



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
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FAX: 503-823-5630
www.portlandonline.com/bds

Date: May 9, 2008
To: Interested Person
From: Kathleen Stokes, Land Use Services
503-823-7843 / kstokes@ci.portland.or.us

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-110609 AD

GENERAL INFORMATION

Applicant: Don Golden
Edith Casterline
3955 SE Taylor Street
Portland, OR 97214-4437

Site Address: 3955 SE Taylor Street

Legal Description: LOT 7 BLOCK 4, EASTLAND
Tax Account No.: R230000310
State ID No.: 1S1E01AD 05300
Quarter Section: 3134

Neighborhood: Sunnyside, contact Tim Brooks at 503-295-1699.
Business District: Belmont Business Association, contact John Barker at 503-231-9118.
District Coalition: Southeast Uplift, contact Gary Berger at 503-232-0010.

Zoning: R2.5 (R2,500, Attached Single-Dwelling Residential)

Case Type: Adjustment Review
Procedure: Type II, administrative decision with appeal to Adjustment Committee.

Proposal: The applicant is proposing to construct a workshop, incorporating the east wall of the existing garage. The driveway would be reduced in width and livery style doors and a window would be included on the street-facing ground floor. Onsite parking would be removed, as allowed by the Code in the exception for sites that are well served by transit. The plan also includes adding a second story onto the structure to house a 517-square-foot accessory dwelling unit (ADU). The existing garage is located in front of the house, which is adjacent to the rear of the lot.

Currently, the garage is located 8 feet, 4 inches from the front property line and has no setback from the east side property line. The proposed structure would be moved back so that it is 10 feet from the front property line, but would retain the same location on the east, with zero setback for the ground floor and the second level set back the required 5 feet. The plan for the structure includes a balcony on the second story that would project out 2.5 feet from the front

of the building. Generally, structures in the R2.5 zone are required to be 7.5 to 10 feet from the front property line and 5 feet from side and rear property lines. Detached accessory dwelling units (ADUs) are required to be 60 feet back from the front property line or 6 feet behind the primary residence. ADUs are also required to match the primary residence in architectural elements such as the exterior finish materials, roof pitch, trim, and proportion and orientation of windows. Roof eaves on the ADU must either project from the building walls the same distance as the eaves on the house, or project at least one foot on all elevations of the structure, or have no eaves, if the house does not have eaves. Currently, these elements of the proposed structure differ from the primary residence. The applicants state that they intend to remodel the primary residence and would incorporate changes to many of these elements, resulting in a house that is more similar to the proposed structure, in an effort to make the 1914 residence look more like the architecture of that period.

Exceptions to the standards that were noted above may be requested through Adjustment Reviews. Adjustments are approved, when all of the relevant approval criteria are met or can be met with conditions of approval. Therefore, the applicants are requesting approval of adjustments to Code Section 33.110.220 to reduce the minimum east side setback from 5 feet to zero, for the ground floor of the proposed structure, and to reduce the front setback, for the second-story balcony, from 10 feet to 7.5 feet. Adjustments are also being requested to Code Section 33.205.030 C and D, to allow the proposed ADU to differ from the required architectural elements of the primary residence and to decrease the setback for the ADU from 60 feet to 10 feet from the front property line.

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of 33.805.040 A.-F., Adjustments, cited below.

ANALYSIS

Site and Vicinity: The applicants' site is a 6,086 square-foot parcel that is located on the north side of SE Taylor Street, just to the west of the intersection with SE 40th Avenue. Southeast 40th Avenue does not continue on the north side of Taylor Street, so the property is not a corner lot. The site is currently developed with a single-dwelling residence, built in 1914, which is located at the rear of the lot. A double car, detached garage is located at the front of the property, abutting the east property line.

The area around the site is developed with a mixture of housing and development types. According to Multnomah County records, in the two blocks on SE Taylor Street, between SE 39th and SE 40th, there are 15 single-dwelling residences that were built between 1894 and 1996. The County records also include nine duplexes and two tri-plexes on these blocks, that date from 1890 to 1990. The diversity of architectural styles corresponds to the variety of housing types and dates that they were constructed. The largest era that is represented is from 1907 to 1925, accounting for 12 of the residential structures on these blocks. The Belmont branch of the Multnomah County Library is located at the west end of the block, at the northeast corner of SE 39th Avenue and SE Taylor Street.

