



CITY OF PORTLAND
 Bureau of Development Services
 1900 SW Fourth Avenue, Suite 5000
 Portland, OR 97201 **P524**
Land Use Notice Enclosed
Case # LU 16-154572 HR

16

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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: May 26, 2016
To: Interested Person
From: Jeff Mitchem, Land Use Services
 503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on June 15, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-154572 HR, in your letter. It also is helpful to address your letter to me, Jeff Mitchem. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-154572 HR
SINGLE-FAMILY RESIDENCE ADDITION

Applicant: Clark and Mary Fisher
 3130 NE 19th Ave
 Portland, OR 97212

Representative: Tara Doherty | Tara Doherty Architect
 1831 SE Knapp
 Portland OR 97202

Site Address: 3130 NE 19TH AVE
Legal Description: BLOCK 30 N 1/2 OF LOT 13 S 1/2 OF LOT 14, IRVINGTON
Tax Account No.: R420406480
State ID No.: 1N1E26AA 09000
Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885; Sabin Community Assoc., contact Rachel Lee at 503-964-8417.
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.
Plan District: None
Zoning: R5, Residential 5,000
Case Type: HR, Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The proposal is for a 500 square-foot addition to the rear of an existing 960 square-foot home. The 17' x 29'-4" addition will extend eastward (rear lot) under a single hipped gable centered on the structure's main N-S ridge line and recessed on the north and south elevations by approximately 2'-6". The existing impervious surface of 2,314 square feet will be expanded by 468 square feet to 2,782 square feet. The proposal includes two new Marvin wood casement windows (with divided lites to match existing) on the south and east (rear) elevations and a single three-panel accordion door (no divided lites) on the east elevation. No windows are proposed on the north elevation of the addition. All new siding is proposed to be wood painted to match existing.

Historic Resource review is required because the proposal is for exterior alteration within the Irvington Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant 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 April 18, 2016 and determined to be complete on May 23, 2016.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- 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 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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the

review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

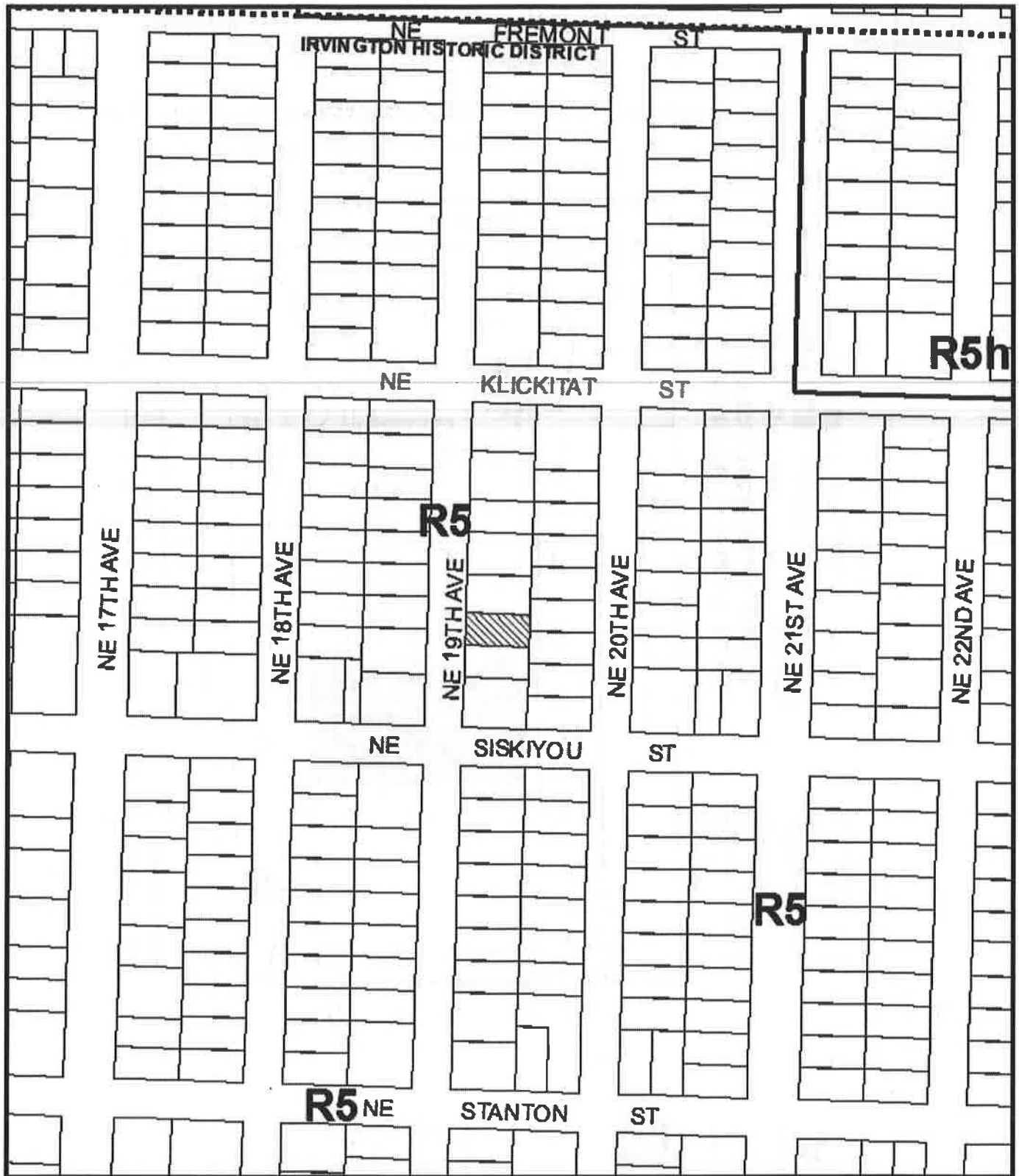
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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

