



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review
- ☐ Extension of Approval

Type II (OCMC 17.50.030.B)

- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): HR 19-00008/GLUA-20-00002

Proposed Land Use or Activity: Demo existing house.

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 616 4th Ave, Oregon City 97045

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: Levy Moroshan Date: 12/30/19

Mailing Address: 6420 SE Mabel Ave, Milwaukie 97267

Phone: (503) 804-2279 Fax: _____ Email: levy.moroshan@me.com

Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: Clifford C. Stephens Date: 12/30/19

Mailing Address: 333 SE 65th Ave

Phone: (503) 961-4295 Fax: _____ Email: c2r8@comcast.net

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

616 4th Ave, Oregon City OR 97045 | Demolition Request

To whom it may concern:

My business partner and I recently purchased the property at the address above. We plan on putting it back to the original 4 lots. Currently there's a 800 sq ft house there that is on the two front lots. We'd like to take the house down to be able to utilize both those lots.

The current house is extremely run down and I feel it adds nothing to the neighborhood or the style of houses around it. Plus it would need lots of work to bring it to a livable condition. We don't have drawings yet for the proposed new houses but they'll be designed to cover historical restrictions and replace the eyesore of the current house with new homes that will add value to the neighborhood.

Please call me with any further questions.

Levy Moroshan
Dwelling Pro
503-804-2279

17.40.070 - Demolition and moving.

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50.
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:

- 1. All plans, drawings and photographs as may be submitted by the applicant;

I've submitted all the drawings and plans I currently have. I've got an architect starting to work on ideas and drawings for the project but don't currently have anything else to provide.

- 2. Information presented to a public hearing held concerning the proposed work;

All the information I currently have has already been submitted.

- 3. The city comprehensive plan;

Reviewing the Section 5 documents it seems that most of the relevant houses in the area were built between 1850-1928. In the last 20 years some of the homes in the area have not been maintained to a level ensuring their significance and status as contributing structures. This home was built in 1950 and doesn't add anything to the neighborhood.

- 4. The purpose of this section as set forth in Section 17.40.010;

The current house on the property doesn't add anything to the neighborhood and is in a state of disrepair. The new homes we would build would be more in line with the historical homes surrounding it.

- 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;

Since the original scope of the planning goal 5 is to preserve historic resources based on importance and significance, we feel that this house would fall outside that because of the year built and the condition.

- 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;

The current ranch style house doesn't fit or add to the community. Plus instead of being on a single lot like most of the other homes around it, it takes up two lots. The entire thing is in disrepair and isn't even livable in its current state.

- 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;

By removing the current structure and building new homes that better fit the look and design of the rest of historical area it'll add more value to the property and the community. It'll be an enhancement from the current eyesore that's there. Even policy 5.3.1 states to encourage architectural design of new structures in local historic districts.

8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;

