



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

Dan Saltzman, Commissioner
 Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: February 23, 2016
To: Interested Person
From: Arthur Graves, Land Use Services
 503-823-7803 | Arthur.Graves@portlandoregon.gov

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

The Bureau of Development Services has approved a 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 16-109312 HR: DOOR ALTERATIONS

GENERAL INFORMATION

Applicant/Owner: Alexis Peterka | 503.975.9528
 3326 NE 11th Avenue | Portland, OR 97212

Site Address: 3326 NE 11th Avenue

Legal Description: BLOCK 85 LOT 13, IRVINGTON
Tax Account No.: R420417730
State ID No.: 1N1E26BA 05300
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 Joice Taylor at 503-841-5032.

District Coalition: Northeast Coalition of Neighborhoods, contact Lokyee Au at 503-388-9030.

Plan District: None

Other Designations: Contributing resource (and noncontributing garage) in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

Zoning: R5: Single-Dwelling Residential Zone (R5)
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 for alterations to the contributing resource constructed in 1925 in the Irvington Historic District. The alterations include the following:

- Removal of the existing non-original door (and opening) on the south façade to be replaced with siding to match existing.

Historic resource review is required for non-exempt exterior alterations to contributing structures such as this one in the Irvington Historic District.

- Removal of existing non-original door on the west façade (front door) to be replaced with a wood door of the same size in the same opening.
 - Note: This door replacement is exempt from Historic Review per Portland Zoning Code 33.445.320.B.2.

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*

CONCLUSIONS

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 alterations to the 1925 contributing resource in the Irvington Historic District including:

- Removal of the existing non-original door (and opening) on the south façade to be replaced with siding to match existing.

Alterations, per the approved site plans, Exhibits C-1 through C-2, signed and dated Friday, February 19, 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.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-109312 HR." No field changes permitted.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Friday, February 19, 2016.**

By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) Tuesday, February 23, 2016.

Procedural Information. The application for this land use review was submitted on January 22, 2016, and was determined to be complete on **February 3, 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 January 22, 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: Thursday, June 2, 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 **Tuesday, February 23, 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:

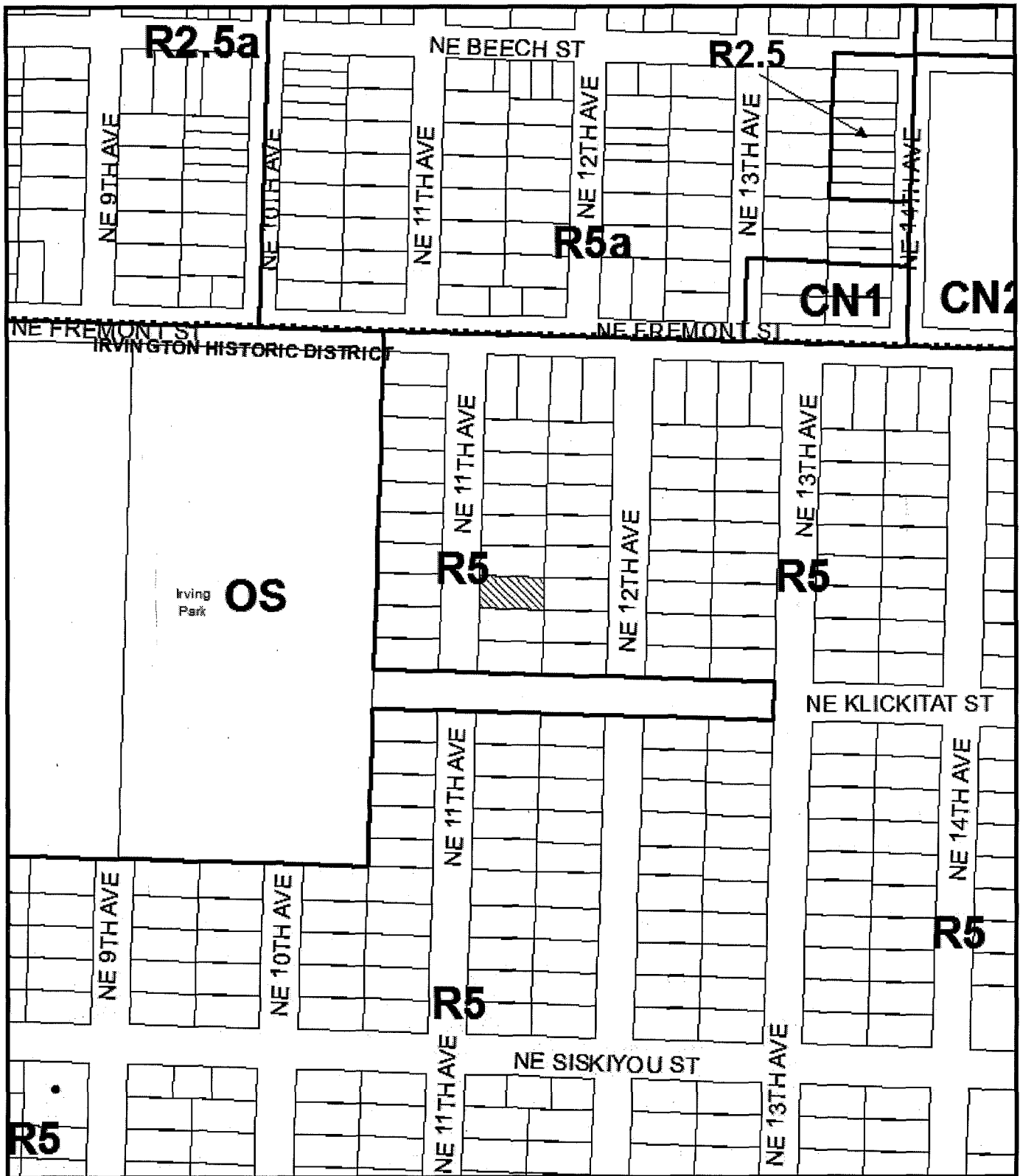
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 - 1. Applicant's Statement
 - 2. Site Photos
 - 3. Cutsheet for replacement wood door which is exempt from Historic Review
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Detailed Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: No Bureau responses were received.
- F. Correspondence:
 - 1. Dean Gisvold, August 13, 2015, on behalf of the Irvington Neighborhood Association.
 - 2. Rachel Lee, February 17, 2016, on behalf of the Chair Sabin Land Use & Transportation Committee.
- G. Other:
 - 1. Original LU Application
 - 2. Site Photos
 - 3. Historic Information

