



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 14, 2018  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353/Hannah.Bryant@portlandoregon.gov

## **NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on July 5, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-147111 DZ, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 18-147111 DZ – ROOFTOP MECHANICAL STRUCTURE ON EXISTING BUILDING**

**Applicant:** Ryan Campbell | Reitmeier Mechanical  
19570 SW 90th Court | Tualatin, OR 97062

**Owner:** Apartments Limited Partnership  
PO Box 2708 | Portland, OR 97208

**Site Address:** **1430 SW 12TH AVE**

**Legal Description:** BLOCK 265 LOT 3-6 S 20' OF LOT 7 N 30' OF W 1/2 OF LOT 7; S 10' OF W 1/2 OF LOT 8; POTENTIAL ADDITIONAL TAX, PORTLAND

**Tax Account No.:** R667729450

**State ID No.:** 1S1E04AD 01700

**Quarter Section:** 3128

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.

**Business District:** None

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

**Plan District:** Central City - West End

**Other Designations:** None

**Zoning:** RXd, *Central Residential with a design overlay*

**Case Type:** DZ, *Design Review*

**Procedure:** Type II, *an administrative decision with appeal to the Design Commission.*

### **Proposal:**

The applicant seeks Design Review approval for a 75-square foot metal shed structure on the roof of the existing Rose Schnitzer Tower. The 8'-9" inch high metal structure will provide shelter for rooftop HVAC equipment. It will be located adjacent to the existing elevator overrun, a minimum of 23.5 feet from the closest roof edge. Design Review is required for all non-exempt exterior alterations in Central City.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland's Zoning Code. The relevant criteria are:

- *Central City Fundamental Design Guidelines*

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 April 6, 2018 and determined to be complete on June 8, 2018.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- 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 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. 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.portlandonline.com](http://www.portlandonline.com).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

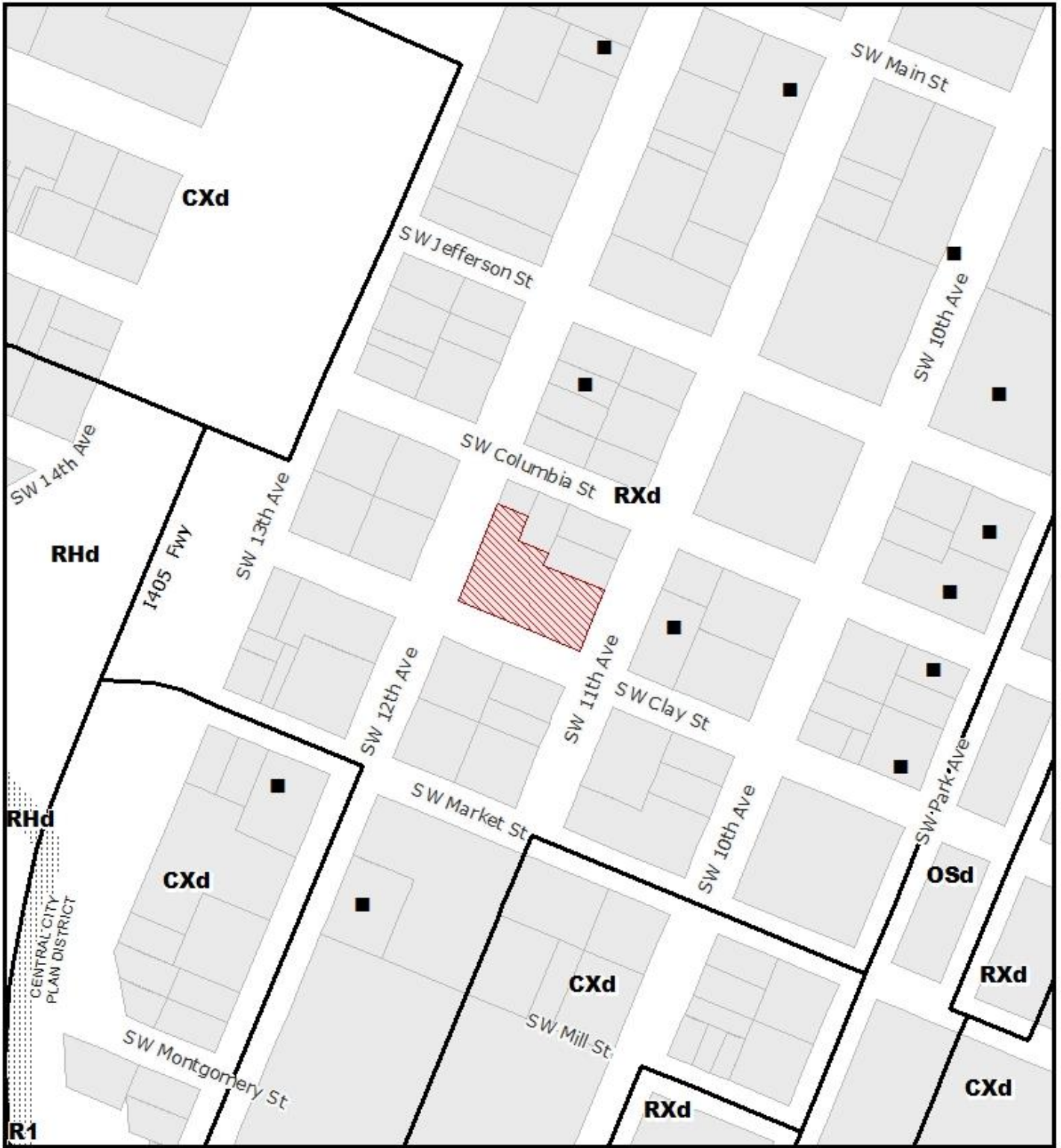
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.