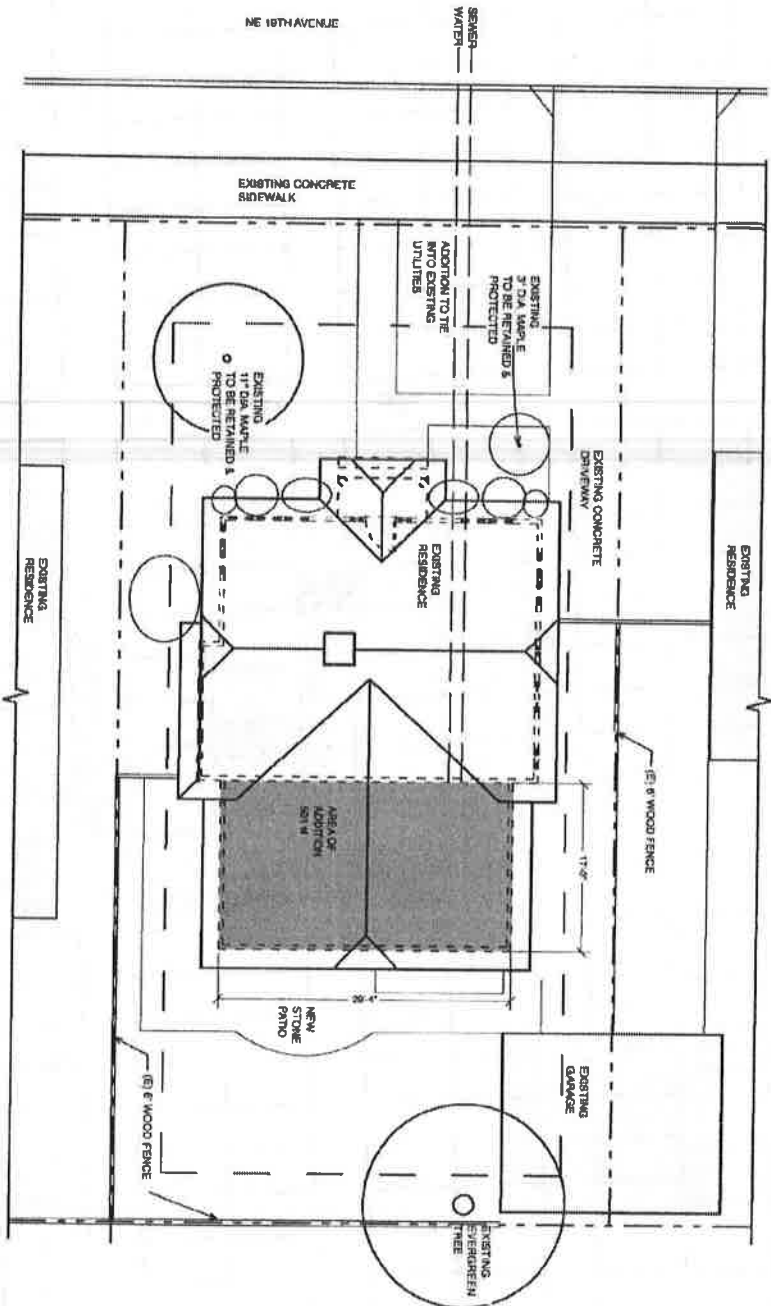


ZONING

This site lies within the:
IRVINGTON HISTORIC DISTRICT



File No. LU 16-154572 HR
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Id 1N1E26AA 9000
 Exhibit B (Apr 19, 2016)