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
-  Historic Landmark

This site lies within the:
IRVINGTON HISTORIC DISTRICT

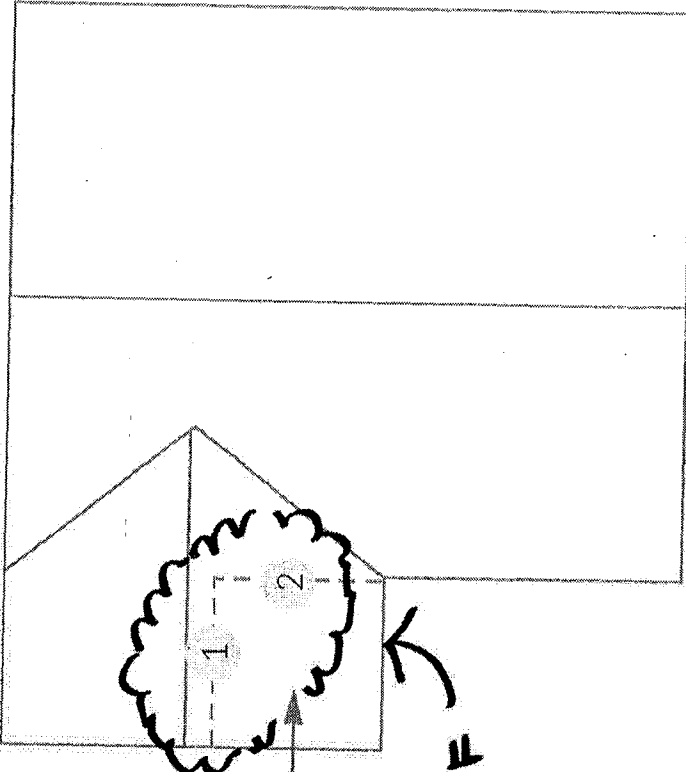
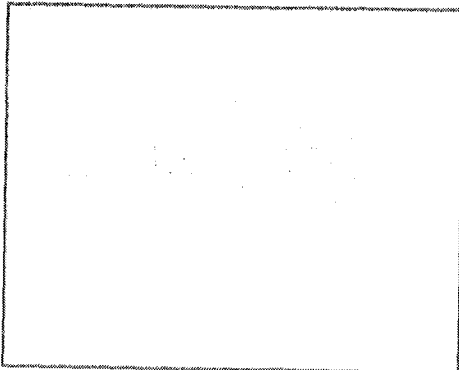


File No.	LU 16-109312 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State Id	1N1E26BA 5300
Exhibit	B (Jan 25, 2016)

Site Plan - 3326 NE 11th Ave

Approved
City of Portland
 Bureau of Development Services
 Planner _____
 Date 2.19.16

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.



