



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

Date: February 9, 2021
To: Interested Person
From: Hannah Bryant, Land Use Services
503-865-6520/Hannah.Bryant@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 2, 2021. **Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-210269 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-210269 HR – EXTERIOR RESTORATION IN IRVINGTON

Applicant: Nathalie Roloff | Roloff Construction Inc
Po Box 12142
Portland, OR 97212

Owners: Sarah and Alexander Stange
3419 NE 15th Ave
Portland, OR 97212-2308

Site Address: 3419 NE 15TH AVE

Legal Description: BLOCK 16 LOT 3&4 TL 7800, DIXON PL
Tax Account No.: R210502270
State ID No.: 1N1E26AB 07800
Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at deang@mcewengisvold.com & Sabin Community Assoc., contact Rachel Lee at sabin@necoalition.org

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: *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 II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for the removal of existing vinyl siding, shutters, soffits and trim, to expose and restore existing wood siding and trim that remains beneath the existing vinyl. The scope of the proposal includes:

- Removal of window shutters,
- Removal of all vinyl exterior materials including siding, trim, eaves,
- Expose original cedar lap siding and original brick mold. Limited replacement of pieces of wood material if removal of vinyl reveals damaged or cut pieces.
- Replacement of cedar siding near back door and new windows, where original siding was compromised during previous remodeling. New siding will match original wood siding on other facades, with an 8” reveal.
- Rebuild original windowsills where necessary if sills were cut off when vinyl siding was installed.
- Rebuild soffits to original detail. Limited exposure of original soffits reveals solid eaves with a small crown detail where soffit and wall meet.

Historic Resource Review is required 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 of Title 33, Portland’s 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 October 29, 2020 and determined to be complete January 28, 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 the file, please contact the planner listed on the front of this proposal. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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



ZONING

NORTH

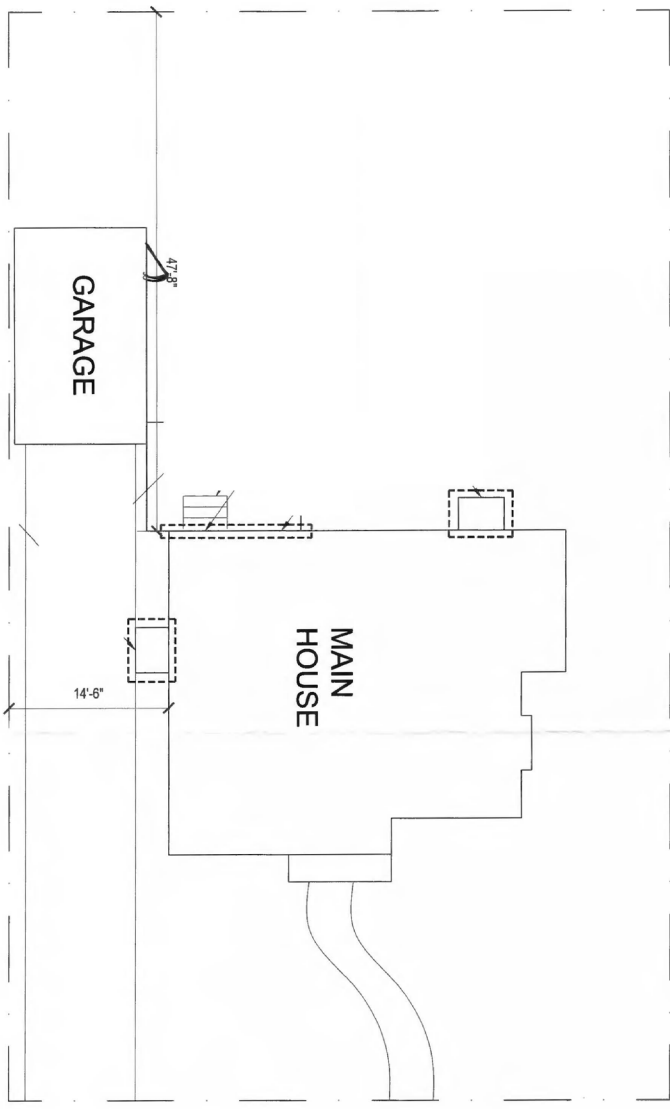
THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



Site

File No.	LU 20 - 210269 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AB 7800
Exhibit	B Oct 30, 2020

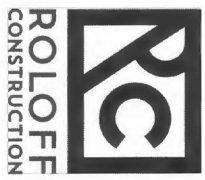
NOTE: DASHED LINES INDICATE
AREAS OF EXTERIOR WORK



NE 15TH AVENUE

 **SITE PLAN**
SCALE: 1" = 10'-0"

LU 20-210269 HR



503.246.0865
PO Box 12142 Portland, OR 97212
CS# #140721 WA#R0L0C0R73X0

PLAN/DESIGN/BUILD
R0L0FC0NSTR0CTI0N.C0M



Stange Remodel

Address: 3419 NE 15th Avenue
Portland OR 97212

Permit Set
CONSTRUCTION DOCUMENTS

Revisions: (5) Nov. 7, 2019

Drawing Title: Site Plan

Sheet Number:
A0.02
Date: September 9, 2019