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

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

Date: February 03, 2016

To: Interested Person

From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@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 February 24, 2016**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 15-269881 HRM, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 15-269881 HRM – IRVINGTON GARAGE TO ADU CONVERSION

Applicant: Brian Melton, Applicant
Diloreto Architecture
200 NE 20th Ave, Suite 200
Portland, OR 97232

Douglas Tansill, Owner
Laird Properties, Inc.
4914 NE 17th Ave
Portland, OR 97211

Site Address: 3424 NE 15TH AVE

Legal Description: BLOCK 17 LOT 8, DIXON PL
Tax Account No.: R210502470
State ID No.: 1N1E26AB 07400
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 Lokyee Au at 503-388-9030.

Plan District: None
Other Designations: Non-contributing house with a non-contributing detached garage located in the Irvington Historic District.

Zoning: R5 – Residential 5,000
Case Type: HRM – Historic Resource Review with Modifications
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:
The applicant is seeking Historic Resource Review approval with modifications to convert an existing 500 square foot detached garage into a 430 square foot detached room with a 70 square foot storage space.

On the street facing (west) façade, setback approximately 73' from the front property line, the existing 16' wide metal roll-up garage door is proposed to be replaced with a 6' wide wooden carriage door that will serve as access to the proposed storage space. The main entry to the proposed living space is located on the west façade behind the existing house, and is not visible from the street.

The existing, non-contributing, house has a mix of fixed, double hung, and slider vinyl windows and vinyl siding. The applicant is proposing to replace the double hung vinyl windows on the non-contributing detached garage with aluminum clad wood casement windows, to fit into the existing openings where applicable. The applicant is also proposing to replace the existing vinyl siding on the garage with HardiePlank lap siding with a 4" reveal, and replace an existing half light metal door with a half light wooden door. The existing wood trim on the garage is proposed to be replaced with all new wood trim.

The applicant is also requesting two modifications to the same standard, described below:

Modifications are requested to:

- 33.110.250.C *Setbacks* for Accessory Structures
  Modification 1: Proposal to modify 33.110.250.C.1 to allow a heat pump in the rear setback.
  Modification 2: Proposal to modify 33.110.250.C.4.c.3 to allow the an existing detached garage located in the side setback, with a footprint that exceeds 24' x24', to be converted to another type of detached covered accessory structure.

Historic Resource Review is required for non-exempt exterior alterations within 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*
- 33.846.070 *Modifications Considered During Historic Resource Review*

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 November 25, 2015 and determined to be complete on **January 15, 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.