1 SITE PLAN
SCALE: 1" = 10'-0"

- NOTES:
- A. ALL TREES TO REMAIN ON THIS SITE. IN PLANTING STEPS AND ON ADJACENT PROPERTIES WILL BE PROTECTED FROM DAMAGE FROM THE CONSTRUCTION PROCESS AND MACHINE USAGE.
 - B. SELECTIVELY CLEAR OR PRUNE ANY UNWANTED VEGETATION ON THESE AREAS AND CONSTRUCTION WITH CONSENT OF OWNERS. COORDINATE REMOVAL AND REPLANT WITH OWNER.
 - C. CONTRACTOR TO STORE ALL NEW MATERIALS IN DRY AND SECURE LOCATION ON SITE AS SPECIFIED BY OWNER.
 - D. CONTRACTOR TO INSURE ALL EXHIBIT CONTROL MEASURES HAVE BEEN ACCOMPANIED ACCORDING TO CITY REQUIREMENTS AND MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION PROCESS.
 - E. PROVIDE NEW GUTTERS AND DOWNSPOUTS FOR ADDITION TO DRAIN ON SITE. DOWNSPOUT LOCATIONS TO BE DETERMINED BY ARCHITECT ON OWNER ON SITE.

- EXISTING IMPERVIOUS AREA
- KITCHEN = 100 SF
 - PATIO = 300 SF
 - PORCH, STEPS, DRIVEWAY, WALK = 800 SF
 - GARAGE = 180 SF
 - TOTAL = 2314 SF
- NEW IMPERVIOUS AREA
- HOUSE = 2700 SF
 - PATIO = 400 SF
 - PORCH, STEPS, DRIVEWAY, WALK = 800 SF
 - GARAGE = 180 SF
 - TOTAL = 2780 SF
- LESS THAN 800 SF ADDITIONAL IMPERVIOUS SURFACE

NOT FOR CONSTRUCTION

FISHER RESIDENCE
1330 NE 18TH AVENUE
PORTLAND, OR 97212

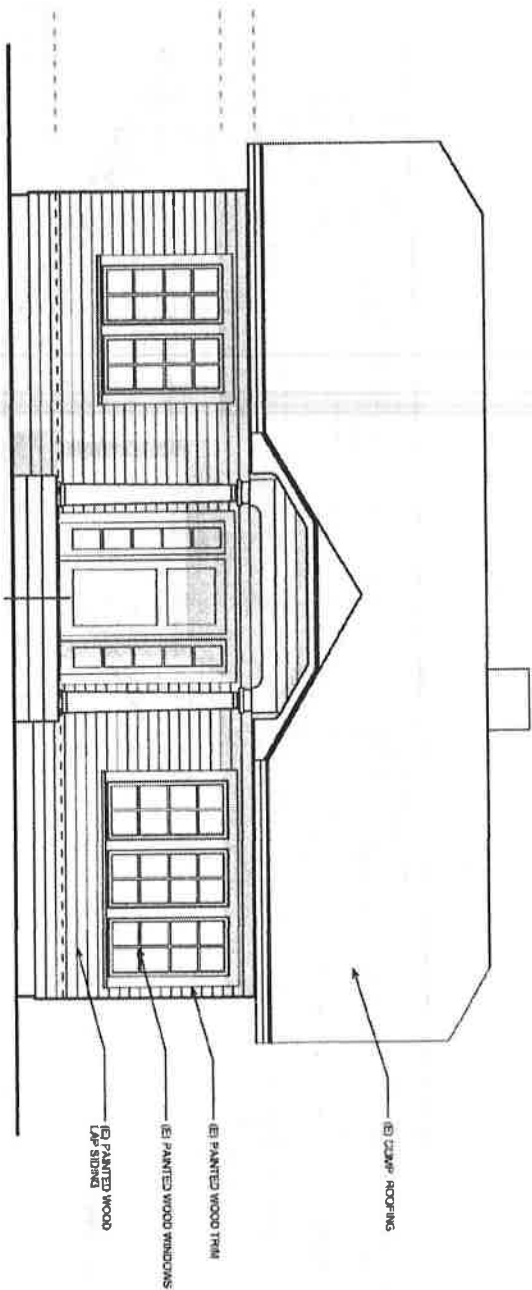
ISSUE DATE:
5/20/16
DD SETS

TARA DOHERTY ARCHITECT LLC
1831 SE Knapp
Portland Oregon 97202
503.413.0900

SITE PLAN

DRAWING NO.:

