CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201
Land Use Notice Enclosed
Case # LU 20-104657 HR

RETURN SERVICE REQUESTED

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

Sabin
Sabin@rec millennials.org

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The TTY at 503-823-6668 or the Oregon Relay Service at 711.
For accommodations, modifications, translation, interpretation or other services, please call 503-823-7300.
The City of Portland is committed to providing meaningful access.
City of Portland, Oregon  
Bureau of Development Services  
Land Use Services  
FROM CONCEPT TO CONSTRUCTION

Date: 2/20/2020
To: Interested Person
From: Tanya Paglia, Land Use Services  
503-823-4989 / Tanya.Paglia@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 3/5/2020. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 20-104657 HR, in your letter. It also is helpful to address your letter to me, Tanya Paglia. 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 20-104657 HR – NEW GARAGE

Applicant: Sasha Beckwith | Sab Design & Drafting LLC  
7115 SW Garden Home Rd #28 | Portland, OR 97223

Owner: Julie and Jaroslav Pylypczak  
3224 NE 15th Ave | Portland, OR 97212-2303

Site Address: 3224 NE 15TH AVE

Legal Description: BLOCK 58 LOT 18, IRVINGTON  
Tax Account No.: R420412630  
State ID No.: 1N1E26AB 11500  
Quarter Section: 2732

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

Plan District: None  
Other Designations: Primary House is a Contributing Resource in the Irvington Historic District

Zoning: R5 – Residential 5,000 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 a proposal to build a new garage to replace a non-contributing garage that was fire damaged. The proposed garage will occupy a similar footprint as the original garage and will be located in the same location, the northeast corner of the site sitting at the back of the property as far from the street as possible. The new structure will be clad in wood, 5 ½" reveal clapboard siding to match the primary house. Additional details to match the primary house include: a 6:12 gable roof with 18° eaves to match the roof of the house; 4" wide decorative corbels to match those on the house; and wood trim around the doors to match trim around doors and windows on the house. The site’s primary house is a single-family, one and a half-story Bungalow that is a contributing resource in the Irvington Historic District. It was built in 1921 and features horizontal board cladding. The house sits back from the street on a 5,000 SF lot facing west onto NE 15th Ave.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations 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:

- 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 January 13, 2020 and determined to be complete on 2/18/2020.

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 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; Existing Site Plan; Enlarged Proposed Site Plan; Proposed Elevations