



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

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

Date: March 14, 2017
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581/Hillary.Adam@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 April 4, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-140695 HRM, in your letter. It also is helpful to address your letter to me, Hillary Adam. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-140695 HRM – GARAGE TO ADU CONVERSION

Applicant: Keith Jensen, Applicant
Redfish Contractors LLC
PO Box 13176
Portland, OR 97213

Jake S Greenberg, Owner
1612 NE Klickitat St
Portland, OR 97212-2339

Bonnie Harold, Designer
BWH Design
1705 Fern Pl
Lake Oswego, OR 97034

Site Address: 1612 NE KLICKITAT ST

Legal Description: BLOCK 55 LOT 20, IRVINGTON
Tax Account No.: R420412150
State ID No.: 1N1E26AB 13200
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 at chair@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, listed in the National Register on October 22, 2010
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 Historic Landmarks Commission.

Proposal: The applicant proposes alterations to the existing garage which is attached to the existing dwelling with a breezeway cover but is identified as a separate contributing resource. The existing garage is proposed to be converted to an accessory dwelling unit with the existing structure to be elevated approximately 1'-6" above its current height to allow for a new concrete garage to be constructed beneath. The existing structure is also proposed to be extended to the south (rear) by 5'-0", meeting the 5'-0" setback on the south. New materials include wood siding to match the existing wood siding, aluminum-clad wood windows, wood door, a steel paneled garage door, and two new light fixtures.

A Modification is requested to:

1. 33.110.220 *Setbacks* – to reduce the side (east) setback from 5'-0" to 2'-0" where the existing garage structure is proposed to remain and be extended for an additional linear distance of 5'-0".

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a contributing historic resource. Modification review is required because the proposal does not meet the standards of the Zoning Code.

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 25, 2016 and determined to be complete on September 20, 2016.

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.
- 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 Historic 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.

