



CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 P524
Land Use Decision Enclosed
Case # LU 16-198522 HR

16

Return Service Requested

RESPONDENT
SABIN NA
RACHEL LEE
4815 NE 7TH AVE
PORTLAND OR 97211

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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: November 14, 2016
To: Interested Person
From: Cassandra Ballew, Land Use Services
503-823-7252 / Cassandra.Ballew@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 16-198522 HR – NEW GARAGE DOOR
GENERAL INFORMATION

Applicant/Owner: James E. Dixon & Judith M. Rizzio
3432 NE 16th Ave
Portland, OR 97212-2314

Site Address: 3432 NE 16TH Avenue A
Legal Description: BLOCK 18 LOT 2-4 TL 5600, DIXON PL
Tax Account No.: R210502540
State ID No.: 1N1E26AB 05600
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 at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Other Designations: 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 applicant seeks Historic Resource Review approval to remove and replace an existing 16'x7' wide garage door on the south façade of a non-contributing garage, built in 1995. The garage is accessory to a 1925 bungalow in the colonial style, which is a contributing resource in the Irvington Historic District. The proposed wood rail and stile door with glass lights, will be smaller in size at 13'-6" x 7'. This work will also allow for the removal of a wind column that was placed on the southern wall of the garage for structural support.

Historic Resource Review is required because proposals for an alteration to the exterior of a structure in a Historic District require a Type I Historic Resource Review, per Section 33.846.060, Table 846-3.

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.

CONCLUSIONS

The proposed alterations to replace an existing garage door with a higher quality door of a more appropriate scale and size, in addition to the removal an existing wind column are architecturally compatible with the district and therefore warrant approval.


The purpose of the historic resource review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposal employs durable, architecturally compatible materials, respects the original character of the subject building, and allows it to remain a coherent composition. The proposal meets the applicable approval criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations in the Irvington Historic District to replace an existing garage door with a higher quality door of a more appropriate scale and size, in addition to the removal an existing wind column, per the approved site plans, Exhibits C-1 through C-3, signed and dated November 8, 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.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-198522 HR."

Staff Planner: Cassandra Ballew

Decision rendered by:  **on November 8, 2016**
By authority of the Director of the Bureau of Development Services

Decision mailed: November 15, 2016

Procedural Information. The application for this land use review was submitted on July 1, 2016, and was determined to be complete on October 11, 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 July 1, 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.

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 **November 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:

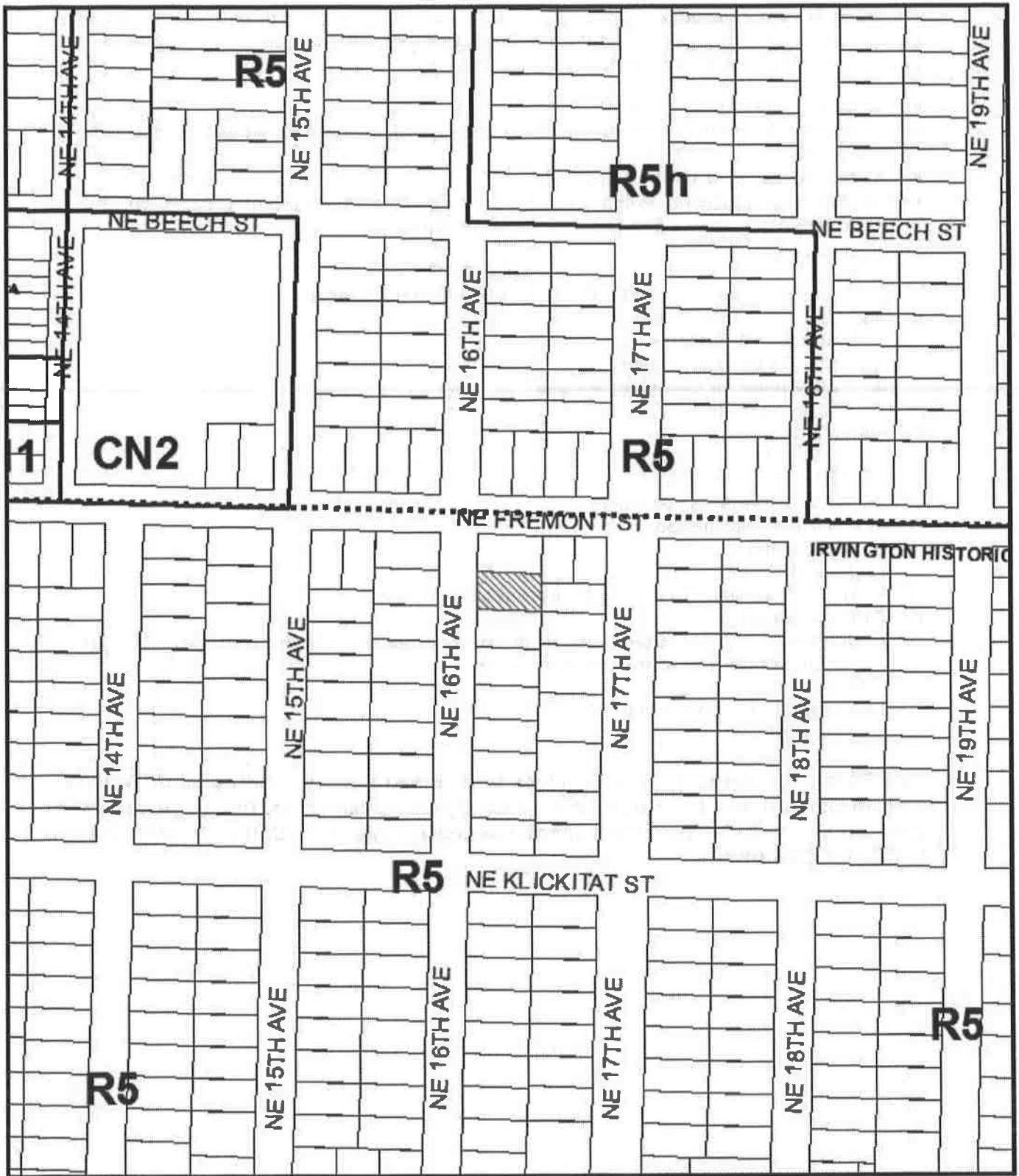
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Administrative Information:
 - 1. Applicant's Statement
 - 2. Email Correspondence
 - 3. LU Waiver for Compliance Case
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. A1.00 Site Plan (attached)
 - 2. A2.00 Plans (attached)
 - 3. A3.00 Elevations (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: No responses were received.
- F. Correspondence:
 - 1. Rachel Lee, Chair of the Sabin Community Association Board, November 7, 1016, Wrote in approval of the proposed work.
- G. Other:
 - 1. Original LU Application
 - 2. Site Research

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).



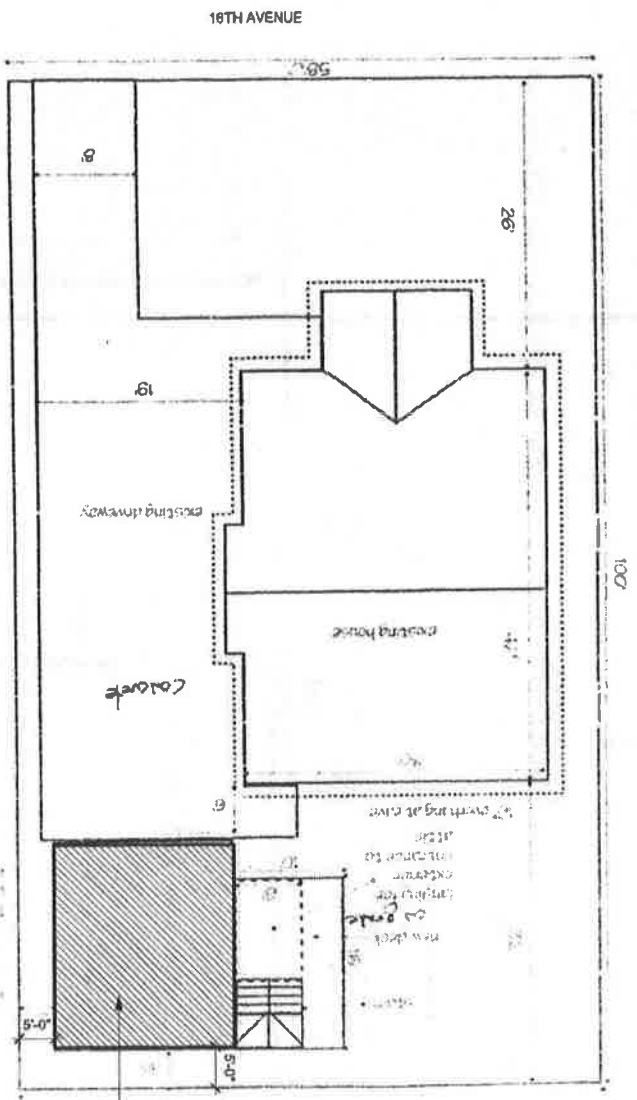
ZONING

 Site

This site lies within the:
IRVINGTON HISTORIC DISTRICT



File No.	<u>LU 16-198522 HR</u>
1/4 Section	<u>2732</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E26AB 5600</u>
Exhibit	<u>B (Jul 06, 2016)</u>



