



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 27, 2017
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676 / Emily.Hays@portlandoregon.gov

NOTICE OF A TYPE I 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 21 days, **we need to receive your written comments by 5 p.m. on December 11, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-269272 HR, in your letter. It also is helpful to address your letter to me, Emily Hays. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-269272 HR – NEW DORMER

Applicant: Lynn Harritt | Lynn Harritt Design
1620 SE Hawthorne Street
Portland, OR 97214
lynnharritt@gmail.com

Owner: Debbie Wager
3311 NE 12th Avenue
Portland, OR 97212-2246

Site Address: **3311 NE 12th Avenue**

Legal Description: BLOCK 85 LOT 9, IRVINGTON

Tax Account No.: R420417690

State ID No.: 1N1E26BA 04900

Quarter Section: 2731

Neighborhood: Sabin Community Assoc., contact Rachel Lee at 503-964-8417.

Business District: Soul District Business Association, contact at outreach@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 Single Dwelling Zone with Historic Resource Protection Overlay

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 is seeking Historic Resource Review approval for alterations to a contributing resource in the Irvington Historic District. The proposed alteration would add a 12' wide shed dormer with two double hung wood windows facing the rear property line. New egress windows will be trimmed to match existing. Painted cedar lap siding and composite roofing will also match existing.

Historic Resource Review is required for non-exempt exterior alterations to a resource in the Irvington Historic District.

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:

- Section 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 November 13, 2017 and determined to be complete on November 21, 2017.

Decision Making Process

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

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

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

Appeal Process

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the

deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

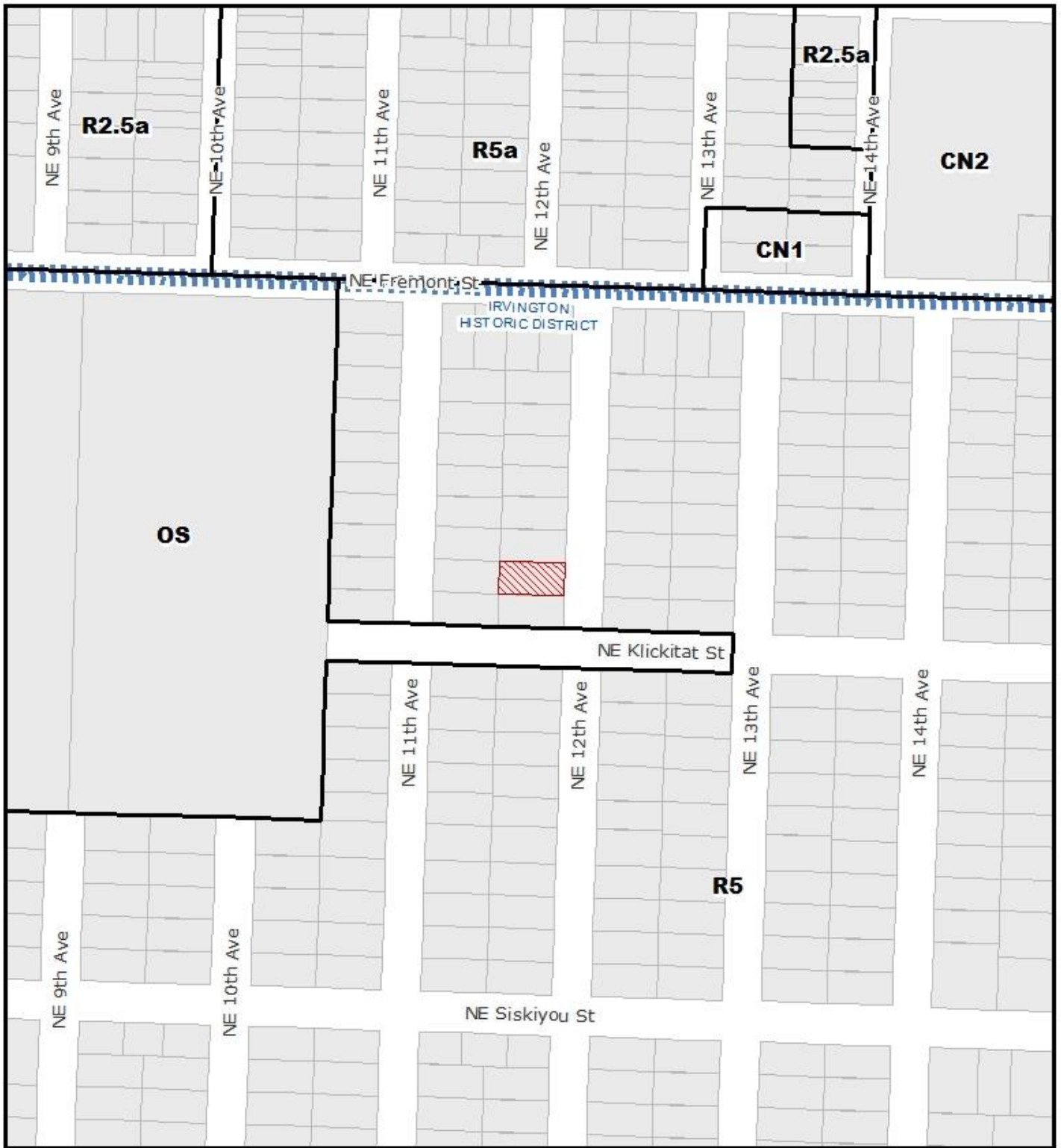
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