Zoning: The zoning for this site is R2.5, Attached Residential. This zone is intended for areas with complete public services and without development constraints. The zone allows a mixture of housing types of a single-dwelling character, including attached houses. The maximum density is generally 17.4 units per acre or one unit per 2,500 square feet. To allow the fulfillment of these densities, the allowed scale of development is greater than for other single-dwelling housing structure types.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **April 4, 2008**. The following Bureaus have responded with no issues or concerns:

- Environmental Services provided information on sanitary sewers and storm water management (Exhibit E-1).

- Transportation Engineering indicated that the curb cut must be narrowed to 9 feet and the doors to the structure must be wide enough to allow vehicle access. This will assure that when the structure is rebuilt with use of the ground floor as a shop, rather than a garage, there will be vehicle access without parking a vehicle so that it projects across the sidewalk. Narrowing the curbcut will also provide more onstreet parking. (Exhibit E-2).
- Water Bureau
- Fire Bureau
- Site Development Section of BDS provided information on storm water management requirements for this site (Exhibit E-3).
- Life Safety Plan Review Section of BDS noted building permit requirements for fire-safety, insulation and structural engineering (Exhibit E-4).
- Parks-Forestry Division

Neighborhood Review: Two written responses have been received from notified property owners in response to the proposal. The first letter was from a neighbor who owns the property that is the second lot to the east of the applicants' site. He stated that he was in support of approval of the requested Adjustments and commented that the proposed design, "would enhance the neighborhood, especially when the owners carry out their plan to make the 1914 residence look more like the architecture of that period" (Exhibit F-1).

The second letter was from a neighbor who owns a lot on the south side of SE Taylor, one-half block to the east of the applicants' site. This letter was opposed to approval of the requested Adjustments, stating that, "it is equivalent to adding a second house on a lot zoned for a single family residence and out of character with the existing neighborhood," and also stated that the project, "does not meet the purpose of the single-dwelling zone because it will, "sacrifice the overall image and character of the single-dwelling neighborhood." Specific concerns that were stated in the letter included the following:

- The structure would create too much of an impact on the property to the east and will not create a reasonable physical relationship between residences.
- The structure is too tall, especially when it is as close to the street as proposed.
- The proposed structure would not preserve an open and visually pleasing front yard.
- The addition of a second story to the garage would totally obscure the main residence from the street view.
- Already limited onstreet parking will be further impacted and existing required parking must be retained or replaced onsite, under the ADU regulations.
- The regulations do not allow ADUs to be placed on top of garages.
- The letter also stated that the placement of the structure does not meet the ADU standards, that it exceeds the maximum allowed height for ADUs, and that it does not meet the standards that require that the architectural elements of the structure match those of the primary residence (Exhibit F-2).

(Staff Note: Some of these concerns will be addressed in the findings, below. However, certain statements require clarification regarding Code requirements and will only be addressed in this note.

- *Code Section 33.266.110 B.3. allows an exception to minimum parking requirements for sites that are well served by transit. There is no minimum parking requirement for sites located less than 500 feet from a transit street with 20-minute peak hour service. The applicants provided the required verification to show that this exception applies to their site.*
- *The Code provides directions as to how to measure height, in Section 33.930.050. Height is measured from grade level to the average height of the gable (midpoint of the sloped roof) for pitched roofs where the pitch is 12 in 12 or less. The maximum height that is allowed for detached ADUs is 18 feet and the proposed structure meets that height limit.*
- *ADUs are regularly built in the City of Portland, as a second level above a garage, under the provisions of Code Section 33.205.030 C.1.c . These structures do not qualify for the exemptions to setback requirements that apply to garages, as detailed in Code Section*

33.110.253 D, and so are subject to the regular setback requirements of the base zone. For this reason, the applicants have requested approval of an adjustment to Code Section 33.110.220 to reduce the east side setback from 5 feet to zero.

