



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 16, 2018  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353/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 December 7, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-259959 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 18-259959 HR – EXPANDING REAR DORMER**

**Applicant:** Liz Williams | Elizabeth Williams Architect  
3526 NE 25th Avenue | Portland OR 97212  
(503)709.9028

**Owners:** Catherine Johnson & Kurt Armstrong  
3122 NE 13th Avenue  
Portland, OR 97212-2201

**Site Address:** **3122 NE 13<sup>th</sup> Avenue**

**Legal Description:** BLOCK 72 LOT 13, IRVINGTON  
**Tax Account No.:** R420415470  
**State ID No.:** 1N1E26BA 14400  
**Quarter Section:** 2731  
**Neighborhood:** Sabin Community Assoc., contact Rachel Lee at 503-964-8417.,  
Irvington, contact Dean Gisvold at 503-284-3885.

**Business District:** Soul District Business Association, contact at [info@nnebaportland.org](mailto:info@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

**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 for the expansion of an existing rear dormer on a Contributing Resource in the Irvington Historic District. The new walls are proposed to be held back two feet from the existing ground floor walls, leaving four feet of roof on either side. The east wall will remain aligned with the existing east dormer wall. The expanded roof is proposed to match the existing dormer roof in slope, overhang and detailing. New windows are proposed to be wood windows matching the existing downstairs windows. New trim and lap siding are proposed to match original details on the lower story. Historic Resource Review is required for non-exempt exterior alterations in a Historic District.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland 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 30, 2018 and determined to be complete on November 13, 2018.

**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.

The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov](http://www.portlandoregon.gov).

