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

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

Date: August 17, 2015

To: Interested Person

From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@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 within 14 days by 5 p.m. on Monday, August 31, 2015**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 15-203331 HR, in your letter. It also is helpful to address your letter to me, Arthur Graves. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 15-203331 HR: EXTERIOR ALTERATIONS

Applicant: Kevin Fischer | Alice Design | 503.860.9189
4803 NE 32nd Avenue | Portland, OR 97211

Owner: Bridget A Fahrland | 3344 NE 19th Avenue
Portland, OR 97212-2405

Site Address: 3344 NE 19th Avenue

Legal Description: BLOCK 29 LOT 15, IRVINGTON
Tax Account No.: R420406290
State ID No.: 1N1E26AA 07900
Quarter Section: 2732
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885 & Sabin Community Assoc., contact Rachel Lee at 503-964-8417
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact Lokyee Au at 503-338-9030.
Other Designations: Contributing resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.
Zoning: R5: Single-Dwelling Residential Zone
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 seeks Historic Resource Review approval for alterations to the east elevation (rear) of the "contributing" 1922 Bungalow within the Irvington Historic District. The structure is located mid-block and no portion of the proposed alterations will be visible from the NE 19th Avenue sidewalk right-of-way. Proposed alterations include the following:

- The addition of a dormer, approximately 7 feet x 12 feet in size (from the east elevation) and centered in from the north and south elevations 13 feet on each side. The dormer is 6 feet in from the existing exterior east wall of the house. Siding and trim to match the existing house.
- The three proposed windows within the dormer are wood with trim to match the existing house.
- The addition of French doors on the north side of the east façade.

Exempt from Historic Resource Review (HR):

- The proposed new wood deck is less than 30 inches high and so does not require a permit and so, per Portland Zoning Code (PZC) 33.445.320.B.2., is exempt from HR.
- The two proposed skylights shown on the drawings are exempt from HR per PZC 33.445.320.B.12.

Historic resource review is required for exterior alterations to contributing structures such as this one 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 July 17, 2015 and determined to be complete on **August 13, 2015**.

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, or
- 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

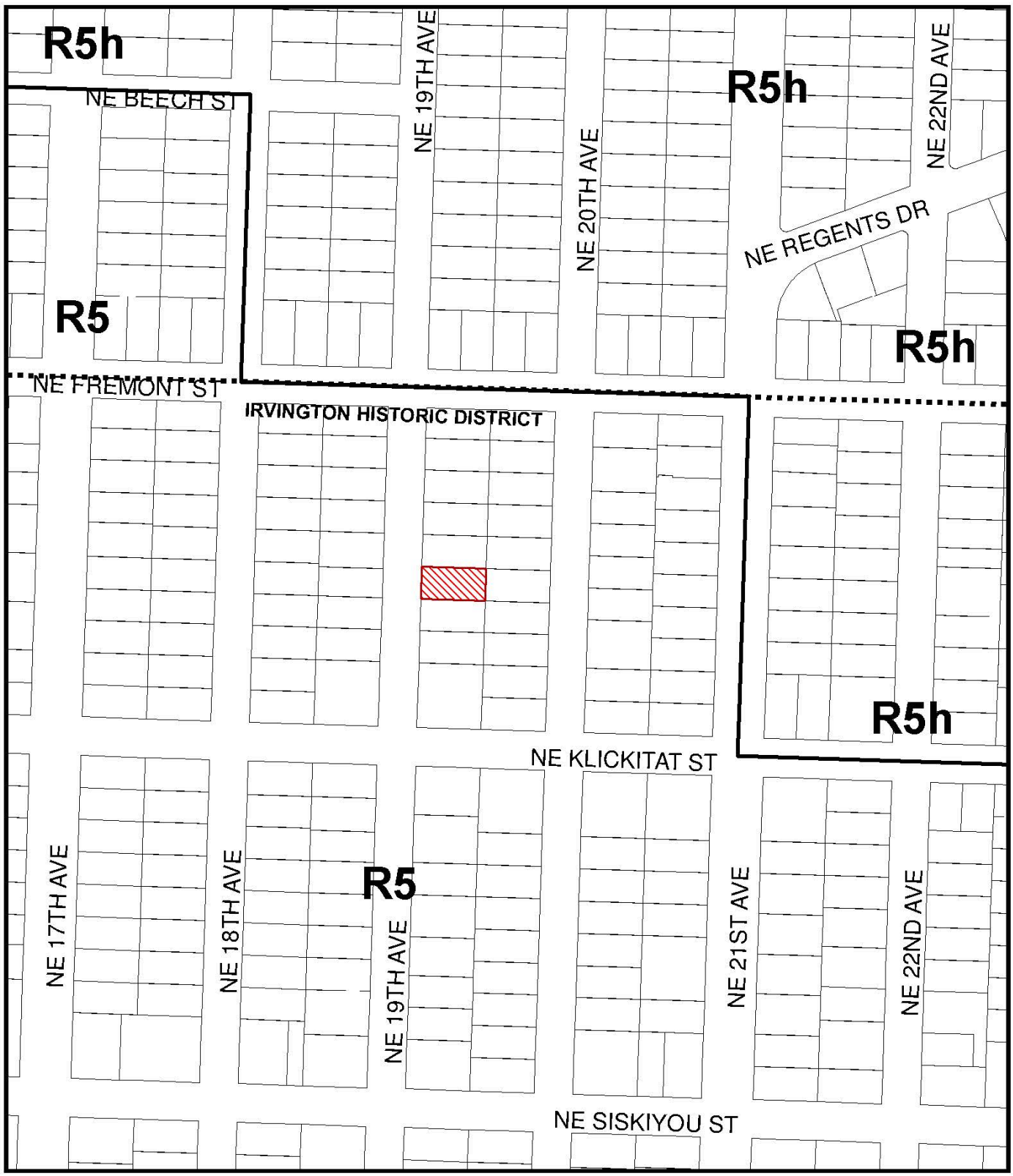
the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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 | Elevations



