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

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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: May 20, 2014 at 10:30 AM

Location: 1900 SW 4th Avenue, 4th Floor, Room 4a

File Number: EA 14-148242

Proposal and Property Information

Location: 825 NW 22ND AVE

Proposal: Pre-Application Conference to discuss Historic Resource Designation (Historic Landmark) Review for the designation of the Moreland/Smith/Cohn House, a residential structure. No changes (improvements/development) are proposed to the building or site.

Land Use Reviews Expected: Type III, Historic Resource Review

Site Zoning: RH, High-Density Multi-Dwelling Residential. The property is located within the Alphabet Historic District and Northwest Plan District.

Tax Account Number(s): R198372

Contacts

Applicant: Erik Opsahl (503) 704-4049

Conference Coordinator: Sheila Frugoli, 503-823-7817

Neighborhood Association: Northwest District, contact John Bradley at 503-313-7574.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Business District: Nob Hill, contact Mike Conklin at 503-226-6126.

Neighborhood within 1,000 feet: None

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

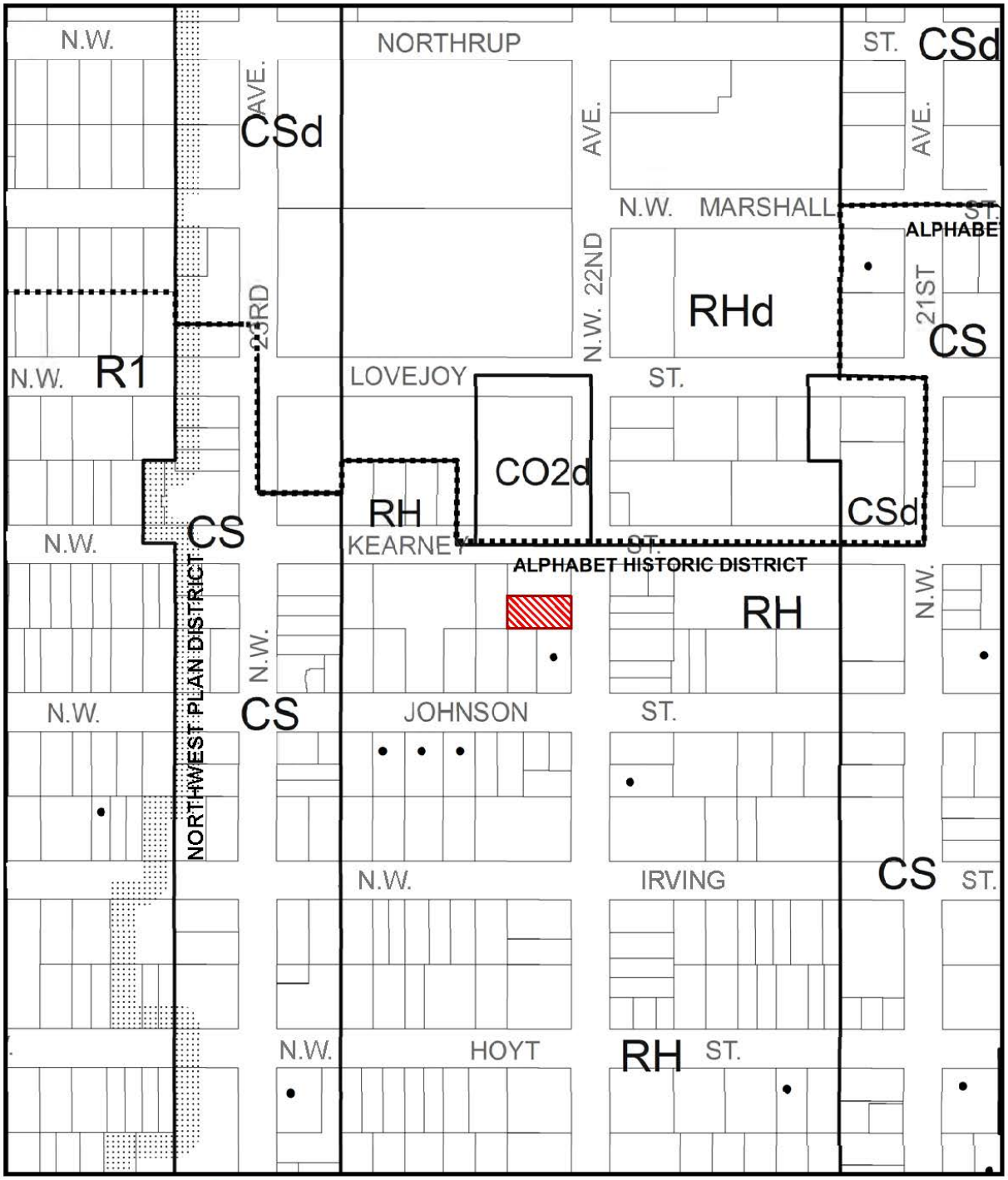
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