- The applicants acknowledge that the proposed structure does not meet the requirements of Code Section 33.205.030 C. 7 through 11, regarding consistency of the architectural elements with the main residence, or the requirements of Code Section 33.205.030 D 1, regarding the placement of the ADU, relative to the main residence. This is why they have asked for approval of Adjustments for exceptions to these standards.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose of Adjustments The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. stated below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: Adjustments 1 and 2. Reduce east side and front building setbacks *The purpose of building setback requirements are to maintain light, air, separation for fire protection, and access for fire fighting. Setback standards also reflect the general building scale and placement of development in the City's neighborhoods and promote a reasonable physical relationship between residences. They promote options for privacy for neighboring properties and provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity. Larger front setbacks are required to promote open, visually pleasing front yards.*

The proposal to reduce the required minimum setback from the east property line, from 5 feet to zero for the ground level of the structure will retain the existing situation, with the exception of a roof cap that will enhance the appearance of the structure adjacent to the property line. The second level of the proposed structure will be set back the required minimum of 5 feet from the east property line. Therefore, the request to reduce the setback from the side property line will not create any new impacts on light, air or privacy. The proposed structure will incorporate the existing masonry wall at the property line, which will meet the building code requirements for separation for fire protection. There are no issues related to access for fire fighting, because the entire proposed structure is well within the reach of the 150-foot distance that is required by the Portland Fire Department for access for fire fighting.

The proposed structure will be moved back about 1 foot, 8 inches from the location of the current double garage, so that the building wall will now meet the required 10-foot front setback. This will also bring the structure closer into compliance with the pattern of residential development in the area than the current situation. The only projection into the front setback area that is proposed is the 2.5-foot-deep balcony on the second floor front façade. Because it is on the second floor, and therefore above head level for pedestrians on the sidewalk or the front portion of the lot, it will not effect the open area within the 10-foot setback in front of the structure.

The proposed improvements to the appearance of the structure include the addition of horizontal lap siding and a window on the east end of the ground floor. There will no longer be a garage door on the east end of the front façade. With the proposal to narrow the vehicle access to 9 feet in width, the area in front of the east end of the front façade of the structure will be converted from paving to landscaping, which will soften the edge and make it so that there is a front yard landscaped area that does not currently exist. A smaller landscaped area is also proposed in front of the west end of the building. The addition of these landscaped areas will also make the structure more consistent with the scale and placement of development in the neighborhood and the physical relationship between residences. Therefore, for these adjustments, this criterion is met.

Adjustments 3 and 4. Allow architectural elements of ADU to vary from primary residence and reduce required setback for ADU *Standards for creating accessory dwelling units address the following purposes:*

- *Ensure that accessory dwelling units are compatible with the desired character and livability of Portland's residential zones;*
- *Respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards;*
- *Ensure that accessory dwelling units are smaller in size than houses, attached houses, or manufactured homes; and*
- *Provide adequate flexibility to site buildings so that they fit the topography of sites.*

The proposed ADU would be located at the front of the site, with the building wall set back 10 feet from the front lot line. A second floor balcony is proposed to extend 2.5 feet into the front setback, as discussed in the findings for Adjustment 2, above. This site was first developed in 1914, with a single-dwelling residence that is located at the rear of the lot. The house extends across the lot, with only minimal setbacks along the side property lines. Therefore, although the Code allows the development of a detached ADU by right in the R2.5 zone, there is no way to physically place an ADU on this lot so that it meets the requirement of Code Section 33.205.030 D.1, that it be either setback 60 feet from the front property line or 6 feet behind the primary residence. The existing primary residence was built at the rear of the lot, 54 feet behind the rear of the proposed structure, and so it is not readily visible from the street. The two-story structure that is proposed to be constructed at the front of the lot will not compete with the house, since it is not easily seen, and it will fit better with the area than the existing double-wide, flat roof garage.

