



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: April 9, 2014
To: Interested Person
From: Jennifer Kenny, Land Use Services
503-823-7011 / Jennifer.Kenny@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on May 9, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-129010 HR, in your letter. It also is helpful to address your letter to me, Jennifer Kenny.

CASE FILE NUMBER: LU 14-129010 HR - NEW VENT

Applicant: Jody Boom | Rose Heating | 9945 NE 6th Dr | Portland, OR 97211

Site Address: 8202-8208 N DENVER AVE

Legal Description: BLOCK 3 LOT 33&34 37&38 TL 5100, KENTON
Tax Account No.: R445901140, R445901140
State ID No.: 1N1E09DA 05100, 1N1E09DA 05100
Quarter Section: 2228

Neighborhood: Kenton, contact Steve Rupert at 503-317-6573.
Business District: Kenton Business Association, contact Jessie Burke at 971-404-9673.; Interstate Corridor Business Association, contact Aleksandra Johnson at 503-735-4420.

District Coalition: North Portland Neighborhood Services contact Mary Jaron Kelley at 503-Kenton
Plan District: Kenton
Other Designations: Portland Historic Landmark, Contributing Property within the Kenton Commercial Historic District and the Kenton Conservation District

Zoning: CSd, Storefront Commercial with a Design overlay
Case Type: Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant is seeking Historic Resource Review approval to add a 12" x 10" x 4" air intake vent on the east elevation of a historic landmark in the Kenton Commercial Historic District. Historic Resource Review is required for non-exempt exterior alterations within the historic district.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. 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 March 20, 2014 and determined to be complete on March 28, 2014.

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.

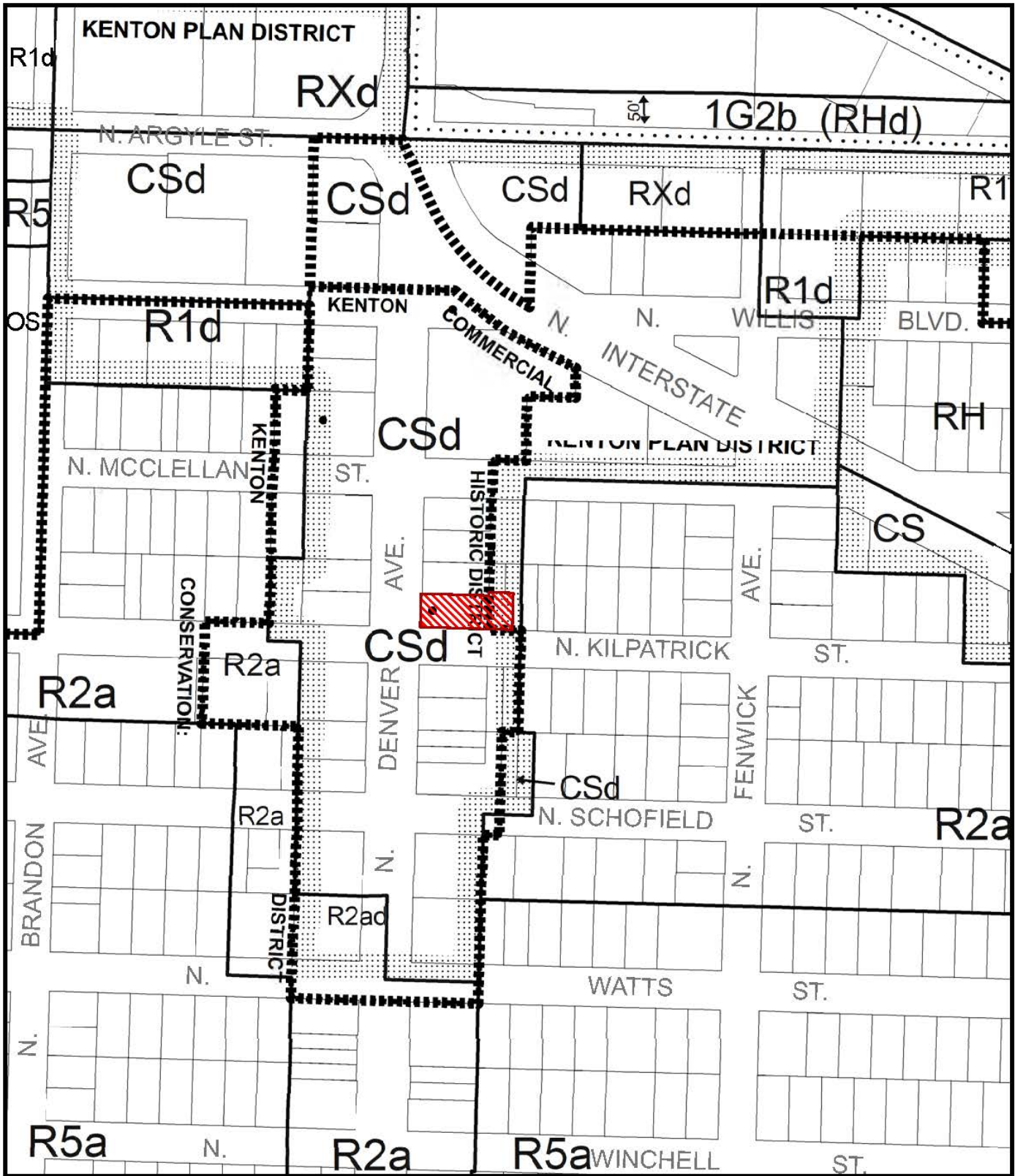
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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, Elevations