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).



ZONING

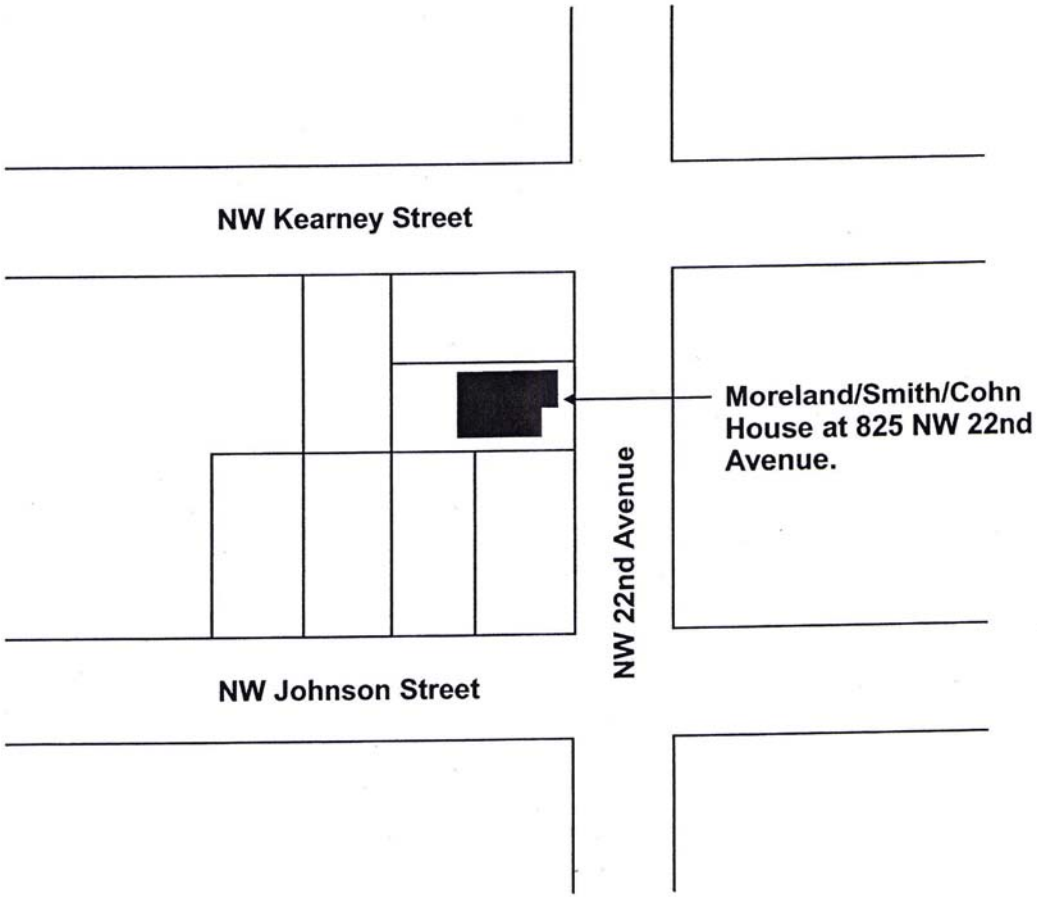
Site

Historic Landmark

NORTH

This site lies within the:
ALPHABET HISTORIC DISTRICT
NORTHWEST PLAN DISTRICT

File No. EA 14-148242 PC
1/4 Section 2927
Scale 1 inch = 200 feet
State_Id 1N1E33BD 14400
Exhibit B (Apr 28,2014)



Moreland/Smith/Cohn House at 825 NW 22nd Avenue.

