



CITY OF PORTLAND
 Bureau of Development Services
 1900 SW Fourth Avenue, Suite 5000
 Portland, OR 97201
Land Use Notice Enclosed
Case # LU 21-026649 HR

P524



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RETURN SERVICE REQUESTED

SABIN COMMUNITY ASSOCIATION
 LEE RACHEL C/O NECN
 4815 NE 7TH AVE
 PORTLAND OR 97211

9721143999 0022 |||



The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please call 503-823-7300, the TTY at 503-823-6868 or the Oregon Relay Service at 711.

503-823-7300 BDS@PortlandOregon.gov www.PortlandOregon.gov/bds/translated

Traducción e interpretación | Chuyen Ngõ hoặc Phiên Dịch | 翻译或传译
 Turjumida ama Fasiraadda | 翻訳または通訳 | Письменный или устный перевод
 Traducere sau Interpretare | 번역 및 통역 | الترجمة الشفهية أو المكتوبة
 மறுவாசிப்பு அல்லது மொழிபெயர்ப்பு | Письмовий або усний переклад



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: March 29, 2021
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-865-6521/Grace.Jeffreys@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 April 19, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-026649 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-026649 HR
1509 NE KICKITAT, NEW DORMER AND SKYLIGHT

Applicant: Joseph Bashaw, Joseph Bashaw Architecture LLC
52 SE 66th Ave, Portland, OR 97215
jnbashaw@gmail.com, 206-335-5541

Owners: Melissa Hurley and Michael Davis
1509 NE Klickitat St, Portland, OR 97212-2338

Site Address: 1509 NE KLICKITAT ST

Legal Description: BLOCK 57 LOT 11, IRVINGTON
Tax Account No.: R420412380
State ID No.: 1N1E26AB 06700
Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at deang@mcewengisvold.com
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

Plan District: None
Other Designations: The house is considered a Contributing Resource to the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

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 applicant proposes a new dormer and skylight to the rear of a contributing property located in the Irvington Historic District. The existing contributing house, historically known as the JH Morrow House, was constructed in 1923 in the Bungalow/ Colonial Revival styles. The proposal includes:

- A new dormer, with a hipped roof and a set of three ganged windows, similar in form and style to an existing dormer on the front of the house facing NE Klickitat. The window and dormer details will match the existing dormer at the front of the house.
- A new skylight, also on the rear of the main roof, which will accommodate egress requirements from a bedroom.

Historic Design Review is required because the proposal is for non-exempt alterations in the Irvington Historic District, per Portland Zoning Code Section 33.445.320.

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 **March 17, 2021** and determined to be complete on **March 24, 2021**.

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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

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.

