



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: July 08, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@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 within 21 days by 5 p.m. on July 29, 2015.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 15-142045 HRM, in your letter. It also is helpful to address your letter to me, Arthur Graves. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 15-142045 HRM: ALTERATION OF EXISTING CONTRIBUTING GARAGE TO ACCESSORY DWELLING UNIT (ADU)

Applicant: Jack Barnes | Jack Barnes Architect, PC | 503.232.1620
615 SE Alder Street #304 | Portland OR 97214

Owner: Stephanie Mix and Keith Pitt
3125 NE 15th Avenue | Portland, OR 97212

Site Address: 3125 NE 15th Avenue

Legal Description: BLOCK 69 LOT 8 N 20' OF LOT 9 POTENTIAL ADDITIONAL TAX, IRVINGTON

Tax Account No.: R420414890

State ID No.: 1N1E26AB 10500

Quarter Section: 2732

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

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.

District Coalition: Northeast Coalition of Neighborhoods, contact info@necoalition.org

Other Designations: Contributing resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

Zoning: R5: Single-Dwelling Residential Zone

Case Type: HRM: Historic Resource Review (HR) with a Modification (M)

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

Proposal:

The applicant seeks Historic Resource Review approval for alterations to the “contributing” 1920 garage at the site of the William W. Gordon House, also “contributing”, in the Irvington Historic District. The alterations will maintain the existing garage footprint and character, and will include a 255 square foot addition extending from the south elevation of the garage. The addition to the existing garage will be behind the existing “contributing” residence and will not be visible from the street. All proposed windows on the ADU are to be aluminum-clad wood with simulated divided-lights which is consistent with windows on the residence. The proposed street facing French doors, which replace the non-original garage door, will be wood.

The applicant requests the following Modification:

- 33.120.220 *Setbacks* – to rear and side setback reduction from the standard 5 foot setback to a proposed setback of 1.17 feet at the existing garage walls and 3.2 feet at the proposed new walls.

Historic resource review is required for exterior alterations to contributing structures such as this one in the Irvington Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. 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 March 30, 2015 and determined to be complete on **July 06, 2015**.

DECISION MAKING PROCESS

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

- 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 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. 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.portlandonline.com.

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.