Covered front porch

AREA OF WORK

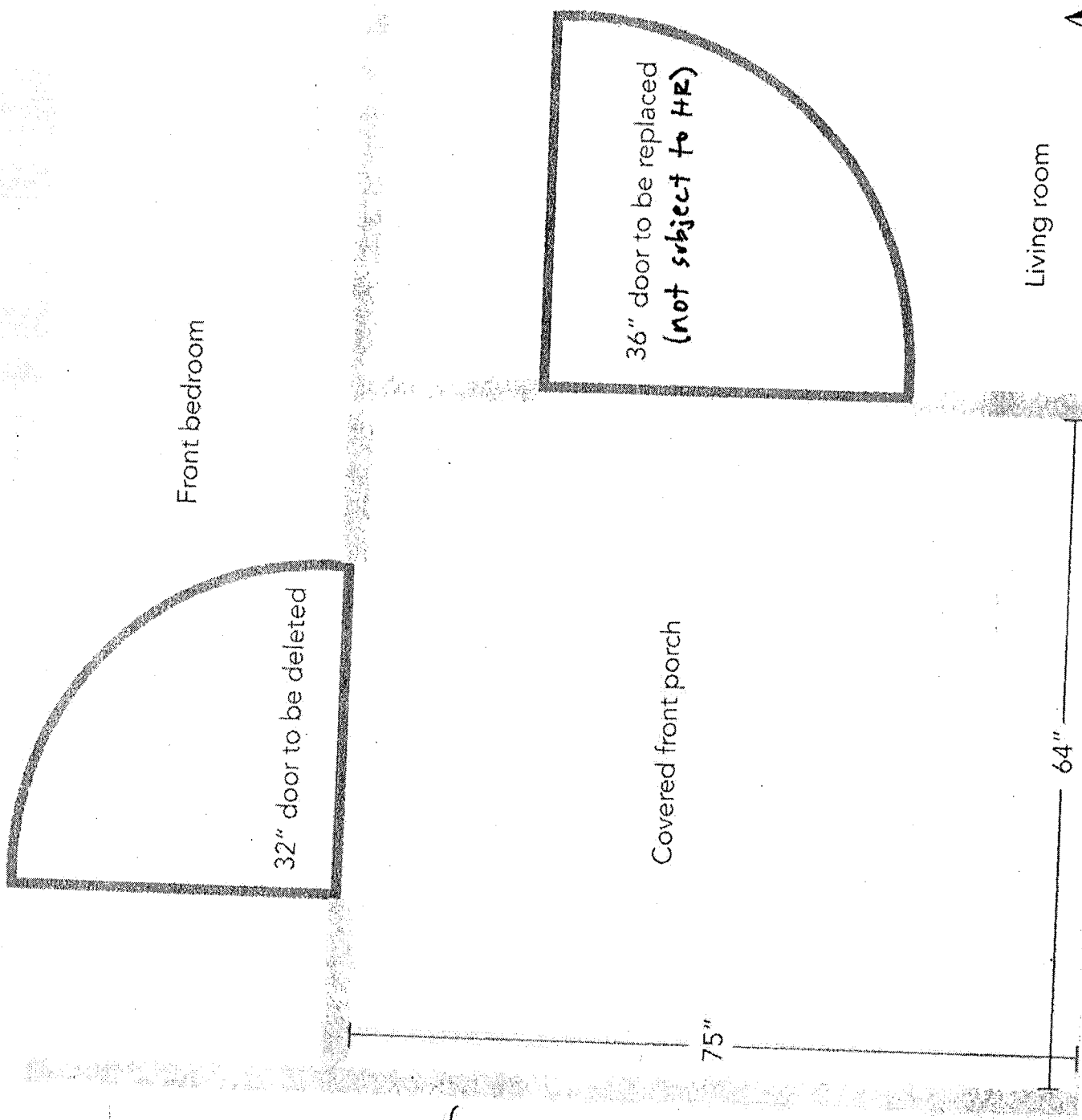
100'

- 1: Door to be deleted
- 2: Door to be replaced - not subject to HR

NE 11th Ave

EXH C-1
 W 16-109312 HR

Detailed plan - 3326 NE 11th Ave



Approved
City of Portland
 Bureau of Development Services

Planner *[Signature]*

Date 2.9.16

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

EXH C-2
 LU 16-109312 HL