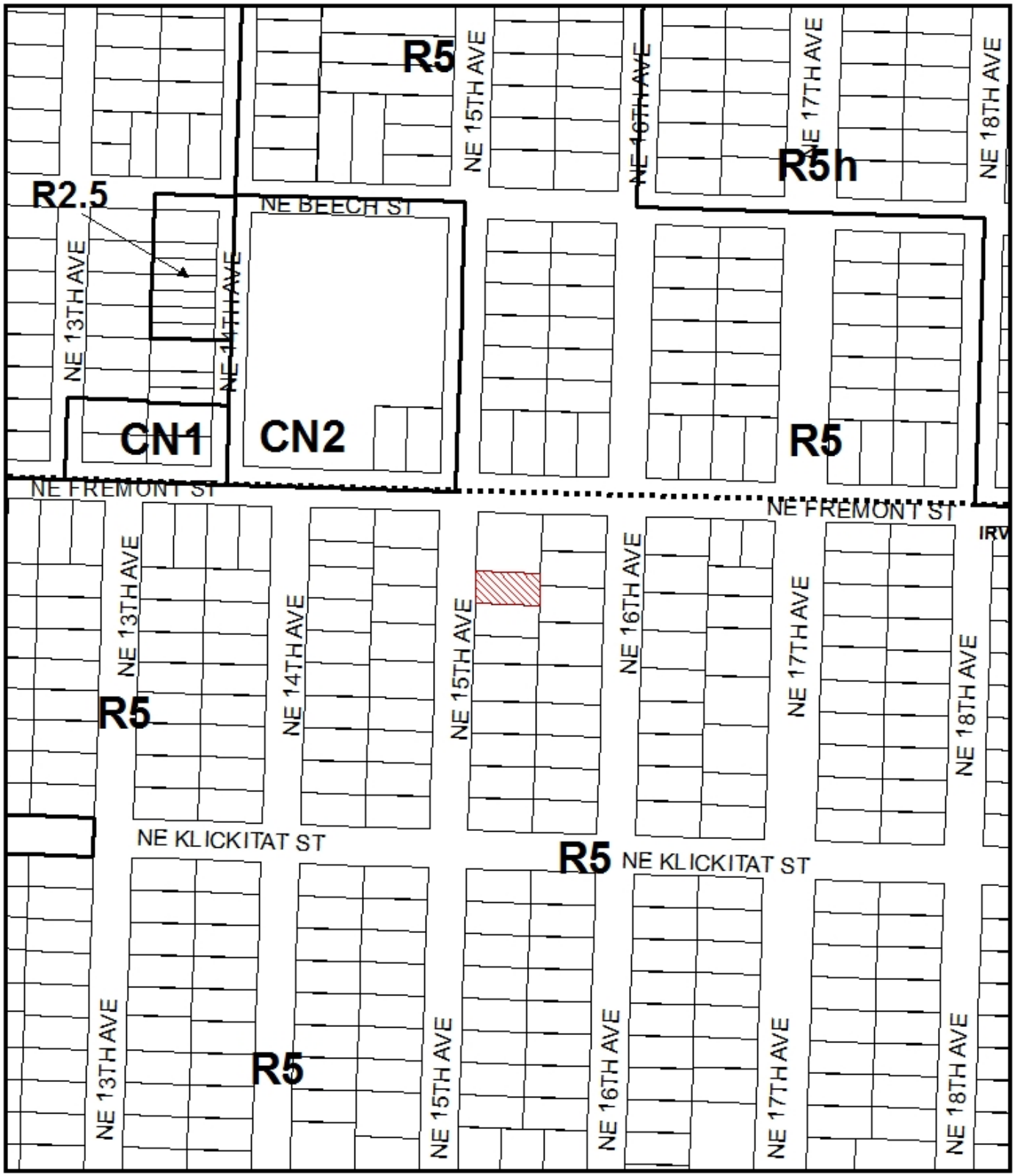
APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how 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
Floor Plan
Elevations