ZONING

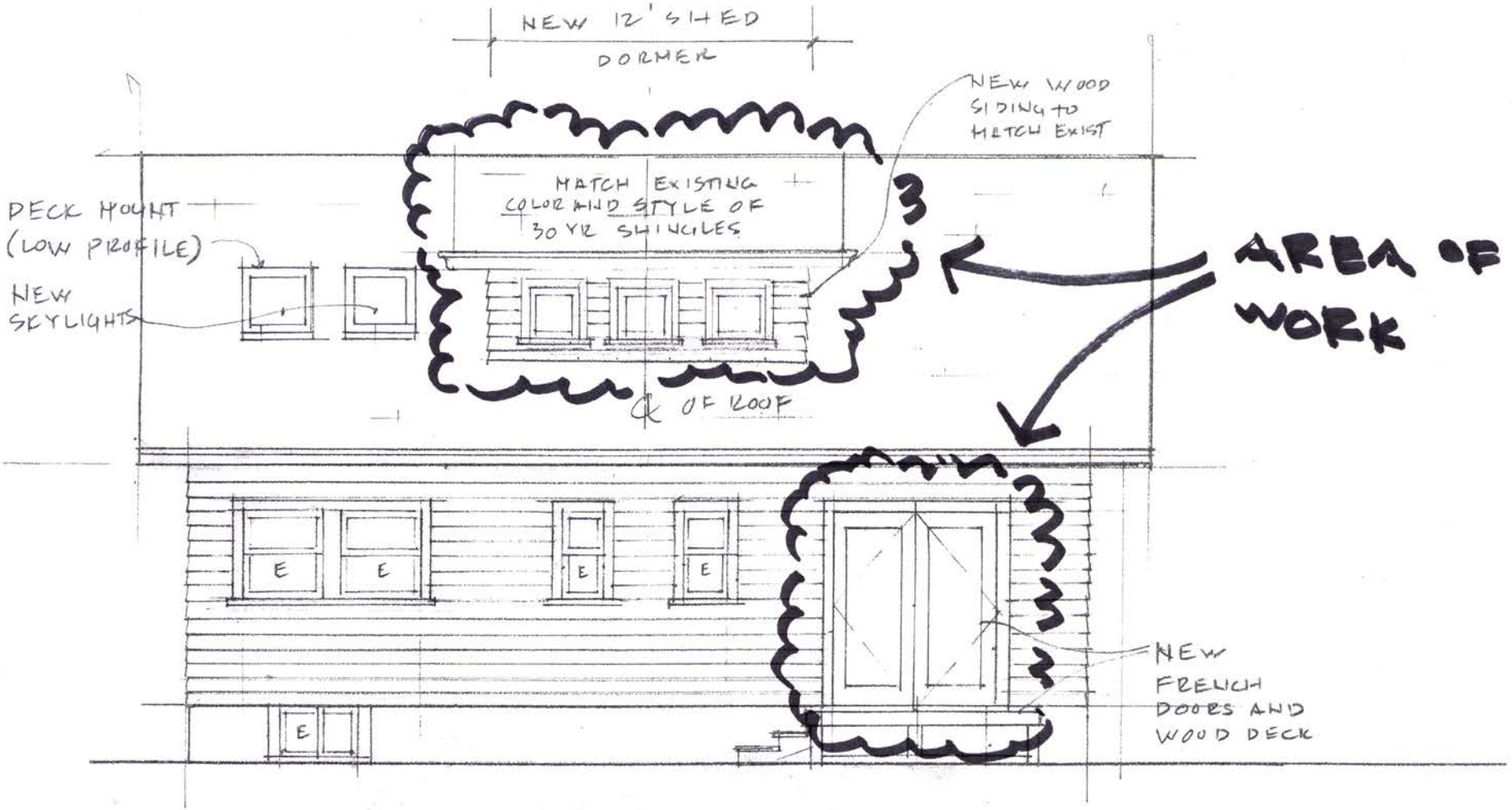
Site

NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 15-203331 HR
1/4 Section 2732
Scale 1 inch = 200 feet
State_Id 1N1E26AA 07900
Exhibit B (Jul 21, 2015)

