



CITY OF PORTLAND
 Bureau of Development Services
 1900 SW Fourth Avenue, Suite 5000
 Portland, OR 97201 P524
Land Use Notice Enclosed
Case # LU 20-104657 HR

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RETURN SERVICE REQUESTED

SABIN COMMUNITY ASSOCIATION
 RACHEL LEE C/O NECN -
 4815 NE 7TH AVE
 PORTLAND OR 97211

*emailed to Rachel Lee
 @gnm.com
 Sabin
 Sabin@neccolita.org*

98 ARAMNSB 97211



City of Portland, Oregon | Bureau of Development Services | 1900 SW Fourth Avenue, Portland, Oregon 97201 | www.portlandoregon.gov/bds



The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please call 503-823-7300, the TTY at 503-823-6868 or the Oregon Relay Service at 711.

503-823-7300 BDS@PortlandOregon.gov www.PortlandOregon.gov/bds/translated

Traducción e interpretación | Chuyen Ngữ hoặc Phiên Dịch | 翻译或传译
 Turjumida ama Fasiraadda | 翻譯または通訳 | Письменный или устный перевод
 Traducere sau Interpretare | 번역 및 통역 | الشفوية أو الشفوية أو الشفوية أو الشفوية
 Translacion e interpretacion | Chuyen Ngur hoac Phien Dich | 翻译或传译



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: 2/20/2020
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@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 3/5/2020**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 20-104657 HR, in your letter. It also is helpful to address your letter to me, Tanya Paglia. 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 20-104657 HR – NEW GARAGE

Applicant: Sasha Beckwith | Sab Design & Drafting LLC
7115 SW Garden Home Rd #28 | Portland, OR 97223

Owner: Julie and Jaroslav Pylypczak
3224 NE 15th Ave | Portland, OR 97212-2303

Site Address: 3224 NE 15TH AVE

Legal Description: BLOCK 58 LOT 18, IRVINGTON
Tax Account No.: R420412630
State ID No.: 1N1E26AB 11500
Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at deang@mcewengisvold.com
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org.

Plan District: None
Other Designations: Primary House is a 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 I**, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to build a new garage to replace a non-contributing garage that was fire damaged. The proposed garage will occupy a similar footprint as the original garage and will be located in the same location, the northeast corner of the site sitting at the back of the property as far from the street as possible. The new structure will be clad in wood, 5 ½" reveal clapboard siding to match the primary house. Additional details to match the primary house include: a 6:12 gable roof with 18" eaves to match the roof of the house; 4" wide decorative corbels to match those on the house; and wood trim around the doors to match trim around doors and windows on the house. The site's primary house is a single-family, one and a half-story Bungalow that is a contributing resource in the Irvington Historic District. It was built in 1921 and features horizontal board cladding. The house sits back from the street on a 5,000 SF lot facing west onto NE 15th Ave.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations 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:

- 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 January 13, 2020 and determined to be complete on 2/18/2020.

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.