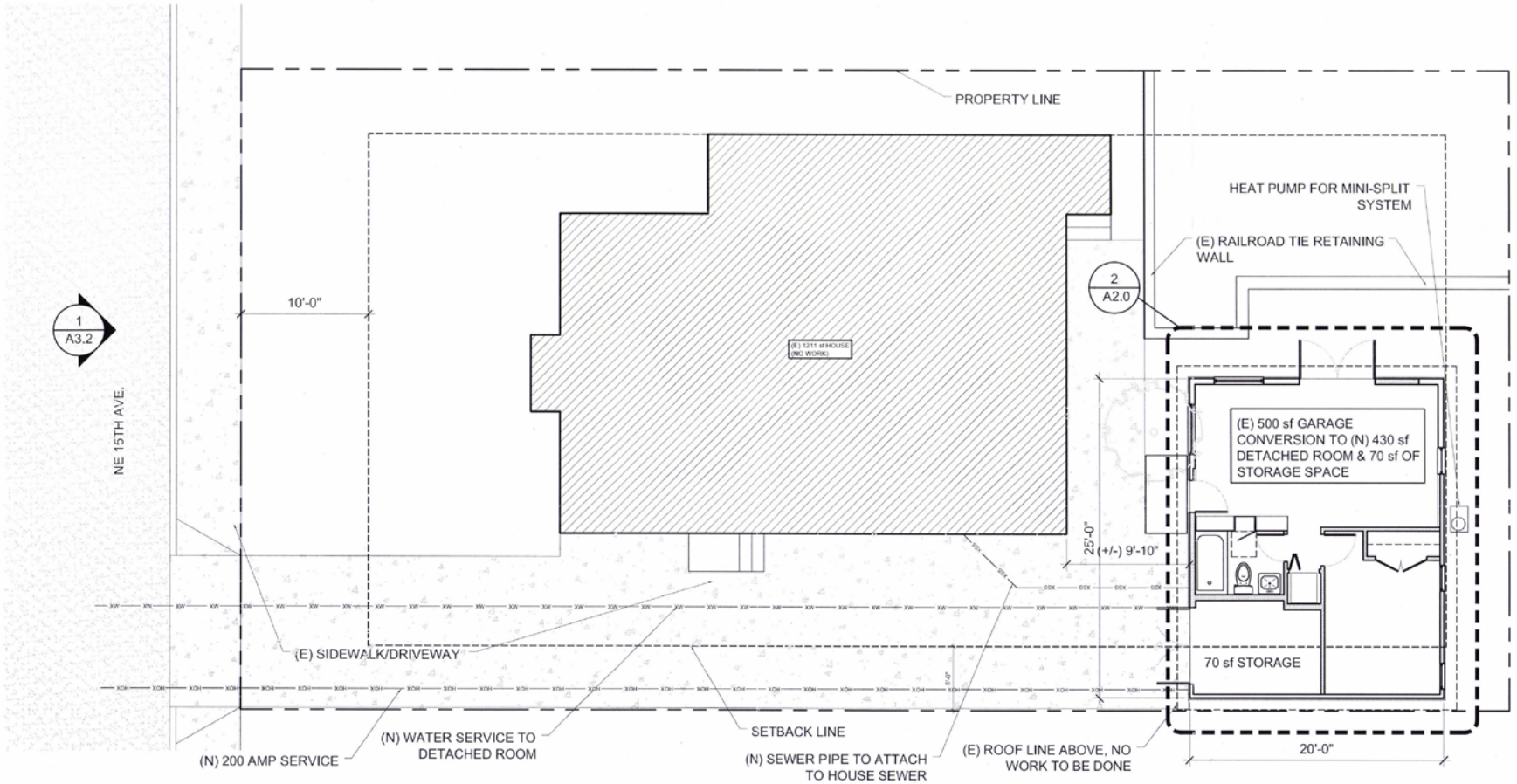
ZONING

Site

NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 15-269881 HRM
1/4 Section 2732
Scale 1 inch = 200 feet
State_Id 1N1E26AB 7400
Exhibit B (Jan 15, 2016)



1 / A1.0 SITEPLAN
SCALE: 1/8"=1'-0"

