



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

Date: May 7, 2018
To: Interested Person
From: Santiago Mendez, Land Use Services
503-823-1361 / Santiago.Mendez@portlandoregon.gov

NOTICE OF A TYPE I 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 21 days, **we need to receive your written comments by 5 p.m. on May 21, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-105467 HR , in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-105467 HR - NEW DETACHED ADU

Applicant: Stan Anderson, Stan Anderson Builders Llc
2707 SE 74th Ave
Portland, OR 97206
stanandersonbuilders@msn.com

Owner: Susan D'Alessandro
3411 NE 14th Ave
Portland, OR 97212-2216

Site Address: 3411 NE 14TH AVE

Legal Description: BLOCK 71 LOT 4, IRVINGTON
Tax Account No.: R420415180
State ID No.: 1N1E26BA 00400
Quarter Section: 2731

Neighborhood: Sabin Community Assoc., contact Rachel Lee at 503-964-8417.
Business District: Soul District Business Association, contact at outreach@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: None
Other Designations: Irvington Historic District

Zoning: R5, Residential 5,000 with Historic Resource Protection Overlay
Case Type: HR, Historic Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant requests Historic Resource review to demolish the existing detached non-contributing garage of a contributing property in the Irvington Historic District and build a new ADU. The new ADU that will replace the existing CMU garage, built in the 1960's, is proposed with the following elements:

- Hardie Plank lap siding painted to match main house
- Street facing gable roof with a 12/12 pitch to match main house, secondary hip roof with a 6/12 pitch to reduce visual impact
- Street facing wood windows, vinyl windows on non-street-facing facades, and fiberglass front door.

Additionally, the applicant is proposing to remove a 4-stemmed Norway Maple (considered a nuisance specie as per Title 11 Tree Code)

Historic Resource Review is required for the proposed new detached ADU in the Irvington Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:

- Criteria in Section 33.846.060.G of the Portland Zoning Code

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 January 10, 2018 and determined to be complete on 5/2/18.