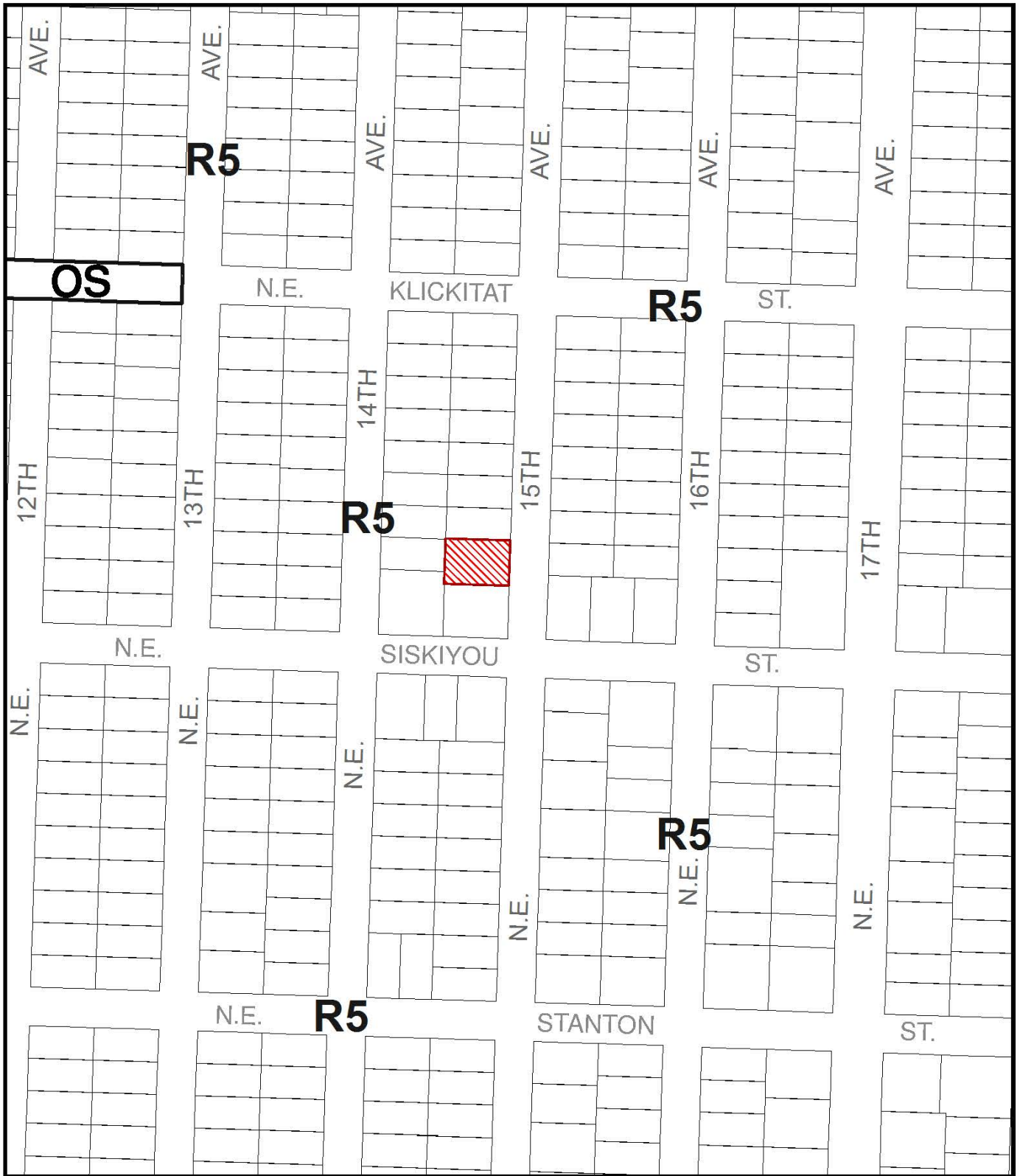
APPEAL OF THE FINAL CITY DECISION

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

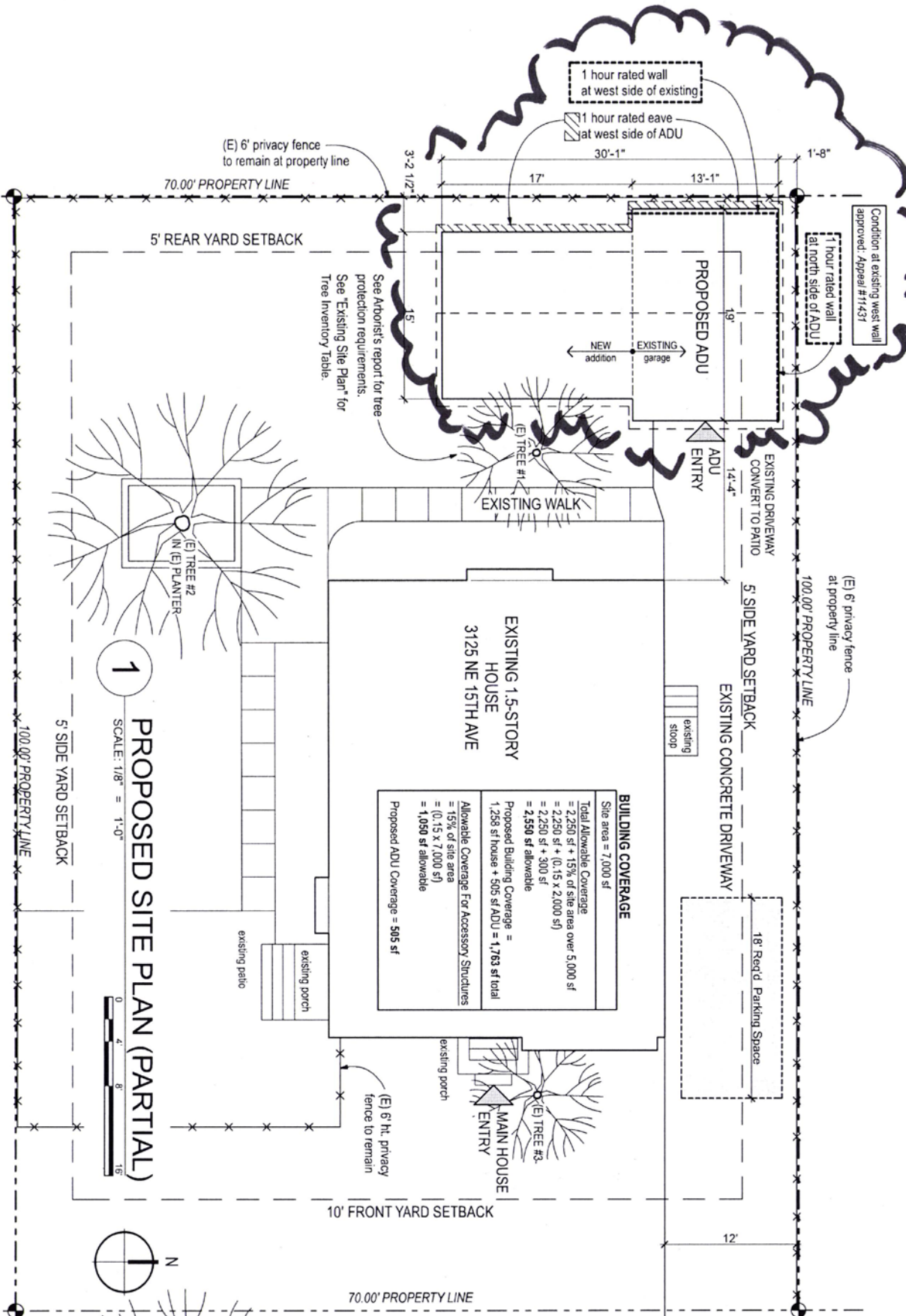


This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 15-142045 HRM
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Id 1N1E26AB 10500
 Exhibit B (Apr 01,2015)

AREA OF WORK

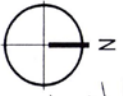
NEIGHBOR'S HOUSE - 3135 NE 15TH AVE



1

PROPOSED SITE PLAN (PARTIAL)

SCALE: 1/8" = 1'-0"



BUILDING COVERAGE	
Site area = 7,000 sf	
Total Allowable Coverage = 7,250 sf + 15% of site area over 5,000 sf	= 2,250 sf + (0.15 x 2,000 sf)
	= 2,250 sf + 300 sf
	= 2,550 sf allowable
Proposed Building Coverage = 1,258 sf house + 505 sf ADU	= 1,763 sf total
Allowable Coverage For Accessory Structures	= 15% of site area = (0.15 x 7,000 sf) = 1,050 sf allowable
Proposed ADU Coverage = 505 sf	