di loretoARCHITECTURE, llc

200 Northeast Twentieth Avenue, Suite 200
Portland, Oregon USA 97232-3021
www.diloretoarchitecture.com
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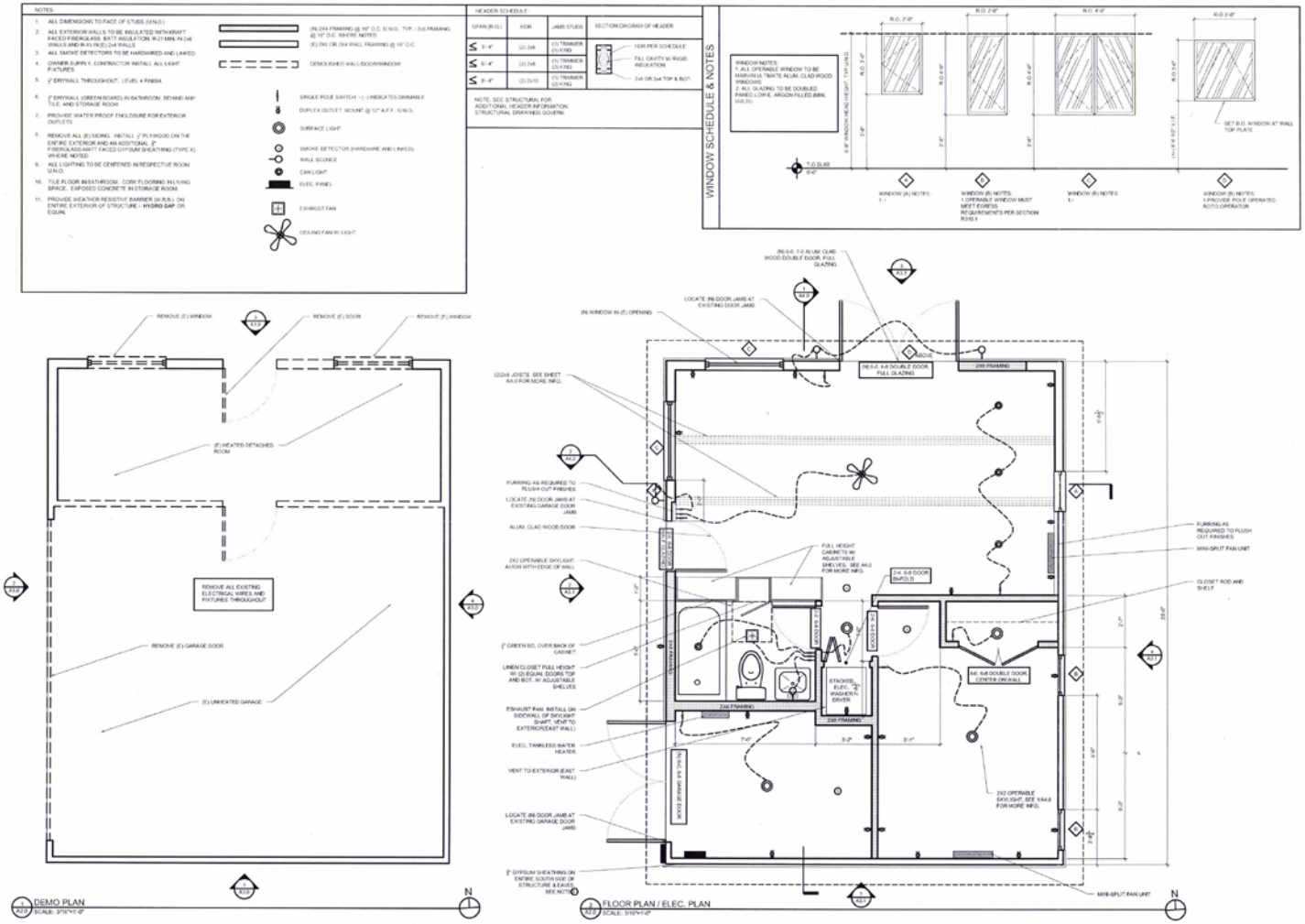
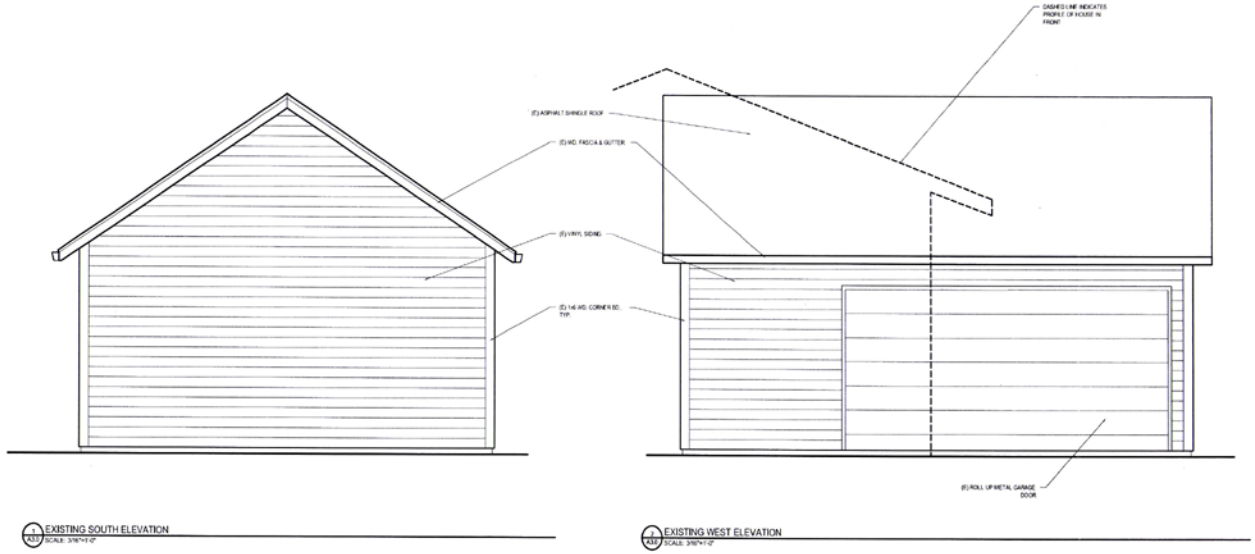
Fax: 503/736-9975