Decision Making Process

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

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

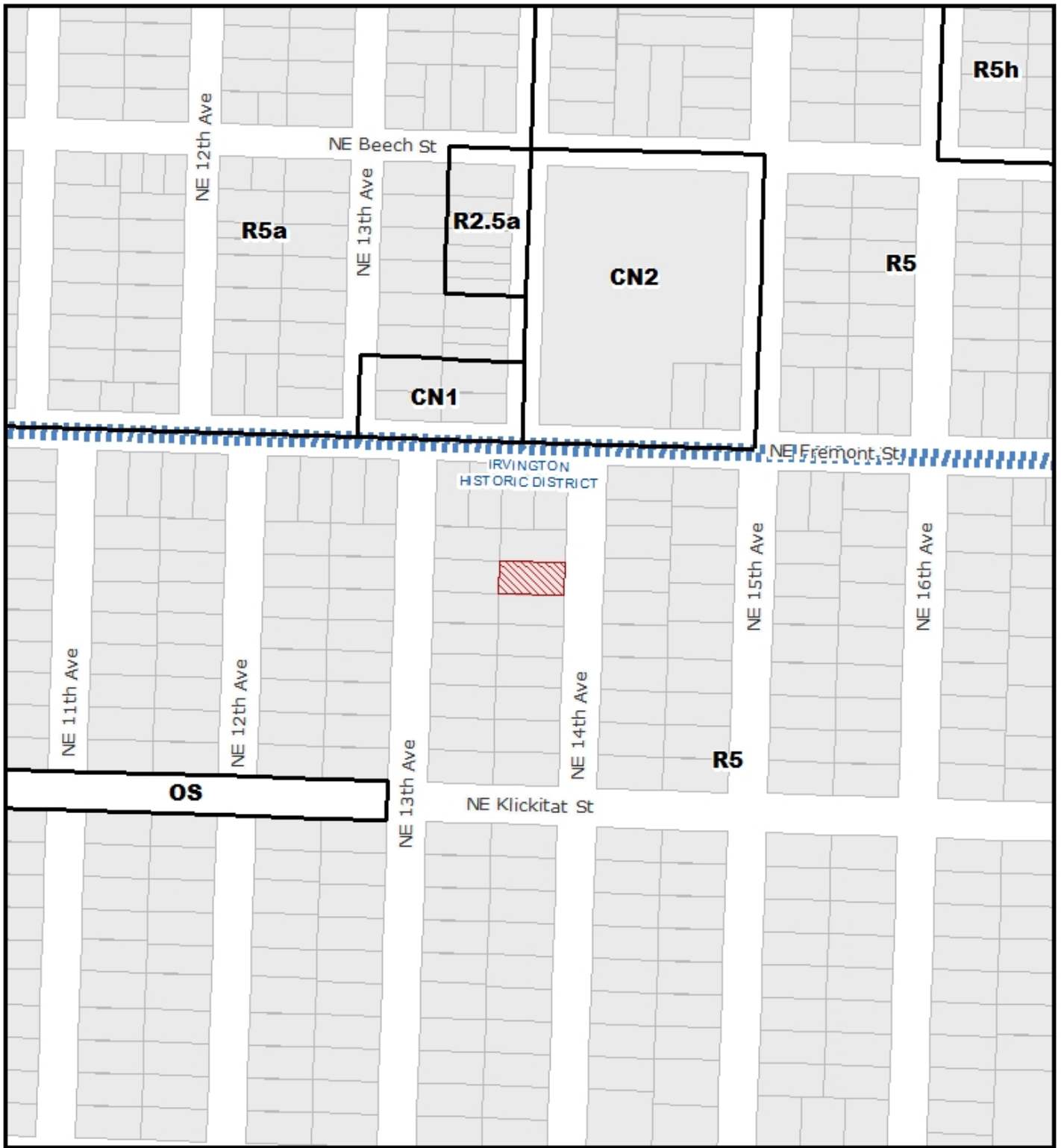
Appeal Process

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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 Plans and Details
Elevations



ZONING



THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



File No.	LU 18-105467 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State ID	1N1E26BA 400
Exhibit	B Jan 12, 2018



**SYMONS ENGINEERING
CONSULTANTS, INC.**

12805 s.e. foster road
portland, oregon 97236
phone 503 760 1353
facsimile 503 762 8962