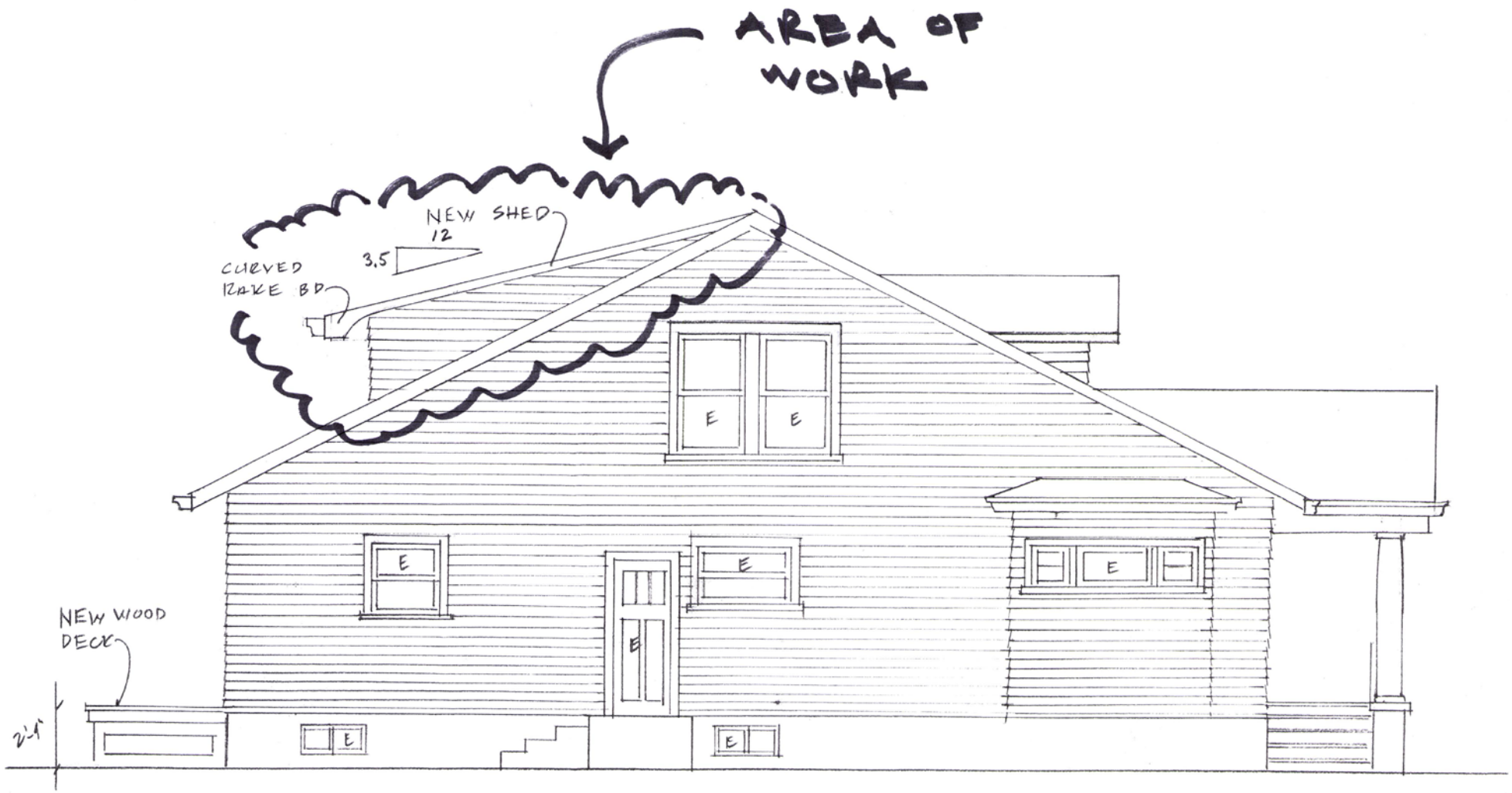
EXISTING GARAGE
NEW WOOD DECK AND STEPS > 30"
NEW FRENCH DOOR
NEW DORMER
NEW SKYLIGHTS
EXIST. DORMERS
EXIST PORCH
AREA OF WORK
SIDEWALK
N
SITE PLAN
1"=10'-0"
NE 19TH