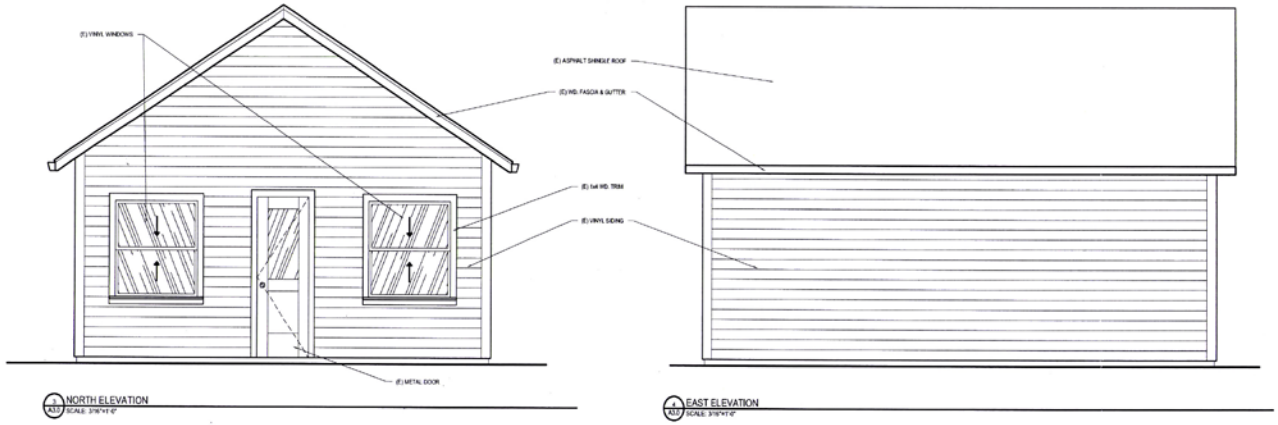
GARAGE CONVERSION - HISTORIC DESIGN REVIEW

