



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

NOTICE OF A DEMOLITION DELAY REQUEST **STRUCTURE TO BE DEMOLISHED**

Date: March 19, 2021

To: Interested Person

Historic Structures listed under section 33.445.420.B of the Portland Zoning Code must undergo a 120-day delay period before a demolition permit may be issued to demolish or relocate the structure.

Date of Delay Request: March 16, 2021
End of Demolition Delay: July 14, 2021 (120 Days)
Public Record: #21-025956 PR
Permit Application: **Demo permit not applied for as of 3/16/21**

Owner: BTS Homes Inc
237 NE Chkalov Dr #125
Vancouver, WA 98684-5054

Applicant: Peter Kharitonenko
BTS Homes Inc
1419 Broadway St.
Vancouver, WA 98663
503-454-6677
info@btshomesinc.com

Site Address: 209 NE Monroe St, Portland OR 97212

Legal Description: WILLIAMS AVE ADD, BLOCK 12, LOT 7
Tax Account No.: R308770
State ID No.: 1N1E27AA 18100
Quarter Section: 2730 OLD

Neighborhood: Eliot Neighborhood Association, contact Jonathan Konkol at info@eliotneighborhood.org or Brad Baker at lutcchair@eliotneighborhood.org

Neighborhood Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

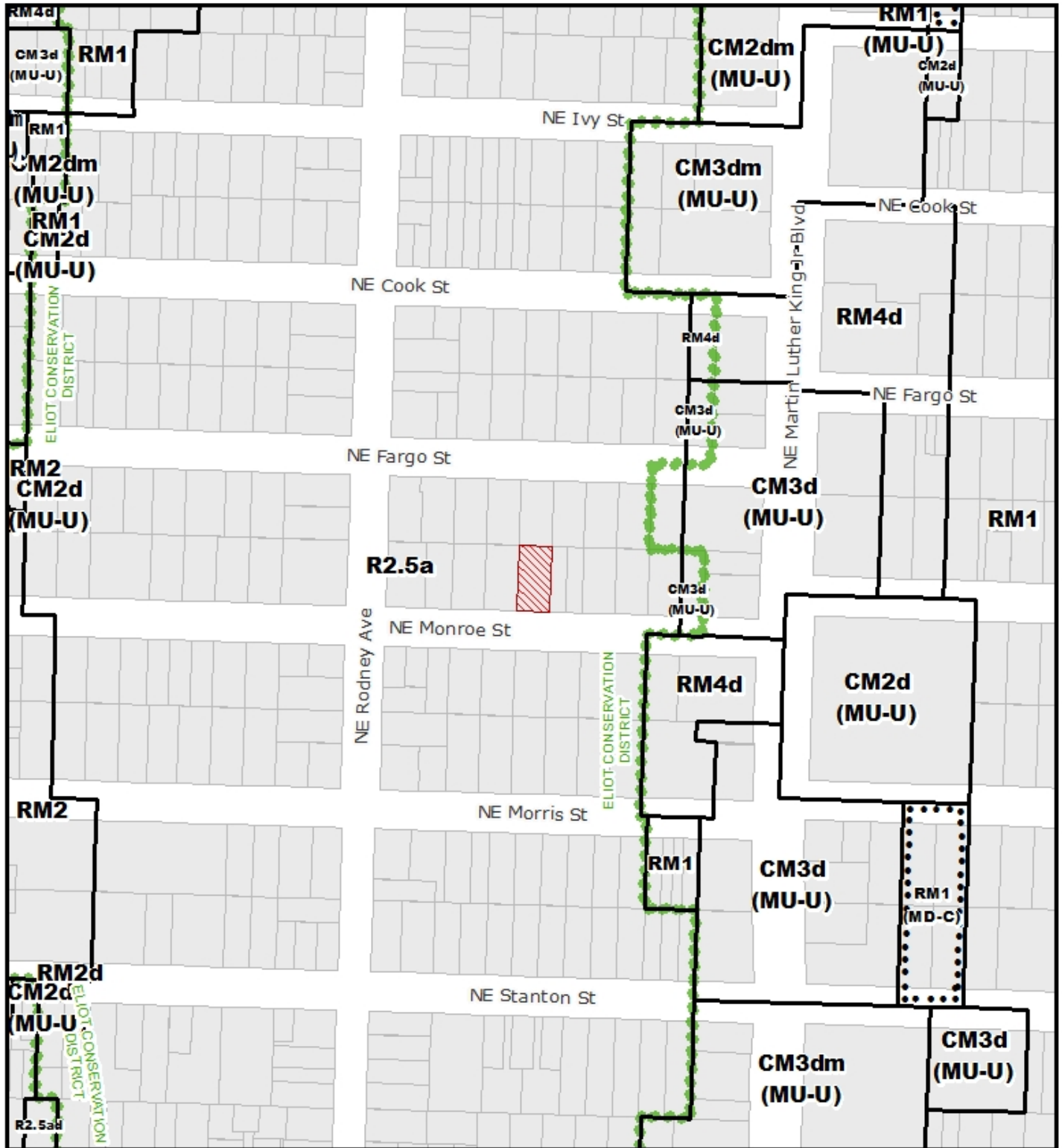
Zoning/Designation: R2.5, Residential 2,500
Overlay Zone: Alternative Design Density Overlay Zone ("a")
Plan District: Albina Community Plan District
Conservation District: Eliot Conservation District

Proposal: The owner seeks to demolish the historic house on this site. Demolition of this structure has been delayed for 120 days to allow time for consideration of

alternatives to demolition. Such alternatives include restoration, relocation, or architectural salvage. The 120-day demolition delay is not a land use review.

The burden of finding an alternative to demolition is limited to any interested parties and the owner and/or their representative.

To help ensure equal access to information, the City of Portland Bureau of Development Services offers accommodation to persons with disabilities. Call 823-7300 in advance to arrange accommodation. TTY 823-6868.



ZONING

ALBINA COMMUNITY PLAN DISTRICT
ELIOT CONSERVATION DISTRICT



Site

File No.	PR 21 - 025956 HRI
1/4 Section	2730
Scale	1 inch = 200 feet
State ID	1N1E27AA 18100
Exhibit	B Mar 16, 2021