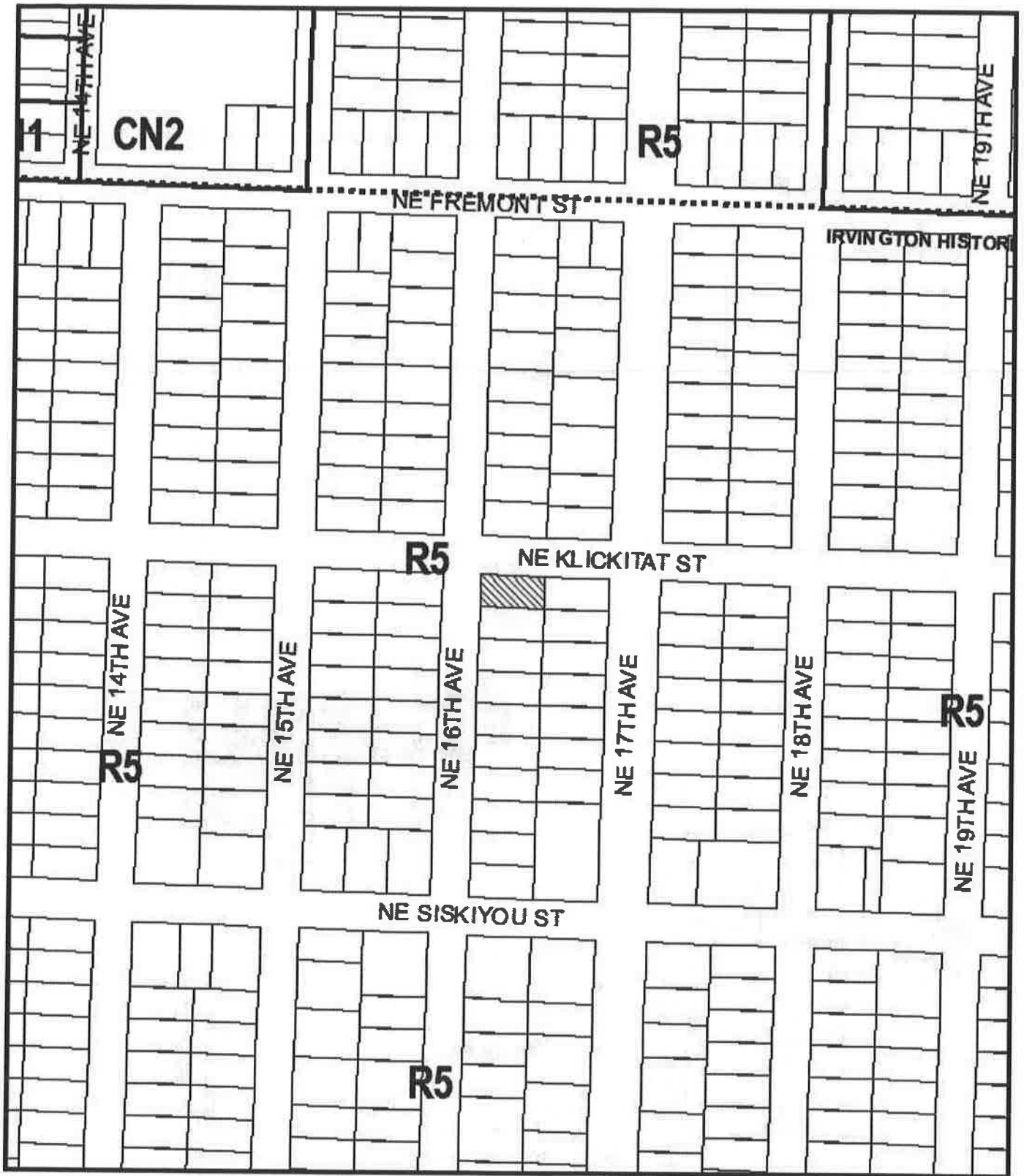
APPEAL OF THE FINAL CITY DECISION

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
Proposed Plans
Existing and Proposed Front Elevation
Proposed Side (West) Elevation
Proposed Rear (South) Elevation
Proposed Side (East) Elevation