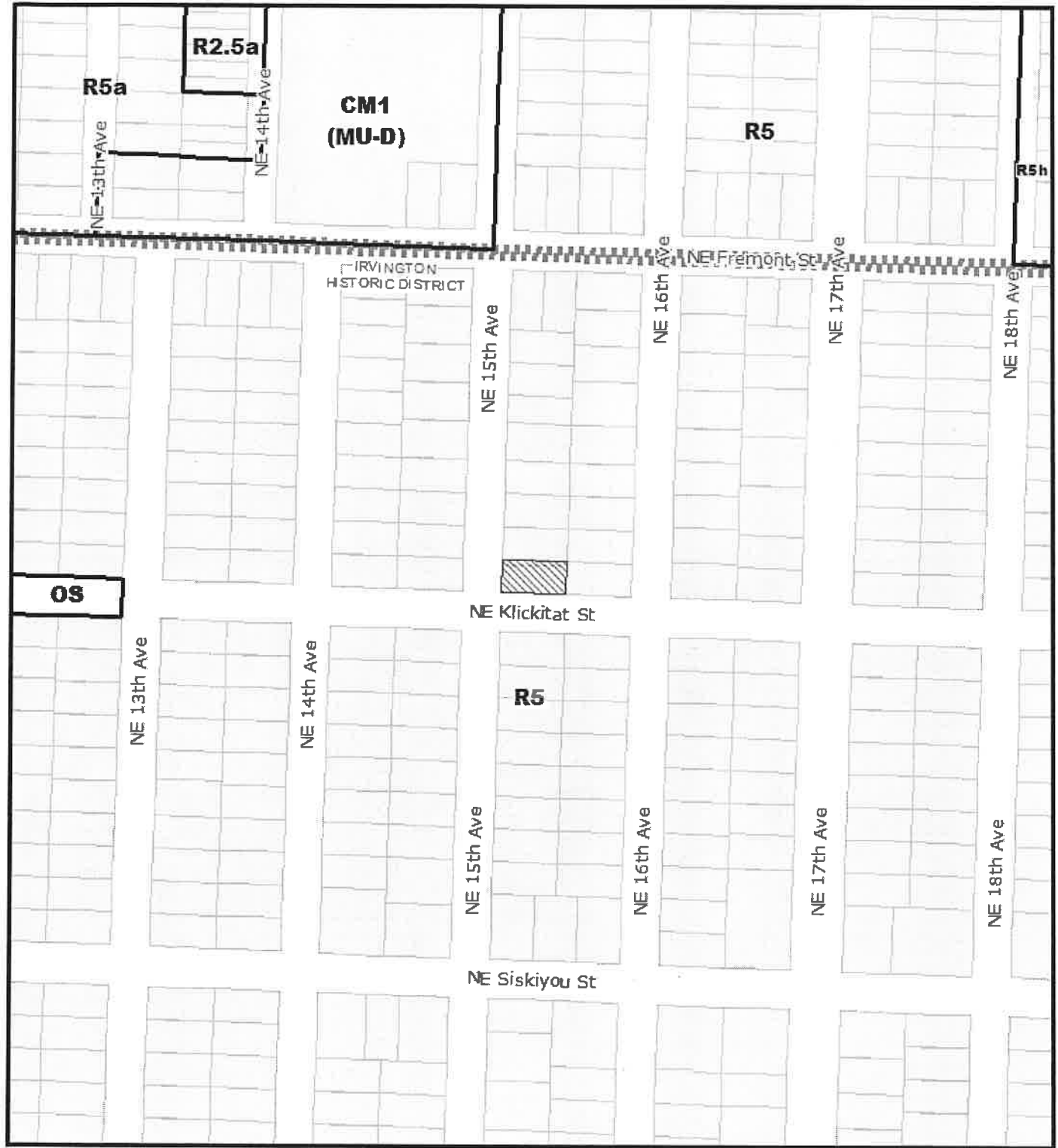
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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