3424 NE 15TH AVE.
PORTLAND, OREGON

SITE PLAN
A1.0
15020 1.13.16


NOTES:
1. ALL DIMENSIONS TO FACE OF STUDS (U.N.O.)
2. ALL EXTERIOR WALLS TO BE INSULATED WITH KRAFT FACED FIBERGLASS BATT INSULATION: R-21 MIN. IN 2x6 WALLS AND R-15 IN(E) 2x4 WALLS.
3. ALL SMOKE DETECTORS TO BE HARDWIRED AND LINKED.
4. OWNER SUPPLY, CONTRACTOR INSTALL ALL LIGHT FIXTURES.
5. ½" DRYWALL THROUGHOUT. LEVEL 4 FINISH.
6. ½" DRYWALL GREEN BOARD IN BATHROOM, BEHIND ANY TILE, AND STORAGE ROOM
7. PROVIDE WATER PROOF ENCLOSURE FOR EXTERIOR OUTLETS
8. REMOVE ALL (E) SIDING. INSTALL ½" PLYWOOD ON THE ENTIRE EXTERIOR AND AN ADDITIONAL ½" FIBERGLASS-MATT FACED GYPSUM SHEATHING (TYPE X) WHERE NOTED
9. ALL LIGHTING TO BE CENTERED IN RESPECTIVE ROOM U.N.O.
10. TILE FLOOR IN BATHROOM. CORK FLOORING IN LIVING SPACE. EXPOSED CONCRETE IN STORAGE ROOM.
11. PROVIDE WEATHER RESISTIVE BARRIER (or R.B.). ON ENTIRE EXTERIOR OF STRUCTURE - HYDRO GAP OR EQUAL
(N) 2X4 FRAMING @ 16" O.C. U.N.O., TYP. / 2x6 FRAMING @ 16" O.C. WHERE NOTED
(E) 2X6 OR 2X4 WALL FRAMING @ 16" O.C.
DEMOLISHED WALL/DOOR/WINDOW
SINGLE POLE SWITCH (+) INDICATES DIMMABLE
DUPLEX OUTLET, MOUNT @ 12" A.F.F. U.N.O.
SURFACE LIGHT
SMOKE DETECTOR (HARDWIRE AND LINKED)
WALL SCONCE
CAN LIGHT
ELEC. PANEL
EXHAUST FAN
CEILING FAN W/ LIGHT
HEADER SCHEDULE
SPAN (R.O.)
HDR
JAMB STUDS
SECTION DIAGRAM OF HEADER
3'-4"
(2) 2x6
(1) TRAIMER (1) KING
5'-4"
(2) 2x8
(1) TRAIMER (1) KING
8'-4"
(2) 2x10
(1) TRAIMER (1) KING
HDR PER SCHEDULE
FILL CAVITY W/ RIGID INSULATION
2x6 OR 2x4 TOP & BOT.
NOTE: SEE STRUCTURAL FOR ADDITIONAL HEADER INFORMATION. STRUCTURAL DRAWINGS GOVERN.
WINDOW SCHEDULE & NOTES
WINDOW NOTES:
1. ALL OPERABLE WINDOW TO BE MARVIN ULTIMATE ALUM. CLAD WOOD WINDOWS
2. ALL GLAZING TO BE DOUBLE PANED LOW-E, ARGON FILLED (MIN. U-0.35)
R.O. 3'-0"
R.O. 2'-6"
R.O. 4'-0"
R.O. 3'-0"
6'-8" WINDOW HEAD HEIGHT TYP U.N.O.
T.O.SLAB 0'-0"
SET B.O. WINDOW AT WALL TOP PLATE
WINDOW (A) NOTES: 1.-
WINDOW (B) NOTES: 1.OPERABLE WINDOW MUST MEET EGRESS REQUIREMENTS PER SECTION R310.1
WINDOW (B) NOTES: 1.-
WINDOW (B) NOTES: 1.PROVIDE POLE OPERATED AUTO OPERATOR
REMOVE (E) WINDOW
REMOVE (E) DOOR
REMOVE (E) WINDOW
(E) HEATED DETACHED ROOM
REMOVE ALL EXISTING ELECTRICAL WIRES AND FIXTURES THROUGHOUT
REMOVE (E) GARAGE DOOR
(E) UNHEATED GARAGE
DEMO PLAN
SCALE: 3/16"=1'-0"
N
(N) 6-0 7-0 ALUM. CLAD WOOD DOUBLE DOOR, FULL GLAZING
LOCATE (N) DOOR JAMB AT EXISTING DOOR JAMB
(N) WINDOW IN (E) OPENING
(2)2x6 JOISTS. SEE SHEET A4.0 FOR MORE INFO.
FURRING AS REQUIRED TO FLUSH OUT FINISHES
LOCATE (N) DOOR JAMB AT EXISTING GARAGE DOOR JAMB
ALUM. CLAD WOOD DOOR
2X2 OPERABLE SKYLIGHT ALIGN WITH EDGE OF WALL
½" GREEN BD. OVER BACK OF CABINET
LINEN CLOSET FULL HEIGHT W/ (3) EQUAL DOORS TOP AND BOT. W/ ADJUSTABLE SHELVES
EXHAUST FAN. INSTALL ON SIDEWALL OF SKYLIGHT SHAFT. VENT TO EXTERIOR(EAST WALL)
ELEC. TANKLESS WATER HEATER
VENT TO EXTERIOR (EAST WALL)
LOCATE (N) DOOR JAMB AT EXISTING GARAGE DOOR JAMB
½" GYPSUM SHEATHING ON ENTIRE SOUTH SIDE OF STRUCTURE & EAVES SEE NOTE 8
36 LOCKSET
FULL HEIGHT CABINETS W/ ADJUSTABLE SHELVES. SEE A4.0 FOR MORE INFO.
2'-6" DOOR BIFOLD
2'-6" DOOR
2'-6" DOOR
STACKED ELEC. 27" WASHER/ DRYER
2'-6" DOOR
2'-6" DOOR
2'-6" DOOR





