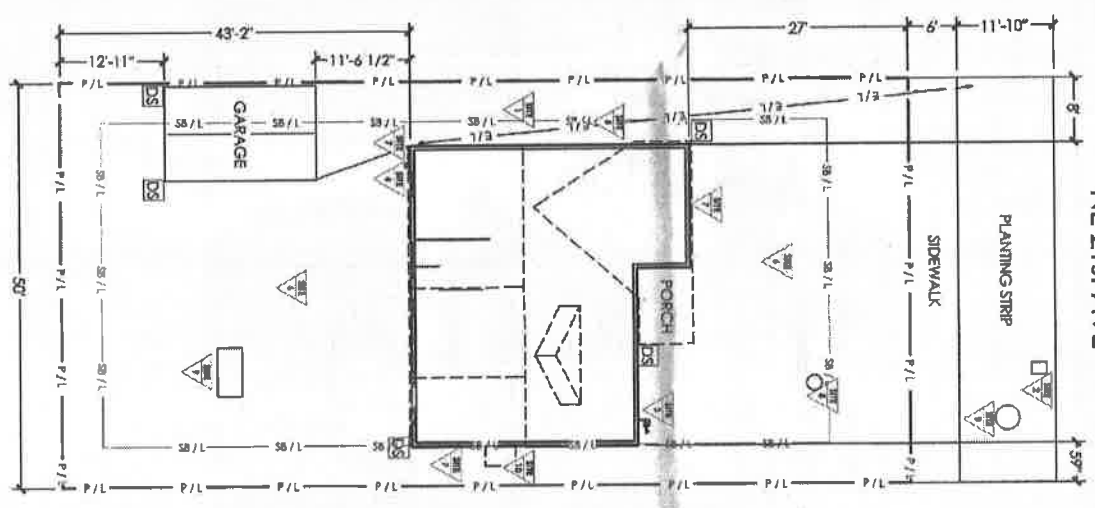
ZONING

This site lies within the:
IRVINGTON HISTORIC DISTRICT



File No. LU 16-160157 HR
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State Id 1N1E26AA 5100
 Exhibit B (Apr 27, 2016)

NE 21st AVE



A SITE PLAN
SCALE: 1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner: *MW*
Date: *6/16/2011*
* This approval is limited to the project as shown on the drawings and is subject to all applicable codes and regulations. Any changes to the project require a separate approval.

PRELIMINARY - NOT FOR CONSTRUCTION

BOARD ZONING	R5
(E) LOT COVERAGE:	1341 SF
(A) ALLOWED LOT COVERAGE:	2289 SF
(M) LOT COVERAGE:	1341 SF
(E) IMPERMEABLE SURFACES:	900 SF
(A) ALLOWED IMPERMEABLE SURFACES:	3000 SF
(M) IMPERMEABLE SURFACES:	900 SF
(E) HEIGHT:	23'-0"
(A) ALLOWED HEIGHT:	35'-0"
(M) HEIGHT:	23'-0"

- 1: DRIVE WAY
- 2: WATER MAIN
- 3: GAS MAIN
- 4: ELECTRICAL MAIN
- 5: OVERHEAD CONNECTION FROM POLE TO ELECT MAIN
- 6: LANN
- 7: HOSE TAP
- 8: TREE
- 9: OUTDOOR PERGOLA
- 10: WINDOW WELL FOR EGRESS WIN

Brittany & Whitney Young

3405 NE 21ST AVE
PORTLAND, OR 97212

ARCIFORM
Member of the Arcadis Group

600 NE 40th Street
Portland, OR 97232
Tel: 503.407.0023

2011 N. BARNARD AVE
PORTLAND, OR 97227

LEGEND

ADDITON	ADDITION
P/L	PROPERTY LINE
S/L	SET BACK LINE
W/W	WATER LINE
S/W	SEWER LINE
G	CAST LINE
E/L	OVER HEAD ELEC
DS	DOWN SPOUT

Project No: **2011**

Designer: **EMERY FELT**

Author: **EMERY FELT**

Checker: **EMERY FELT**

Project Manager: **EMERY FELT**

Date: **4/21/11**

4/21/11: LAND USE REVIEW

Approved: **EMERY FELT**

ARCIFORM CONSTRUCTION

Page No: **SP**

1/18/11 10:15 AM HFE EXPORT CL