West (Rear) Elevation

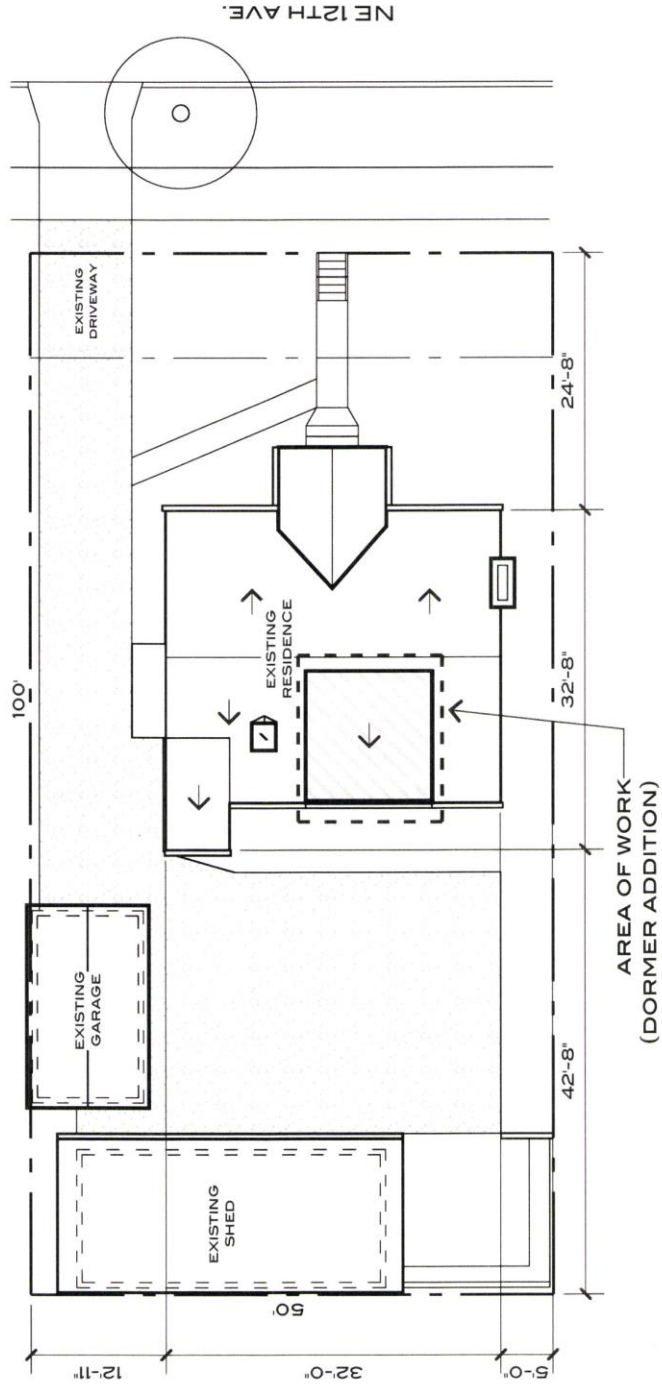


ZONING



THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

File No.	LU 17-269272 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State ID	1N1E26BA 4900
Exhibit	B Nov 15, 2017



NE 12TH AVE.