DATE: 7/6/15	SHEET NUMBER:
REVISIONS	HDZ-2
PROPOSED SITE	

Pitt ADU
 Keith Pitt / Stephanie Mix
 3125 NE 15th Ave
 Portland, OR 97212

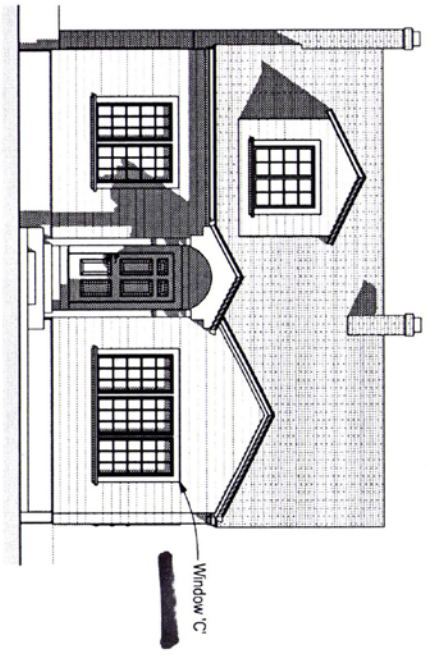
Plotted On: 7/6/15

JACK BARNES ARCHITECT

Jack Barnes, Principal
 615 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T 503.232.1420
 jack@jackbarnesarchitect.com

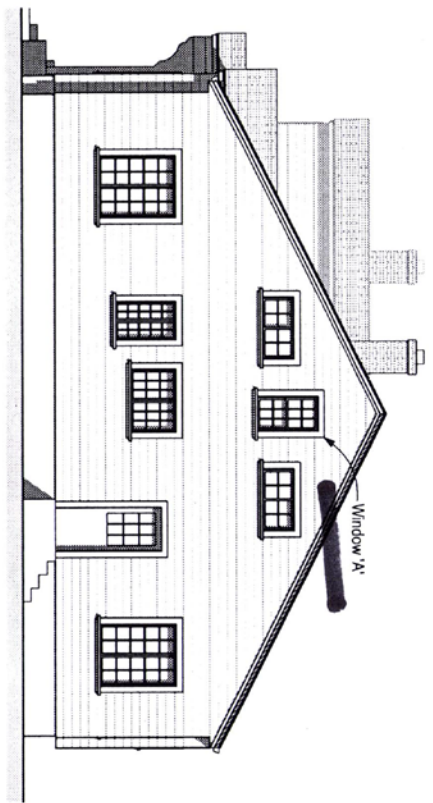
ARCHITECT PRELIMINARY NOT FOR CONSTRUCTION
 STATE OF OREGON

LU 15-142045 HRM



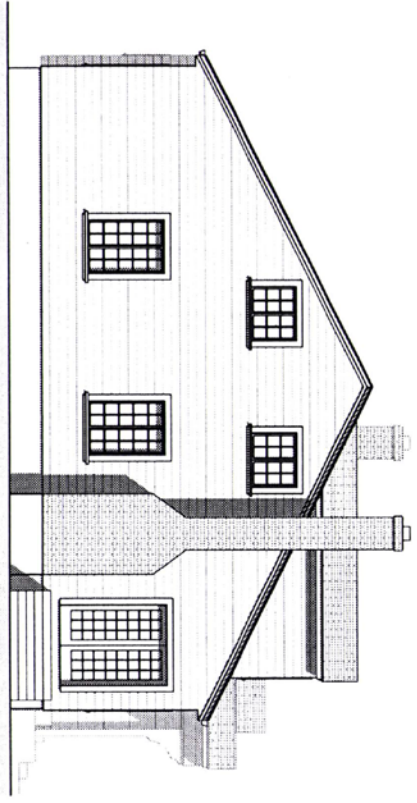
1

EAST ELEVATION
SCALE: 1/8" = 1'-0"



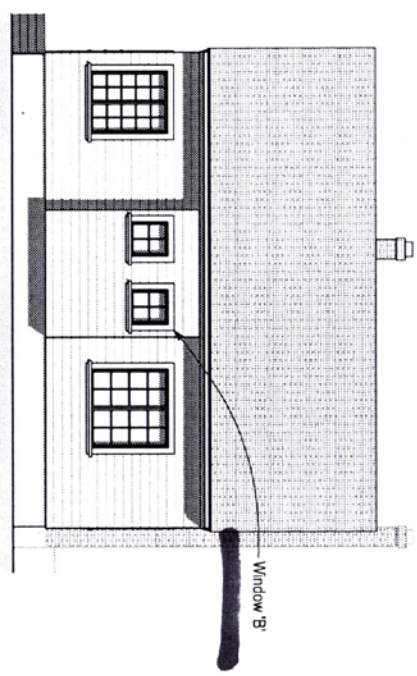
2

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4

WEST ELEVATION
SCALE: 1/8" = 1'-0"

