



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** July 23, 2012  
**To:** Interested Person  
**From:** Douglas Hardy, Land Use Services  
503-823-7816 / [Douglas.Hardy@portlandoregon.gov](mailto:Douglas.Hardy@portlandoregon.gov)

## **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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 12-150933 AD**

#### **GENERAL INFORMATION**

**Applicant:** D. Jeff and Molly Paustian, property-owners  
2230 NE Thompson Street / Portland, OR 97212-4801

**Site Address:** 2230 NE Thompson Street

**Legal Description:** Block 8, Lot 1 & 2, N 1/2 of Lot 3, Irvington  
**Tax Account No.:** R420401490  
**State ID No.:** 1N1E26DA 10300  
**Quarter Section:** 2832  
**Neighborhood:** Irvington, contact Dean Gisvold at 503-284-3885  
**Business District:** North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-823-4575

**Zoning:** R5 Single-Dwelling Residential 5,000  
**Other Designations:** Irvington Historic District  
**Case Type:** Adjustment Review (AD)  
**Procedure:** Type II, Administrative decision with appeal to Adjustment Committee

#### **PROPOSAL**

The applicant proposes to convert a portion of an existing detached garage into an Accessory Dwelling Unit (ADU). The garage has depth and width dimensions of 41 feet, six inches by 21 feet, four inches. The ADU will be located in the rear (south) 27 feet of the garage, and have a floor area of approximately 576 square feet, with the remaining floor area of the garage being converted to storage. Exterior alterations to the building are limited to adding a new entry door to the ADU and a window (both on the east-facing building façade), and cladding the east and north building facades in cedar shakes.

In the R5 zone, buildings are typically required to be set back a minimum of five feet from side and rear lot lines. The existing garage is located approximately 11 inches from the east side lot line and from the south rear lot line. Existing garages within required side and rear setbacks are allowed to be converted to an ADU or other living area only if the garage footprint is no larger than 24 feet by 24 feet. Because the garage in which the ADU is proposed has a

footprint larger than 24 feet by 24 feet, an Adjustment Review is required to allow the ADU to be located within the minimum required five foot west side and south rear setbacks.

**RELEVANT APPROVAL CRITERIA**

In order to be approved, this proposal must comply with the Adjustment Review approval criteria of Chapter 33.805.040.A-F of the Portland Zoning Code.

**ANALYSIS**

**Site and Vicinity:** The 12,500 square foot site is located at the southwest corner of NE Thompson Street and NE 23<sup>rd</sup> Avenue. The site is developed with a two-story single-dwelling residence that is oriented towards NE Thompson street. A one-story detached garage is located in the southwest corner of the site behind the house, and accessed by a driveway from NE Thompson Street. A fully sight-obscuring masonry wall, approximately six feet in height, is located along the driveway separating the subject site from the adjacent site to the west. A tall evergreen hedge, approximately 10 feet in height is located along the site's NE 23<sup>rd</sup> Avenue frontage, screening any views of the rear yard or detached garage from this street. Mature landscaping is also located along the length of the south rear lot line.

The surrounding area within a one to two block radius of the subject site, is developed with single-dwelling homes, with the exception of the Irvington Club, located on NE Thompson Street between NE 21<sup>st</sup> and NE 22<sup>nd</sup> Avenues.

**Zoning:** The site is located in an Single-Dwelling Residential 5,000 (R5) zone, and in the Irvington Historic District.

The use regulations of the R5 zone are intended to create, maintain and promote single-dwelling neighborhoods. They allow for some non-household living uses but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The site development standards allow for flexibility of development while maintaining compatibility within the City's various neighborhoods. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed. The development standards are generally written for houses on flat, regularly shaped lots. Other situations are addressed through special regulations or exceptions.

The Irvington Historic District in one of the City's Historic Resource overlays. The Historic Resource overlay regulations protect certain historic resources in the region and preserve significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties. In Historic Districts, exterior alterations to a *primary* structure or the construction of a new structure requires a Historic Design Review. For the subject proposal, exterior alterations are being made to an existing *accessory* structure, and as such, no Historic Design Review is required.