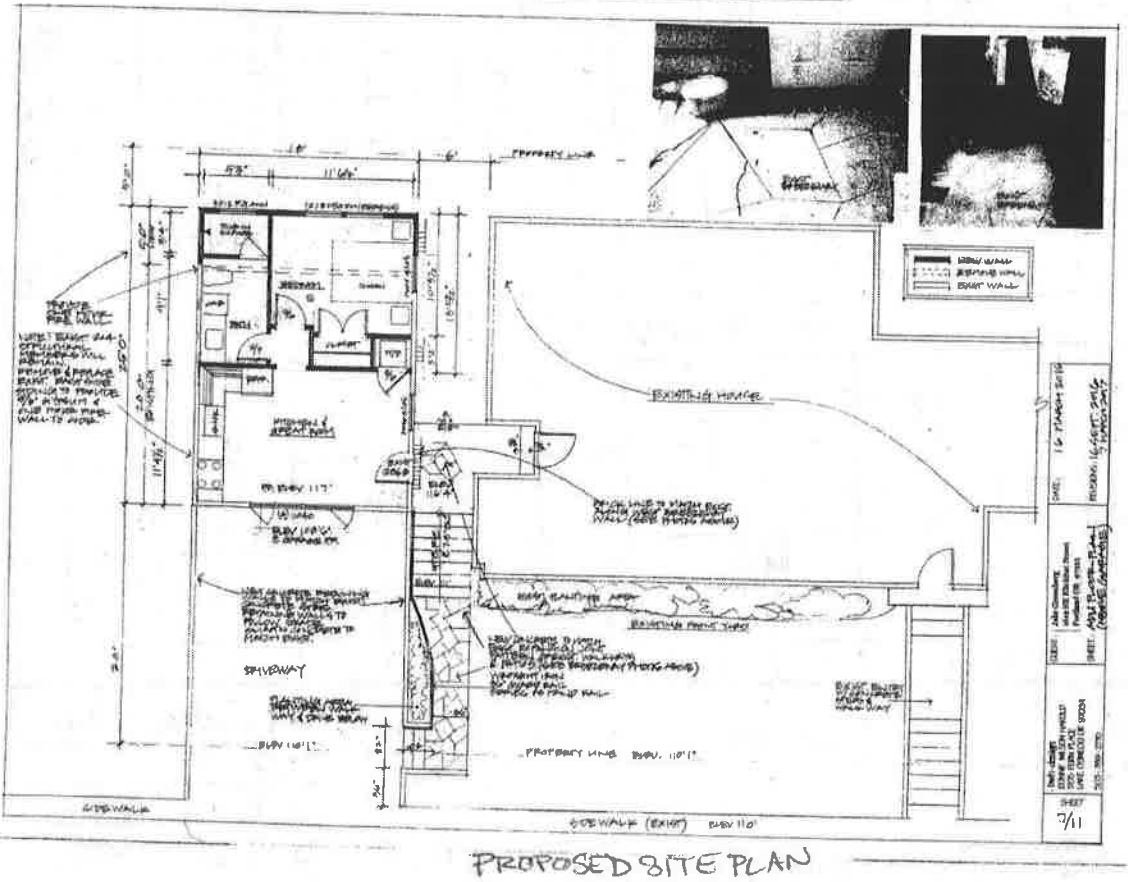
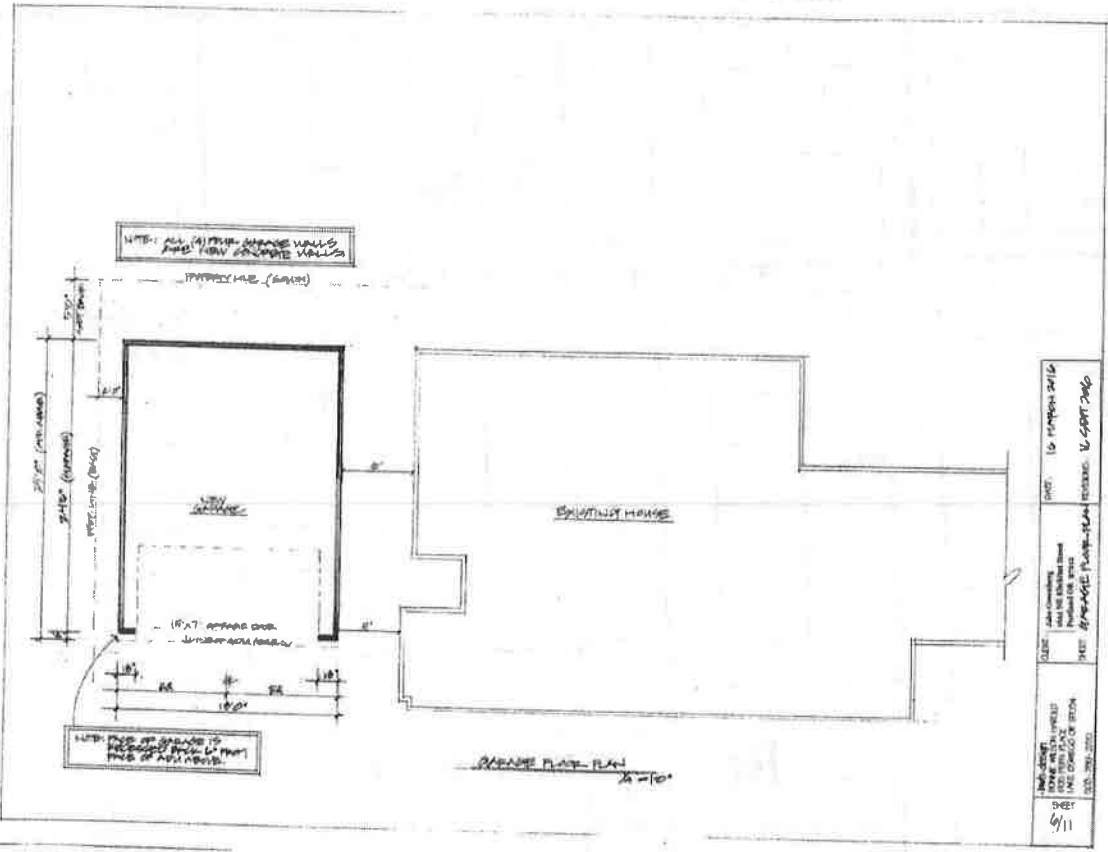
ZONING

