



**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](http://www.portland.gov/bds)

**Date:** 5/3/21  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Services  
503-865-6516 / [staci.monroe@portlandoregon.gov](mailto:staci.monroe@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 6/2/21. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-040102 HR, in your e-mail.

If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

### **CASE FILE NUMBER: LU 21-040102 HR**

#### *ROOF VENT*

**Applicant:** Sarah Radelet | Strata Land Use Planning  
PO Box 90833 | Portland, OR 97290  
[sarah@stratalanduse.com](mailto:sarah@stratalanduse.com)

**Owners:** Megan Hull  
1837 SW Elm St #6 | Portland, OR 97201

Association of Unit Owners of Heights Condo  
1837 SW Elm St #1 | Portland, OR 97201

**Interested Party:** Diane Mason | First Call Heating & Cooling  
13150 S Clackamas River Drive | Oregon City, OR 97045

**Site Address:** 1837 SW ELM STREET

**Legal Description:** GENERAL COMMON ELEMENTS, HEIGHTS CONDOMINIUM  
**Tax Account No.:** R373250010  
**State ID No.:** 1S1E04CA 90000  
**Quarter Section:** 3227

**Neighborhood:** Southwest Hills Residential League, contact at [contact@swhrl.org](mailto:contact@swhrl.org).  
**Business District:** NONE  
**District Coalition:** Southwest Neighborhoods Inc., contact at 503-823-4592.

**Plan District:** NONE  
**Other Designations:** National Register Historic Landmark – Elm Street Apartments  
**Zoning:** RM1 - Residential Multi-Dwelling 1  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant seeks Historic Resource Review to add a roof vent on the rooftop of the western wing of the Elm Street Apartments, a National Historic Landmark.

This project requires historic resource review as it does not meet the exemptions of 33.420.045.

**Relevant Approval Criteria:**

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

- Section 33.846.060.G

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 23, 2021 and determined to be complete on 4/29/21.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

**APPEAL PROCESS**

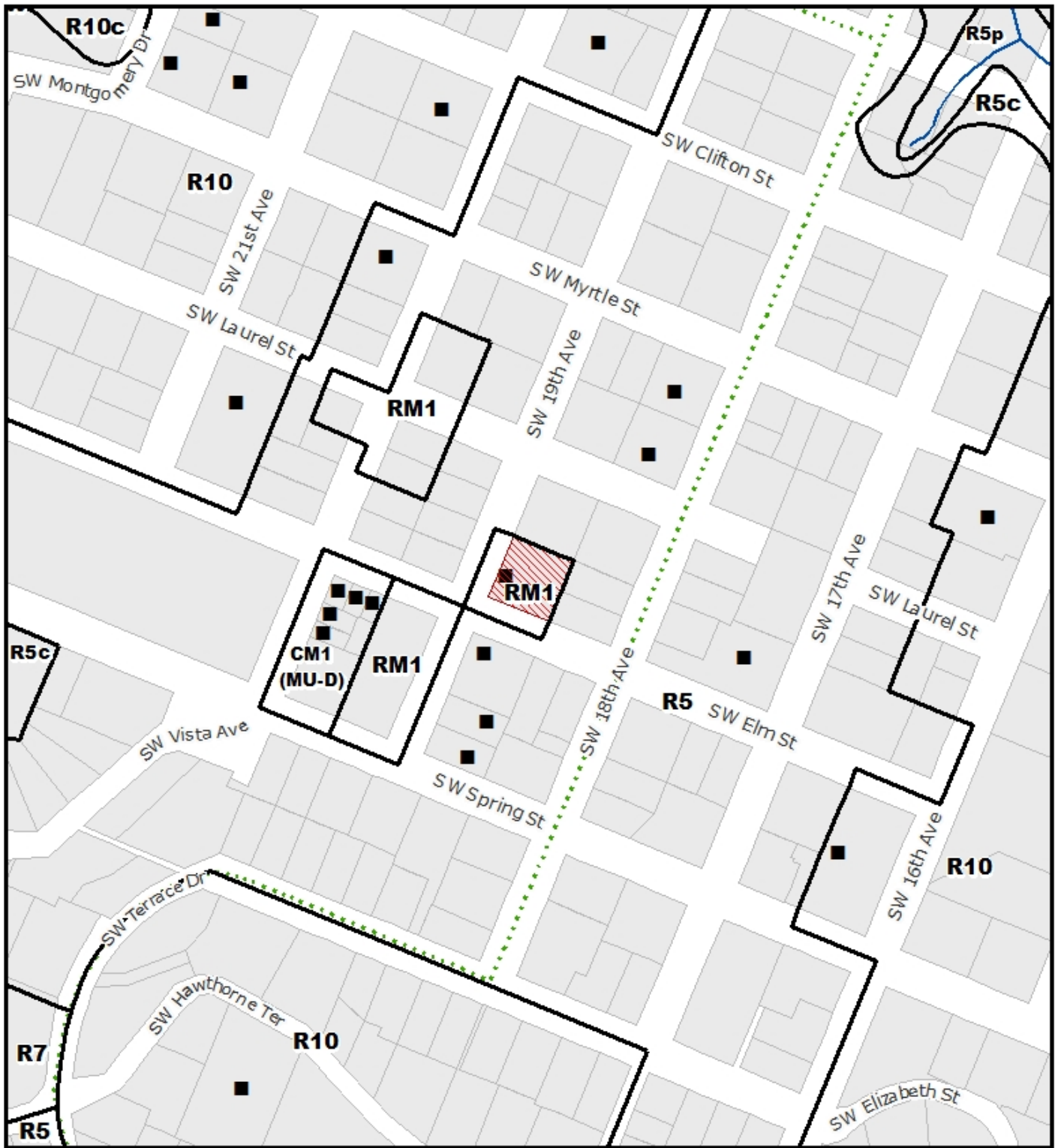
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal 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/Roof Plan

