



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 14, 2019
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581/Hillary.Adam@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 March 7, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-225854 HR, in your letter. It also is helpful to address your letter to me, Jeffrey Mitchem. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-225854 HR – ADDITION

Applicant: Bayard Mentrum | Mentrum Architecture
PO Box 33196 | Portland, OR 97292
bayardmentrumarchitect@gmail.com

Owner: Julie Koyama & Thomas Koyama
3106 NE 11th Avenue | Portland, OR 97212

Party of Interest: Suresh Paranjpe | NW Area Investments
1150 SW Riverwood Road | Portland, OR 97219

Site Address: **3106 NE 11th Avenue**

Legal Description: BLOCK 86 LOT 11, IRVINGTON
Tax Account No.: R420420110
State ID No.: 1N1E26BA 10600
Quarter Section: 2731

Neighborhood: Sabin Community Assoc., contact Rachel Lee at 503-964-8417.,
Irvington, contact Dean Gisvold at 503-284-3885.

Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: None
Other Designations: Contributing Resource in the Irvington Historic District

Zoning: **R5** – Residential 5,000 with Historic Resource Review Overlay
Case Type: **HR** – Historic Resource Review
Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for an addition to a contributing structure in the Irvington Historic District, in order to create a duplex on the corner lot. The addition features wood lap siding to match the reveal of the existing house. The applicant has proposed options for wood or fiberglass single hung windows with wood trim match existing. The existing retaining wall along NE Siskiyou will be retained, with new openings to allow vehicle access to a new single car garage and stairs to the new porch and entry.

Historic Resource Review is required for non-exempt alterations in the Irvington Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. 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 August 23, 2018 and determined to be complete on February 8, 2019.

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.

The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov.

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.

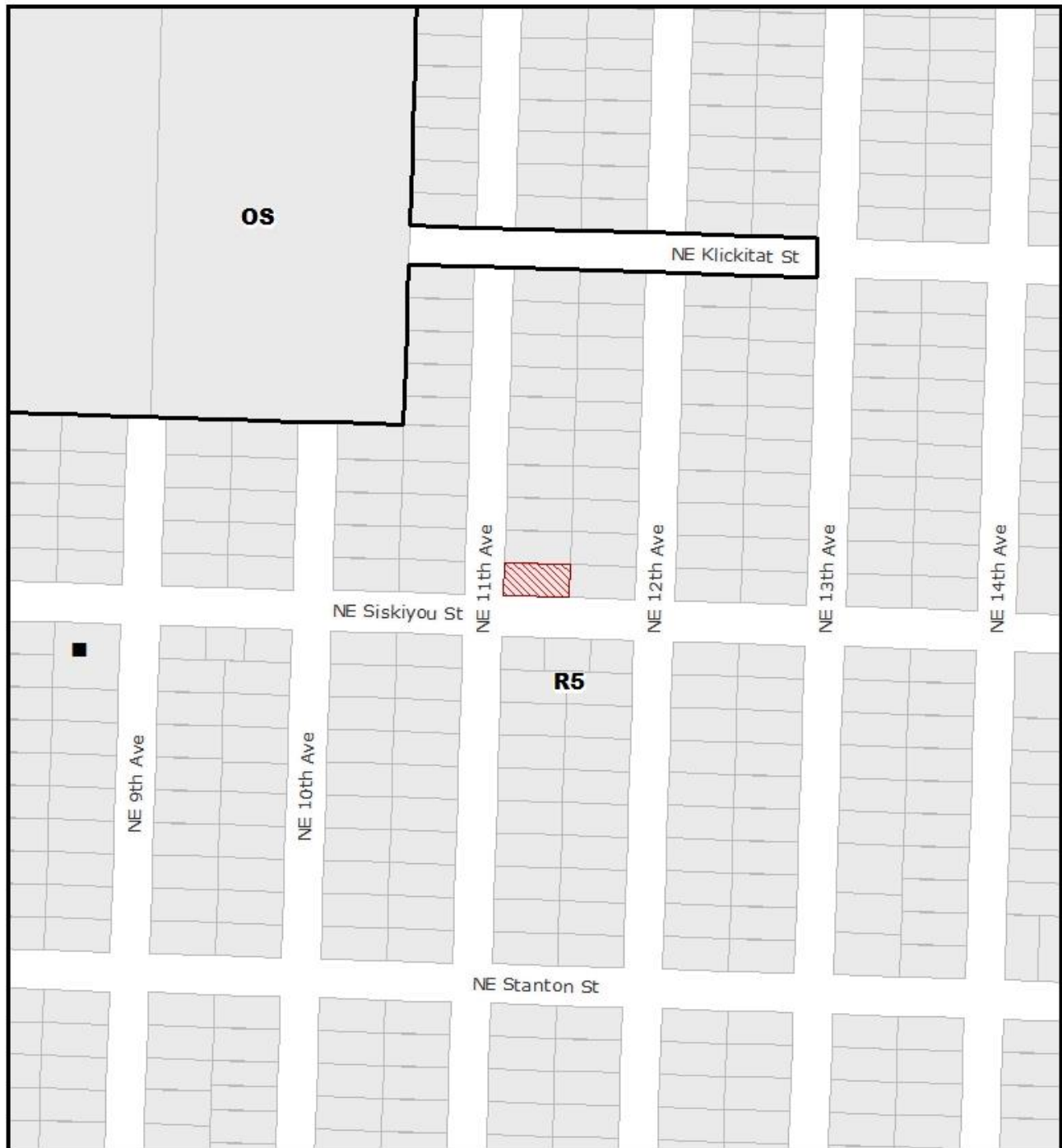
APPEAL OF THE FINAL CITY DECISION

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

 Site
 Historic Landmark

File No.	LU 18-225854 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State ID	1N1E26BA 10600
Exhibit	B Aug 27, 2018

MENTRUM ARCHITECTURE INCORPORATED

11800 S.E. MORRISON ST. PORTLAND, OR 97216
PHONE: 503.270.9663

NOTES:
1. THE ARCHITECTURE CURRENTLY SHOWN IS FOR INFORMATION ONLY. THE ARCHITECT AND OWNER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE ARCHITECTURE WILL BE DESIGNED TO MAINTAIN THE STYLE OF THE HOME.
3. THE ARCHITECTURE WILL BE DESIGNED TO MAINTAIN THE STYLE OF THE HOME.

WOOD SIDING & TRIM

THE ARCHITECTURE WILL BE DESIGNED TO MAINTAIN THE STYLE OF THE HOME.

MAIL & WINDOW CASES:
THE ARCHITECTURE WILL BE DESIGNED TO MAINTAIN THE STYLE OF THE HOME.

3106 NE 11TH AVE
PORTLAND OREGON 97122

DATE: 10/11/2018
SHEET NO. A2 OF 14

LU 18-225854 HR

SOUTH ELEVATION PLAN
Scale: 1/4" = 1'-0"

EAST ELEVATION PLAN
Scale: 1/4" = 1'-0"

NORTH ELEVATION PLAN
Scale: 1/4" = 1'-0"

WEST ELEVATION PLAN
Scale: 1/4" = 1'-0"