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

**Agency Review:** A Notice of Proposal was mailed June 28, 2012. The following City bureaus have responded with no issues or concerns regarding the requested land use review:

- Bureau of Transportation Engineering;
- Fire Bureau;
- Bureau of Development Services/Site Development Section; and
- Bureau of Parks-Forestry Division.

The Water Bureau responded with no concerns regarding the land use review, but noted if the water for the ADU will be provided by the existing water service, in addition to the requirements for City Title 21.12.020 listed below, a separate service agreement, per Title 21.12.070, will need to be signed by the property owner and provided to the Water Bureau prior to the Water Bureau signing off on the building permit. Title 21.12.010 will require any new building construction, additions to or modifications of existing structures, or any construction that will need water to have a water service and meter of appropriate size installed within the public right-of-way and within the specific property boundary/frontage for which it will serve. A Water Bureau review for fixture count will need to be submitted by the applicant at the time of submittal of the building permit to appropriately size the water service and meter for this location. If a new water service is requested, or an existing water service and or meter upsize is required, all applicable costs will be the responsibility of the applicant.

The Bureau of Environmental Services (BES) has no objections to the requested land use review and has provided information about sanitary and stormwater management requirements that must be addressed at time of building permit review. Regarding sanitary services, BES notes that there is a 10 inch VSP public combination sewer located in NE 23rd that can serve the sanitary disposal needs of this project (BES project #21304). City of Portland plumbing records from 1910 indicate a sanitary sewer connection is located near the southeast corner of the site, though BES could not verify the location of the connection to the main. BES recommends a sewer scope prior to connecting the proposed ADU to the existing private sewer. As for stormwater management, all development and redevelopment proposals are subject to the requirements of the City of Portland Stormwater Management Manual (SWMM). The SWMM can be found at [www.portlandonline.com/bes/2008SWMM](http://www.portlandonline.com/bes/2008SWMM). BES notes that the particular proposal does not appear to result in development/redevelopment that exceeds 500 square feet. Additionally, the site has a historical offsite stormwater connection and has multiple potential discharge points (onsite or offsite). BES finds that the proposed Adjustment will not prevent the applicant from meeting the stormwater requirements.

The Bureau of Development Services Life Safety Plans Examiner noted a building permit has been applied for and is currently under review (Permit # 12-149873 RS). The Life Safety Plans Examiner will provide building code-related comments as part of the separate building permit review process.

**Neighborhood Review:** A total of seven written comments have been received from surrounding neighbors in response to the Notice of Proposal. All of these responses were supportive of the proposal. Specific comments mentioned included:

- the proposal will bring value to the property and neighborhood;
- the garage conversion is being done in a way that respects neighbors;
- maintaining the ADU within the envelope of the existing garage building minimizes its impact and preserves sky views; and
- as proposed, the ADU will not adversely impact privacy for adjacent neighbors and will be aesthetically pleasing.

The Irvington Neighborhood Association also submitted an e-mail expressing no objection to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **33.805.010 Purpose**

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 Approval Criteria**

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

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

**Findings:** The applicant is requesting an Adjustment that allows an ADU to be located within the minimum required five foot deep side and rear setback on this site. The purpose for requiring minimum building setbacks in the Single-Dwelling zones, as stated in Zoning Code Section 33.110.220. A, is as follows:

*The setback regulations for buildings and garage entrances serve several purposes:*

- *They maintain light, air, separation for fire protection, and access for fire fighting;*
- *They reflect the general building scale and placement of houses in the city's neighborhoods;*
- *They promote a reasonable physical relationship between residences;*
- *They promote options for privacy for neighboring properties;*
- *They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;*
- *They 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; and*
- *They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.*

The proposal equally meets the stated intent of the minimum building setback based on the following findings:

- The proposed ADU will be within the existing detached garage on the site, with no changes to the building footprint or height. As such, converting a portion of the garage to an ADU will have no increased impact on maintaining light, air, separation for fire protection, and access for fire fighting. Access for fire fighting will continue to be available from the existing driveway and open rear yard. At the time of building permit review, the building will have to meet all fire and building code requirements dealing with fire separation.
- Because no changes are proposed to the size or location of the existing detached accessory structure, there will be no impact on the aspect of the setback standard that is intended to ensure that development reflects the general scale and placement of buildings in the City's neighborhoods. It is typical in older neighborhoods such as this to have detached garage structures located in side and rear setbacks. The structure in which the ADU is proposed will be in such a garage, and the appearance of the structure will be little changed from its current appearance. The most visible side of the structure will be from NE Thompson Street, and the existing overhead garage door (accessing a storage area) will remain on this façade, further conveying the appearance of a garage. The east facade of the structure will not be visible from NE 23<sup>rd</sup> Avenue due to the 10 foot tall evergreen hedge along the entire street lot line.
- With respect to the intent of the standard to promote a reasonable physical relationship between residences, again, because there are no changes to the footprint or height of the structure in which the ADU is proposed, there will be little or no impact on this intent. It could be argued that while the location and size of the structure is not

changing, locating an ADU in a former garage places a “residence” closer to residential buildings on adjacent properties, and as such could have potential impact on privacy for neighboring residences. The existing site and building conditions ensure that there will be no adverse impacts in this regard. First, the closest adjacent residences are to the west and south of the structure in which the ADU is proposed, and the structure in which the ADU will be located has no windows or doors on either the west or south facing facades. Additionally, there is a six foot high, fully-sight obscuring masonry wall along the west property line that extends north to the street and precludes most views between the properties. Extensive, mature landscaping along the south property line screens views between the subject site and the adjacent residence to the south.

- As the requested Adjustment is limited to the side and rear setback, the proposal will have no impact on the intent of preserving an open, visually pleasing front yard.
- The proposal is also consistent with the intent of the regulation to site a building so that it is compatible with the neighborhood, and allows for required outdoor areas. As noted above, the structure in which the ADU will be located will appear little different than the garage that is has always been. As such, it will remain compatible with the neighborhood. Also, because the footprint of the structure will not be expanded, the proposal has no impact on preserving required outdoor area on the site. A large, open rear yard, in excess of 4,500 square feet, and substantially larger than the minimum 250 square feet of outdoor area required by R5 zone, will be maintained.
- The intent of the minimum setback standard is also intended to ensure there is adequate space for a car to park on the site without overhanging the street or sidewalk, and that visibility is maintained for the driver when backing onto the street. While the proposal involves converting the existing garage, there still will be ample opportunity to park a car on the remaining driveway without overhanging the street or sidewalk. The driveway, located within the west side setback, is approximately 80 feet in length, which allows a number of cars to park on the site. Visibility backing out of the driveway will be unchanged by the Adjustment request.

Based on these findings, the Adjustment request equally meets the intent of the minimum setback standard, and 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:** Because the site is located in a residential zone, the applicant must demonstrate the proposal will not significantly detract from the appearance of the residential area. The proposal is found to meet this criterion primarily based on the finding that the exterior appearance of the structure will be little changed from what currently exists. The exterior changes include expanding the width of the entry door on the east facade of the structure and adding an additional window to this same façade. This door and window will be oriented towards the interior of the subject lot and not visible from surrounding properties. Given there are currently no windows or person doors on the remaining facades that face the adjacent neighbors, and none proposed, the proposal will have no increased adverse impact on privacy for neighboring residences.

The only other substantive change to the exterior of the building will be to clad the walls of the north and east elevations with cedar shakes. This material reflects the cedar shakes used on the rooftop dormers of the house on the subject site, and is a material that is more residential in appearance than the existing cinder block walls.

Given the limited changes to the exterior of the proposed structure, the proposal is not expected to have any adverse impacts on the livability or appearance of the surrounding 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:** As only one Adjustment is requested, this criterion is not applicable.

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

**Findings:** City-designated scenic resources are identified on the Official Zoning Maps with a lower case “s,” and historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. While there is no scenic resource designation on the site, the site is located within the boundaries of the Irvington Historic District. However, because the proposal involves only limited changes to the exterior of an existing accessory structure, no Historic Design Review is required (see Zoning Code Section 33.445.320). Additionally, the garage structure in which the ADU will be located is not listed as a contributing element in the National Register report that established the historic district. As the proposal does not trigger Historic Design Review, and as the exterior changes are limited in nature, and limited to an existing non-contributing garage structure that is located in the rear corner of the site, the Adjustment request will not have any adverse impact on the ability to preserve historic resources.