In a response from a neighbor who opposed approval of the requested adjustment regarding the location of the structure, it was stated that the location of the building at the front of the lot would be out of keeping with the character of the neighborhood and would make it appear that there are two houses on the lot. However, a survey of the Multnomah County records for development in the area shows that there are as many instances of multiple dwelling units on one lot as single-dwelling residences. In the two to two and one-half block area on SE Taylor Street, between SE 39th and SE 42nd Avenues on the north side and between SE 39th and SE 41st Avenues on the south side, there are two vacant parcels and 23 residentially developed properties. The developed properties in this area include 15 detached, single-dwelling residences, 9 duplexes and 2 triplexes. Therefore, the proposal to have two residential dwelling units on this one site is not particularly out of character. Furthermore, one of the vacant parcels in this area is a flag lot which will most likely be developed with a single-dwelling residence, but it will be behind another residence on the "parent lot", which is similar to the situation that exists on one lot in the applicants' proposal. Finally, the Code allows a primary residence and a detached ADU to be located on a single lot in all single-dwelling zones.

Code Section 33.205.030 C requires ADUs to match the primary residence in a number of components, including architectural elements such as exterior finish materials, roof pitch, trim, proportions and orientation of windows and width of roof eaves. The proposed design of the structure incorporates many of the vintage architectural elements that are found in the development in the surrounding area. These architectural features are proposed to be

included in the primary residence, when the applicants are able to move forward with their plans for future renovations of the residence. At this time, it would not make sense in an economic or aesthetic analysis to try to make the new proposed structure look like the features that were introduced to the primary residence in a series of mid-century remodeling projects. The applicants are proposing a roof pitch, eaves, windows, siding and trim that will better fit the primary residence, as they have envisioned it with their desired return to a uniform historic appearance.

Therefore, the requests to reduce the proposed setback from the front property line for the ADU and to use different architectural elements and details than those that are currently part of the existing primary residence equally meet the purposes of these regulations and, for these adjustments, this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The primary residence was constructed in 1914. Subsequent remodeling of the residence obscured most of the original architectural elements of the structure. The residence is tucked into the rear of the site and is currently obscured by a double-wide garage that is located at the front of the lot and abutting the east property line. The garage currently detracts from the appearance of the site, while the location of the primary residence prevents locating an ADU in a location that meets the Code. Approval of the requested adjustments will allow the applicants to develop an attractive detached ADU, over an enhanced workspace, that will be historically compatible with the vintage housing on the street and will also be compatible with the future plans for historic renovation of the primary structure. Maintaining the zero setback on the east property line will not create any changes in impacts on the adjacent property and the improved appearance of the structure will reduce any existing impacts. Therefore, the proposal will not significantly detract from the livability or appearance of the residential area and this criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: The purpose of the R2.5 zone is to preserve land for housing and to provide housing opportunities for individual households. The proposed ADU will allow an alternative housing opportunity for a small household in an area that has excellent transit service and the opportunity to walk to needed services. Approval of the requested adjustments will allow development of this proposal, which is consistent with the purpose of the zone.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: There are no City-designated scenic or historic resources on the site. Therefore, this criterion does not apply.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical.

Findings: No impacts are expected to occur from approval of the requested Adjustments. The proposed development will enhance the overall appearance of the site and will be in keeping with the eclectic character and mixed-densities of the developed residential area. Therefore, this criterion has been met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

Findings: The site is not located in an environmental zone. Therefore, this criterion does not apply.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

All of the relevant approval criteria have been met for the requested adjustments. Approval of the request to reduce the required setbacks from the east side and the front property lines for the proposed ADU will allow the structure to be placed in the most logical location on the site, replacing the garage that currently detracts from the view of the property at the street edge. No impacts are expected to occur, due to reduced light, air or privacy. Building and fire code requirements will be met for the separation for fire protection and access for fire fighting. The proposed location of the new structure will not detract from the predominance of the primary residence because it is already almost entirely obscured in its position at the rear of the lot. The proposed structure is in keeping with the scale and desired (future) character of the primary residence and that of adjacent residences, so it is not expected to have any impacts on the livability or appearance of the residential area. The Adjustment requests can be approved, subject to compliance with the site plan and elevation drawings.