EA 14 - 148242 APPT

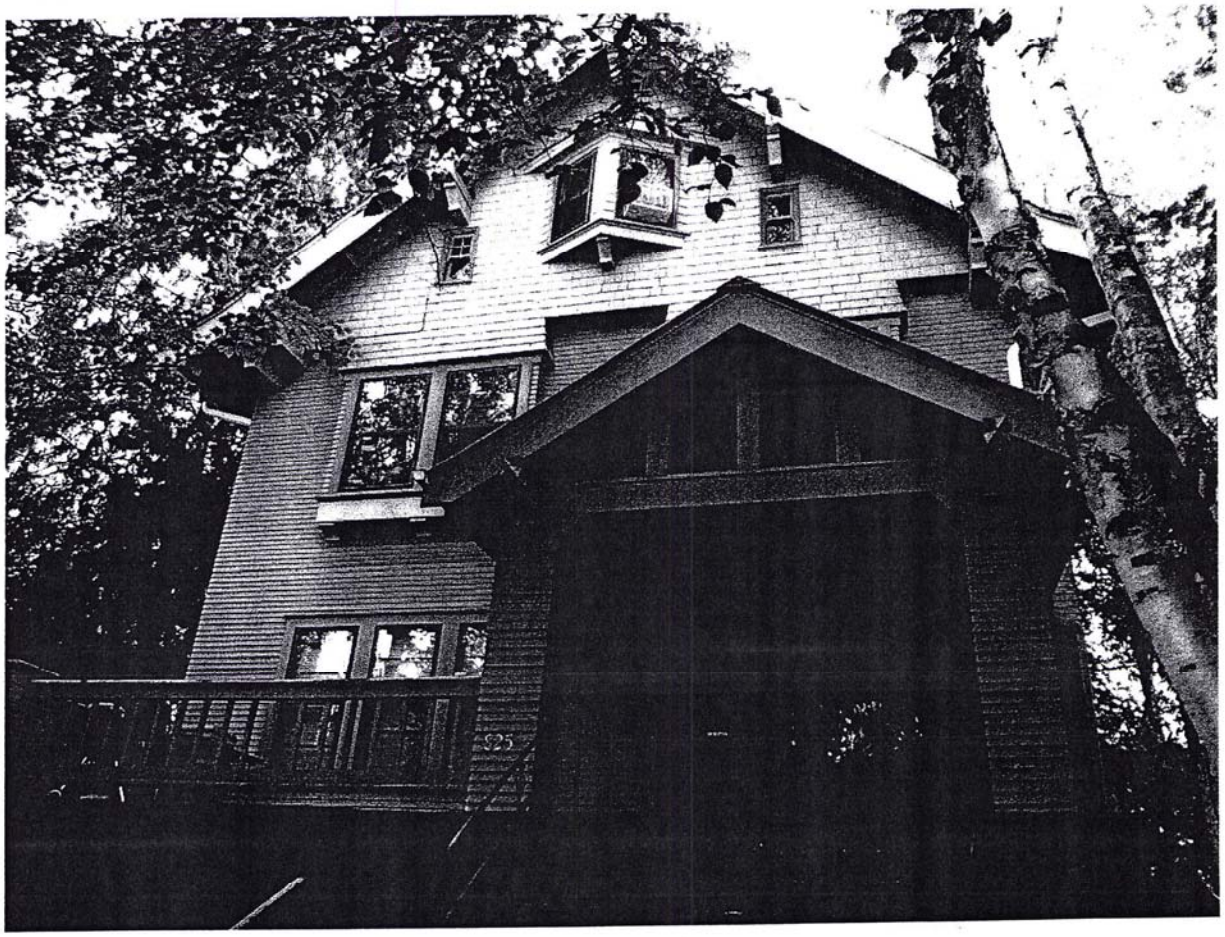


Photo 1. A view of the east façade. The view is to the west.

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