CLIENT

**STAN ANDERSON BUILDERS
2707 SE 74TH AVE
PORTLAND, OR 97236
503-901-0009**

PROJECT

**D'ALESSANDRO
ADU**

**SITE ADDRESS
3481 NE 14TH AVE
PORTLAND, OR 97212**

**SHEET NAME
PRELIMINARY
SITE PLAN**

REVISION

- △ 12/25/17 ISSUED FOR CLIENT REVIEW
- △ 1/4/18 ISSUED FOR HISTORIC REVIEW
- △
- △
- △
- △

ISSUE DATE JANUARY 4, 2018

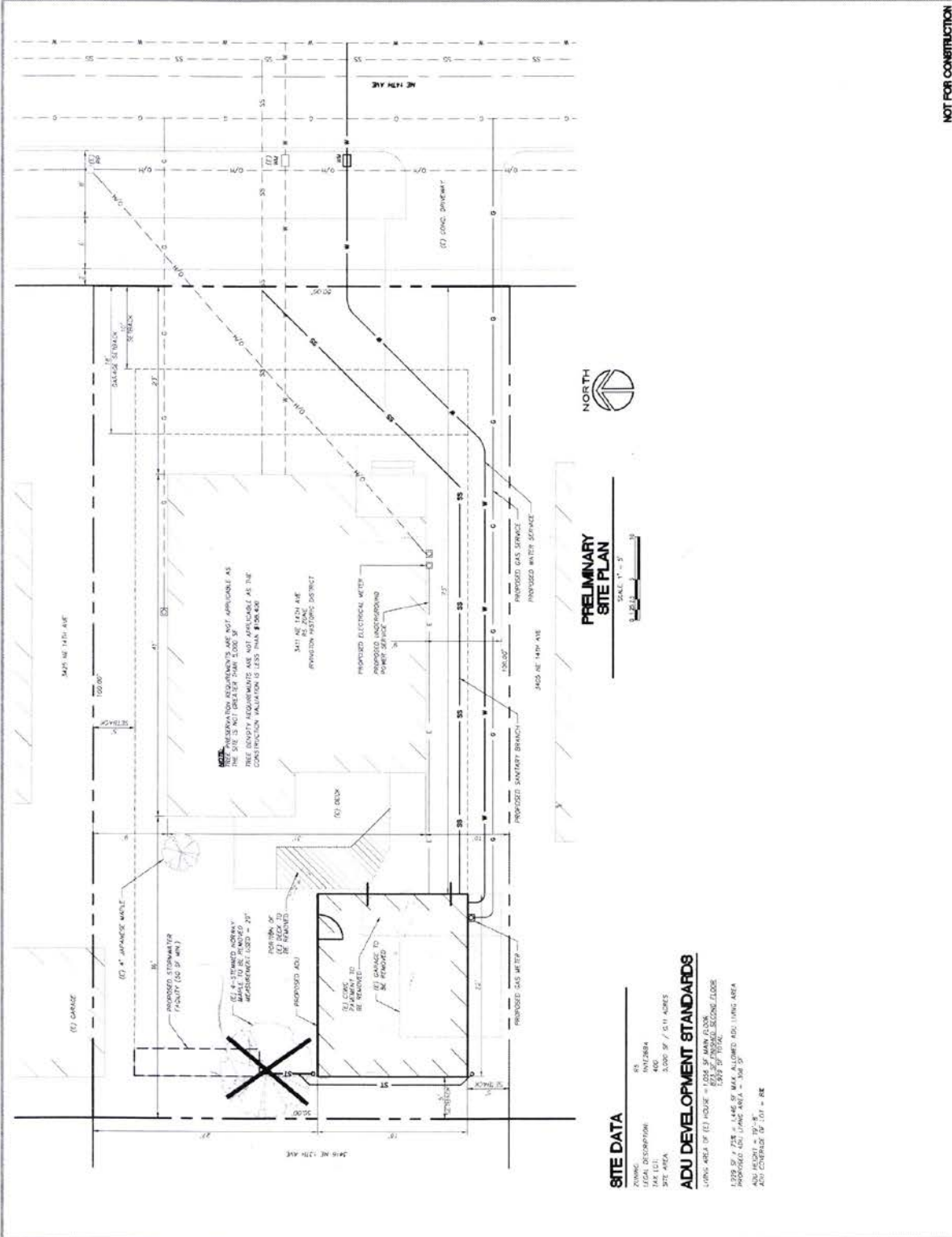
DRAWING FILE D-48.DWG

PROJECT NUMBER D-48

SHEET 1

C1

OF 2 SHEETS



SITE DATA

ZONING: R5
LEGAL DESCRIPTION: N/2 S/4 E 1/4 S 14th Ave
SAC: 101
SAC AREA: 500
SLOPE: 9% / 5.11' HORIZ

ADU DEVELOPMENT STANDARDS

MINIMUM AREA OF LOT: 1000 SQ FT
MINIMUM SETBACK: 5 FT FROM ALL SIDES
MINIMUM HEIGHT: 10'-0"
MINIMUM COVER: 10% OF AREA

NOTES:
1. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
2. THE SITE IS NOT GREATER THAN 1.000 SQ FT.
3. TREE DENSITY REQUIREMENTS ARE NOT APPLICABLE AS THE CONSTRUCTION FOOTPRINT IS LESS THAN 1000 SQ FT.

**PRELIMINARY
SITE PLAN**

SCALE: 1" = 5'



LU 18-105467 HR

LU 18-105467 HR



SYMONS ENGINEERING CONSULTANTS, INC.

12805 s.e. tober road
 portland, oregon 97286
 phone 503 760 1353
 facsimile 503 762 1862

CLIENT

STAN ANDERSON BUILDERS
 2707 SE 74TH AVE
 PORTLAND, OR 97206
 503-901-1009

PROJECT

D'ALESSANDRO
 ADU

SITE ADDRESS

3411 NE 14TH AVE
 PORTLAND, OR 97212

SHEET NAME

PRELIMINARY
 FLOOR PLANS &
 ELEVATIONS

REVISION

- △ 12/15/17 ISSUED FOR CLIENT REVIEW
- △ 1/4/18 ISSUED FOR HISTORIC REVIEW
- △ 4/4/18 ISSUED FOR CLIENT REVIEW
- △ 4/6/18 ISSUED FOR HISTORIC REVIEW
- △ 4/23/18 ISSUED FOR HISTORIC REVIEW
- △ 4/27/18 ISSUED FOR HISTORIC REVIEW

ISSUE DATE

APRIL 27, 2018

DRAWING FILE

17-48_AJHWG

PROJECT NUMBER

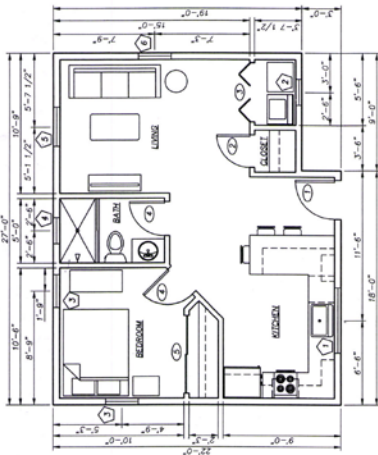
17-48

SHEET NUMBER

2

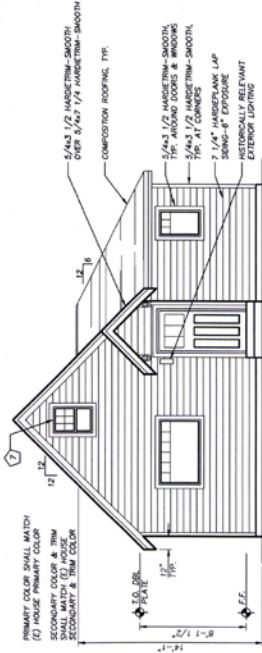
OF 3 SHEETS

A1



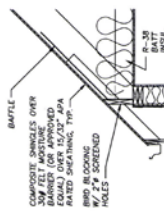
FLOOR PLAN

SCALE: 1/4" = 1'-0"