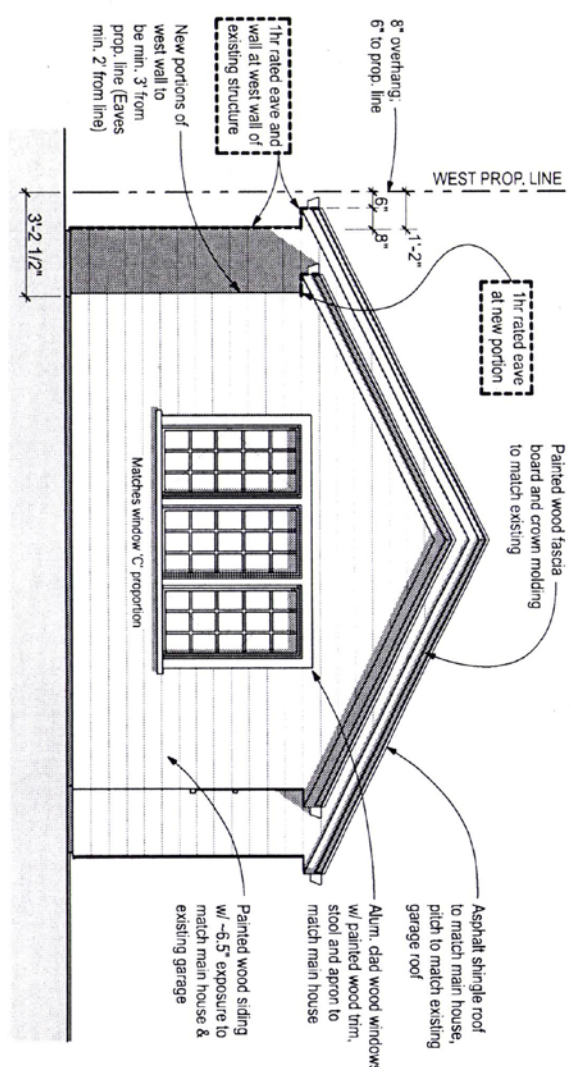


MAIN HOUSE

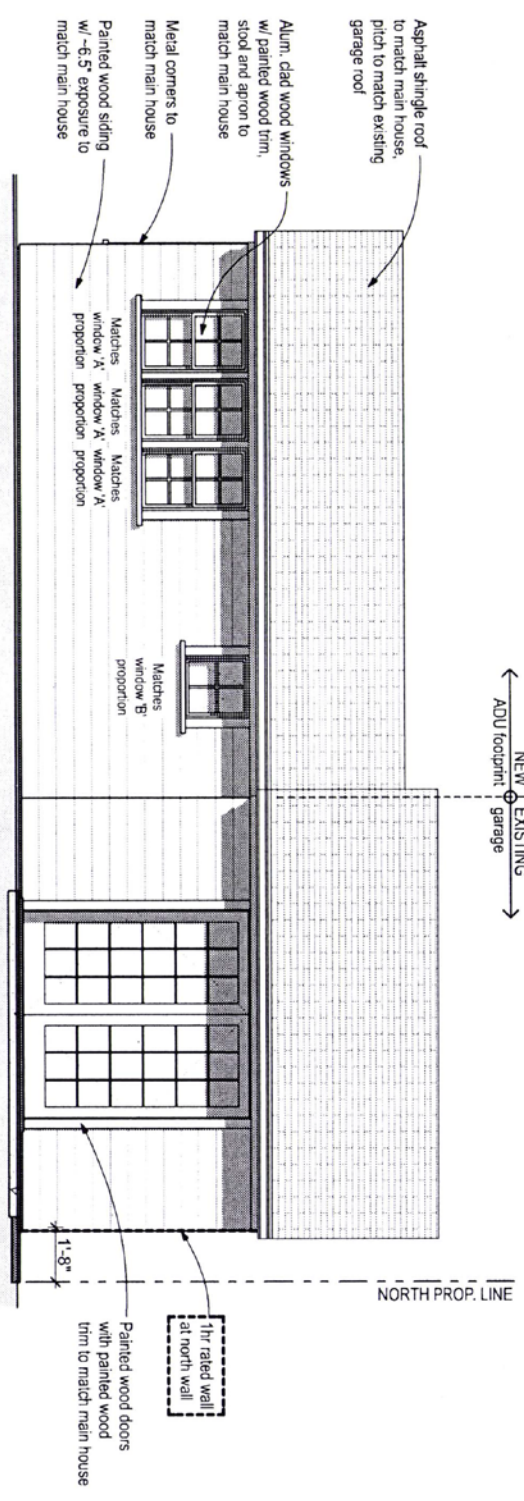
ARCHITECT
PRELIMINARY
NOT FOR
CONSTRUCTION
STATE OF OREGON

DATE: 7/6/15	SHEET NUMBER:	Pitt ADU	JACK BARNES ARCHITECT
REVISIONS	HDZ-9		
	MAIN HOUSE ELEVS	Plotted On: 7/6/15	Jack Barnes, Principal 615 SE Alder Street, Suite 304 Portland, Oregon 97214 T 503.252.1820 jba@jacksonarchitect.com