**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.

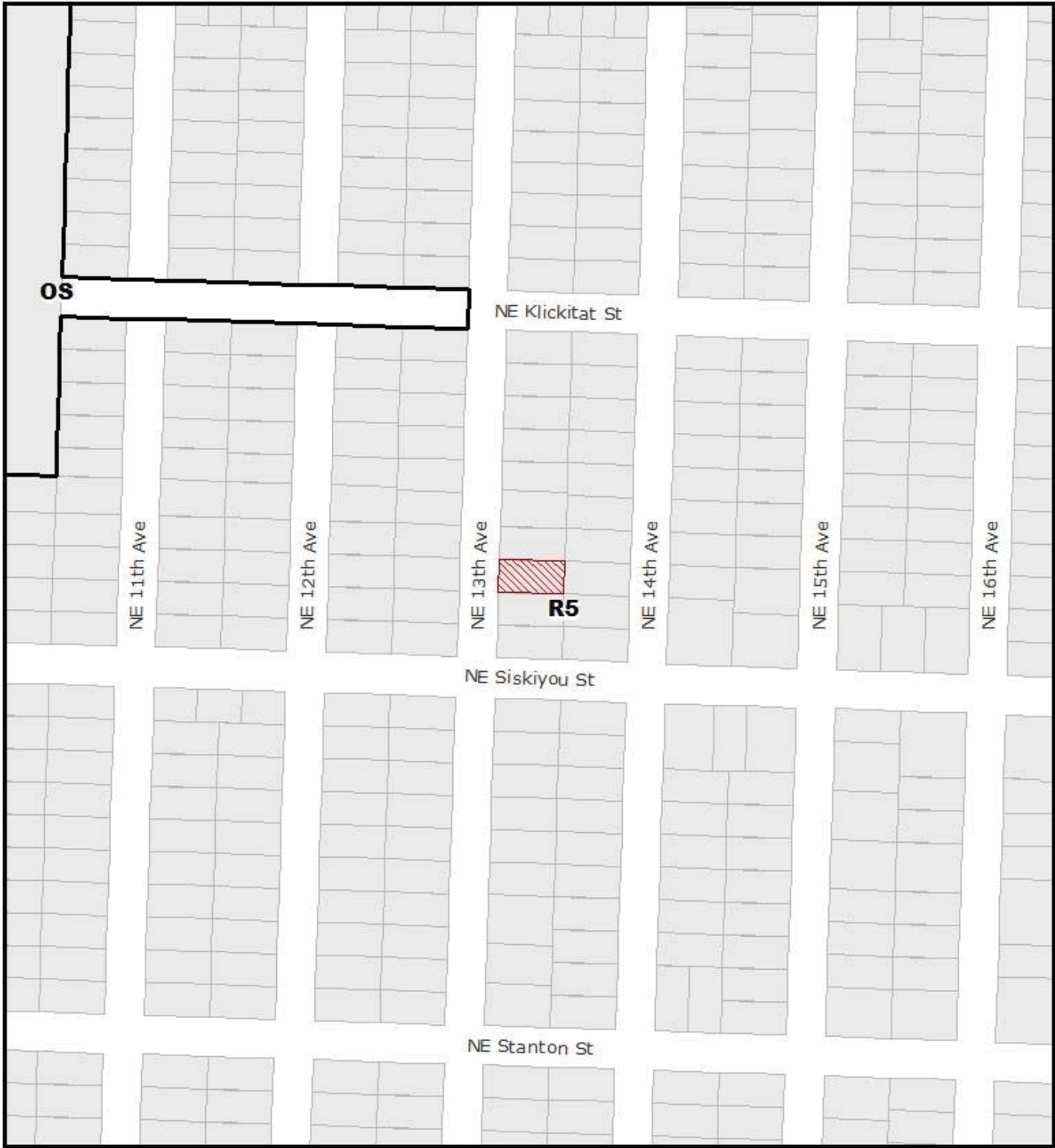
**APPEAL OF THE FINAL CITY DECISION**

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



THIS SITE LIES WITHIN THE:  
IRVINGTON HISTORIC DISTRICT

File No.	LU 18-259959 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State ID	1N1E26BA 14400
Exhibit	B Nov 01, 2018



Elizabeth Williams |  
Architect  
3526 NE 25th Ave.  
Portland, OR 97212  
503.709.9028  
pencilworkstudio@gmail.com

# ARMSTRONG HOUSE DORMER ADDITION

3122 NE 13th Ave, Portland, OR 97212

DRAWING TITLE

DATE: 28 OCT 2018  
REV:

SCALE: AS INDICATED

DWG NO: G1.0

LU 18-259959 HR



## VICINITY MAP

### PROJECT TEAM

**OWNERS:**  
CATHERINE JOHNSON AND  
KURT ARMSTRONG  
503.539.9205  
PORTLAND, OR 97212

**DESIGNER:**  
ELIZABETH WILLIAMS  
3526 NE 25TH AVE.  
PORTLAND, OR 97212  
pencilworkstudio@gmail.com  
503.709.9028

### STRUCTURAL ENGINEER:

MICHAEL NUZZING ENGINEERING, LLC  
15 SE 16TH AVE.  
PORTLAND, OR 97214  
503.477.3936

**CONTRACTOR:**  
TRASE BRASH CONSTRUCTION, LLC  
303.679.0565  
trase@trasebrash.com  
CB# 177746

### DRAWING LIST

G 1.0 SITE PLAN - ROOF PLAN  
A 1.0 EXISTING GROUND FLOOR  
AND BASEMENT  
A 1.1 EXISTING SECOND FLOOR  
A 1.2 PROPOSED SECOND FLOOR  
A 2.0 EAST ELEVATION  
A 3.1 PROPOSED BUILDING SECTION  
S1 STRUCTURAL CALCULATIONS