This criterion is met.

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

**Findings:** As indicated in responses to Approval Criteria A, B and D, the proposal:

- is consistent with the intended purposes of the setback regulations being adjusted;
- will not adversely impact the livability or appearance of the surrounding residential area; and
- will have no impact on the ability to preserve historic resources.

As the proposal is consistent with these approval criteria, and there no identified adverse impacts for which mitigation would be required, this criterion is 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:** Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). As there are no environmental overlay zones mapped on site, this criterion is not applicable.

## 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

The applicant has demonstrated that the applicable approval criteria have been met. The proposal to allow an ADU in an existing detached accessory structure that is located in the side and rear setback will equally meet the stated intent of the minimum required setbacks. The proposal is not expected to have any adverse impacts on the livability or appearance of the

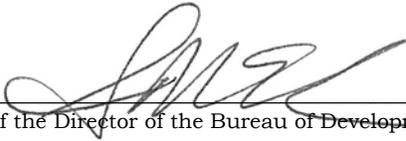
surrounding residential neighborhood, and will have no impact on the desire to preserve designated historic resources within the Irvington Historic District. As the applicable approval criteria have been met, the requested Adjustment should be approved.

## ADMINISTRATIVE DECISION

**Approval** of an Adjustment to reduce the minimum required west side and south rear building setbacks (Zoning Code Section 33.110.220.B) from five feet to 11 inches for an Accessory Dwelling Unit to be located in the existing detached garage, per the approved site plans, Exhibits C.1 and C.2, signed and dated July 20, 2012, and subject to the following condition:

- A. As part of the building permit application submittal, each of the four 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 and C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-150933 AD."

**Staff Planner: Douglas Hardy**

**Decision rendered by:**  **on July 20, 2012.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: July 23, 2012**

**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 June 15, 2012, and was determined to be complete on **June 27, 2012.**

*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 June 15, 2012.

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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on October 25, 2012.**

**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 August 6, 2012** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, 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. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, 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 on the internet at [www.portlandonline.com](http://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 **August 7, 2012**.
- 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.