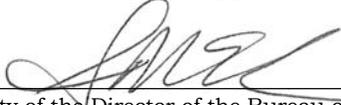
ADMINISTRATIVE DECISION

Approval of Adjustments to the following Zoning Code standards, in order to construct a two level workshop and ADU:

- Code Section 33.110.220 to reduce the minimum required setback from the east side property line, from 5 feet to zero, and to
- Code Section 33.110.220 to reduce the minimum front setback for the second floor balcony, from 10 feet to 7.5 feet, and to
- Code Section 33.205.030 D.1, to reduce the minimum required setback for the front wall of the proposed ADU, from 60 feet from the front lot line to 10 feet, with the second floor balcony extension to 7.5 feet, and to
- Code Section 33.205.030 C. 7-11, to waive the requirements that the exterior finish materials, roof pitch, trim, windows and roof eaves match those of the primary residence,

in general compliance with the approved site plan and elevation drawings, Exhibits C-1 through C-2, signed and dated May 7, 2008, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-110609 AD."

Decision rendered by:  on May 7, 2008.

By authority of the Director of the Bureau of Development Services

Decision mailed: May 9, 2008
Staff Planner: Kathleen Stokes

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 21, 2008, and was determined to be complete on March 20, 2008.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 21, 2008.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 8 days, from March 24 to April 1, 2008, as stated with Exhibit A-3.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 23, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. Recognized neighborhood associations are not subject to the appeal fee. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within

21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **May 27, 2008 – (the first business day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

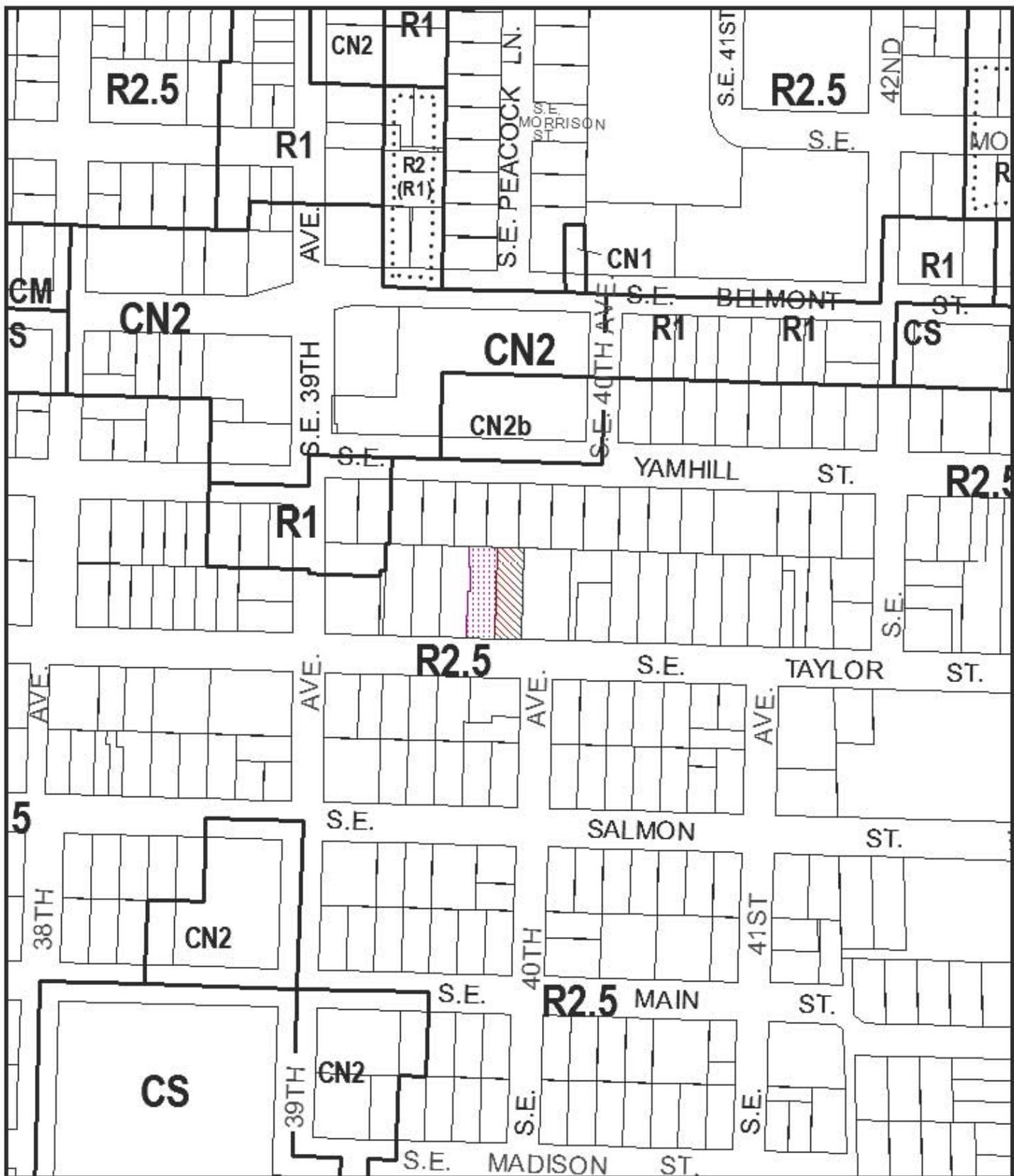
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Application and original narrative and plans
 - 2. Supplemental information, March 7, 2008
 - 3. Request to extend 120 time frame for final local decision
 - 4. Additional revisions
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation Drawings (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Site Development Review Section of BDS
 - 4. Life Safety Plan Review Section of BDS
- F. Correspondence:
 - 1. Bennett Bianchi
 - 2. Gregg S. Everhart
- G. Other:
 - 1. Letter from Kathleen Stokes to applicants, March 7, 2008

