



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: December 30, 2022

To: Interested Person

Historic Structures listed under section 33.445.330.A 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. **This is not a full demolition but part of the building is being removed, and the 120-day delay is required per 33.445.330.A if certain thresholds are met.**

Date of Delay Request: December 19, 2022
End of Demolition Delay: April 18, 2023 (120 Days)
Public Record: #PR 22-212423
Permit Application: 22-207539 RS

Applicant: Jeremy Darling | NW Builders + Renovation
6807 NE 79th Ct., Ste. D
Portland, OR 97218
971-320-5014
jeremy@nwbnr.com

Owner: Sandra Vilhauer and Jacob Vilhauer
3325 SW 44th Ave.
Portland, OR 97221
646-251-5549
mvilhauer@mac.com

Site Address: 3325 SW 44th Ave., Portland OR 97221

Legal Description: MONTMORE, BLOCK A, LOT 8
Tax Account No.: R581200150
State ID No.: 1S1E08BC 05900
Quarter Section: 3325
Neighborhood: Bridlemile Neighborhood Association, contact Claire Coleman-Evans at clairecolemanevansbna@gmail.com and Southwest Hills Residential League, contact at contact@swhrl.org

Business District: None
District Coalition: Southwest Community Services, contact at CivicLife@PortlandOregon.gov and Neighbors West-Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Zoning/Designation: R10, Residential
Overlay Zone: "c", Environmental Conservation, and "z" Constrained Sites
Plan District: None

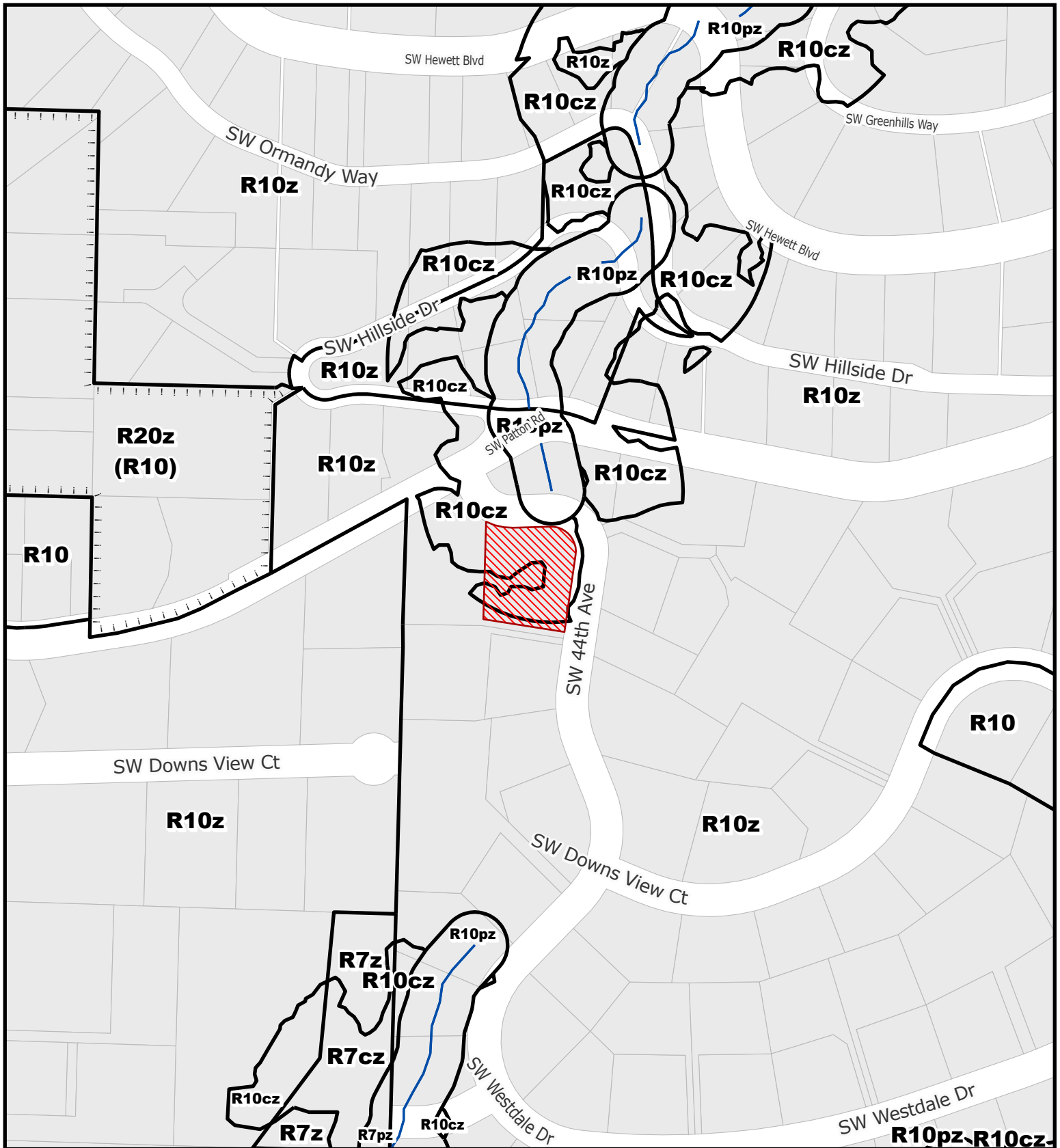


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Proposal: The owner seeks to demolish **a section of the** historic building on this site. Demolition of this structure has been delayed for 120 days to allow time for consideration of alternatives to demolition. Such alternatives include restoration, 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.



For Zoning Code in Effect Post October 1, 2022

ZONING



-  Site
-  Stream

File No.	<u>PR 22 - 212423 HRI</u>
1/4 Section	<u>3325</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S1E08BC 5900</u>
Exhibit	<u>B</u> <u>Dec 19, 2022</u>