



Planning Division
City of Bend
P.O. Box 431
Bend, OR 97709

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “hybrid” public hearing before the **Landmarks Commission** on **June 17, 2025 at 6:00 PM**. You or anyone else may attend the hearing virtually or in person in the City of Bend Council Chambers at 710 NW Wall Street, Bend, OR, 97703. Virtual attendance instructions will be on the agenda which can be found at <https://www.bendoregon.gov/government/committees/landmarks-commission> prior to the hearing. Those without computer access may call the staff reviewer below prior to the meeting for a call-in number to participate via telephone. Comments may be provided in writing prior to the hearing and should be directed to the staff reviewer and include the project number.

PROJECT NUMBER: PLHIS20240674

APPLICANT: Kadi Driver (on behalf of Bunk & Brew)

LOCATION: 42 NW HAWTHORNE AVE, BEND, OR 97703;
171232DA01800; LOT 11 AND LOT 12, BLOCK 26, BEND.

REQUEST: A Major Historic Alteration request to add a dormer to the west-facing roofline, relocate the fence on the east side of property; modify an existing entrance arbor; replace three exterior doors and sidelights on east, west, and south elevations; and add a new ADA ramp with railing to the south-facing elevation. Type III quasi-judicial public hearing in front of the Landmarks Commission.

STAFF REVIEWER: Michelle Patrick, AICP, Associate Planner
mpatrick@bendoregon.gov; (541) 388-5562

Comments must be directed toward the criteria that apply to this request and must reference the project number. Failure to raise an issue within this comment period and with sufficient specificity to afford the decision maker an opportunity to respond to the issue, may preclude appeal based on that issue. Written comments may be emailed to the Staff Reviewer listed above, or by mail to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following link to access the project directly:
<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLHIS20240674>
Alternatively, the application can be accessed through the Online Permit Center Portal on the City of Bend website at permitcenter.bendoregon.gov. Open the Portal and select the *Application Search* link under the Land Use Applications, Historic Resources Reviews and Pre-Application Meetings header, then enter the

project number in the search bar to find the project. A copy of the Staff Report will be available prior to the hearing.

Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above, or at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon. If you have questions or need help to access the project in the Online Permit Center Portal, please contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the planner on duty.

The applicable criteria are listed below and are available for review using the following link:
<https://bend.municipal.codes/BDC>.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code (BDC)

BDC Standards

Chapter 2.3, Mixed-Use Zoning District
Chapter 3.2, Tree Preservation, Landscaping, Fences and Walls
Chapter 3.5, Other Design Standards

BDC Procedures

Chapter 4.1, Development Review and Procedures

Bend Code (Municipal Code)

Chapter 10.20, Historic Preservation Code



I, Cathleen Carr, certify that a copy of this notice was mailed to all property owners of record and to the addresses based on the City's current addressing record, for properties within 500 feet of the subject site, as well as the representative for the River West and Orchard Neighborhood Districts. A copy of the mailing list is attached to this notice under Documents and Images for the project in the **Online Permit Center Portal** [<https://cityview.ci.bend.or.us/portal/>]



Cathleen Carr, Planning Technician, Lead



MATERIALS IN ALTERNATE FORMAT REQUEST

Accommodation Information for People with Disabilities

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, CD Formats, or any other accommodations are available upon advance request (24 hour notice). Please contact the planning tech group at planningtech@bendoregon.gov or 541-388-5580 Ex- 3, for assistance; Relay Users Dial 7-1-1 and [541-385-6676]. Providing at least three days notice before the event will help ensure availability.