LU 15-142045 HRM



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

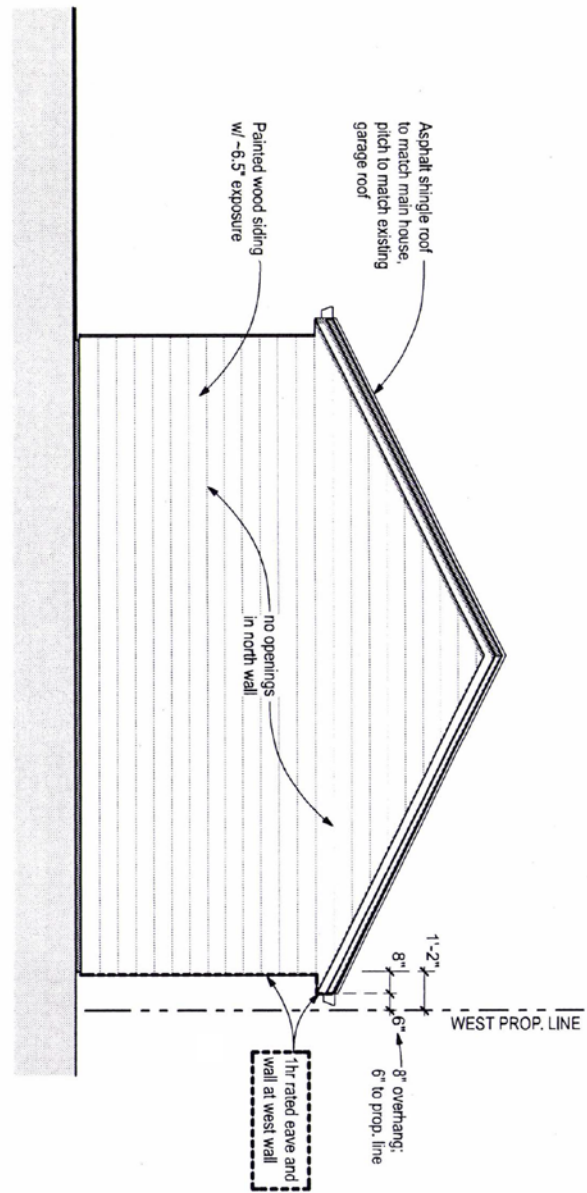


PROPOSED ADU

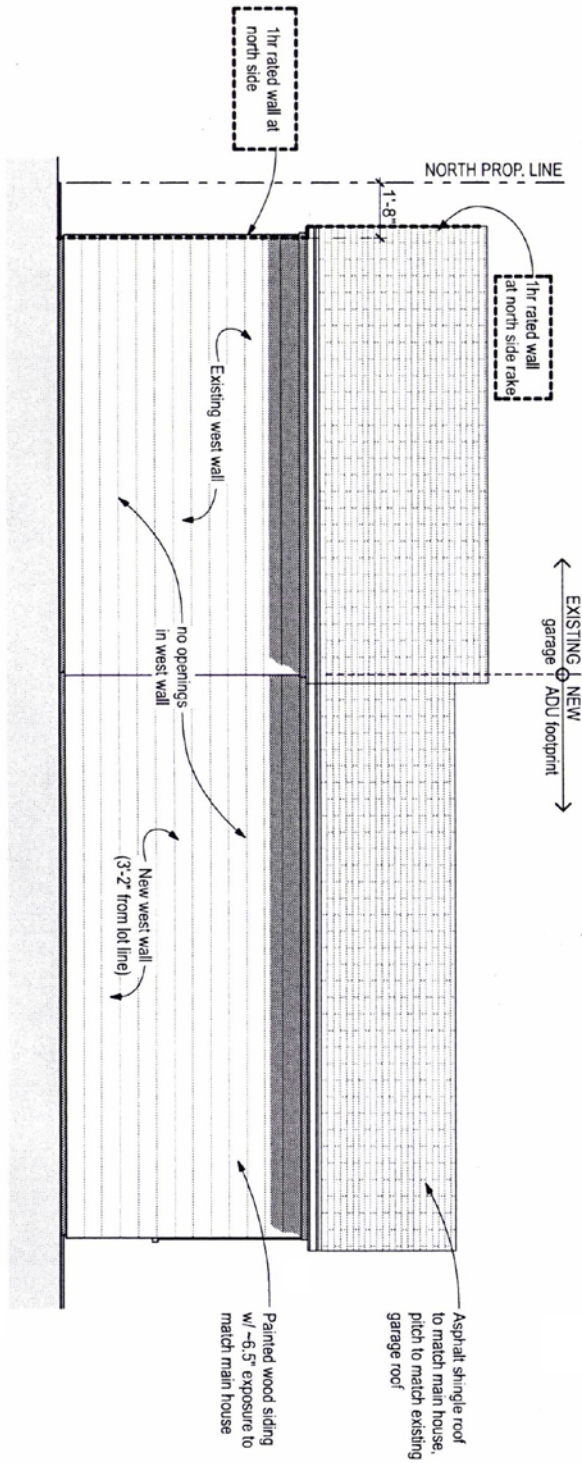
ARCHITECTURAL PRELIMINARY: NOT FOR CONSTRUCTION
STATE OF OREGON

DATE: 7/6/15	SHEET NUMBER:	Pitt ADU	JACK BARNES ARCHITECT Jack Barnes, Principal 815 SE Alder Street, Suite 304 Portland, Oregon 97214 T 503.232.1620 www.jackbarnesarchitect.com
REVISIONS	HDZ-6	Keith Pitt / Stephanie Mix 3125 NE 15th Ave Portland, OR 97212	
	ADU ELEVATIONS	Plotted On: 7/6/15	

LU 15-142045 HRM



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ADU

ARCHITECT
PRELIMINARY:
NOT FOR
CONSTRUCTION
STATE OF OREGON

DATE: 7/6/15	SHEET NUMBER:	Pitt ADU
REVISIONS		Keith Pitt / Stephanie Mix 3125 NE 15th Ave Portland, OR 97212
	HDZ-5	
	ADU ELEVATIONS	Plotted On: 7/6/15

JACK BARNES ARCHITECT

Jack Barnes, Principal
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LU 15-142045 HRM