



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Historic Design Review Case No. HIS20-32
PROPERTY LOCATION:	120 Commercial St NE, Salem OR 97301
NOTICE MAILING DATE:	December 23, 2020
PROPOSAL SUMMARY:	A proposal to install a new canopy over an outdoor seating area on the exterior of the Durbin Brosft Livery (1867).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, January 6, 2021. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 230.045(k) Commercial Historic Districts Non-Contributing Resources Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	CH Reed LLC (Graham Chernodd, Scott Chernoff)
APPLICANT(S):	Donald Bauhofer
PROPOSAL REQUEST:	Minor Historic Design Review of a proposal to install a new canopy over an outdoor seating area on the exterior of the Durbin Brosft Livery (1867), a non-contributing resource within the Salem Downtown Historic District, zoned CB(Central Business District), and located at 120 Commercial Street NE / 97301; Marion County Assessors Map and Tax Lot Number 073W27AB / 8000.
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 118228

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Historic Design Review Case No. HIS20-32

PROJECT ADDRESS: 120 Commercial St NE, Salem OR 97301

AMANDA Application No.: 20-118228-DR

COMMENT PERIOD ENDS: January 6, 2021

SUMMARY: A proposal to install a new canopy over an outdoor seating area on the exterior of the Durbin Brosft Livery (1867).

REQUEST: Minor Historic Design Review of a proposal to install a new canopy over an outdoor seating area on the exterior of the Durbin Brosft Livery (1867), a non-contributing resource within the Salem Downtown Historic District, zoned CB(Central Business District), and located at 120 Commercial Street NE / 97301; Marion County Assessors Map and Tax Lot Number 073W27AB / 8000.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Wednesday, January 6, 2021, will be considered in the decision process. Comments received after this date will not be considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Kimberli Fitzgerald, Historic Preservation Officer, Phone: 503-540-2397; E-Mail: kfitzgerald@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

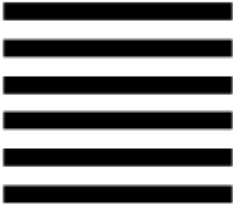
Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

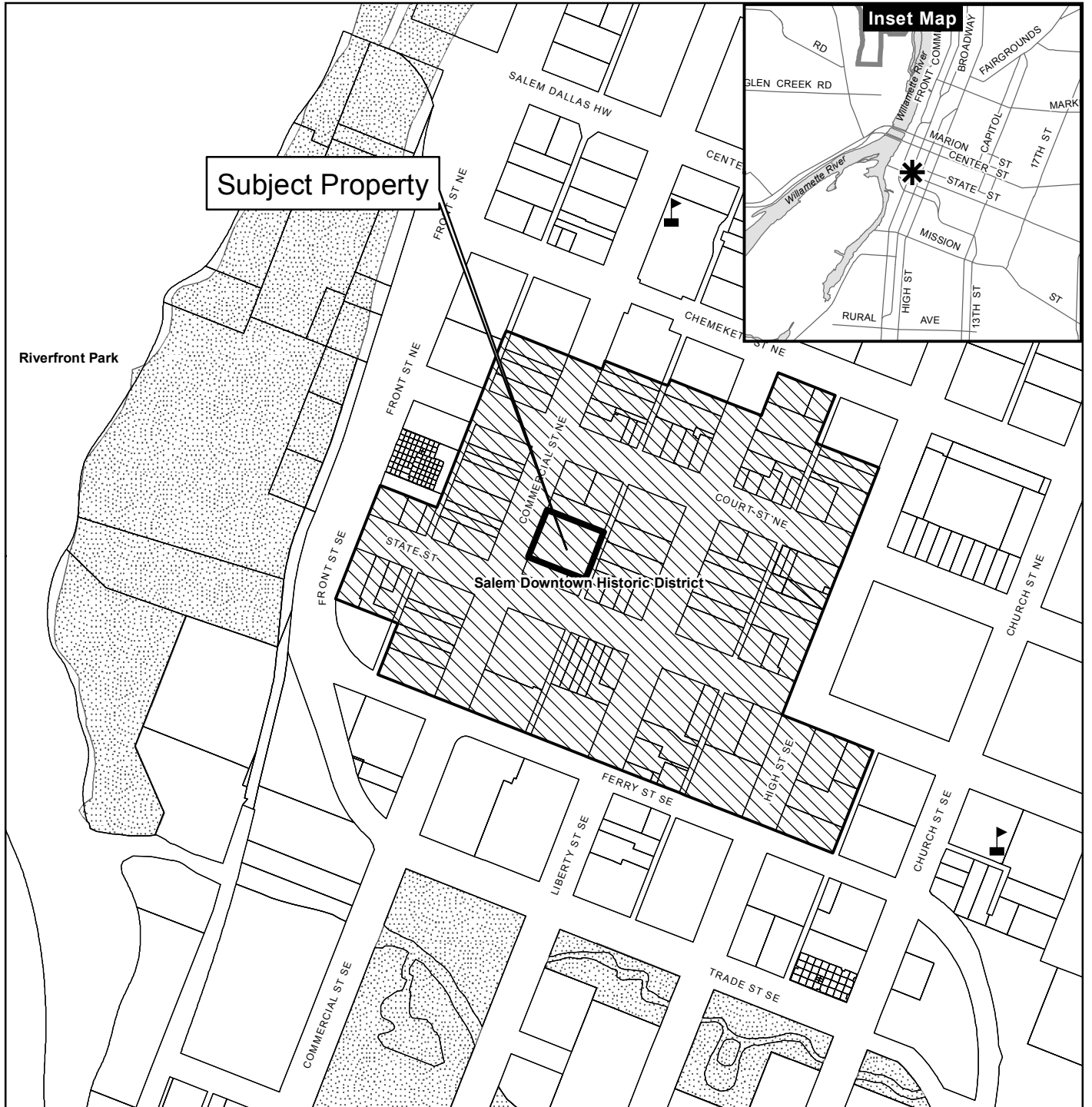
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