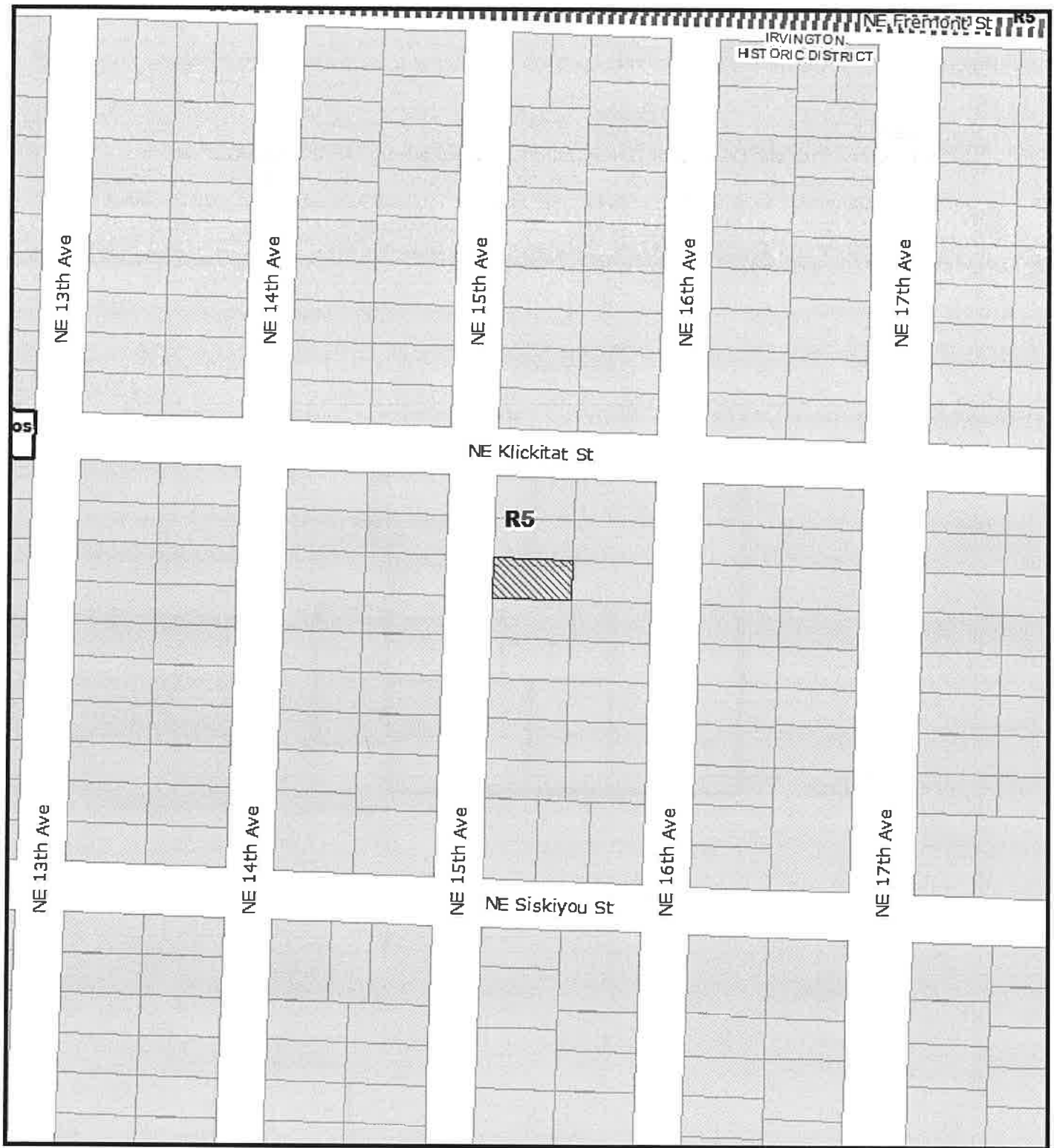
Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandoregon.gov.

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).

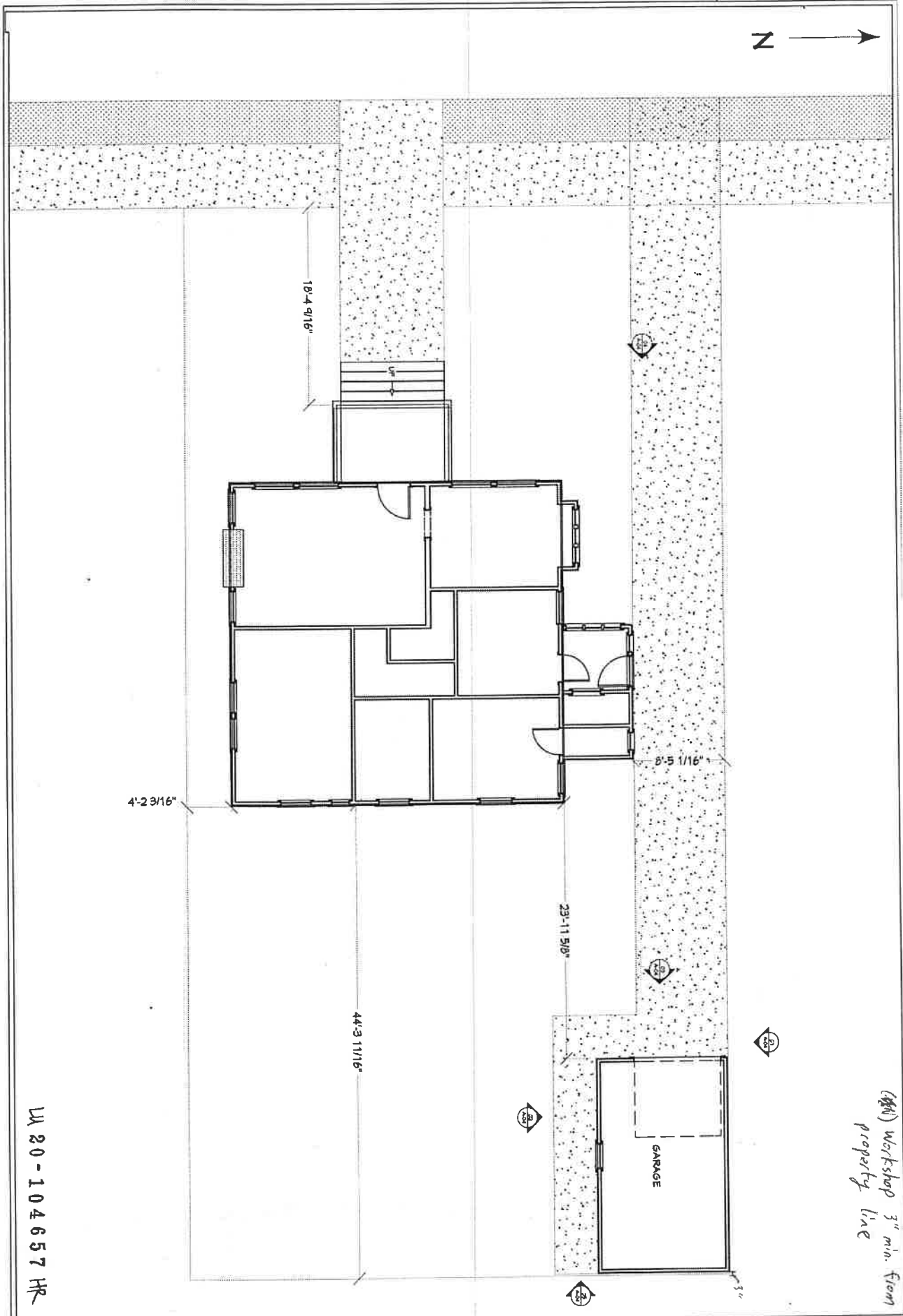
Enclosures: Zoning Map; Existing Site Plan; Enlarged Proposed Site Plan; Proposed Elevations