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



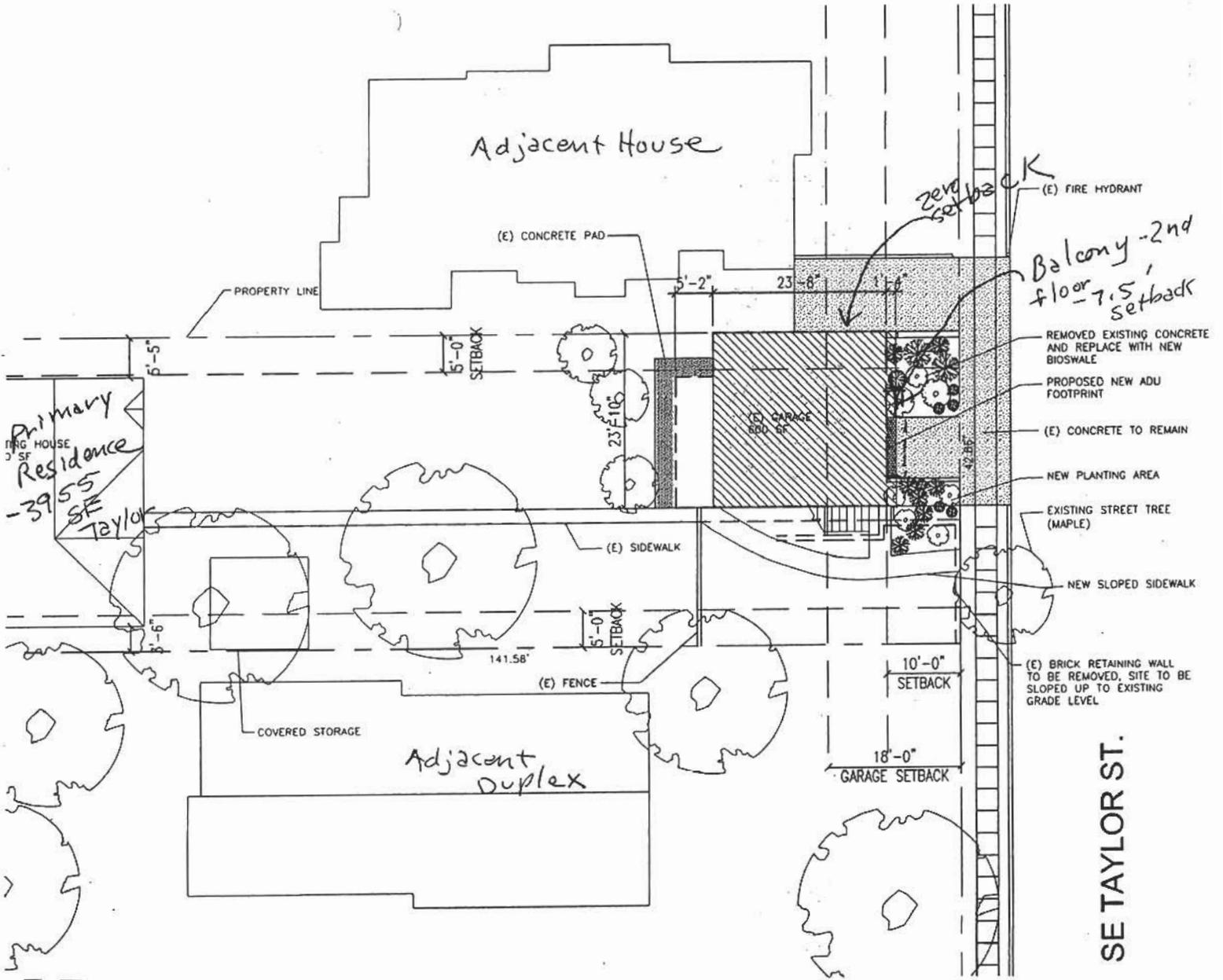
ZONING

-  Site
-  Also Owned



File No. LU 08-110609 AD
 1/4 Section 3134
 Scale 1 inch = 200 feet
 State_Id 1S1E01AD 5300
 Exhibit B (Feb 27, 2008)

LU08-110609



LU08-110609 AD

SITE PLAN Exhibit C-1
SCALE: 1/16" = 1'-0"

1
G0.1

Approval of
Adjustments
for proposed
workshop/ADU
only



- other
Site development
may vary,
according to
Code.