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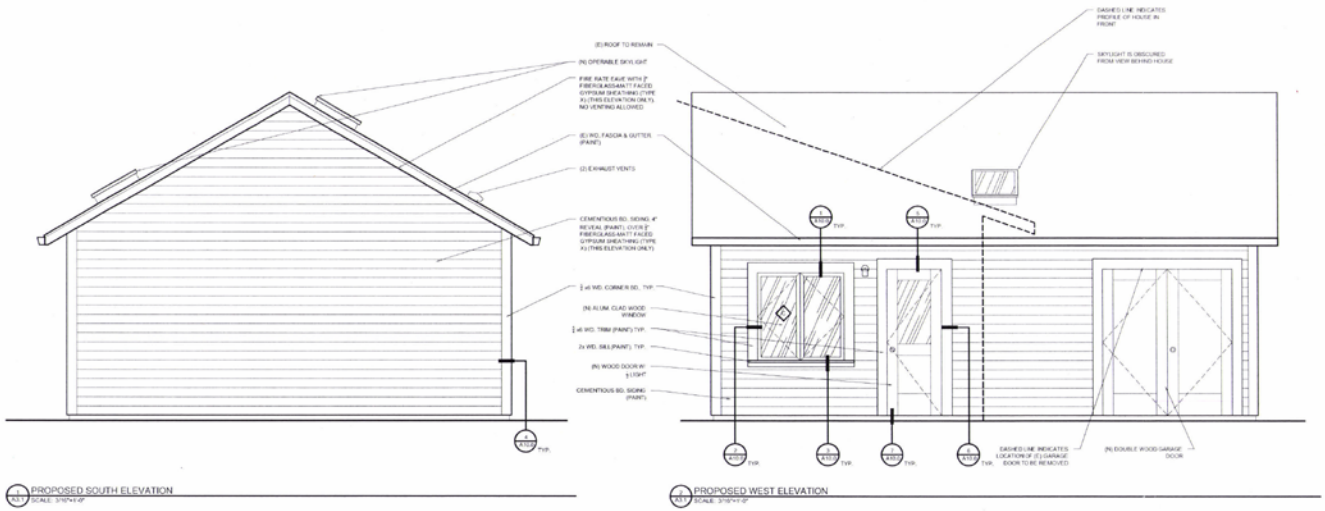
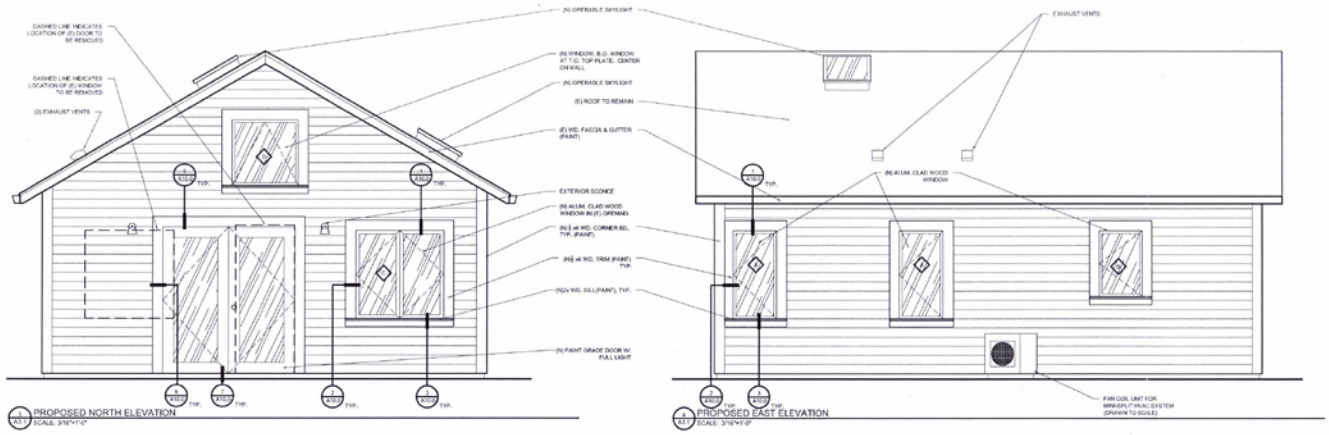
GARAGE CONVERSION

3424 NE 15TH AVE.
PORTLAND, OREGON 97211

EXISTING ELEVATIONS
A3.0

15020 1.13.16





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GARAGE CONVERSION

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PROPOSED ELEVATIONS
A3.1

15020 1.13.16