ZONING 
 NORTH
 IRVINGTON HISTORIC DISTRICT

 Site

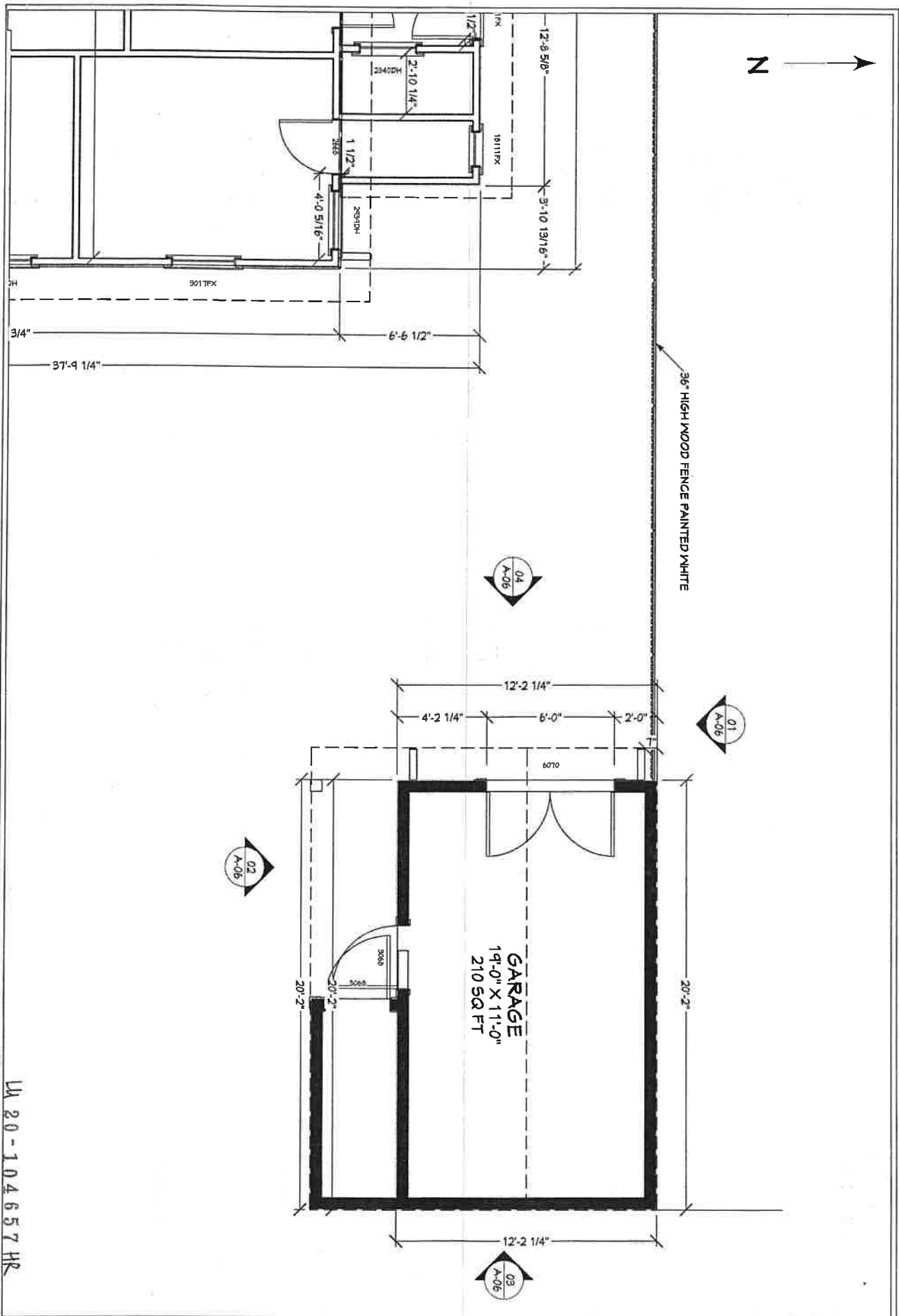
File No. LU 20 - 104657 HR
 1/4 Section 2732
 Scale 1 inch = 163 feet
 State ID 1N1E26AB 11500
 Exhibit B Jan 15, 2020



