

**CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. AP-14-02 & ZC-14-02**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on **Tuesday, June 9, 2015, at 6:30 p.m.** in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding the remand of an appeal of conditions related to a rear dormer, denial of a garage replacement, and removal from the historic district. On remand the Historic Review Board will make a recommendation to the City Council on the applicant's request for removal from the historic district and a zoning map amendment. The Historic Review Board will approve, approve with conditions, or deny the rear dormer alteration and garage replacement.

The residence is located at 1344 14th St. and in the Willamette Historic District (Tax Lot 4500 of Assessor's Map 31E02BC). Recommendations to the City Council regarding removal from the historic district and zoning map amendment will be based upon the provisions of CDC 25.100 (Removal of Historic Resource Designation) or ORS 197.772 and CDC 105.050 (Quasi-Judicial Amendments and Standards for Making Decision). The Historic Review Board's decision to approve, approve with conditions or deny modifications to the rear dormer and garage will be based upon the Class II historic design review and the approval criteria in CDC Chapter 25 (Overlay Zones - Historic District). At the hearing, it is important that comments relate specifically to the applicable criteria listed for the dormer, garage, and removal from the historic district and zone change or other criteria the speaker deems relevant.

All documents and applicable criteria for **AP-14-02 & ZC 14-02** are available for inspection, at no cost, at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1344-14th-street-historic-review> or copies can be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact John Boyd, Planning Manager, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 656 4211, or jboyd@westlinnoregon.gov.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the HRB will receive a staff presentation, and invite both oral and written testimony. The HRB may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.