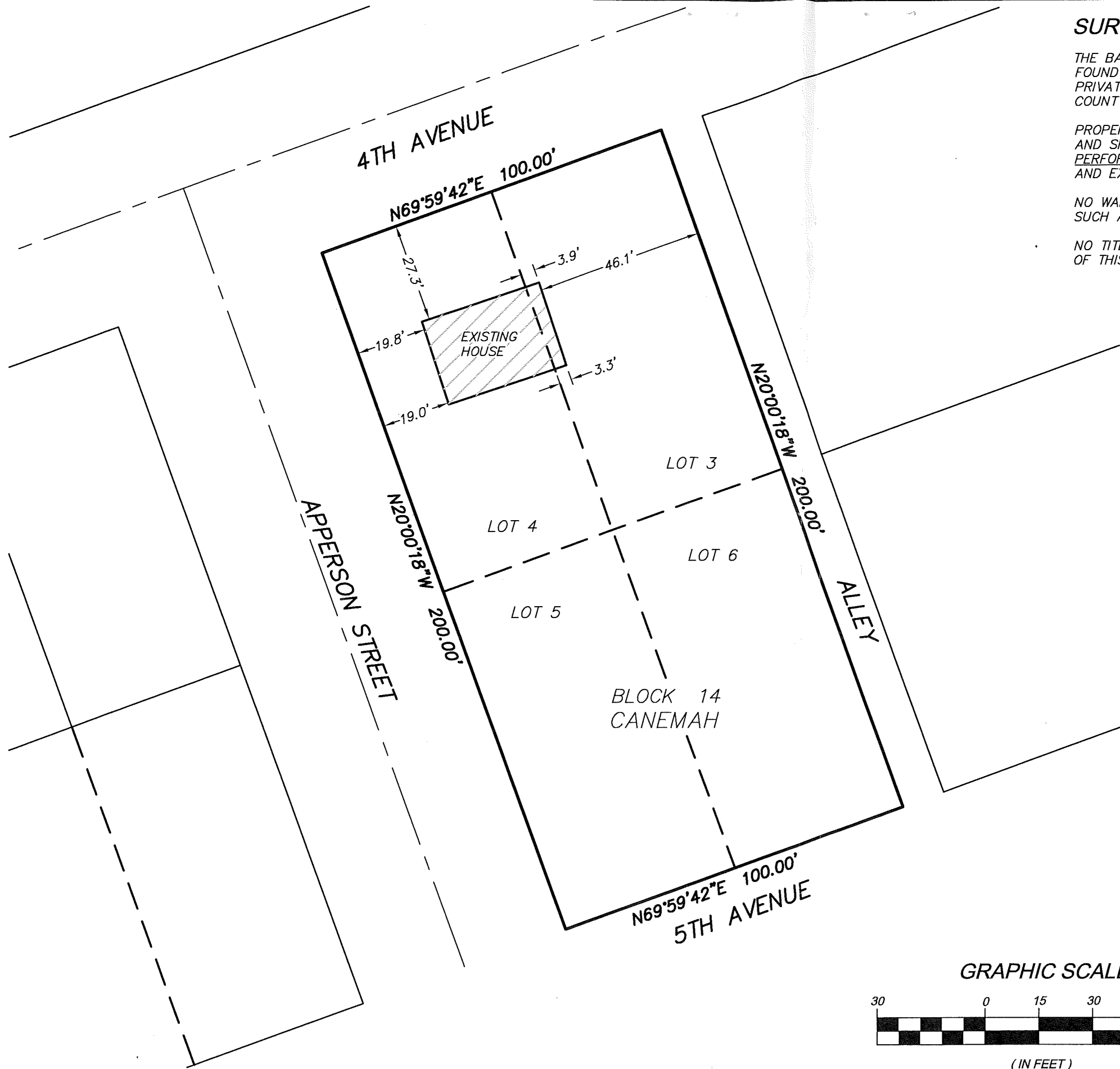
We're wanting to build 3-4 new homes on the property in line with historical requirements. Denial of the permit would require us to rehab the current structure. It's takes up two lots so we'd lose the possibility of building another home there. And since this one is at the front of the property it would not look as historically appealing as the ones we'd build in the back of the property. Financially we'd lose an entire lot.

9. The economic, social, environmental and energy consequences.

Economically by removing the current structure and replacing it with a few new ones will add jobs in the area for a year or so. Also because of the new structures it will add property tax money for the city. Socially it will bring new families to the neighborhood that will help with maintaining the homes and the historical significance of the area. Environmentally it will add more homes to the area but will also be adding better drainage and control the rain water better. Which could help with managing the integrity of the slope. Energy wise it will add a few more homes which will need utilities brought to them. But they will be more energy efficient than homes built decades ago.

- D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.
- E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Section 17.50 for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.
- F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)



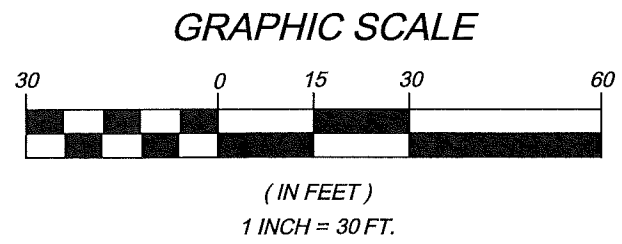
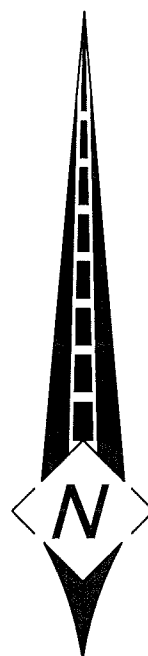
SURVEY NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 2009-120, RECORDS OF CLACKAMAS COUNTY.

PROPERTY LINES SHOWN HEREON ARE APPROXIMATE IN NATURE AND SHOULD BE TREATED AS SUCH, NO RESOLUTION WAS PERFORMED. LINES SHOWN ARE FROM EXISTING SURVEY DATA AND EXISTING PARCEL MAP DATA.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.



SIGNED ON: 11-22-19

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

RENEWS: DECEMBER 31, 2019

SCALE DRAWING

616 4TH AVENUE

CLACKAMAS COUNTY, OREGON

Scale: 1"=30'

CLIENT: DWELLING PRO

ORIG. DATE: 11/22/2019

DRAWN BY: MPW

SHEET No. 1 OF 1



CENTERLINE CONCEPTS
LAND SURVEYING, INC.
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