 Site

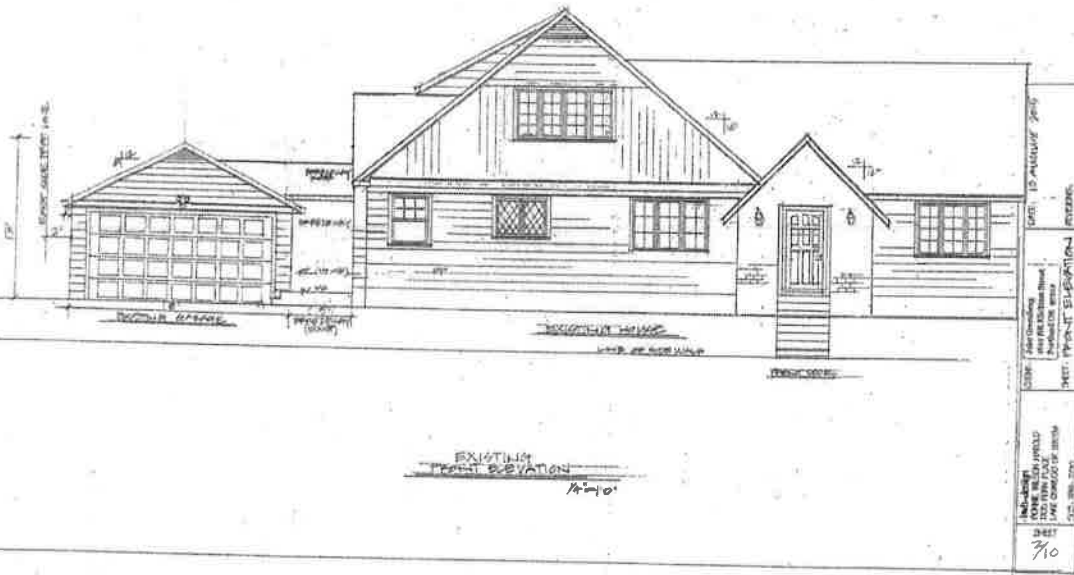


This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 16-140695 HRM
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State Id 1N1E26AB 13200
 Exhibit B (Mar 13, 2017)



Note:
All siding, trim, windows, doors, and architectural details of the home will be matched and noted at time of completing application for Historic Review.

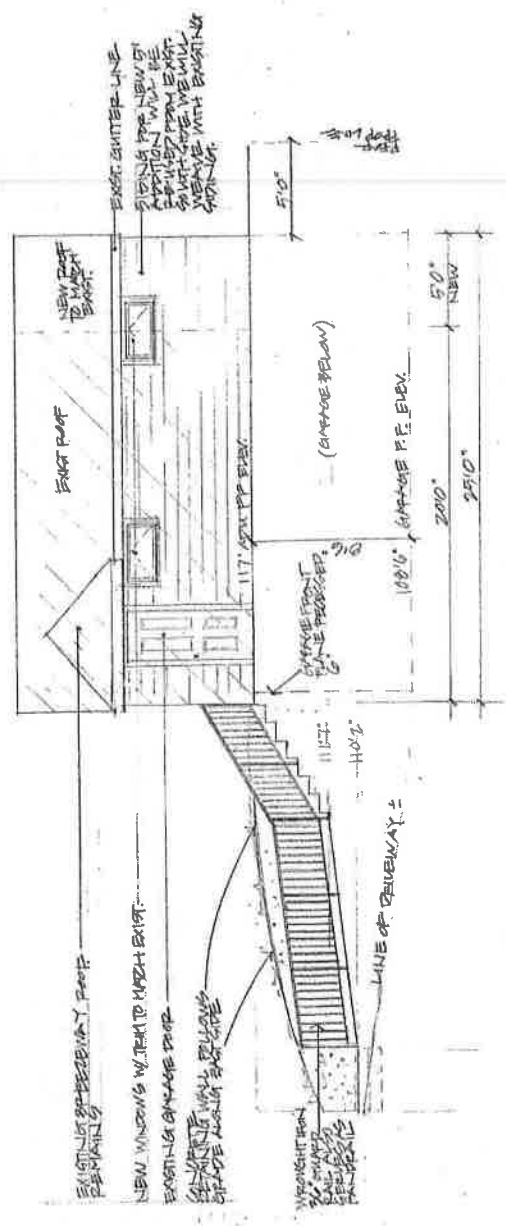


rec. 3/10/17

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GLAZED AREA INDICATES
EXISTING STRUCTURE



WEST SIDE ELEVATION
1/4" = 1'-0"

11/5
1/25

1003-789-2770
LATE 09W30 OR 9V30
705 FERN PLACE
EDDIE WILSON HAROLD

CLIENT: Jake Greenberg
1615 NE Rickman Street
Portland OR 97222
SHEET: REAR (SOUTH)
PEAK ELEVATION

DATE: 16 March 2016
REVISIONS: 16 SEPT 2016
20 FEB 2017



Roofing to match and meet fire code, existing fascia and trim to be reused.
 New cedar bevel siding with 8" reveal to match existing.
 Gutters to match existing.
 New 1012 awning window w/ McCoy F455 trim & 2 x 6 beveled sill to match existing.
 New Marvin wood clad 3050 D.P. window (egress) to match existing w/ McCoy F455 trim & 2 x 6 beveled sill to match existing.