**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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).**

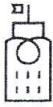
**Enclosures:** Zoning Map, Roof Plan



**ZONING**   
 THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT  
 WEST END SUBAREA

-  Site
-  Historic Landmark

File No.	LU 18-147111 DZ
1/4 Section	3128
Scale	1 inch = 200 feet
State ID	1S1E04AD 1700
Exhibit	B Apr 11, 2018



# REITMEIER

19570 SW 90th Court  
Tualatin, OR 97062  
T 503.603.0205 F 503.603.0150  
ReitmeierNW.com

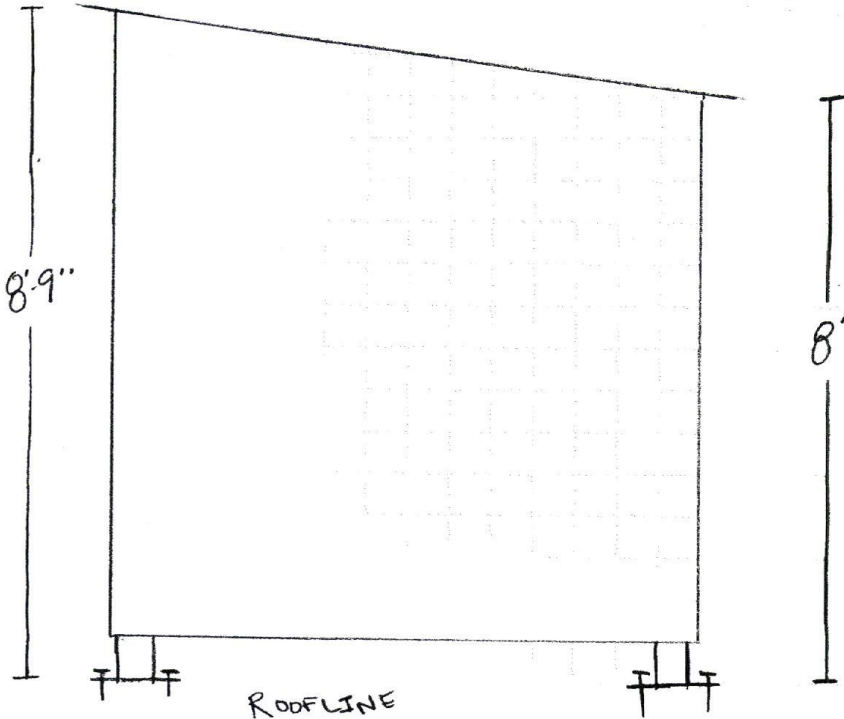
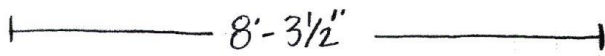
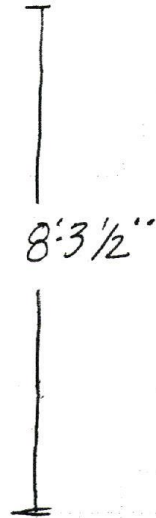
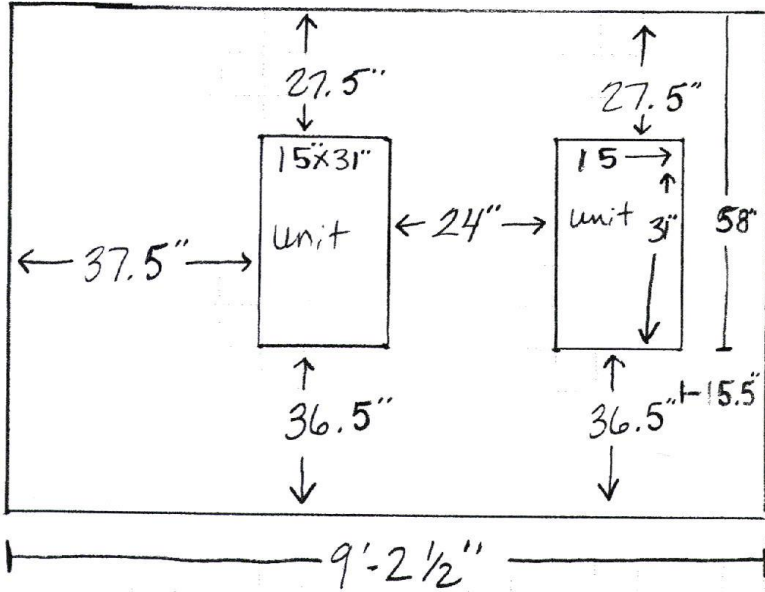
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TECH NAME: \_\_\_\_\_

