City of Portland, Oregon
Bureau of Development Services
Inspection 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: July 20, 2015

To: Interested Person

From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@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 August 3, 2015**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 15-186926 HR, in your letter. It also is helpful to address your letter to me, Amanda Rhoads. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 15-186926 HR – WINDOW AND DOOR REPLACEMENTS

Applicant/Owner: Susheela Jayapal
3425 NE 19th Ave
Portland, OR 97212

Representative: Donna Wax
Donna J. Wax, Architect
3045 NE 9th Ave
Porltand, OR 97212

Site Address: 3425 NE 19TH AVE

Legal Description: BLOCK 42 LOT 3, IRVINGTON
Tax Account No.: R420409000
State ID No.: 1N1E26AB 00300
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 info@necoalition.org
Plan District: None
Zoning: R5 – Single-Dwelling Residential 5,000
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 exterior alterations to a contributing 1923 Colonial Revival bungalow-style house in the Irvington Historic District. The proposed work includes the following:

- On north façade, removal of side entryway and two windows, to be replaced by a pair of wood single-hung windows; and
- On west façade, removal of pair of windows, to be replaced by a pair of wood French doors.

Historic resource review is required for exterior alterations in historic districts that are not otherwise exempt from review. Other work proposed, but exempt from review, include a new rear deck and patio, as well as interior alterations.

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 Historic Reviews
- 33.846.060 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 June 16, 2015 and determined to be complete on **July 10, 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.
- 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
West Elevation
North Elevation