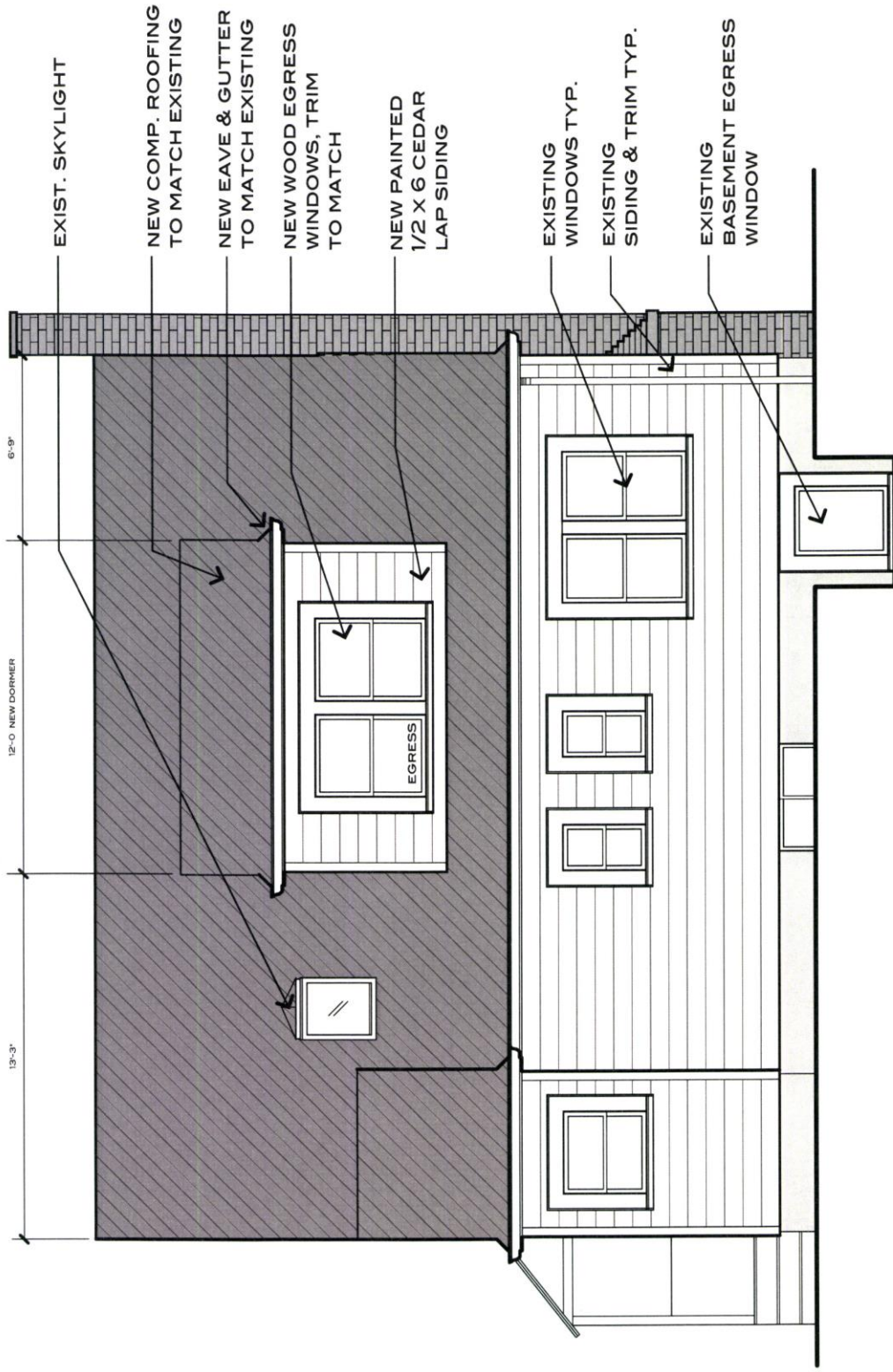
SITE PLAN
1/16" = 1'

LYNN HARRITT DESIGN
1620 SE HAWTHORNE
PORTLAND, OR 97214
503.729.8530

LUR SET
10.27.17

WAGNER RESIDENCE
3311 NE 12TH
PORTLAND, OR

LW17-269272HR



6'-9"

12'-0" NEW DORMER

13'-3"

EXIST. SKYLIGHT

NEW COMP. ROOFING TO MATCH EXISTING

NEW EAVE & GUTTER TO MATCH EXISTING

NEW WOOD EGRESS WINDOWS, TRIM TO MATCH

NEW PAINTED 1/2 X 6 CEDAR LAP SIDING

EXISTING WINDOWS TYP.

EXISTING SIDING & TRIM TYP.

EXISTING BASEMENT EGRESS WINDOW

EGRESS

WEST ELEVATION
3/16" = 1'

WAGNER RESIDENCE
3311 NE 12TH
PORTLAND, OR

LUR SET
10.27.17

LYNN HARRITT DESIGN
1620 SE HAWTHORNE
PORTLAND, OR 97214
503.729.8530

LV17-269272HR