LA 20-104657 HR

(480) Workshop 3" min. From property line

DRAWINGS PROVIDED BY: SAB DESIGN AND DRAFTING LLC SASHA.A.BECKWITH@GMAIL.COM 541-231-6318	PROJECT DESCRIPTION: 3224 NE 15TH AVE PORTLAND OR 97212	SHEET TITLE: SITE PLAN	SCALE:	DATE:	A-02
			1/8" = 1'-0"	1/12/2020	



LA 20-104657 HR

DRAWINGS PROVIDED BY:
 SAB DESIGN AND DRAFTING LLC
 SASHA.A.BECKWITH@GMAIL.COM
 541-231-6318

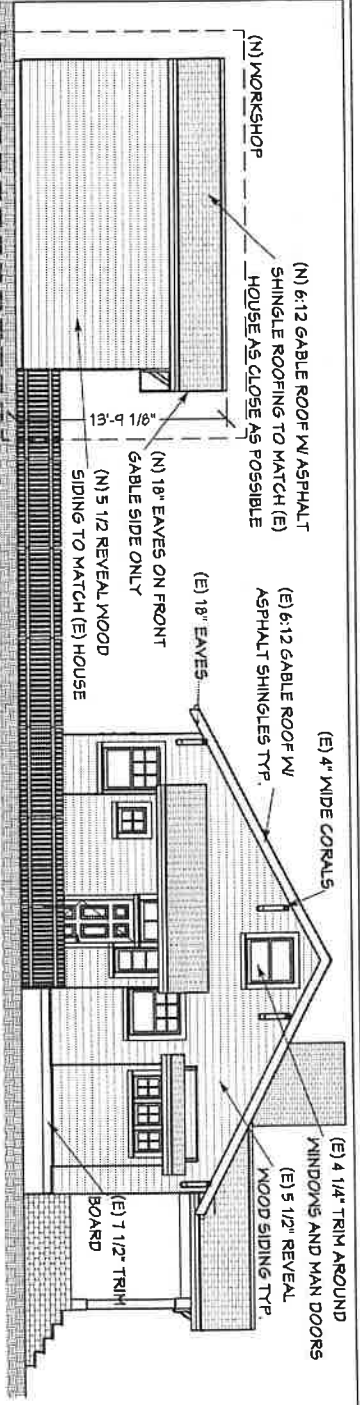
PROJECT DESCRIPTION:
 3224 NE 15TH AVE
 PORTLAND OR 97212