A1.0



**WEST ELEVATION
(NO CHANGE)**

1
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

**FISHER
RESIDENCE**
2180 NE 187th AVENUE
PORTLAND, OR 97272

ISSUE DATE:
5.20.16
DD SETS

**TARA DOHERTY
ARCHITECT LLC**
1831 SE Kinross
Portland Oregon 97202
503.413.0550

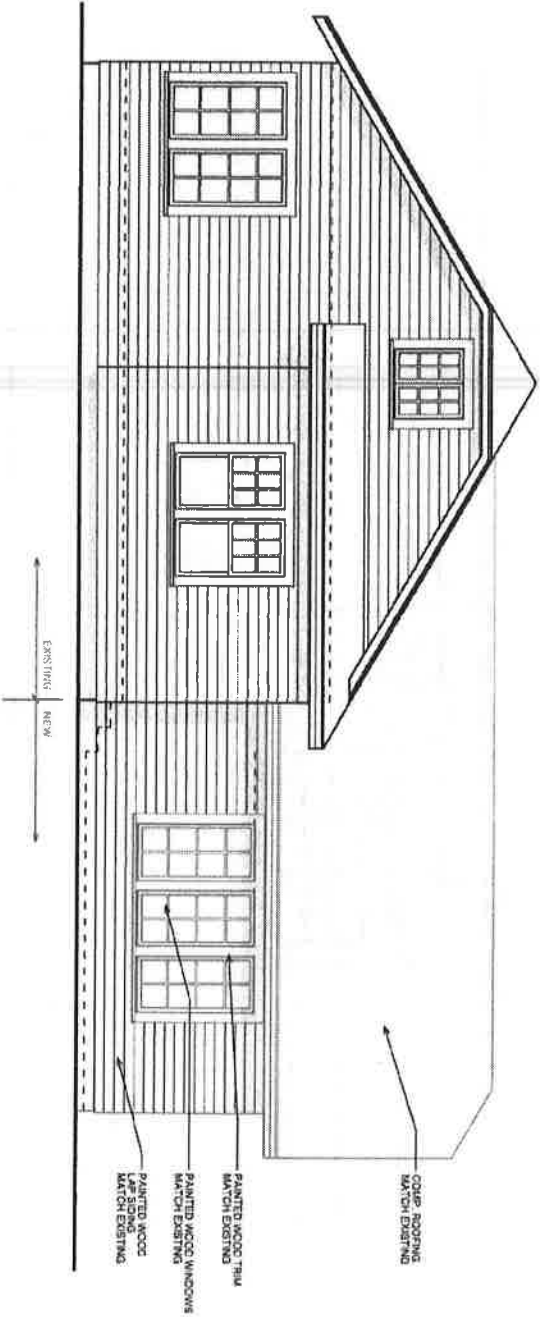
ELEVATIONS
DRAWING NO.:
A2.0

NOT FOR CONSTRUCTION

**FISHER
RESIDENCE**
3180 NE 187th AVENUE
PORTLAND, OR 97212

ISSUE DATE:
5/20/16

DD SETS

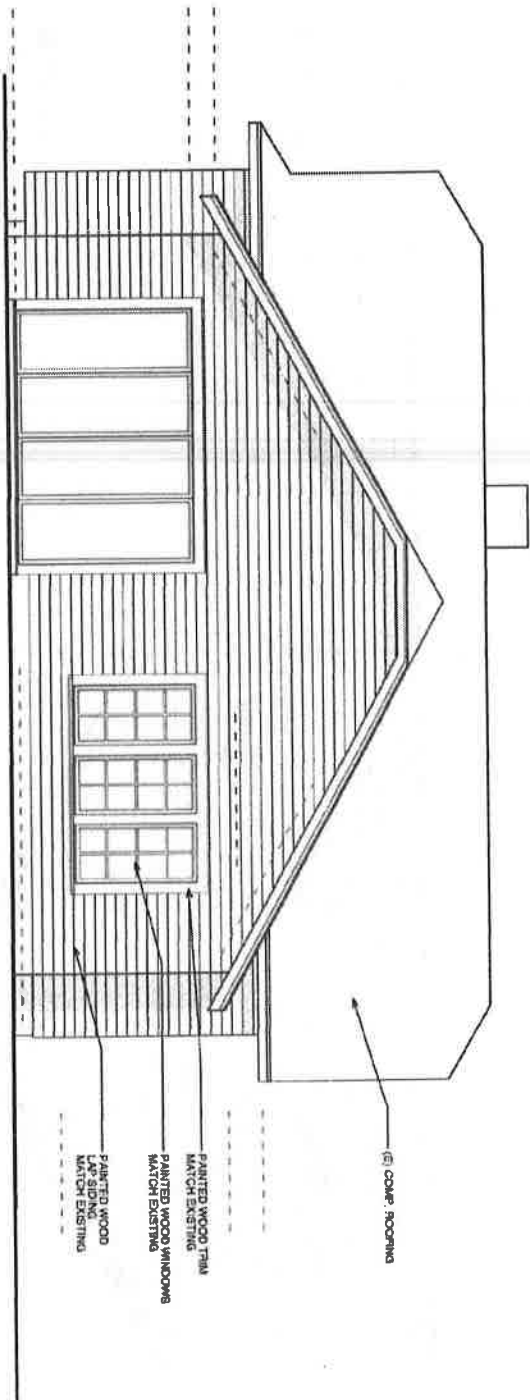


1