SITE PLAN
 Scale: 1" = 10'



***Approved* VICINITY MAP**
 City of Portland - Bureau of Development Services
 LU # 16-198522-HR
 Planner C. Ballou Date 11.8.16
 * Approved Monitoring/Maintenance Plan

ADDRESS:
 3442 NE 16th
 Portland, Oregon 97212

Zone: R15
 Historic Irvington District

PROJECT SCOPE:
 MODIFICATION TO EXISTING NON-HISTORIC STRUCTURE BUILT IN 1995. PERMIT #RES96-54403

REMOVE EXISTING WIND COLUMN ON SOUTH SIDE OF GARAGE DOOR AND REPLACE WITH 18" WIDE SHIPSON STRONG WALL GARAGE PORTAL BRACING.

MODIFY EXISTING 18'-0" WIDE GARAGE DOOR TO APPROXIMATELY 13'-0" TO ALIGN WITH DORMER ABOVE

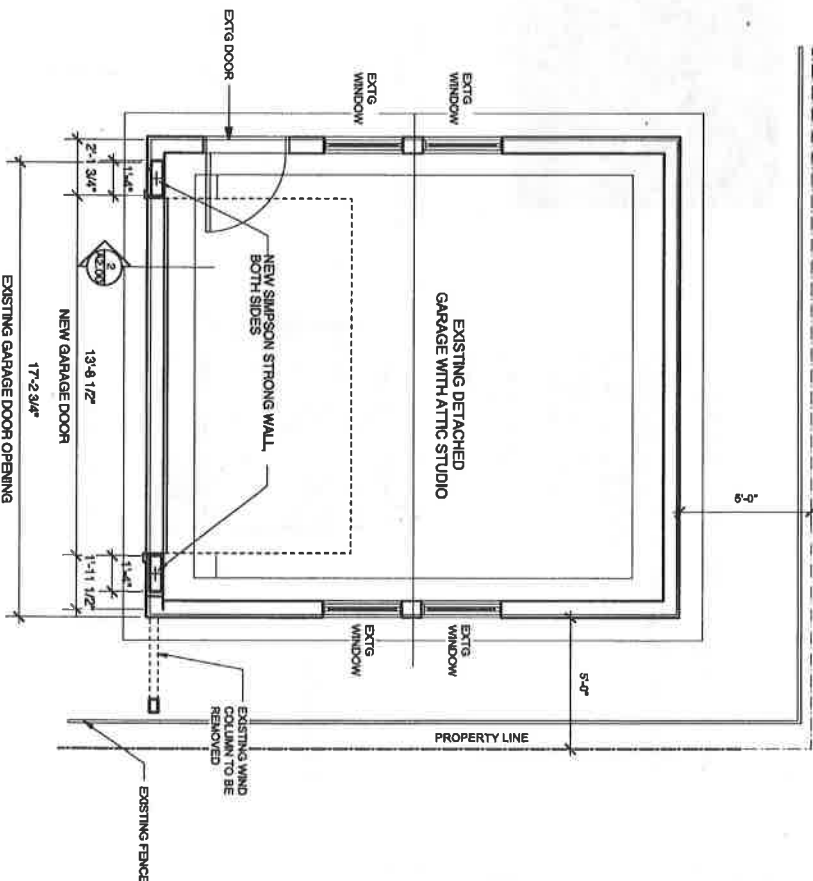
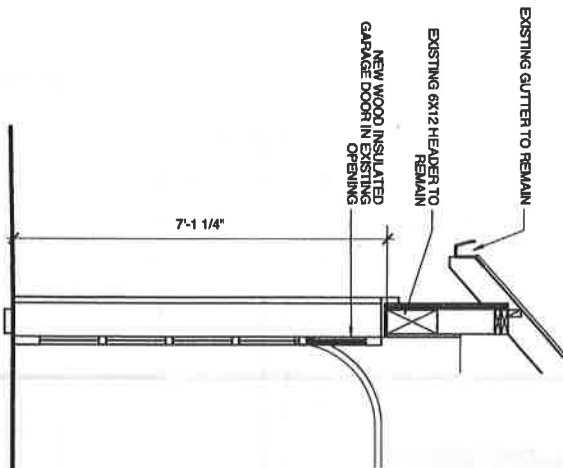
EXISTING GARAGE WITH ATTIC STUDIO