ZONING



Site

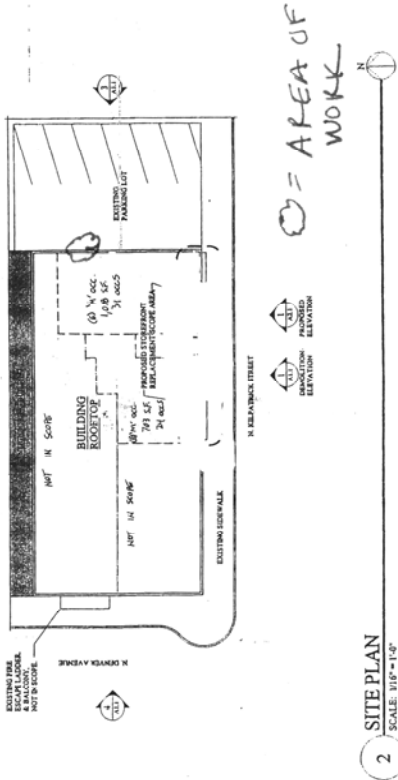


Historic Landmark



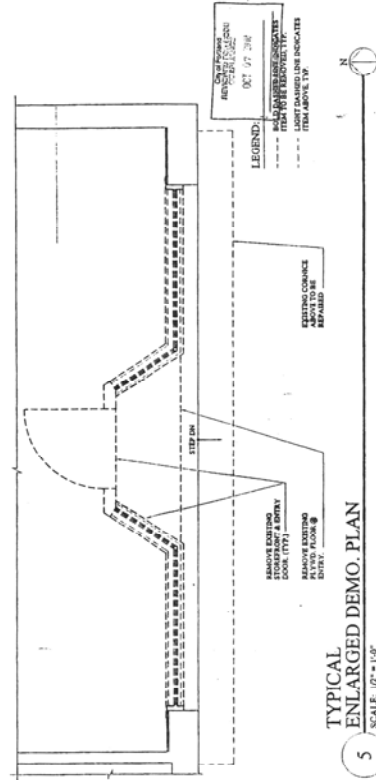
This site lies within the:
KENTON PLAN DISTRICT

File No.	<u>LU 14-129010 HR</u>
1/4 Section	<u>2228</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E09DA 5100</u>
Exhibit	<u>B (Mar 24, 2014)</u>

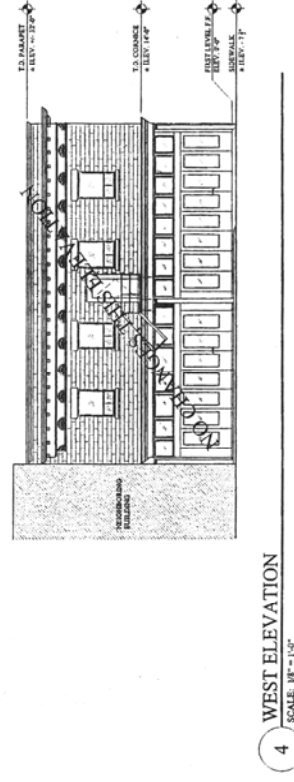
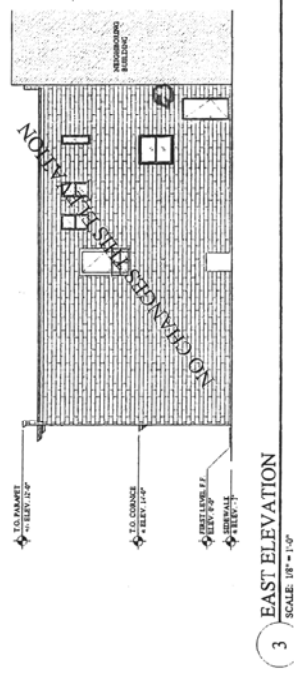
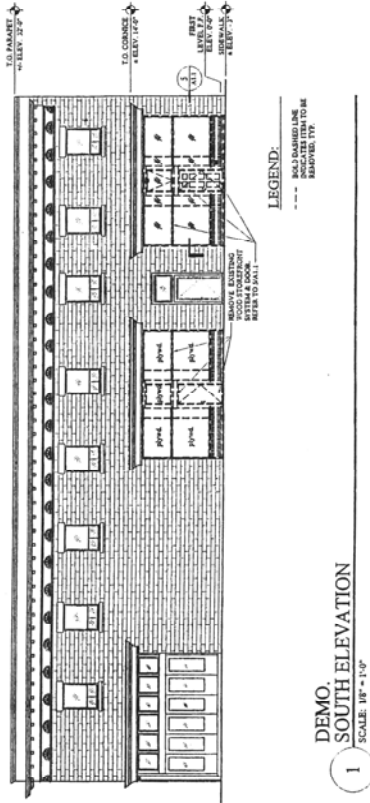


GENERAL NOTE:
 ALL DEMO WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND DEMOLITION ORDINANCE.

○ = AREA OF WORK



NOTE: INFORMATION IN THESE DEMONSTRATION ELEVATIONS IS FOR GENERAL CONSTRUCTION PURPOSES ONLY. A SEPARATE SET OF DEMONSTRATION ELEVATIONS SHALL BE PROVIDED.



LU 14-129010 4K