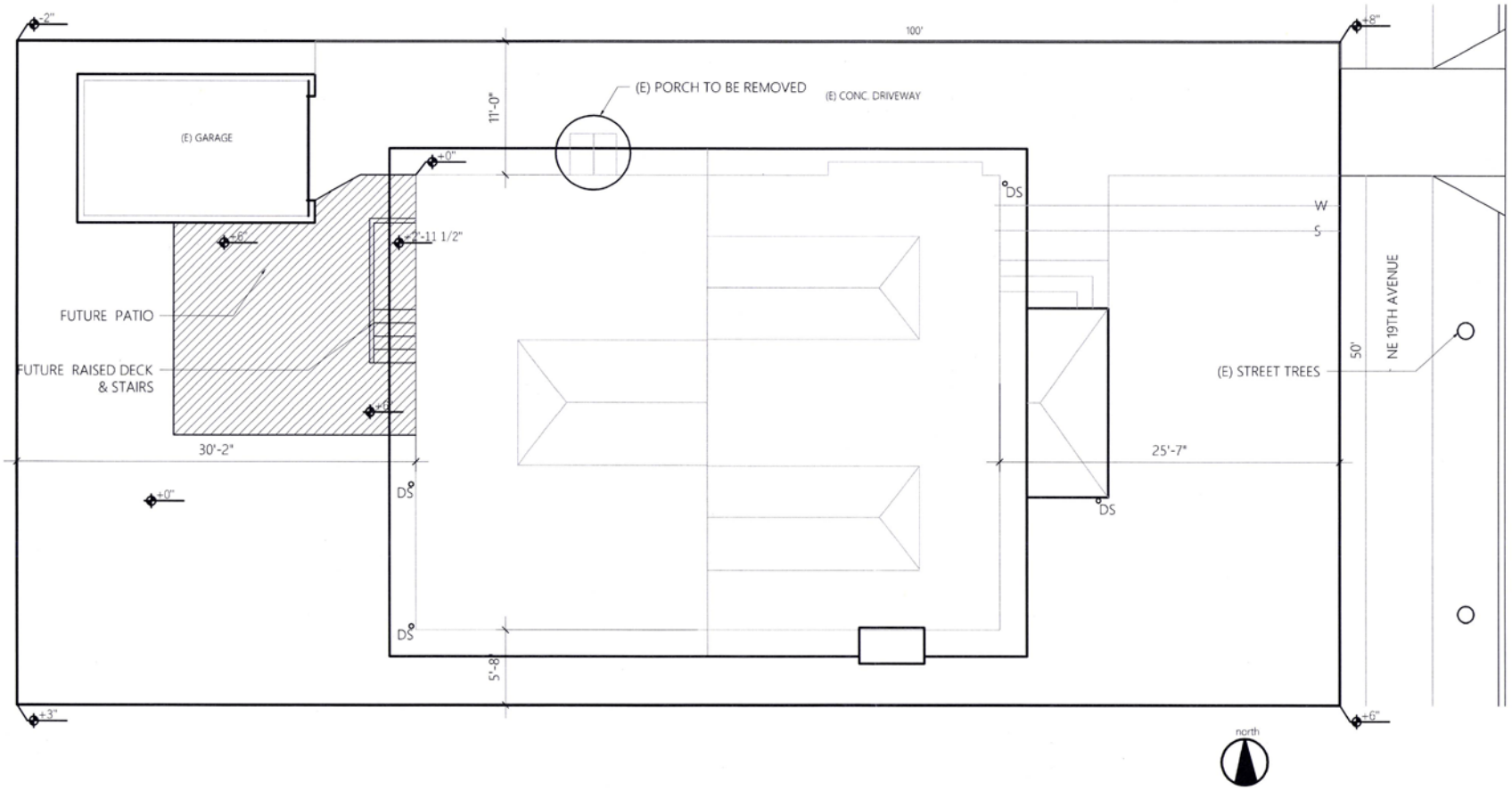
ZONING

Site

NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 15-186926 HR
1/4 Section 2732
Scale 1 inch = 200 feet
State_Id 1N1E26AB 300
Exhibit B (Jul 16, 2015)



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DWAX@DONNAWAXARCHITECT.COM

REGISTERED ARCHITECT
DONNA J. WAX
PORTLAND, OREGON
STATE OF OREGON

JAYAPAL REMODEL

3425 NE 19TH AVENUE
PORTLAND, OREGON 97212

DRAWING TITLE

SITE PLAN

REVISIONS

SCALE

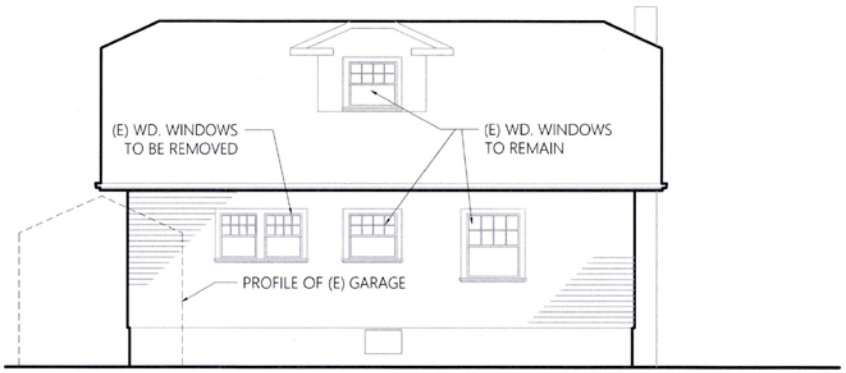
1/8"=1'-0"

