



City of Portland, Oregon
Bureau of Development Services
Plan Review / Permitting Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7310
Fax: (503) 823-4172
TTY: (503) 823-6868
www.portlandoregon.gov/bds

REC'D JAN 21 2016

January 19, 2016

SABIN COMMUNITY ASSOCIATION C/O NORTHEAST COALITION OF NEIGHBORHOODS
4815 NE 7TH AVE
PORTLAND OR 97211

Re: Intent to Demolish 4005 NE 15TH AVE; Permit 16-105633-RS

This letter is to inform your organization that a permit has been applied for to demolish the residential structure located at 4005 NE 15TH AVE. The applicant for the permit is:

CRESCENT CUSTOM HOMES LLC *OLEG PILIPENKO*
CRESCENT CUSTOM HOMES LLC
230 NW SEBLAR DR
PORTLAND, OR 97210
OPUSSR@GMAIL.COM
(503) 544-3839

Pursuant to Portland City Code Section 24.55.200, your organization may appeal the issuance of the demolition permit for this structure and request that the demolition delay period be extended for up to 60 days, beyond the original 35-day demolition delay period, in order to allow you to actively pursue an alternative to demolition of the residential building at this site.

To file an appeal, you must submit a complete Demolition Permit Appeal Application (see the enclosed form and waiver), along with the required attachments as noted in the Appeal Application. All of the forms must be signed by Association President/Chair as listed on Office of Neighborhood Involvement's website: <http://www.portlandoregon.gov/oni/28385>.

The Bureau of Development Services must **receive** the Appeal Application, Required Attachments and Appeal Fee Waiver no later than 4:30 p.m. on Thursday, February 18, 2016. The entire packet must be delivered to:

Bureau of Development Services
Second Floor – Permitting Services
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

If the due date falls on a federal holiday or the weekend, the due date will be extended to the next business day. If hand delivering, please arrive at least 15 minutes before due time to allow verification process to take place. To ensure you meet the deadline, we strongly recommend that you hand-deliver the Appeal Application, Required Attachments and Appeal Fee Waiver. The Bureau of Development Service will reject any appeal received after the due date listed above, regardless of proof of mailing.

If you have any questions concerning this matter, please contact us by calling Kris Calvert at (503) 823-7198 or by leaving a message at 503-823-7357.

Sincerely,

Kris Calvert
BDS Permitting Services Technician II



City of Portland, Oregon
Bureau of Development Services
Plan Review / Permitting Services
 FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
 Paul L. Scarlett, Director
 Phone: (503) 823-7310
 Fax: (503) 823-4172
 TTY: (503) 823-6868
www.portlandoregon.gov/bds

Residential Demolition Permit Appeal Application

Demolition Permit Number: 16-105633-RS
 For Proposed Demolition at: 4005 NE 15TH AVE
 The property is currently owned by: BULLDOG CAPITAL LLC 4550 KRUSE WAY #125 LAKE OSWEGO, OR 97035
 The applicant for the permit is: CRESCENT CUSTOM HOMES LLC *OLEG PILIPENKO*
 Address: 230 NW SEBLAR DR PORTLAND, OR 97210
 Phone: (503) 544-3839
 Email: OPUSSR@GMAIL.COM

This two page form must be received by the Bureau of Development Services (BDS) Permitting Services staff no later than 4:30 PM on the date below. BDS WILL REJECT ANY APPEAL RECEIVED BY BDS PERMITTING SERVICES STAFF AFTER THE DATE LISTED BELOW, REGARDLESS OF PROOF OF MAILING. You are strongly encouraged to deliver the appeal packet, which includes this form, the required attachments and the fee or fee waiver, IN PERSON.

The last day BDS will accept the appeal packet and fee or fee waiver is:

Thursday, February 18, 2016

*Bureau of Development Services
 Permitting Services Section
 1900 SW Fourth Avenue, 2nd Floor
 Portland, OR 97201
 503-823-7357*

The Permitting Services Section door closes at 3 p.m. each weekday and at 12 noon on Thursday afternoons. PLEASE RING THE DOORBELL if you arrive after these service hours –OR– go to the 5th floor reception desk to have Permitting Services staff contacted.

Please note processing may take up to 15 minutes to verify and accept your request, so please plan accordingly.

The Recognized Organization whose boundaries include the demolition site or Interested Party (Appellant) may request that the issuance of the demolition permit be delayed for an additional 60 days beyond the original 35 day demolition delay period by completing this form and submitting the required attachments and either the fee or a fee waiver.

APPELLANT INFORMATION

Appellant's Name: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

E-mail Address: _____

Signature: _____ Date: _____

Name of Person Signing Appeal: _____ Title: _____

Residential Demolition Permit Appeal Application for Permit 16-105633-RS

FEE INFORMATION

Only the Recognized Organization(s) whose boundaries include the demolition site may request a waiver of the Appeal Fee collected for the City of Portland Hearings Office. (Portland City Code, Title 24, Section 24.55.200F). *If the fee waiver is denied, the appealing party must submit the appeal fee to the Bureau within three business days of the denial or the appeal will be rejected.*

Are you requesting a fee waiver? YES: _____ NO: _____

If NO please provide payment to the City of Portland for \$1,318.00. If you are a Recognized Organization requesting a fee waiver, please complete the following information and sign below:

Organization Name: _____

Representative Name: _____

Position in Organization: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

E-mail Address: _____

Signature: _____ **Date:** _____

REQUIRED ATTACHMENTS

_____ Copy of the letter sent to the property owner requesting a meeting to discuss alternatives to demolition. Include a copy of the certified or registered mail receipt(s).

_____ Evidence of the property's significance to the neighborhood.

_____ Narrative describing the plan to save the structure.

_____ Pro-forma budget and evidence of funds on hand or a fund raising plan sufficient to meet the financial requirements of that budget.

_____ If the "Representative Name" listed with the Office of Neighborhood Involvement does not match the "Representative Name" listed on this document, you must submit additional documentation indicating signing authority for the Recognized Organization(s).

Failure to provide all of the above REQUIRED information will result in denial of your appeal request.

Appeals will be forwarded to the Code Hearings Officer and will be governed by the provisions in City Code Section 24.55.200(H) and Chapter 22.10. The appeal may be filed any time within the initial 35-day delay period. If the 35th day of the delay period ends on a weekend or a City holiday, it will automatically be extended until the next business day. The demolition permit may not be issued from the time the Bureau receives an appeal application and the fee or fee waiver, until the Code Hearings Officer has rendered a decision or the 60-day extension period has expired.