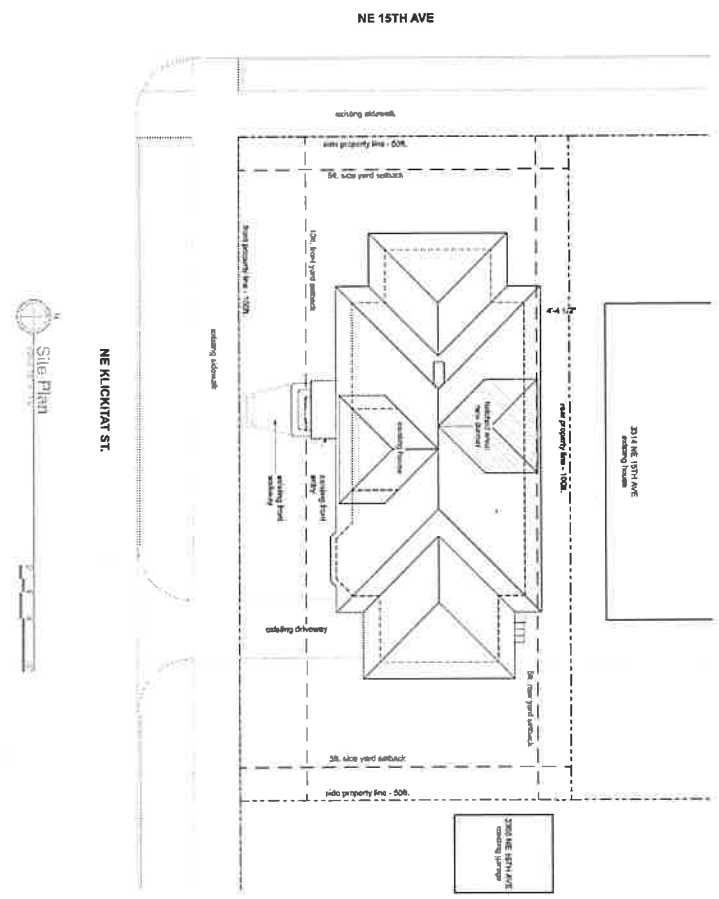


ZONING ↑
NORTH

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



File No.	<u>LU 21 - 026649 HR</u>
1/4 Section	<u>2732</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E26AB 6700</u>
Exhibit	<u>B Mar 18, 2021</u>

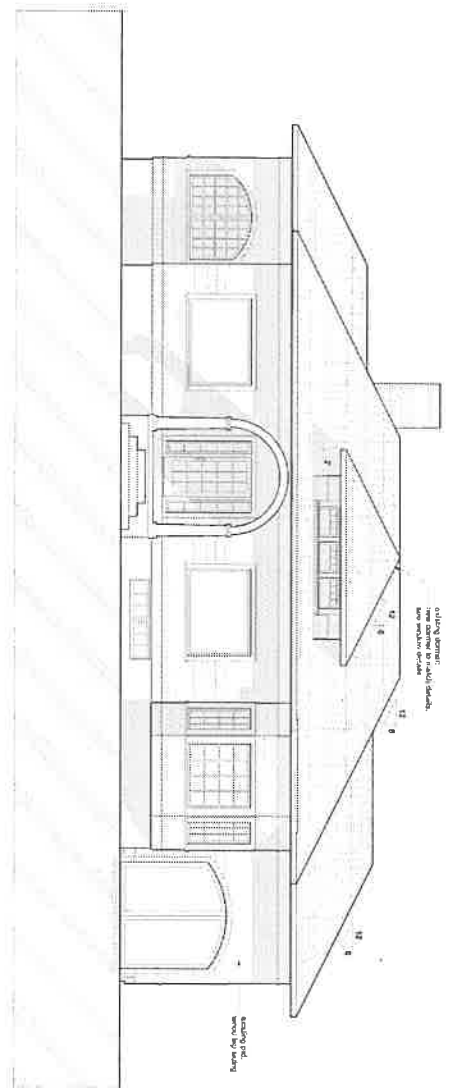


Hurley-Davis Remodel
 Melissa Hurley & Michael Davis
 1559 NE Klickitat St.
 Portland OR 97212

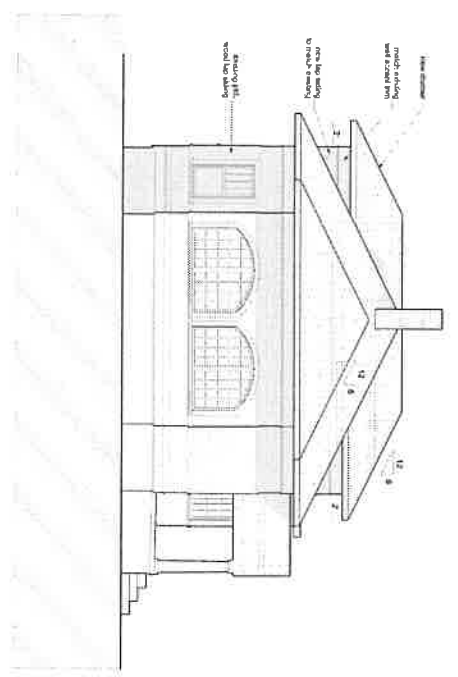
ISOLATE REVIEW
 FROM THE SHEET
 DATE: 2/21/11
 BY: [Signature]
 PROJECT: HURLEY-DAVIS REMODEL
 SHEET: A0.2
 DATE: 2/21/11

NOT FOR CONSTRUCTION

LU21-02640-00-00



South Elevation (NE Kickout St)



West Elevation (NE 15th Ave)