FRONT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



SCALE: 3/4" = 1'-0"

WALL SECTION

SCALE: 3/4" = 1'-0"

NO.	SIZE	TYPE	FRAME	SWING	FINISH	GLASS	REMARKS
1	6'-0" x 6'-0"	P	WOOD	-	NO	NO	
2	2'-0" x 3'-0"	P	WOOD	-	NO	NO	
3	2'-0" x 3'-0"	C	WOOD	-	YES	NO	
4	2'-0" x 3'-0"	P	WOOD	-	NO	NO	
5	2'-0" x 3'-0"	P	WOOD	-	NO	NO	
6	2'-0" x 3'-0"	P	WOOD	-	NO	NO	
7	2'-0" x 3'-0"	P	WOOD	-	NO	NO	

NO.	SIZE	TYPE	FRAME	SWING	FINISH	GLASS	REMARKS
1	6'-0" x 6'-0"	P	WOOD	-	NO	NO	
2	2'-0" x 3'-0"	P	WOOD	-	NO	NO	
3	2'-0" x 3'-0"	C	WOOD	-	YES	NO	
4	2'-0" x 3'-0"	P	WOOD	-	NO	NO	
5	2'-0" x 3'-0"	P	WOOD	-	NO	NO	
6	2'-0" x 3'-0"	P	WOOD	-	NO	NO	
7	2'-0" x 3'-0"	P	WOOD	-	NO	NO	

SCALE: 1/4" = 1'-0"

WINDOW DETAIL

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

SCALE: 3/4" = 1'-0"

WALL SECTION

SCALE: 3/4" = 1'-0"

NOT FOR CONSTRUCTION



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CLIENT

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 2707 SE 74TH AVE
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 503-801-1009

PROJECT

**D'ALESSANDRO
 ADU**

SITE ADDRESS

3411 NE 14TH AVE
 PORTLAND, OR 97212

SHEET NAME

ELEVATIONS

REVISION

- △ 4/1/18 ISSUED FOR CLIENT REVIEW
- △ 4/5/18 ISSUED FOR HISTORIC REVIEW
- △ 4/23/18 ISSUED FOR HISTORIC REVIEW
- △ 4/27/18 ISSUED FOR HISTORIC REVIEW

ISSUE DATE APRIL 27, 2018

DRAWING FILE 17-46_AJDHWG

PROJECT NUMBER 17-46

SHEET 3

A2

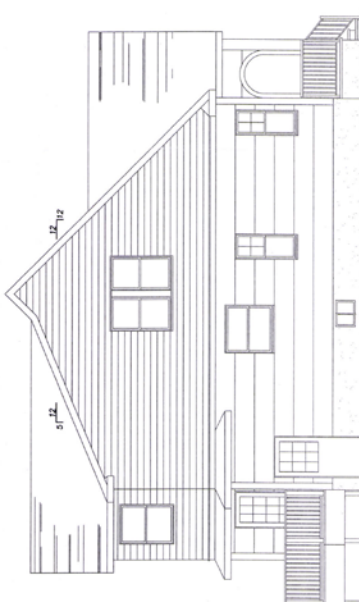
OF 3 SHEETS



EAST ELEVATION

SCALE 1/4" = 1'-0"

(E) 1/2" DOWNSPOUTS VARIES FROM 7" TO 12"



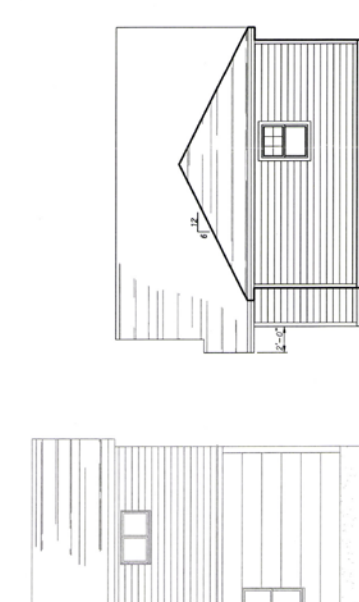
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES

1. DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE INSTALLED AT THE LOCATIONS SHOWN AND SHALL BE INSTALLED WITH 1/2" AT THE REAR OF THE HOUSE, AND SHALL BE FINISHED TO MATCH ROOF COLOR.
2. ROOFING SHALL BE INSTALLED WITH PROPER OVERLAP AND SHALL BE WEATHER TIGHT CONSTRUCTION.
3. ROOFING, WALLS, CHIMNEYS, DECKS, PROJECTIONS & PENETRATIONS AS REQUIRED FOR WEATHER TIGHT CONSTRUCTION.

NOT FOR CONSTRUCTION