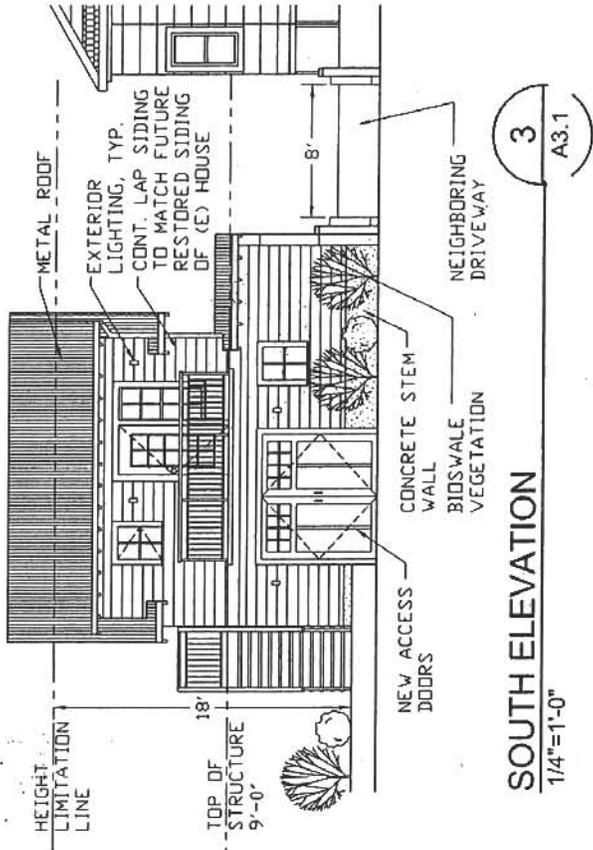
Approved

City of Portland - Bureau of Development Services

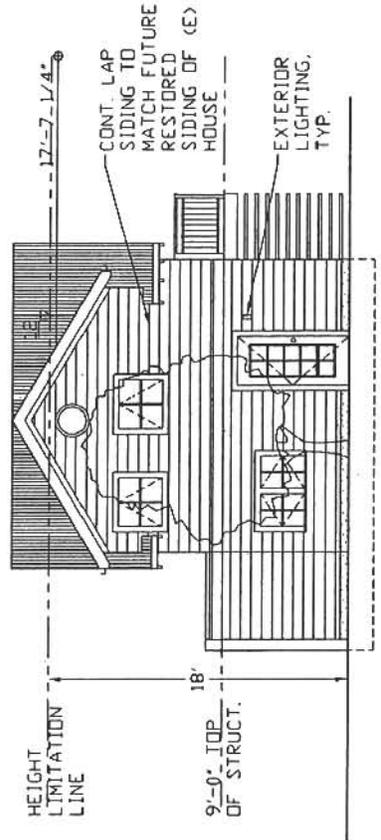
Planner Kathleen A. Stokes Date May 7, 2008

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

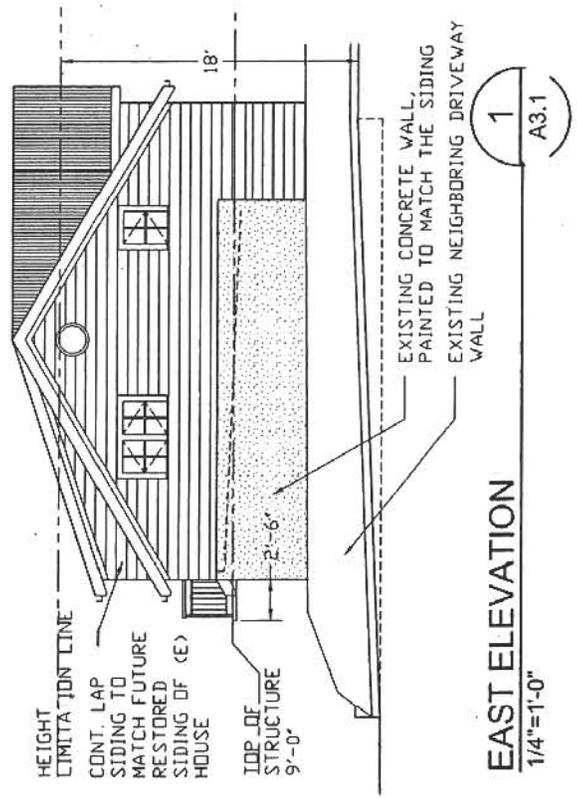
A3.1