DATE

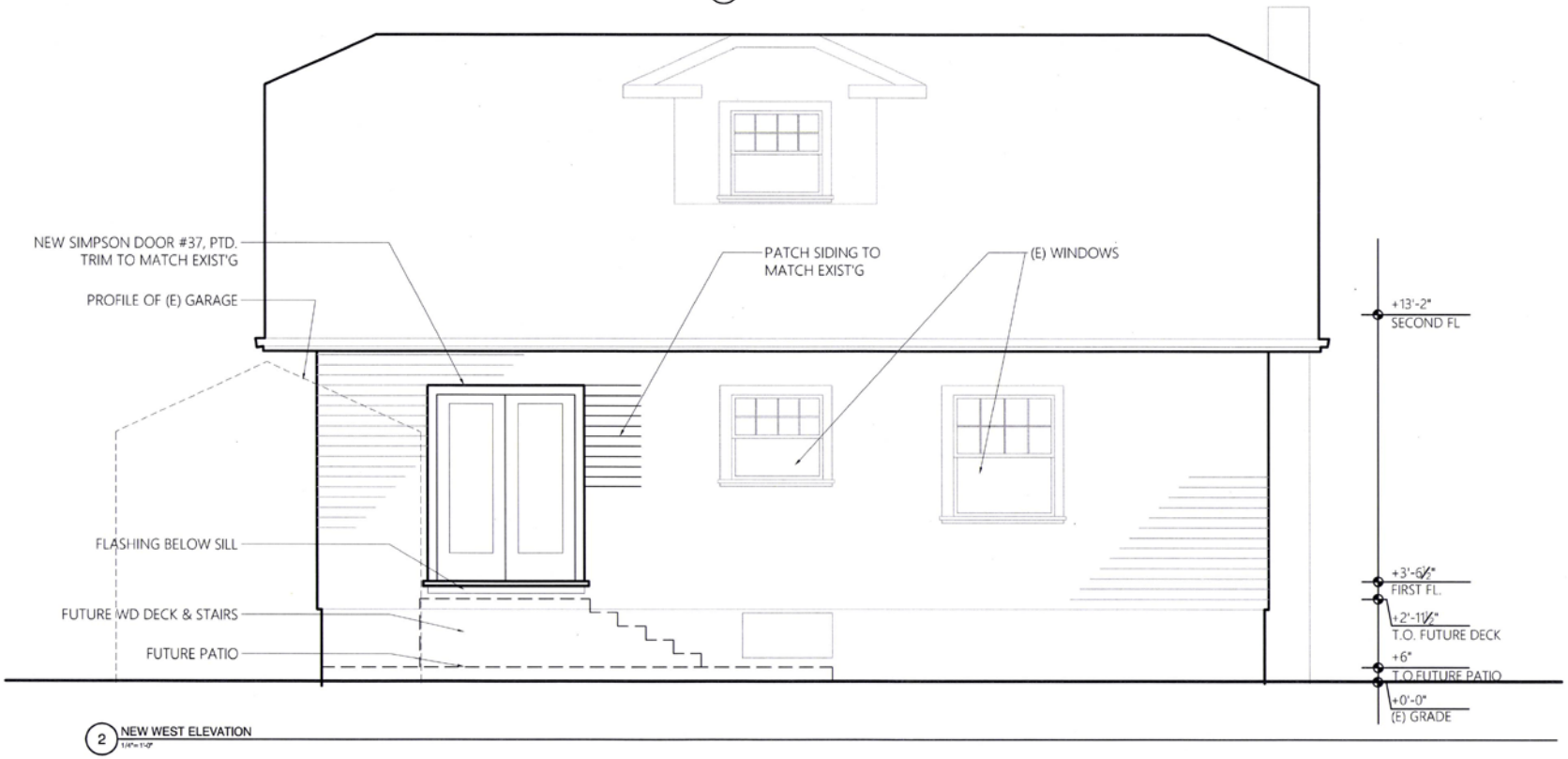
JULY 9, 2015

LU1

LU 15-186926 HR



1 EXISTING WEST ELEVATION
1/8"=1'-0"



2 NEW WEST ELEVATION
1/4"=1'-0"

LU 15-186926 HR

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DRAWING TITLE

WEST ELEVATION
EXISTING AND NEW

REVISIONS

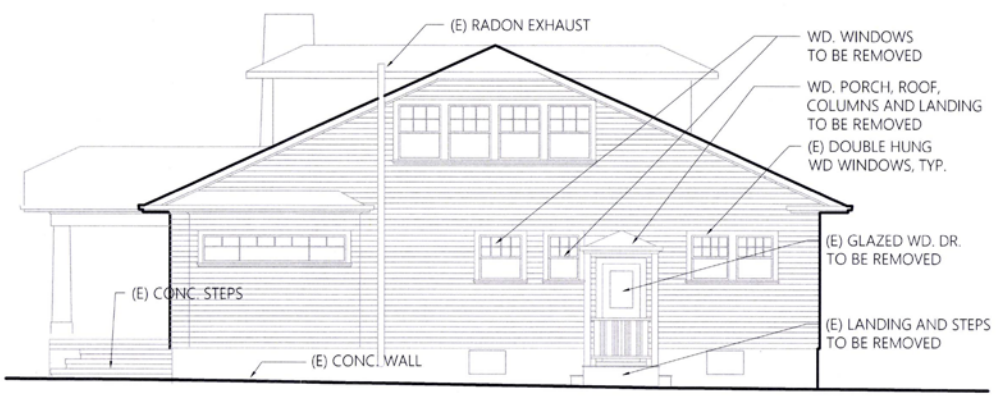
SCALE

as noted

DATE

JULY 9, 2015

LU3



1 EXISTING NORTH ELEVATION
1/8"=1'-0"

2 NEW NORTH ELEVATION
1/4"=1'-0"

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DRAWING TITLE
NORTH ELEVATION
EXISTING AND NEW

REVISIONS

SCALE
as noted

DATE
JULY 9, 2015

LU2

LU 15-186926 HR