**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

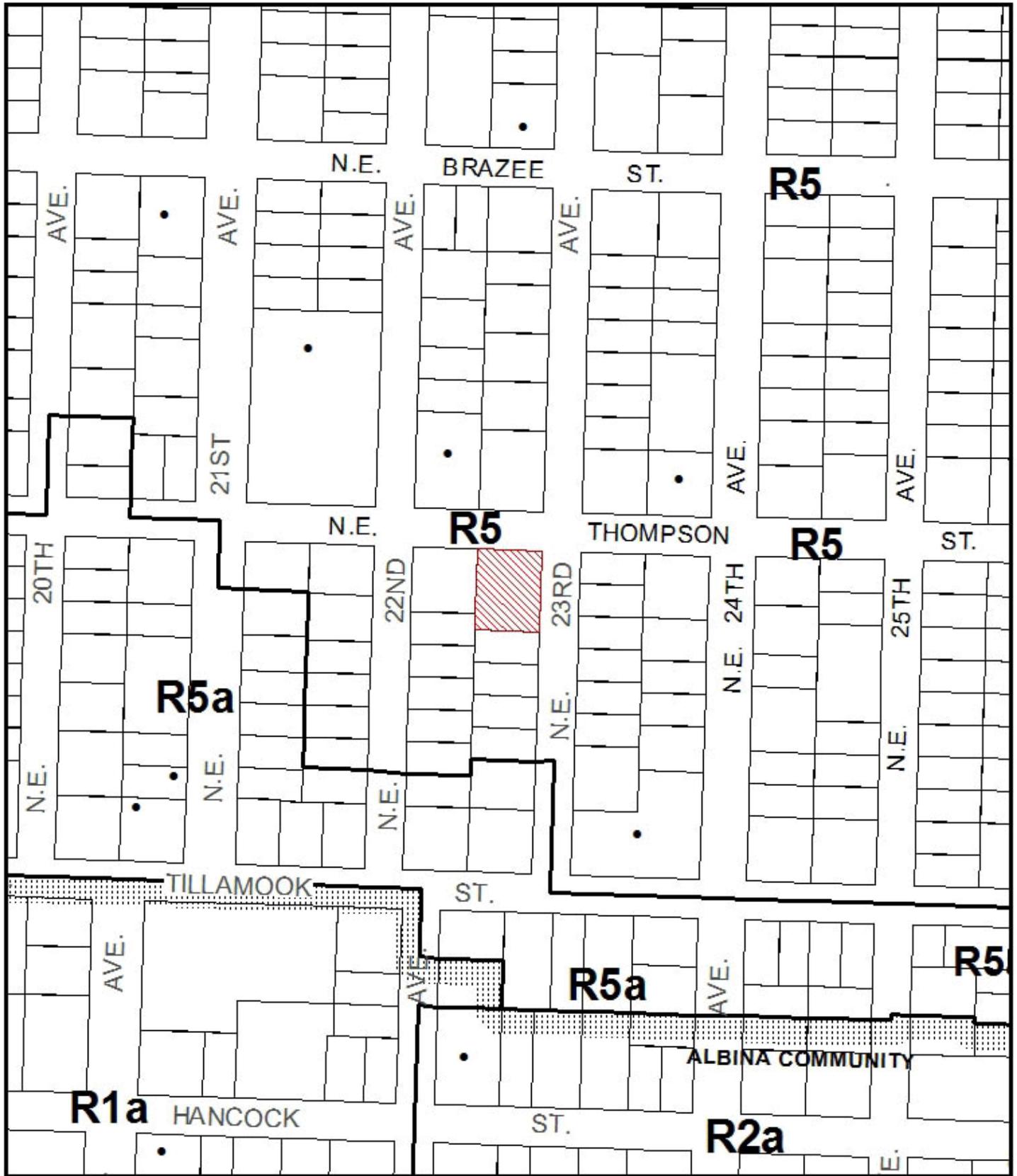
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Written Statement
  - 2. Photo of street view
  - 3. Photo of rear yard and west view of accessory structure
  - 4. Photo of west façade of accessory structure
  - 5. Satellite view
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Building Elevations (attached)
  - 3. Floor Plans
- 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. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Bureau of Parks, Forestry Division
  - 7. BDS Life Safety Plans Examiner
- F. Correspondence:
  - 1. E-mail from Pam Cornetta, dated June 16, 2012, in support
  - 2. E-mail from Paul Folkestad, dated June 18, 2012, in support
  - 3. E-mail from Phil Rothrock, dated June 18, 2012, in support
  - 4. E-mail from Hannah Callaghan, dated June 19, 2012, in support
  - 5. E-mail from Scott Ferguson, dated June 21, 2012, in support
  - 6. Letter from Rachel Reich, dated June 21, 2012, in support
  - 7. E-mail from Pam Delaporte, dated June 25, 2012, in support
  - 8. E-mail from Irvington Neighborhood Association, dated July 17, in support
- G. Other:
  - 1. Original LU Application

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING



Site



Historic Landmark



NORTH

This site lies within the:  
IRVINGTON HISTORIC DISTRICT

File No. LU 12-150933 AD

1/4 Section 2832

Scale 1 inch = 200 feet

State\_Id 1N1E26DA 10300

Exhibit B (Jun 21,2012)

SHEET

PROJECT NO: 41-12

DATE LAST PRINTED: 06.14.12

DATE: 06.14.12

REVISIONS

SITE PLAN

A GARAGE CONVERSION FOR:  
The Postian Residence  
2230 NE Thompson St.  
Portland, Oregon

THE DESIGN DEPARTMENT  
PO Box 80665  
Portland, Oregon 97280  
O. (503) 332.3796