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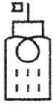
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LU 18-147111 DZ

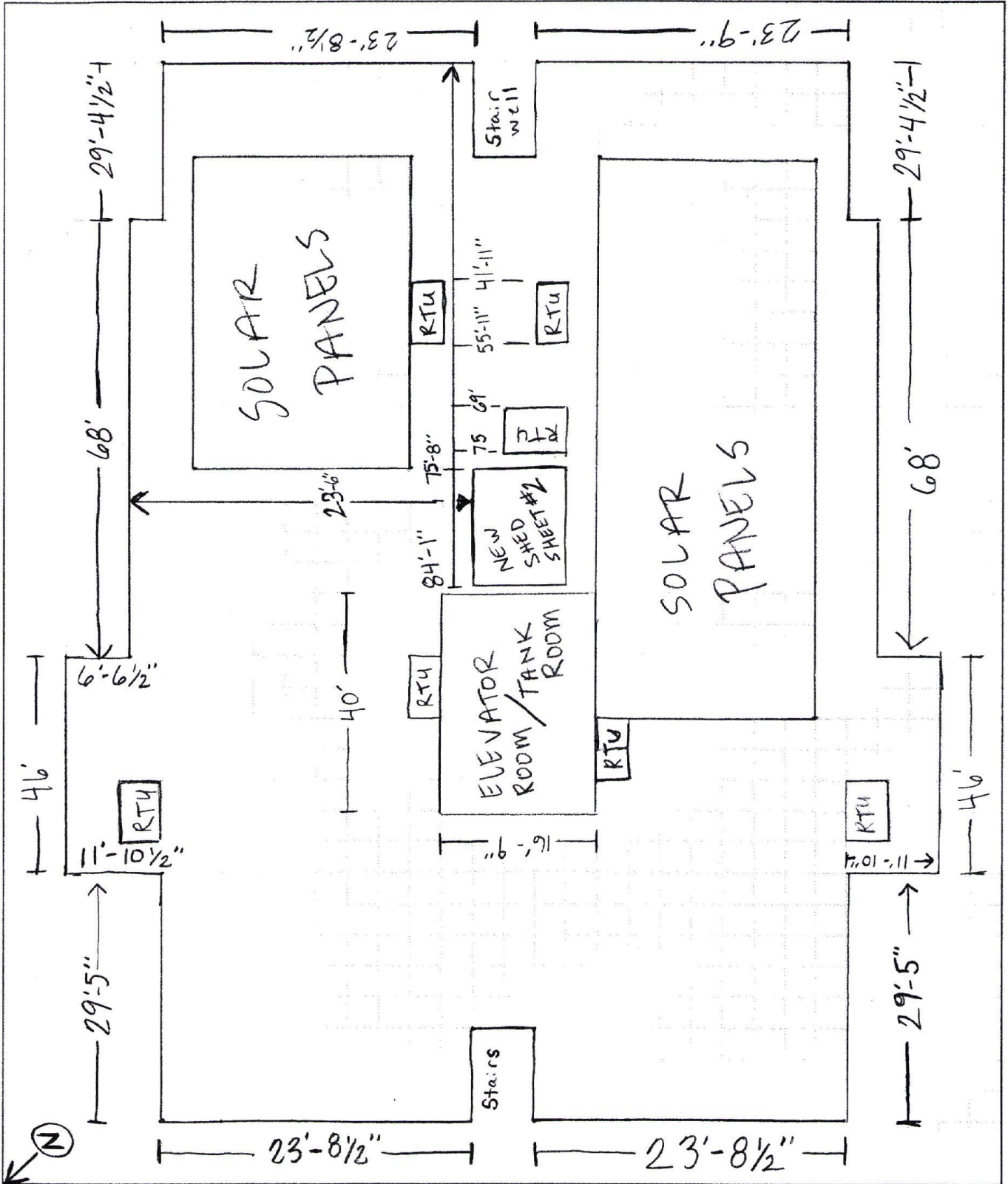




REITMEIER

19570 SW 90th Court  
Tualatin, OR 97062  
T 503.603.0205 F 503.603.0150  
ReitmeierNW.com

LOCATION: RST Boiler Shed  
TECH NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB#: \_\_\_\_\_  
PAGE: 1 OF: 2



LU 18-147 III DZ