### NOTE

SEE A2.0 FOR GENERAL NOTES  
SEE A3.0 FOR WINDOW SCHEDULE

## ARMSTRONG DORMER ADDITION

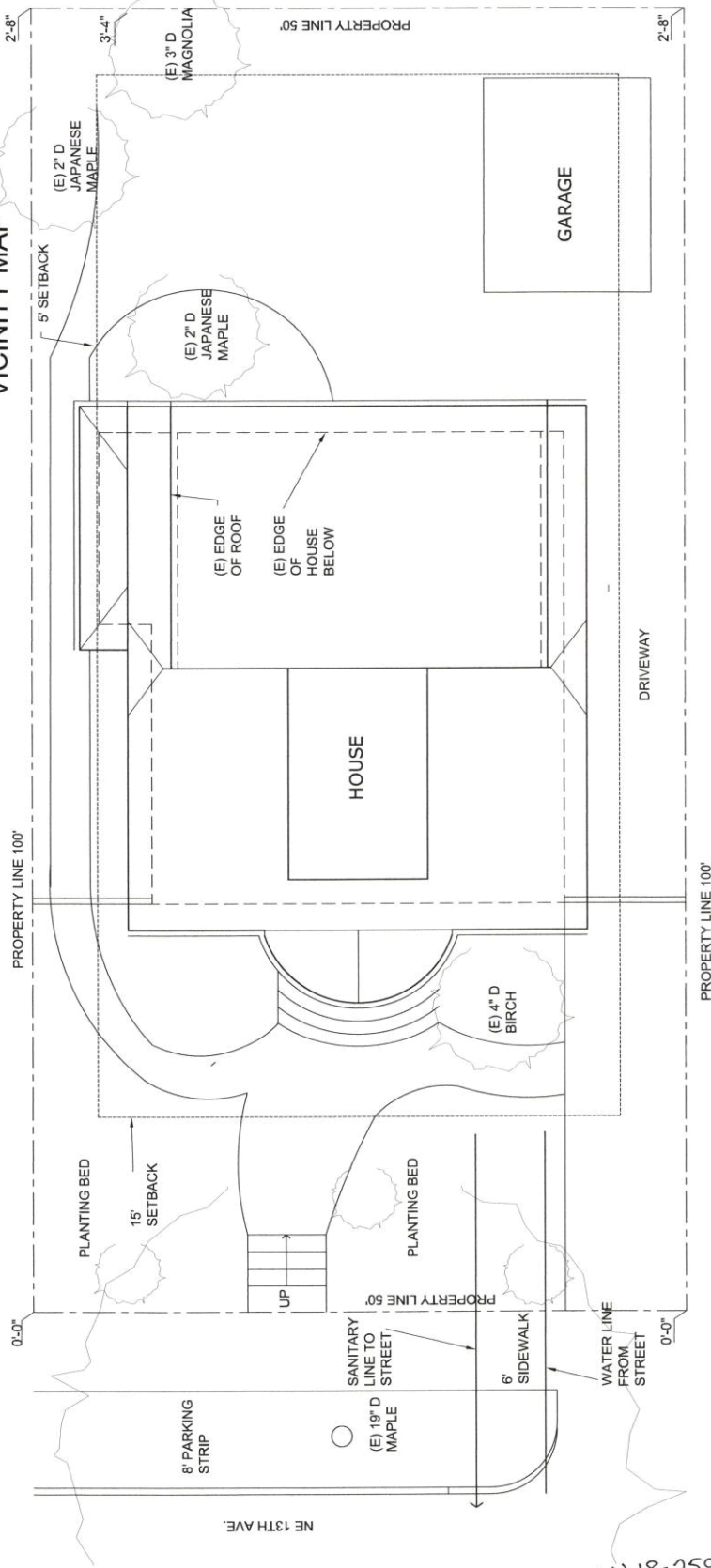
### PROJECT INFORMATION/

**CODE SUMMARY**  
LEGAL DESCRIPTION: IRVINGTON BLOCK 672,  
LOT 13  
STATE ID: INEX268A, 14400  
COUNTY: CLATSOP  
MAP NO: 2731 OLD

SITE AREA: 5,000 SF  
BUILDING FOOTPRINT: 974 SF HOUSE, 230 SF GARAGE

ALLOWED AREA: 1,860 SF  
PROPOSED LOT COVERAGE: 24%  
(38% ALLOWED)

PROPOSED LOT COVERAGE: 24% NO CHANGE  
(38% ALLOWED)



## 1 SITE PLAN

1/8" = 1'-0"

LU 18-259959 HR