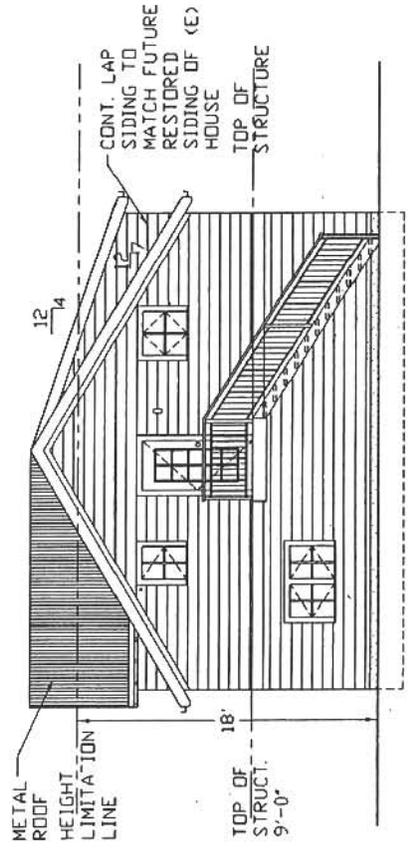
3
A3.1



4
A3.1



1
A3.1



2
A3.1

NORTH ELEVATION
1/4"=1'-0"

WEST ELEVATION
1/4"=1'-0"

SOUTH ELEVATION
1/4"=1'-0"

Approved
 City of Portland - Bureau of Development Services
 Planner *Kathleen A. Stokes* Date *May 7, 2008*
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