

## Online Reporting Violations Form

\* Required Field

Complete information, including your contact information, is required in order to investigate the complaint. Please note that complainant information is confidential and will not be provided to the public.

You may use this form to report the following violations that the Bureau of Development Services enforces: property maintenance such as housing or nuisance, disabled vehicles on private property, zoning, construction work without permit, erosion control, signs, and dangerous buildings.

Site Address of Complaint\*

System Verified: NO ADDRESS AVAILABLE

Can the violation be seen from the street?\*

- Yes  
 No

Does the inspector have permission to enter your property to view the violation?\*

- Yes  
 No

If yes, should we call you for an appointment?

- Yes  
 No

Is the property occupied?\*

- Yes  
 No  
 Unknown

If you live at the site, have you notified your landlord of the problems?

- Yes  
 No

Be as descriptive as possible. If this involves a vehicle, please include the plate #, make, model, color, and vehicle location on the property in your description of the issues.

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**Description of the violation\***

A developer applied for and was granted permission from the Landmarks Commission to build a new duplex at 1510 NE Fremont. This property is located in the Irvington Historic District (and within the overlap between the Sabin Community Association and the Irvington Neighborhood Association). Construction of the duplex is now underway, and the developer has violated the express terms of the approval—which specified “no field changes”—by installing windows that appear to be: (1) from a different manufacturer and model than was specified on the approved drawing; (2) made of a different material, likely vinyl, rather than the clad wood specified on the approved drawing; (3) with much narrower window rails than the approved drawing; and (4) installed with the plane of the lower sash recessed much less from the exterior wall than was specified on the approved drawing. In short, the developer appears to have engaged in a bait-and-switch with the City and neighbors by promising a high-quality wood window with proportions and installation compatible with the surrounding historic district in order to gain permission to build the duplex, and then later substituting a cheaper product with noticeably different proportions and installation. The Sabin Community Association’s Land Use & Transportation Committee protests this blatant disregard for the considerable resources, time, and energy that the neighborhood associations and City staff invest in land use requests and historic review. The violations of the approval conditions should be corrected immediately, before the construction progresses any further and they become more expensive to cure. See attached letter and exhibits for further details.

**File Attach (photos if any)**

Choose File No file chosen

Maximum file size: 30MB

C:\fakepath\Sabin LUTC complaint re 1510 NE Fremont.pdf



**Your Name\***

Rachel Lee, Sabin LUTG Chair

**Your Email\***

rach.c.lee@gmail.com

**Your Phone\***

5039648417

**Your Address\***

Verify Again

It is Bureau policy to keep complainant information confidential. Your information will be kept confidential unless you check the box certifying that you do NOT want confidentiality.

I waive confidentiality.

**Need Help?**

If you have any questions regarding reporting violations, please contact the BDS Enforcement Hotline at (503)823-CODE (2633). Please note that some violations may not rise to the level of enforcement action. Please see our [service level updates](#) for the latest information on our enforcement operational changes and priorities. [PortlandMaps.com](#) can provide limited information on the progress of an enforcement case. Please see our [information regarding monitoring cases on PortlandMaps](#).

Thank you for completing the Bureau of Development Services (BDS) online reporting violations form. If we need additional details in order to setup the BDS investigation case or if this issue will be investigated by another City bureau, we will contact you. Complaint cases are generally investigated in chronologic order based on the date received. As such, response times for complaint investigations will vary based on the number of cases submitted prior to your submission.

Case information will be available online at [www.portlandmaps.com](http://www.portlandmaps.com). You will need the address of the property to view case information online. Information on how to monitor enforcement cases on PortlandMaps and get in touch with the assigned BDS inspector is available at [www.portlandoregon.gov/bds/article/397538](http://www.portlandoregon.gov/bds/article/397538).