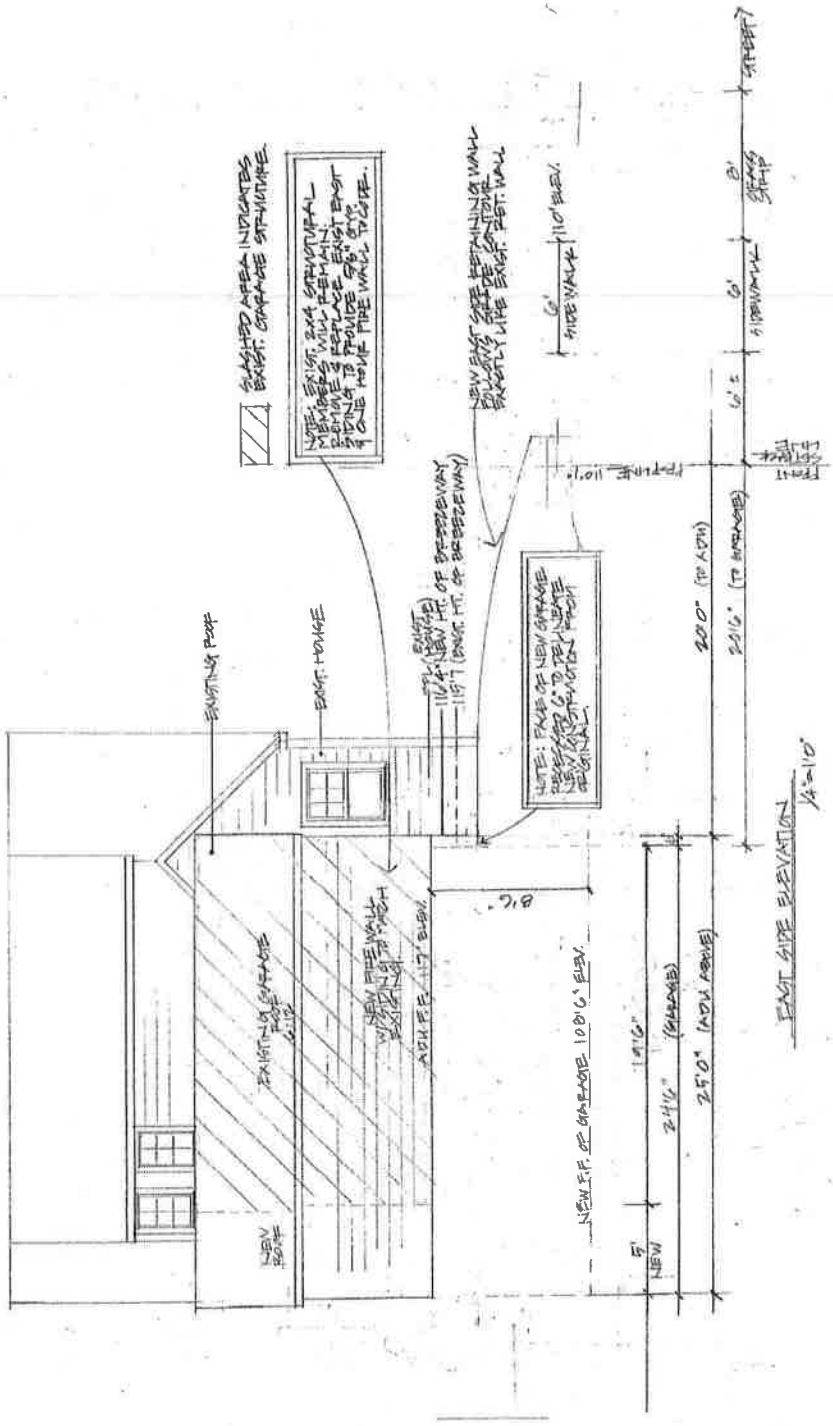
EXISTING HOUSE
14'-10"

REAR (SOUTH) ELEVATION
14'-10"

EXIST. BRASSYRE CONVENTION
TO BRASSYRE BELOW
14'-10"

| | |
|---|----------------------------|
| CLIENT: Jake Greenberg 1813 NB Kitchell Street Portland OR 97212 | DATE: 16 MARCH 2016 |
| REVISIONS: 16 SEPT 2016 20 FEB 2017 | |
| SHEET: EAST SIDE ELEV. | |
| PROJECT: 503-789-2770 LAKE OSWEGO OR 97034 205 FEIN PLACE DORIS WILSON HAROLD | |

DATE: 2/10
SHEET: 1



DASHED AREA INDICATES EXIST. GARAGE STRUCTURE

NOTE: EXIST. 2x4 STRUCTURAL MEMBERS WILL REMAIN. REMOVE EXIST. ROOF TRUSSES & RAFTERS TO CONFORM WITH NEW TRUSS SYSTEM.

NOTE: FACE OF NEW GARAGE TO BE 6\"/>

EXIST. 11'1\"/>

NEW EXIST. SIDE RETAINING WALL EXIST. SIDE WALL EXIST. LIKE EXIST. SIDE WALL

EAST SIDE ELEVATION
1/4\"/>