REAR YARD ELEVATION

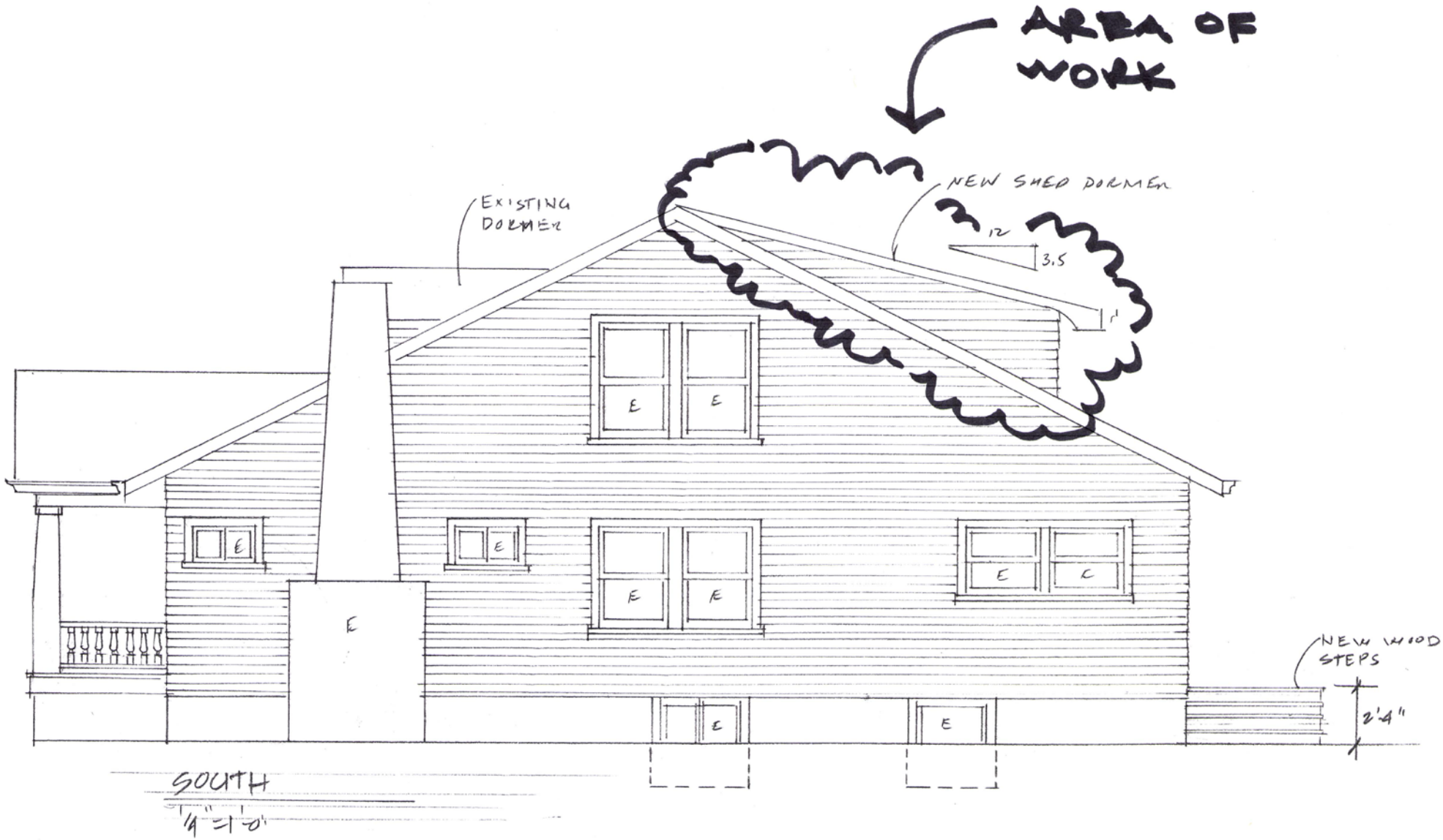
1/4"=1'-0"

LU 15-203331 HR



NORTH

1/4"=1'-0"

LU 15-203331 HR

LH 15-203331 HP