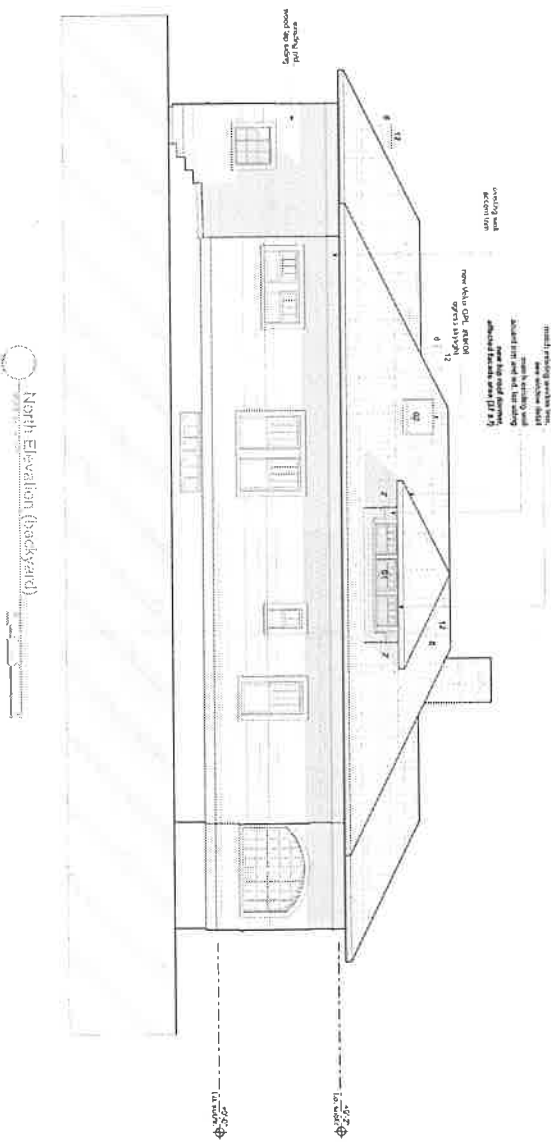


Hurley-Davis Remodel
 Melissa Hurley & Michael Davis
 1558 NE 15th St. Ste. 200
 Portland, OR 97232

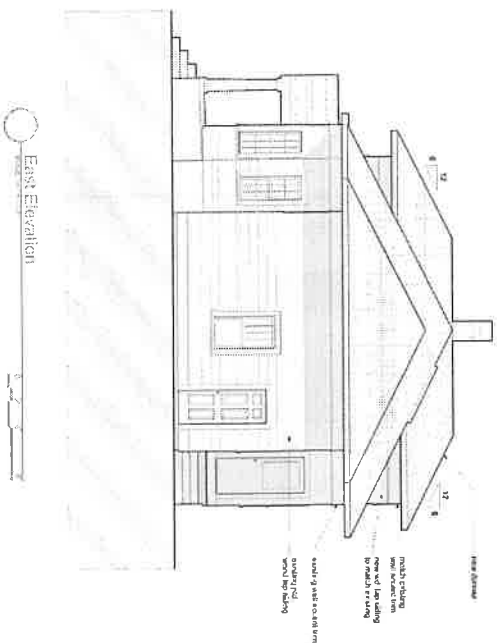
Hurley-Davis
 ARCHITECTS
 1500 NE 15th St.
 Portland, OR 97232
 503.281.1111
 www.hurley-davis.com

NOT FOR CONSTRUCTION

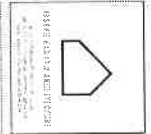
U71-000018



North Elevation (Backyard)



East Elevation



Hurley-Davis Remodel

Melissa Hurley & Michael Davis
1409 NE Kendall St.,
Portland, OR 97212

PROJECT: HURLEY-DAVIS REMODEL	
DATE: 11/11/12	SCALE: AS SHOWN
PROJECT NO: 12-001	SHEET NO: A2.2
DATE: 11/11/12	SCALE: AS SHOWN

NOT FOR CONSTRUCTION

U:\Projects\Hurley-Davis Remodel\Drawings\A2.2 North Elevation (Backyard) 2012.rvt (11/11/12) 11/11/12