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS

DRAWING NO.:

A2.1



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

FISHER RESIDENCE
3120 NE 19TH AVENUE
PORTLAND, OR 97212

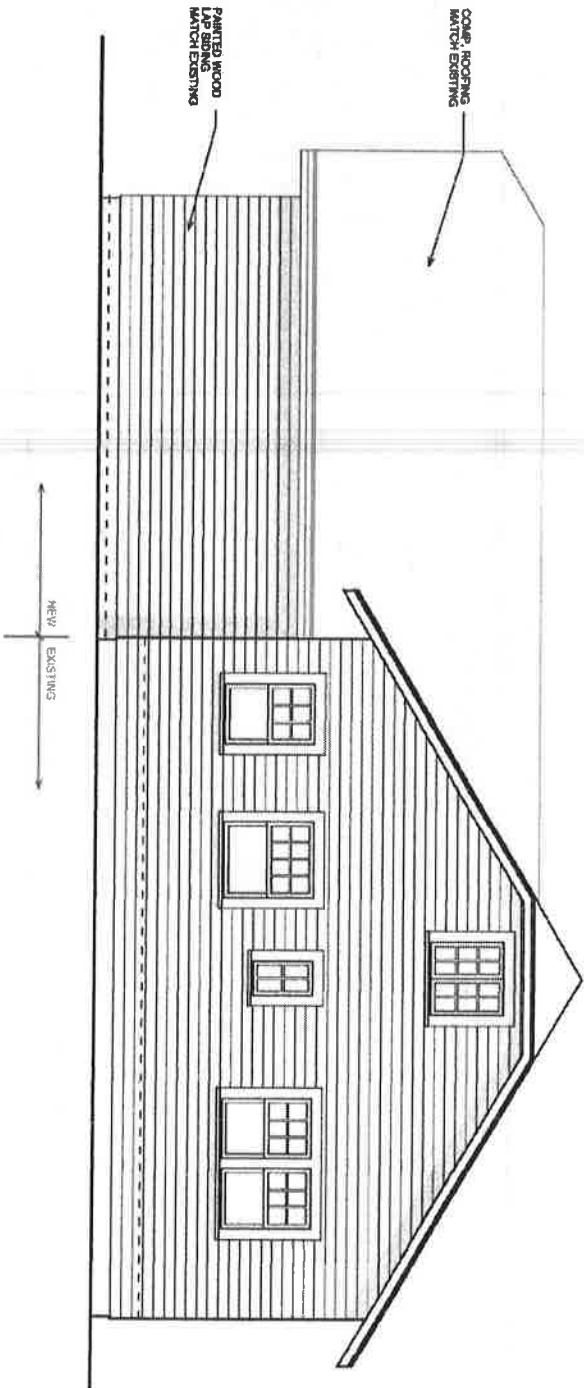
ISSUE DATE:
5.20.16

DD SETS

TARA DOHERTY ARCHITECT LLC
1831 SE Knappa
Portland Oregon 97202
503.413.0500

ELEVATIONS

DRAWING NO.:
A2.2



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

FISHER RESIDENCE
2130 NE 187th AVENUE
PORTLAND, OR 97212

ISSUE DATE:
5.20.16

DD SETS

ELEVATIONS

DRAWING NO.:

A2.3