DXN

Dixon Building Studio
 Physical Site Address:
 1000 NE Oregon Street
 Portland, Oregon 97232
 Phone: 503.231.1234
 Website: www.dxn.com

DATE: 11/8/16
 SCALE: VARIOUS
 SITE PLAN - INFO

A1.00



2 SECTION THROUGH GARAGE DOOR
Scale: 1/2" = 1'-0"

1 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

Approved

City of Portland - Bureau of Development Services

LU# 16-198522-HR

Planner E. Ball Date 11.8.16

* Approved Monitoring/Maintenance Plan

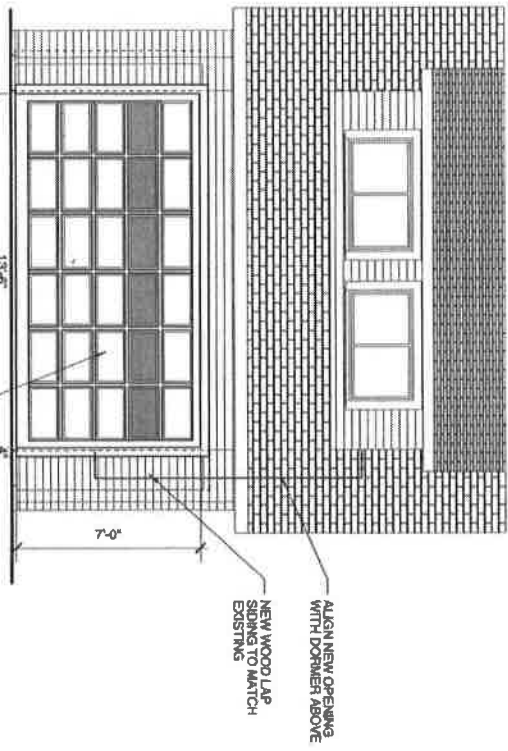
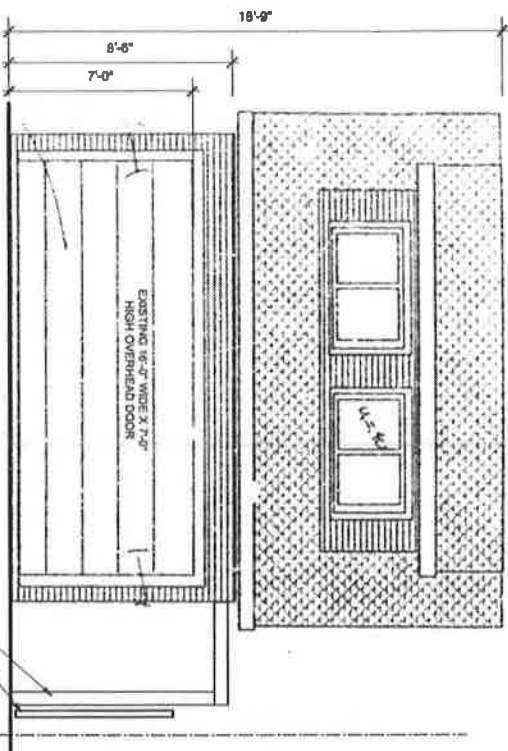
DXN

David N. Dorn, Architect
1010 NE Oregon Street, Suite 200
Portland, Oregon 97232
503.255.1111
dorn@dxn.com

DXN
10.10.2016
SCALE: 1/4" = 1'-0"
PLANS
A2.00



PHOTO OF EXISTING CONDITION



Approved
 City of Portland - Bureau of Development Services
 L # 14-198522 HR
 Planner C. B. Bell Date 11.8.16
 Monitoring/Maintenance Plan

DXN
 Design: Redwooden Studio
 2421 NE 18th
 Portland, Oregon 97218
 Phone: 503.281.1111
 Website: dxn.com
 SCALE: 1/4" = 1'-0"
 DATE: 11.15.16
 ELEVATIONS
 A3.00

EXHIBIT C-3