120 Commercial St NE



Legend

-  Taxlots
-  Outside Salem City Limits
-  Parks
-  Urban Growth Boundary
-  Historic District
-  City Limits
-  Schools

CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2020-152
DATE: 11/18/2020

REVISIONS

BUILDING IMPROVEMENTS FOR:
ALLEY CAT CANOPY
120 COMMERCIAL ST - SALEM, OREGON 97301

SHEET:
A1.1

SITE AREA CALCULATIONS:

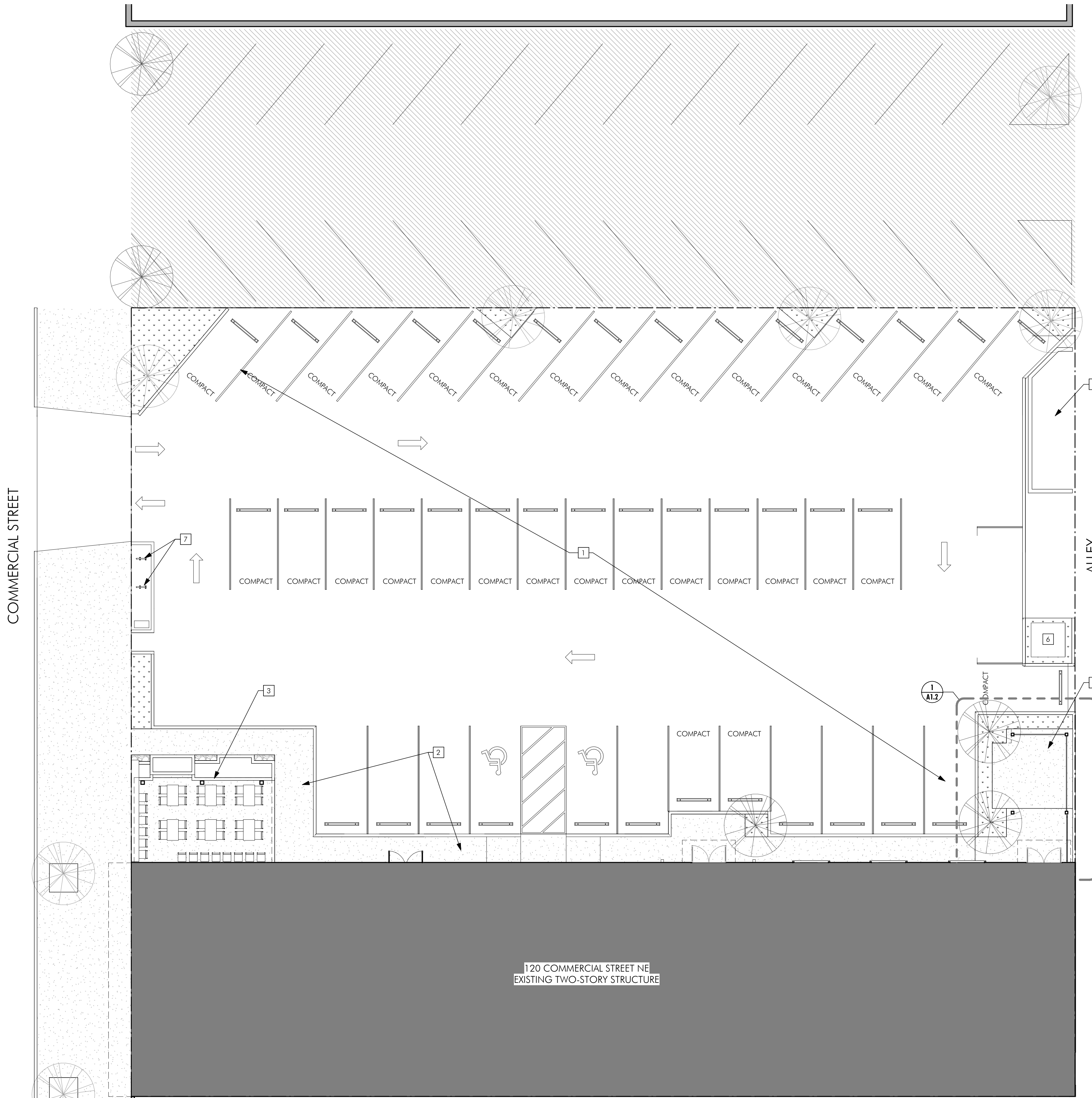
BUILDING FOOTPRINT: 6,828 SF
TOTAL SITE AREA: 23,054 SF

SITE PLAN NOTES:

- 1 EXISTING PARKING TO REMAIN, NO WORK.
- 2 EXISTING WALKWAYS TO REMAIN, NO WORK.
- 3 EXISTING PATIO TO REMAIN, NO WORK.
- 4 EXISTING TRASH ENCLOSURE TO REMAIN, NO WORK.
- 5 PROPOSED COVERED PATIO AREA.
- 6 EXISTING TRANSFORMER ENCLOSURE TO REMAIN, NO WORK.
- 7 RELOCATE (2) BIKE RACKS.

SITE PLAN LEGEND:

- EXISTING BUILDING AREA
- EXISTING LANDSCAPING AND/OR BARK DUST
- EXISTING CONCRETE SIDEWALK/PAD



120 COMMERCIAL STREET NE
EXISTING TWO-STORY STRUCTURE

1 SITE PLAN - PROPOSED
0' 5' 10' 20' 30' 1" = 10'-0"

