



**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)

**NOTICE OF A DEMOLITION DELAY REQUEST**  
**STRUCTURE TO BE DEMOLISHED- HISTORIC**  
**GAS STATION (NOW GOODWILL DROP-OFF**  
**CENTER) BUILDING TO BE DEMOLISHED,**  
**NOT APARTMENTS**

**Date:** March 14, 2022

**To:** Interested Person

Historic Structures listed under section 33.445.520.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 9, 2022  
**End of Demolition Delay:** July 7, 2022 (120 Days)  
**Public Record:** #PR 22-121120  
**Permit Application:** #22-116276 CO

**Applicant:** Zac Horton  
Faster Permits  
2000 SW 1st Ave., #420  
Portland, OR 97201  
503-438-9654  
[zac@fasterpermits.com](mailto:zac@fasterpermits.com)

**Owner/Agents:** Andrew Russell/Bud Hosner  
RH Sandy Park Apartments LLC  
PO Box 1567  
Lake Oswego, OR 97035  
503-816-4539/503-349-4892  
[Drussell@russellhosner.com](mailto:Drussell@russellhosner.com)

**Site Address:** 630 NE 23<sup>rd</sup> Ave./2311 NE Sandy Blvd., Portland OR 97232

**Legal Description:** SULLIVANS ADD, BLOCK 12, LOT 1&2&8, LOT 3&4&6&7 EXC  
PT IN ST, LAND & IMPS SEE R278371 (R806100791) FOR  
BILLBOARD

**Tax Account No.:** R278370  
**State ID No.:** 1N1E35AD 06800  
**Quarter Section:** 2932



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**Neighborhood:** Kerns Neighborhood Association, contact Jesse Lopez at [yosoyjay@gmail.com](mailto:yosoyjay@gmail.com)

**Neighborhood Coalition:** Southeast Uplift Neighborhood Program, contact Matchu Williams at [matchu@seuplift.org](mailto:matchu@seuplift.org)

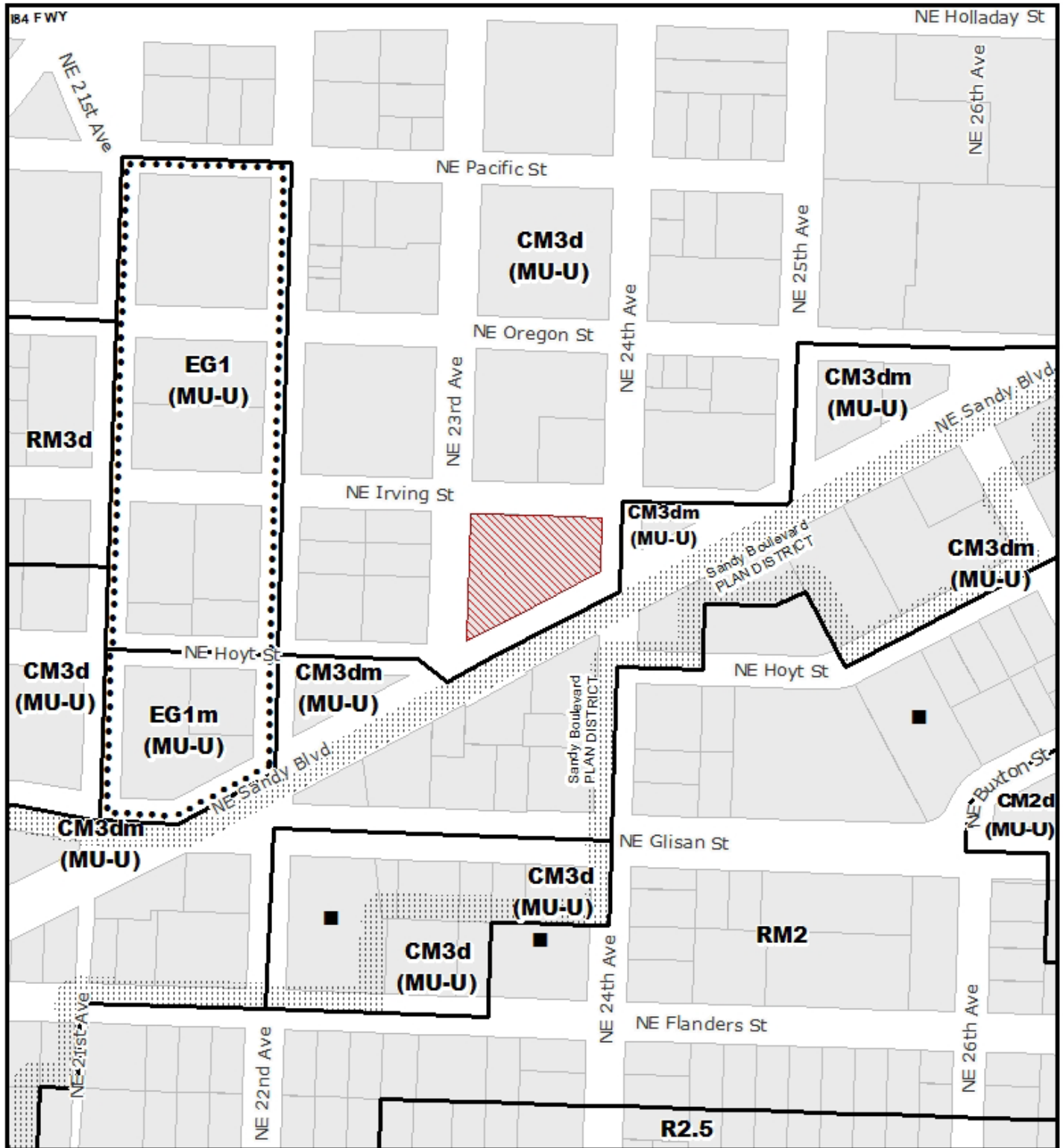
**Zoning/Designation:** CM3, Commercial Mixed Use 3


**Overlay Zone:** "d", Design


**Plan District:** None

**Proposal:** The owner seeks to demolish the **historic gas station building** 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**   
 For Zoning Code in effect Post August 1, 2021

-  Site
-  Historic Landmark

File No.	PR 22 - 121120 HRI
1/4 Section	2932
Scale	1 inch = 200 feet
State ID	1N1E35AD 6800
Exhibit	B Mar 10, 2022