SHEET TITLE:
 PROPOSED: WORKSHOP

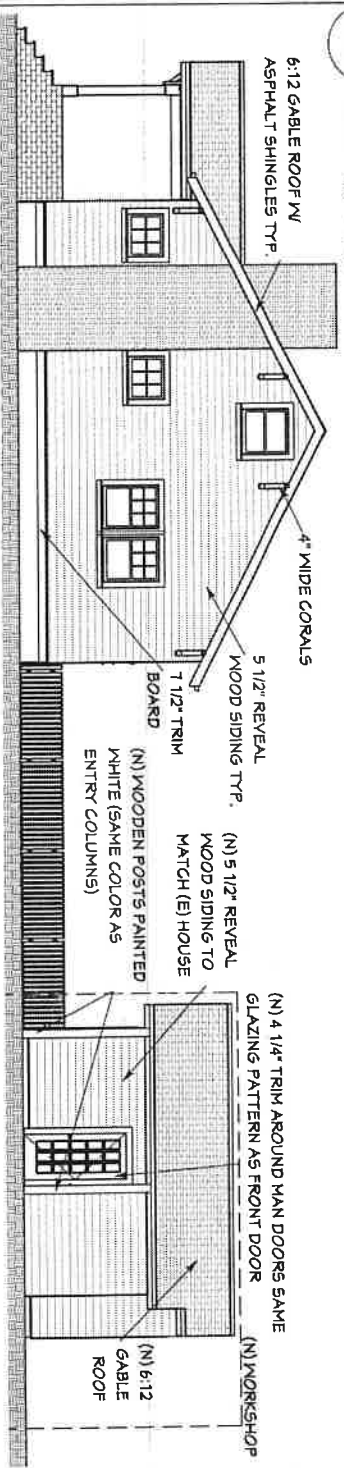
SCALE:
 1/4" = 1'-0"

DATE:
 1/12/2020

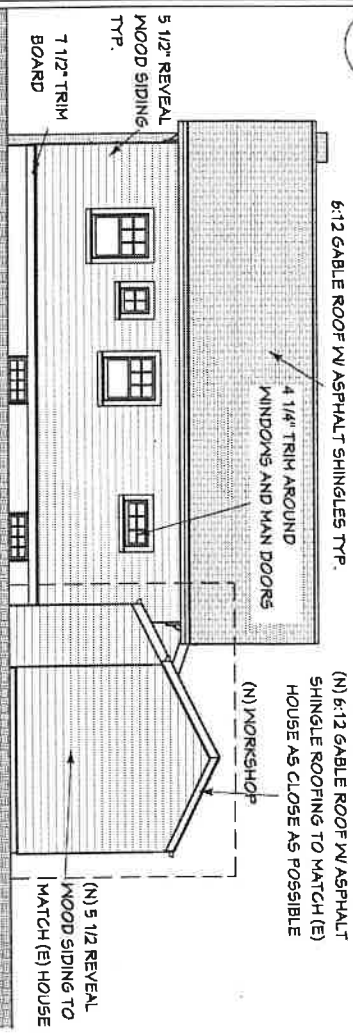
A-05



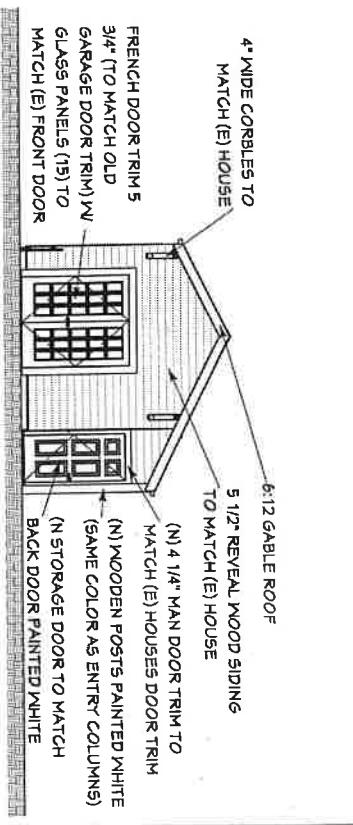
01 PROPOSED: NORTH EXTERIOR ELEVATION
A-06 SCALE: 1/8" = 1'-0"



02 PROPOSED: SOUTH EXTERIOR ELEVATION
A-06 SCALE: 1/8" = 1'-0"



03 PROPOSED: EAST EXTERIOR ELEVATION
A-06 SCALE: 1/8" = 1'-0"



04 PROPOSED: WEST EXTERIOR ELEVATION
A-06 SCALE: 1/8" = 1'-0"

ALL (N) TRIM IS TO BE PAINTED WHITE TO MATCH (E) HOUSE

DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC
SASHA.A.BECKWITH@GMAIL.COM
541-231-6318

PROJECT DESCRIPTION:
3224 NE 15TH AVE
PORTLAND OR 97212

SHEET TITLE:
PROPOSED: WORKSHOP
ELEVATIONS

SCALE:	DATE:
	11/12/2020

A-06

UA 20 - 104657 HK