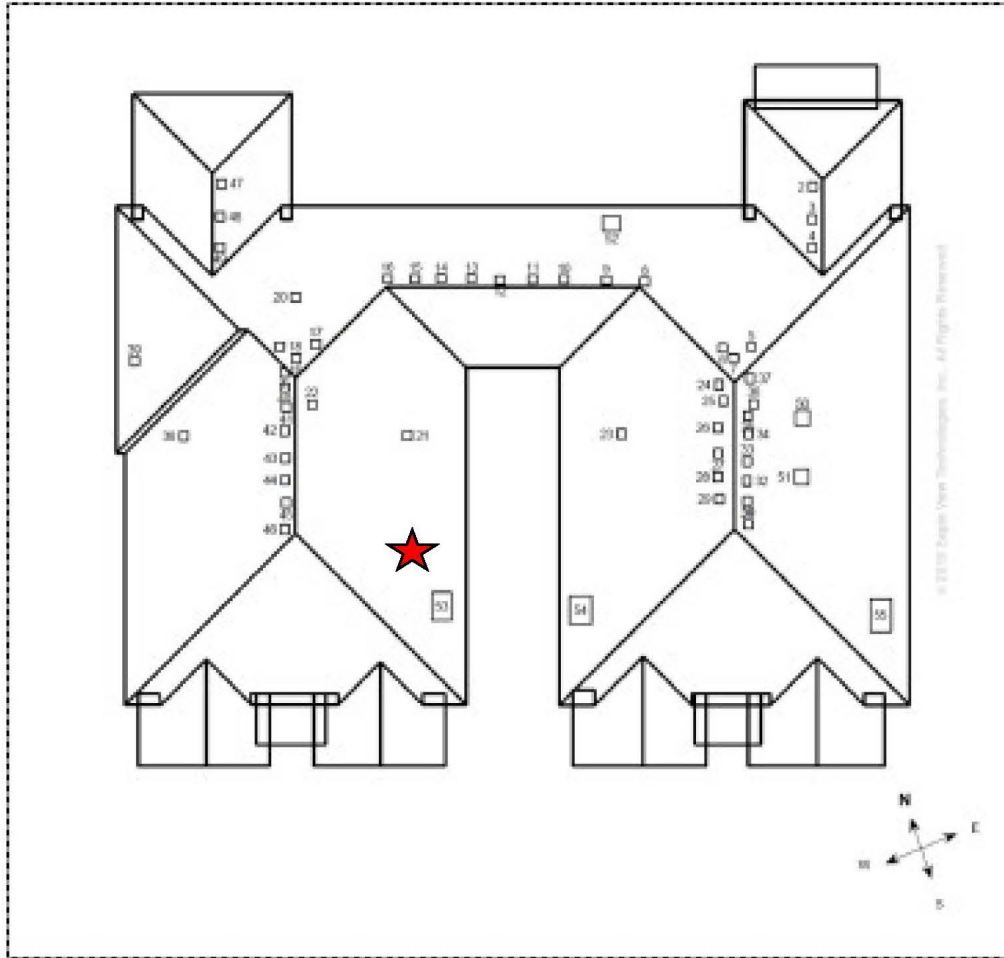


**ZONING**   
 For Zoning Code in effect  
 August 1, 2020 - July 31, 2021

-  Site
-  Stream
-  Historic Landmark
-  Recreational Trails

File No.	LU 21 - 040102 HR
1/4 Section	3227
Scale	1 inch = 200 feet
State ID	1S1E04CA 90000
Exhibit	B Apr 23, 2021

SW 19th Avenue



SW Elm Street