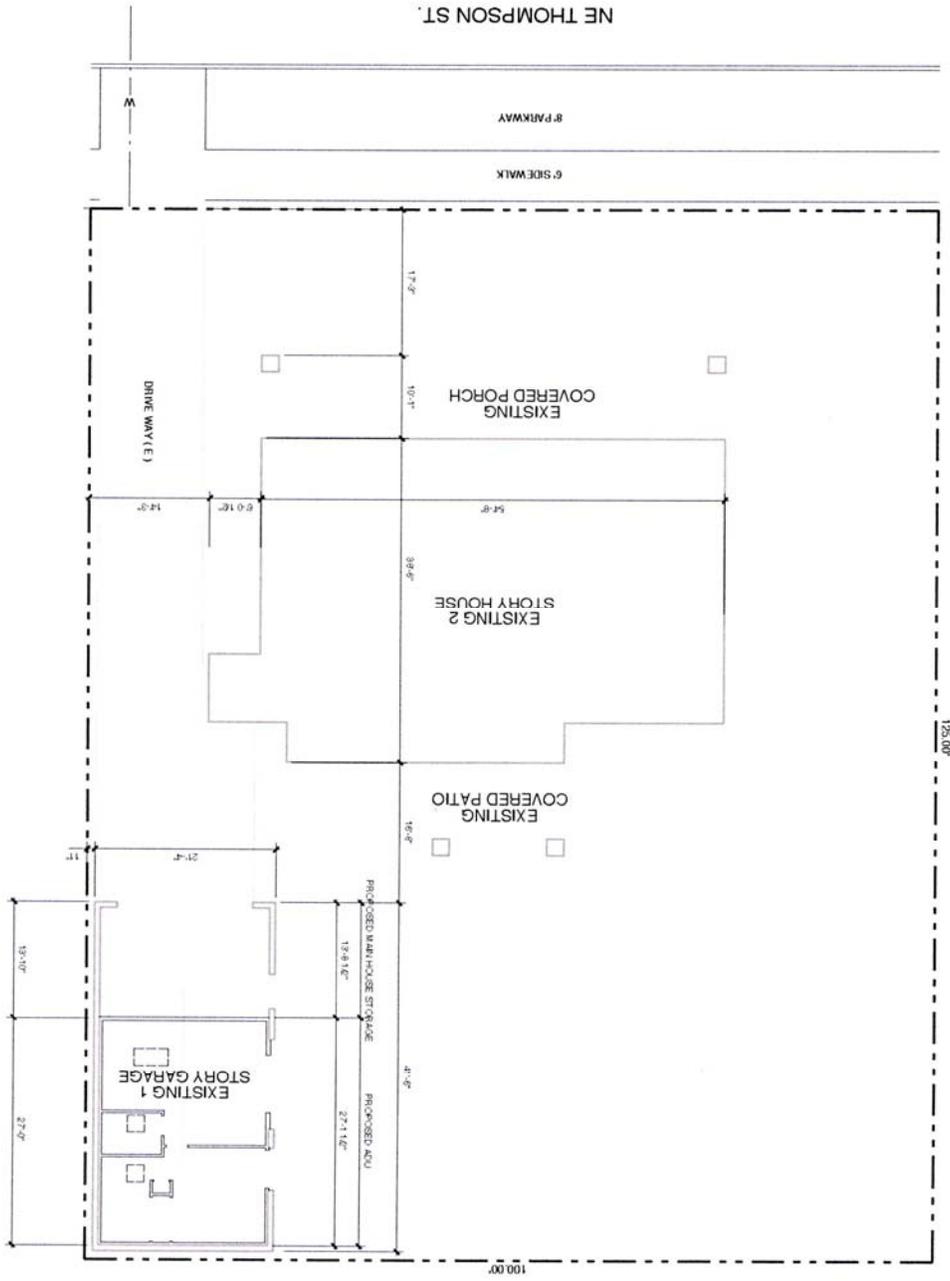
SCALE: 1" = 20'

(E) = EXISTING (N) = NEW

ZONE R-5

4

SITE PLAN



**\*Approved\***  
**City of Portland - Bureau of Development Services**

Planner [Signature] Date 7.20.12

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

CASE NO. 12-150973AD  
 EXHIBIT C1



